



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 9, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/25/19

IV. REPORTS

V. OLD BUSINESS

- A. DC#19-039 - 622 E. Mayfair Rd. - SF/Addition
To be continued to July 23, 2019

VI. NEW BUSINESS

- A. DC#19-043(H) - 836 N. Dunton Ave. - SF/Teardown
- B. DC#19-057 - Town & Country/Tenant Facade - 325 E. Palatine Rd. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Design Commission
7/9/2019**

Item: Minutes - 6/25/19

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes - 6/25/19

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 25, 2019

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt
Scott Seyer
Jonathan Kubow

Members Absent: None

Also Present: Dan Olsen, Watermark Engineering for *McDonalds*
Joe Kerchner, Lingle Design Group for *McDonalds*
Joe Bibat, Town & Country Chicago Associates for *Raising Cane's*
Jeff Cossel, Visconsi Companies for *Raising Cane's*
Jeff Pountney, ADA Architects for *Raising Cane's*
LuAron McCormack, *Raising Cane's*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 11, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JUNE 11, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEWDC#19-050 – McDonald's – 45 E. Golf Rd.

Joe Kerchner, representing *Lingle Design Group*, and Dan Olson, representing *Watermark Engineering*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The existing McDonald's restaurant was approved and developed in 1996. The petitioner is currently proposing to update the interior and exterior of the restaurant, as well as modify the site to incorporate a second drive-through lane. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development and Land Use Variation to allow an additional drive-through lane. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The proposed exterior design is consistent with McDonald's current prototype standards. The existing mansard roof will be removed in its entirety and replaced with new EIFS walls. Fiber cement panels are proposed to highlight the building entrances, and corrugated metal is proposed as an accent at the top of the walls. The existing face brick and clear anodized aluminum storefronts will remain with minor modifications as needed. Overall, the proposed design has a fresh modern appearance. It will be a welcome improvement to the property that will fit in very well in this location.

The proposed wall signs are generally consistent with other McDonald's restaurants in Arlington Heights, with signage on the front wall and on the side wall above the entrance. However, this property is located in an O-T Zoning District where wall signage is not allowed. The existing building has one wall sign and one ground sign which were approved by variation in 1996. The new design includes two additional wall signs (three total) and a canopy sign which are not allowed. The existing ground sign will remain. The petitioner will either need to revise the proposed signage to comply with the previously approved variations, or request additional variations from Chapter 30 for the new signs to be reviewed based on hardship. A preliminary sign variation request has been received by the petitioner and will be a separate review with the Design Commission and final approval by the Village Board.

The existing building has multiple rooftop mechanical units, which will continue to be fully screened by the perimeter parapet walls. A new trash dumpster enclosure is proposed at the southeast corner of the site. The enclosure is proposed to be built with face brick to match the building.

Staff recommends approval of the proposed modifications to the existing restaurant, with a recommendation to either revise the proposed signage to comply with the previously approved variations, or request additional variations from Chapter 30 for the new signs.

The petitioner had no comments at this time.

Chair Fitzgerald asked for any public comment on this project and there was no response from the audience.

Commissioner Kubow felt the proposed modifications were well designed and fantastic. He asked about any weather issues with the fiber cement panel that appears to go down to the ground where the 'M' is located, and the petitioner replied that the panel would stop 4-6 inches above the ground, and have landscaping in front of it. Commissioner Kubow also asked how the decibel level/sound from the drive-thru would be handled, since the site is adjacent to single-family homes. Mr. Hautzinger explained that the Village encourages having an adjustable volume control on drive-thru speakers, and the petitioner is proposing all new electronic drive-thru signage that the commissioners will have the opportunity to review separately in detail. Commissioner Kubow said that the drive-thru was set back far enough, and given that it is an existing condition on the site, there should be no issues with the sound. He also saw no issue with the sign variations, although he understood that signage would be reviewed separately.

Commissioner Seyer said that the proposed design was nice, and the existing building was in need of a refresh. He pointed out that the main entrance perspective does not match the plan; it shows parking where the drive-thru lane would be located. The petitioner agreed and clarified that the plan is correct and the rendering is incorrect.

Commissioner Seyer had no issue with it either way, and he liked the design and the materials being proposed. He was in favor of the design presented tonight, with the exception of the signage to be reviewed separately.

Commissioner Eckhardt had no issues with the design being proposed for the building. He was also in support of the signage as shown tonight moving forward, and he concurred with the comments made by the other commissioners.

Commissioner Kingsley agreed with the comments already made, and said that the design was nice and a good change for the building. She commented about the trash dumpster enclosure being separate from the building, and encouraged the petitioner to relocate it closer to the building if possible.

Chair Fitzgerald agreed with the comments already made and had no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *McDONALD'S* LOCATED AT 45 E. GOLF ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/3/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THE COMMISSIONERS EXPRESSED INITIAL SUPPORT OF THE POTENTIAL SIGNS AND SIGN VARIATION REQUEST.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEWDC#19-047 – Raising Cane's – 225 E. Palatine Rd.

Joe Bibat, representing *Town & Country Chicago Associates*, Jeff Cossel, representing *Visconsi Companies*, Jeff Pountney, representing *ADA Architects*, and LuAron McCormack, representing *Raising Cane's*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new free standing Raising Cane's fast casual restaurant at the Town & Country shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road between BMO Harris Bank and the Verizon store. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking and landscaping.

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development for Town and Country shopping center, as well as Special Use approval for a restaurant with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The proposed building design is based on prototype branding for Raising Cane's. The design has a fresh modern appearance that is generally consistent with other fast casual restaurants in this area. The exterior materials and colors are nicely coordinated, and the black outdoor dining canopy has an inviting appeal. The red number "1" on the face of the entry tower is considered a large wall sign, so it is not allowed by code, and will either need to be omitted or a hardship demonstrated to justify a sign variation. Overall, the architectural design is nicely done, and will fit in well in this location.

In addition to the large number "1" wall sign, the proposed design includes three more wall signs and one ground sign that do not comply with Chapter 30 sign code. This building has one street frontage, so only one wall sign is allowed, with a maximum size of 25% of the wall that it is mounted on. The proposed wall mural is not allowed to be painted directly on the building wall, without a variation being given. One 6-foot tall ground sign is proposed, however the location of the sign is not shown on the site plan. Raising Cane's will be part of the Town & Country shopping center, and Town & Country already has three code-compliant multi-tenant ground signs. Additional ground signs are not allowed. The adjacent Verizon store has a small ground that was approved by variation in 1981.

Signage will either need to be revised, or sign variations requested as a separate application to be reviewed based on hardship. Preliminary feedback from the commissioners tonight regarding signage is welcome.

The proposed new building will have multiple rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous equipment screen which is nicely coordinated with the building design. One minor concern is the rooftop guard rail on the back of the building that sticks up above the wall. Since the back of the building will be highly visible from the Town & Country parking lot, it is recommended that an alternative solution be studied to better fit with the building design.

A trash dumpster enclosure is proposed at the southwest corner of the site. The enclosure is proposed to be built with split-face CMU in a "Texas Buff" color to complement the colors of the building, with a black standing seam flat roof.

Staff recommends approval of the proposed architectural design for the new commercial restaurant building with the comments to explore alternative solutions to eliminate the rooftop guard rail, and either revise the proposed signage package to comply with the sign code, or request sign variations.

Mr. Bibat introduced his team in attendance tonight, and said that they have been working with the Village for the past few months to obtain approval of this project. He was prepared to answer any questions the commissioners might have.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Seyer said that in general, he liked the aesthetic of the building, which follows a more modern theme seen a lot with these types of uses. He completely agreed with Staff's comments about the rooftop guard rail, and asked if a solid parapet could be used instead. The petitioner replied that they prefer the guard rail to a solid parapet because of design standards. The guard rail is for the adjacent roof hatch which is in a mechanical room that is located more outward on the building and there is nowhere else to move it. He added that the guard rail would be painted black to blend in with the fascia and other materials of the building. Commissioner Seyer said the guard rail would look better as a solid continuation of the parapet wall, rather than an open guard rail; it looks like they ran out of material, and he wanted to see a different type of design element than the unsightly guard rail. He liked the overall aesthetic of the building.

Commissioner Kingsley liked the design aesthetic of the building and was glad to see the new restaurant being built. She agreed that the guard rail should be changed and suggested raising the parapet wall and returning it so it looks less like a parapet and more like an actual volume behind it. She also commented about the trash enclosure, which she preferred to be attached to the building, although she appreciated the metal being proposed for the canopy and the doors. She was not in favor of the CMU material because it would be quite visible, and she suggested a more long lasting material such as brick instead. The petitioner explained that the CMU split-face would be textured and colored in a color that will accent the building, not painted. Commissioner Kingsley had no further comments.

Commissioner Eckhardt asked for clarification on the location of the two different brick materials, and the petitioner replied that the iron spot brick would be on the front elevation and the common brick would be on the side elevations. Commissioner Eckhardt asked about the significance of the large number 1 on the front elevation, and Ms. McCormack explained that it represents their one love, which is their high quality chicken fingers that they serve. Commissioner Eckhardt understood the concerns about the guard rail at the top of the building and supported a modification to the design to include a solid extension of the parapet instead of the guard rail. Mr. Hautzinger clarified that the high wall shown on the elevations is actually the roof mechanical screen that is recessed back, which the commissioners understood. Commissioner Eckhardt concluded that he liked the varying materials being proposed, he supported the painting of the sign on the brick building, similar to Portillo's, and he liked how the materials break up with the darks being different colors. His only issue was the guard rail.

With respect to the concerns about the guard rail, the petitioner asked for clarification about raising the parapet as suggested, and whether it needed to be raised across the entire facade. Commissioner Eckhardt replied that he was okay with it only be raised in the section where it currently is.

Commissioner Kubow really liked the color palette of materials, which were very warm with a modern touch. His initial thoughts about the signage was that there is a lot happening there; he really liked the number 1, which he supported because it was very important, and he liked the wall sign above the front entrance; however, he felt the wall sign to the left of the entrance was a bit much and a little busy. He was not overly concerned about the guard rail at the top of the building because it faced the parking lot and was not on the corner, and the impact of the view would not be that great; however, he encouraged the petitioner to consider the suggestion to extend the parapet just in that section.

Chair Fitzgerald liked the building design and asked about possible options if the number 1 on the front elevation did not receive approval. The petitioner explained that the number 1 would be the same shape as the Dryvit material behind it and would be applied to it in the same shape. If the metal is not allowed, then the number 1 could be painted instead. Chair Fitzgerald liked the front elevation and was okay with the signage on the left side of the entrance, which he felt was fun. He felt the sides and back of the building would be more visible than anticipated because of people entering from both Rand Road and Arlington Heights Road through the shopping center, and he wanted to make sure the back of the building looks better than it does so that people know what the building is. Chair Fitzgerald encouraged a little more detail or some very heavy landscaping because the back of the building does not look anything like the front; it does not even look like it is part of the same building. Chair Fitzgerald agreed with the concerns about the guard rail and was in favor of changing it to something else as suggested, and he suggested the petitioner study signage allowed for the adjacent buildings in this unique situation because he believed that variations were approved.

The petitioner commented that the whole site is landscaped extensively and the entire site will be part of a visitor's experience. He added that the tower elements are intended to be monolithic and they are proposing a heavy duty, high impact Dryvit in lieu of the hydraulic limestone material specified on the plans. There would also be no control joints in

the Dryvit. Commissioner Kingsley expressed concerns about the maintenance of the Dryvit at the ground, and the petitioner replied that the product has a 20-year warranty for damage.

Commissioner Eckhardt also cautioned the petitioner about EIFS at the ground level, especially near a hard surface because the product is highly dependent upon the skill of the application. The petitioner understood and agreed with this. Commissioner Eckhardt added that he was not a big proponent of EIFS without control joints or something similar because eventually cracks would appear, and this commission has always discouraged the use of EIFS at the ground level.

Commissioner Kingsley asked if the EIFS would come all the way down to the ground, and the petitioner replied that details are currently being developed for the material at the base of the building so the EIFS would not sit directly on a concrete surface or on top of the landscaped areas. Commissioner Kingsley pointed out that the current drawings and photographs show the hydraulic limestone coming all the way down to the ground to meet the concrete, and she had a really difficult time changing that material to EIFS. Commissioner Kubow asked if costs were driving the change in material to EIFS and the petitioner said it was more of an overall design issue from the prototype. Commissioner Eckhardt asked if there have been issues with the cementitious material and the petitioner said he was not aware of any, but as the prototype design evolves, different materials and finishes are being considered.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW *RAISING CANE'S RESTAURANT* TO BE LOCATED AT 225 E. PALATINE ROAD. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 5/22/19, EXTERIOR ELEVATIONS AND ROOF PLAN RECEIVED 6/14/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO INCLUDE A PARAPET WALL IN LIEU OF THE ROOFTOP RAIL, THAT WILL TURN THE CORNER IN AREAS WHERE THE THICKNESS OF THE PARAPET WILL BE SEEN.
2. A REQUIREMENT THAT THE TRASH ENCLOSURE MATERIAL BE CHANGED FROM CMU TO A MATERIAL THAT IS ON THE BUILDING, SUCH AS BRICK.
3. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF FOR REVIEW, THE DETAILING AND SPECIFICATIONS FOR THE EIFS BEING PROPOSED FOR THE LIGHTER COLOR WALLS; SPECIFICATIONS TO KNOW THAT CONTROL JOINTS ARE NOT NECESSARY, AND HOW THE DETAILING AT THE BASE OF THE BUILDING WILL WORK WITH THE HARD SURFACES AND LANDSCAPE SURFACES, TO UNDERSTAND THAT THERE WILL NOT BE A GAP IN MATERIALS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Eckhardt suggested a more durable material for the lower 6-inches of the building, such as a glazed brick, tile, or something durable to meet the ground. He reiterated the tremendous amount of splash up and wear-and-tear on EIFS that hits the ground; it is a very difficult detail. He added that the images shown in the petitioner's photographs of the other restaurant does not show a margin or reveal, and he wondered if the originally proposed cementitious material has had problems with that as well. He reiterated that EIFS does not like hitting the ground and a more durable material should be considered for the first 2 or 3-inches between the ground and the EIFS.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT THAT THE PETITIONER SUBMIT TO STAFF FOR REVIEW, THE DETAILING AND SPECIFICATIONS FOR THE EIFS BEING PROPOSED FOR THE LIGHTER COLOR WALLS; SPECIFICATIONS TO KNOW THAT CONTROL JOINTS ARE NOT NECESSARY, AND HOW THE DETAILING AT THE BASE OF THE BUILDING WILL WORK WITH THE HARD SURFACES AND LANDSCAPE SURFACES, TO UNDERSTAND THAT THERE WILL NOT BE A GAP IN MATERIALS, AND THAT IT WOULD BE ACCEPTABLE FOR ANOTHER MORE DURABLE MATERIAL TO BE ADDED AS A BASE TO HELP WITH THE EIFS CONCERNS, TO BE REVIEWED BY STAFF.

COMMISSIONER ECKHARDT SECONDED THE AMENDMENT TO THE MOTION.

KUBOW, AYE; SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. GENERAL MEETING

Mr. Hautzinger updated the commissioners on the 2019 Alan Bombick award for excellence in design, with a target date of August 19th for presentation with the Village Board. It was noted that this year's award recipients and Alan's family will be contacted regarding this target date. The commissioners also gave ideas about how to include Alan's family in the presentation of the award.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:20 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission
7/9/2019

Item: DC#19-039 - 622 E. Mayfair Rd. - SF/Additon

Department: Planning & Community Development

The petitioner has requested the project be continued to July 23, 2019.

ATTACHMENTS:

Description

Type

No Attachments Available



Design Commission 7/9/2019

Item: DC#19-043(H) - 836 N. Dunton Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 836 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 6/24/19, and the following:

1. Evaluate the proposed demolition of the existing prefabricated steel "Lustron" house.
2. Evaluate the placement of the garage on the new house, with a recommendation to relocate it to the rear yard, either attached or detached.
3. If the Design Commission finds the proposed garage configuration acceptable, then it is recommended that a window be added to the second floor of the east elevation to fill the blank wall space.
4. A recommendation to change the garage door color from black to white to downplay the appearance of the garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Exhibits

Existing House Photos

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 836 N. Dunton Ave.
Project Address: 836 N. Dunton Ave.
Prepared By: Steve Hautzinger

Date Prepared: July 2, 2019

PETITION INFORMATION:

DC Number: 19-043(H)
Petitioner Name: Thomas Buckley
Petitioner Address: Thomas Buckley Architect
PO Box 95624
Hoffman Estates, IL 60195
Meeting Date: July 9, 2019

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing single-story residence and two-car attached garage to allow construction of a new two-story residence with two-car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,372 square feet and the proposed residence will have approximately 2,779 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 35.16 feet Side: 5.09 feet Exterior Side: 10 feet Rear: 30 feet	Front: 35.27 feet Side: 5.10 feet Exterior Side: 10.02 feet Rear: 37.21 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	2,867 SF	2,779 SF
Building Lot Coverage	2,230 SF	1,810 SF
Impervious Surface Coverage Total	3,505 SF	2,562 SF

Existing House:

The existing house (proposed to be demolished) is a prefabricated steel house built between 1948 and 1950. The house was manufactured by the Lustron Corporation with the goal of providing affordable, durable, and low-maintenance housing for soldiers returning from World War II. Approximately 2,500 Lustron homes were built in total around the country. This house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is the only Lustron house in the report, and it is rated as "Exceptional".

The materials used in the construction of the house are certainly unique, and the history behind the house design is interesting. However, architecturally it has a very understated appearance, and the petitioner has reported that the condition of the house is very poor.

Proposed Design:

Overall, the proposed new house has a traditional style and detailing that fits well with the character of the neighborhood. However, the front of the house is oriented north, and the attached garage is oriented towards the street frontage on Dunton Avenue. While there are some front facing garages on the street, the majority of the houses have garages setback or detached in the rear yard. As proposed, the garage dominates the east elevation, and it does not work well with the context of the neighborhood. It is recommended that the garage be relocated to the rear yard, either attached or detached.

If the Design Commission finds the proposed garage configuration acceptable, then it is recommended that a window be added to the

second floor of the east elevation to fill the blank wall space. Also, the garage door is proposed to be black which will have a bold appearance against the white siding. It is recommended that the garage door color be changed to white to downplay the appearance of the garage.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 836 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 6/24/19, and the following:

1. Evaluate the proposed demolition of the existing prefabricated steel "Lustron" house.
2. Evaluate the placement of the garage on the new house, with a recommendation to relocate it to the rear yard, either attached or detached.
3. If the Design Commission finds the proposed garage configuration acceptable, then it is recommended that a window be added to the second floor of the east elevation to fill the blank wall space.
4. A recommendation to change the garage door color from black to white to downplay the appearance of the garage.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, July 2, 2019

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

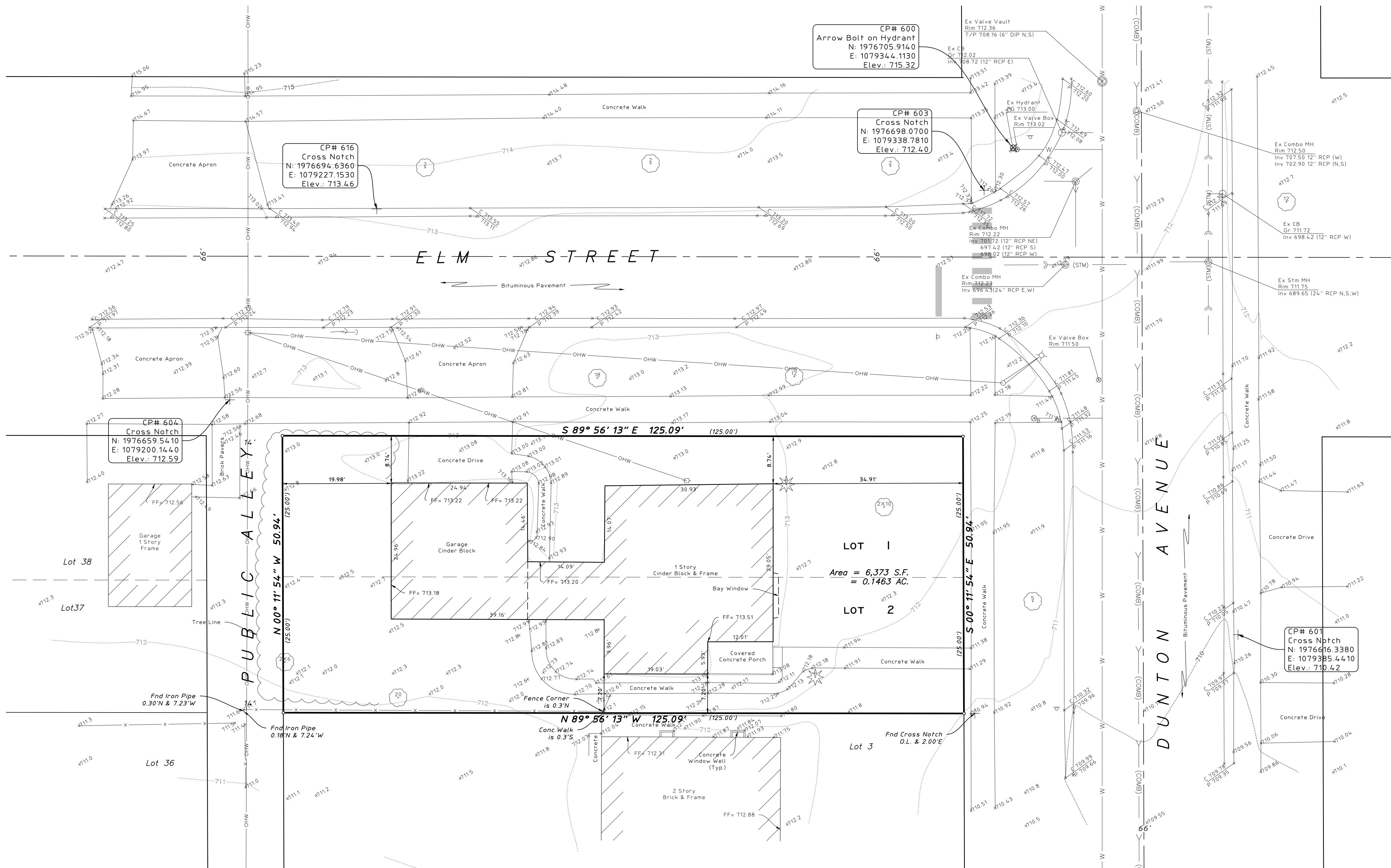
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-043(H)

LEGAL DESCRIPTION

LOTS 1 AND 2 IN BLOCK 4 IN DUNTON'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Scale: 1" = 10'



LEGEND

- Manhole
- Catch Basin
- Storm Sewer
- Sanitary Sewer
- Combined Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole With Mast Arm
- Fence
- Pipe Bollard
- Sign
- Overhead Utility Line
- Guy Wire
- Utility Pole
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Brushline
- Record
- On Line

Surveyor's Notes:

- Field work was completed on March 27, 2019.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

Benchmark

Site Benchmarks

CP # 600 (See Survey)
Description: Bolt on Hydrant
Elevation: 715.32 NAVD 88 (Geoid 12A)

CP # 601 (See Survey)
Description: Cross Notch
Elevation: 710.42 NAVD 88 (Geoid 12A)

Ordered By: JRC CUSTOM
Order No.: 19-053 Lot No. 1&2



State of Illinois)
County of Cook) SS:

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois April 8, 2019

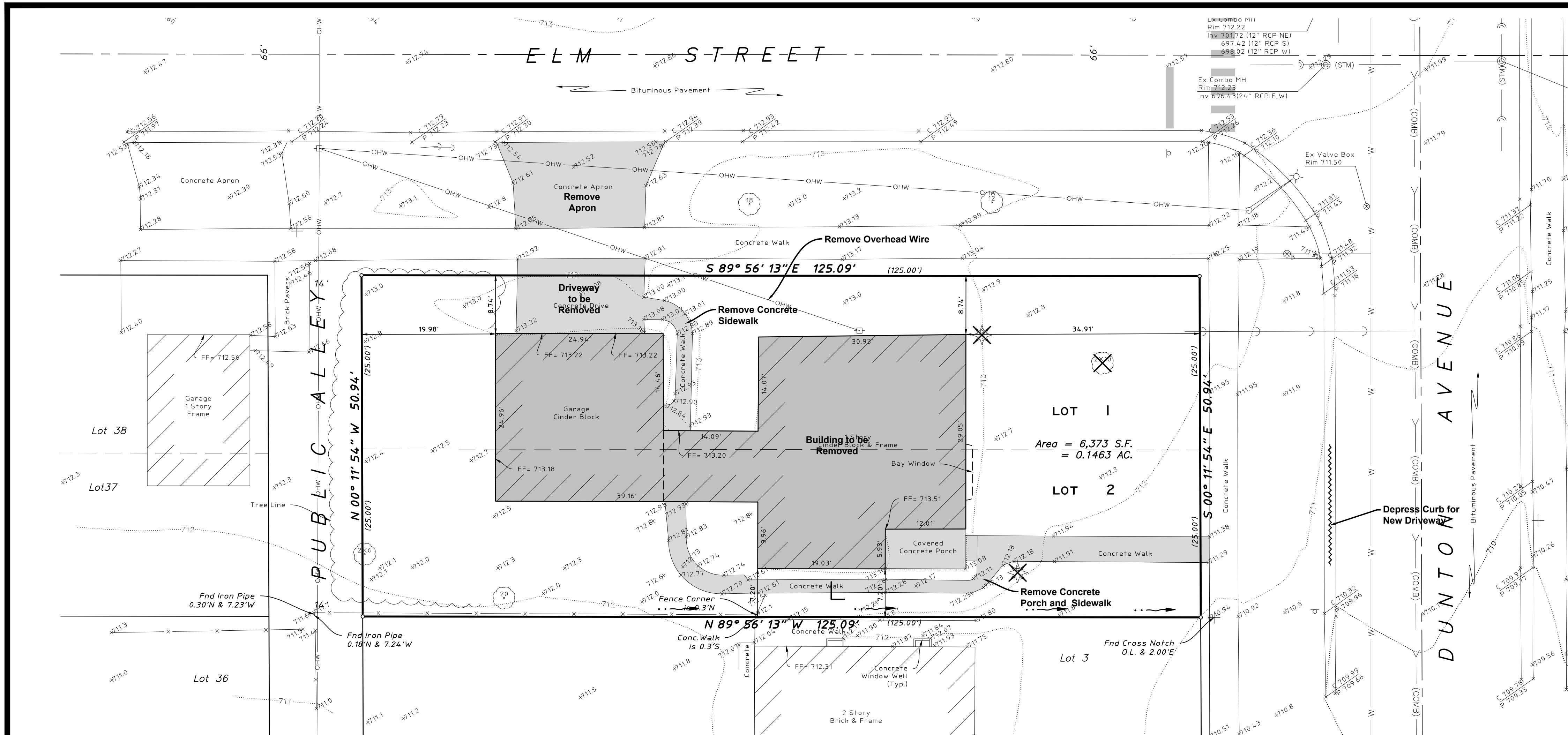
By: _____ Illinois Professional Land Surveyor No. 3695

BOUNDARY & TOPOGRAPHIC
SURVEY

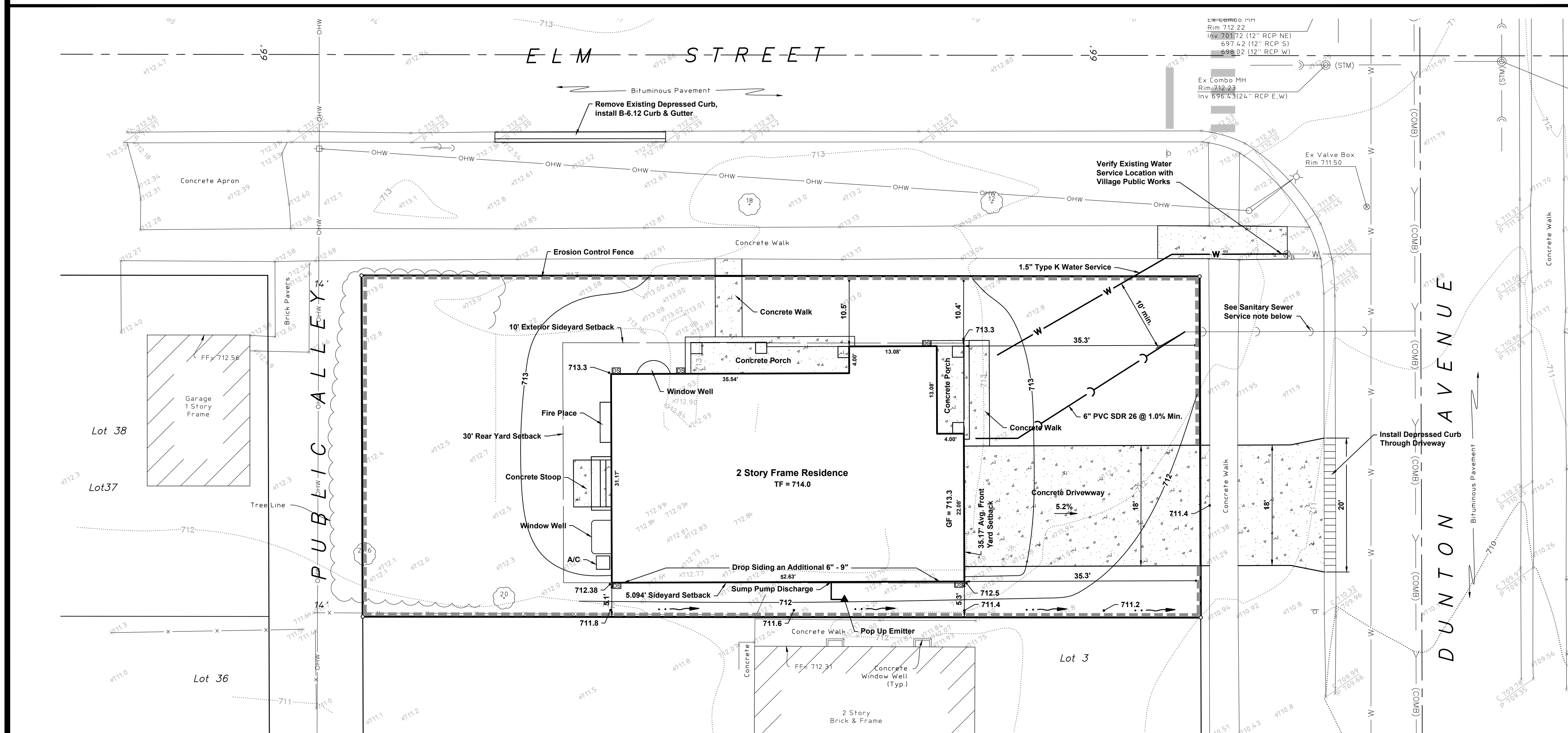
836 DUNTON AVE.
ARLINGTON HEIGHTS, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

Project Manager: MLA
Drafter: TSK
Date: 2019-04-08
Project No. 19053
Sheet 1



EXISTING SITE / DEMOLITION PLAN



PROPOSED SITE PLAN



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

LEGAL DESCRIPTION

LOTS 1 AND 2 IN BLOCK 4 IN DUNTON'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

IMPERVIOUS COVERAGE CALCULATIONS			
LOT AREA =		6,373	
EXISTING		PROPOSED	
HOUSE & GARAGE...	1,109	HOUSE & GARAGE...	1,656
DRIVEWAY...	165	DRIVEWAY...	635
PORCH & WALKWAY...	402	PORCH & WALKWAY...	329
MISCELLANEOUS...	-	MISCELLANEOUS...	-
TOTAL IMPERVIOUS	1,676	TOTAL IMPERVIOUS	2,620
% IMPERVIOUS	26.30%	% IMPERVIOUS	41.11%
		NET INCREASE	944

Benchmark

Site Benchmarks

CP # 600 (See Survey)
Description: Bolt on Hydrant
Elevation: 715.32 NAVD 88 (Geoid 12A)

CP # 601 (See Survey)
Description: Cross Notch
Elevation: 710.42 NAVD 88 (Geoid 12A)

Existing Symbol	Description	Proposed Symbol
	Manhole	
	Clean Out	
	Sanitary Sewer	
	Water Main	
	B-Box	
	Fence	
	Curb & Gutter	
	Depressed Curb	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Ground Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Contour Line	
	Tree	

GENERAL NOTES:

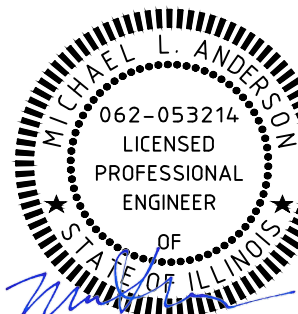
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, EVEN THOUGH THEY MAY NOT BE SHOWN ON THESE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR BE REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET FREE OF EXCESSIVE DEBRIS AT ALL TIMES. TRUCKS AND OTHER CONSTRUCTION EQUIPMENT WASH-OUT MUST NOT OCCUR WITHIN THE RIGHT-OF-WAY OR INTO THE STORM SEWER.
- DUST CONTROL METHODS SHOULD BE USED TO MINIMIZE THE SPREAD OF AIRBORNE PARTICLES. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, SOIL EROSION/SEDIMENT CONTROL METHODS SHALL BE INITIATED AND VEGETATION SHALL BE PROMPTLY RE-ESTABLISHED WITHIN 30 DAYS IN SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL. MINIMIZE THE AMOUNT OF NATURAL VEGETATION REMOVED.
- STORM WATER RUNOFF FROM THIS SITE MUST BE MAINTAINED ON THE SITE AND NOT BE DIRECTED OR DISCHARGED ONTO ADJACENT PROPERTIES. MATERIALS STORED ON SITE MUST ALSO NOT CREATE RUNOFF THAT ADVERSELY AFFECTS ADJACENT PROPERTIES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEER'S PLAN TO ARCHITECT'S PLAN. ANY DISCREPANCIES MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ROOT PRUNING OR ANY OTHER NECESSARY MEANS/METHODS TO ENSURE THE PROTECTION OF ALL TREES SHOWN TO BE SAVED ON THESE PLANS.
- CALL JULIE 800-892-0123 BEFORE STARTING CONSTRUCTION

SANITARY SERVICE NOTES:

- THE PROPOSED 6" PVC SDR26 SANITARY SERVICE SHALL BE CONNECTED TO THE EXISTING SERVICE LINE (NOT SHOWN), IF THE EXISTING LINE IS DETERMINED TO BE SUITABLE FOR RE-USE.
- THE EXISTING SANITARY SERVICE LOCATION COULD NOT BE LOCATED AT THE TIME OF SURVEY. THE LOCATION AND ELEVATION OF THIS LINE MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TELEVISIONING THE EXISTING SERVICE TO DETERMINE ITS CONDITION AND SHALL COORDINATE AS NECESSARY WITH THE VILLAGE OF ARLINGTON HEIGHTS ON FINAL ACCEPTANCE FOR REUSABILITY.
- IF THE EXISTING SERVICE LINE IS DEEMED TO BE IN POOR CONDITION, TOTAL REPLACEMENT WILL BE REQUIRED WITH A NEW CONNECTION TO THE MAIN LINE. SHOULD A NEW LINE BE REQUIRED, THE PAVEMENT AND CURB SHALL BE OPEN CUT AS SHOWN AND REPLACED IN KIND PER VILLAGE GUIDELINES.



Scale: 1" = 10'



EXPIRES 11-30-19

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60193 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
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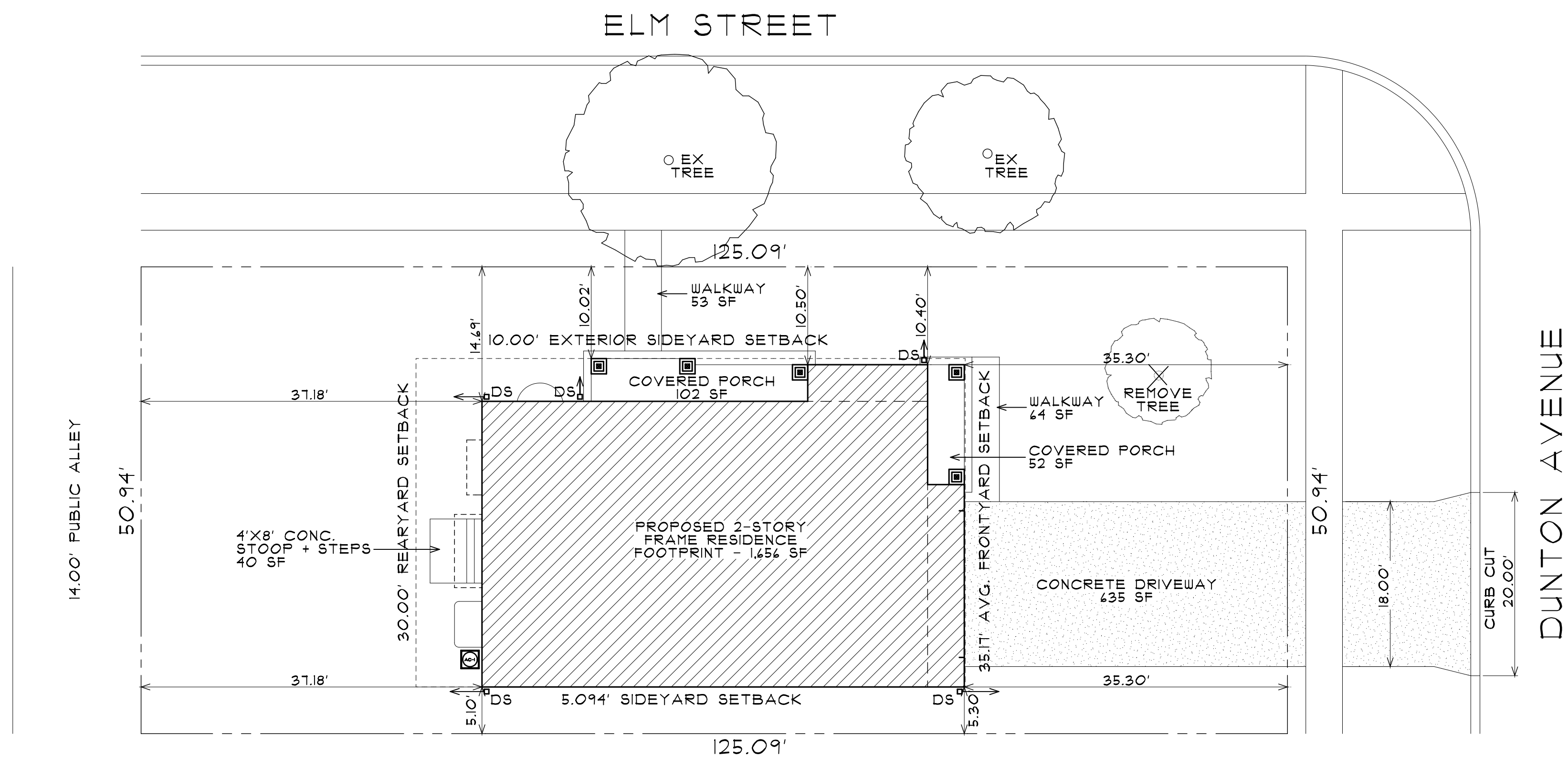
SITE IMPROVEMENT
PLAN

836 NORTH DUNTON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 06.03.2019
Project No. 19-053
Sheet 1/2

836 DUNTON RESIDENCE

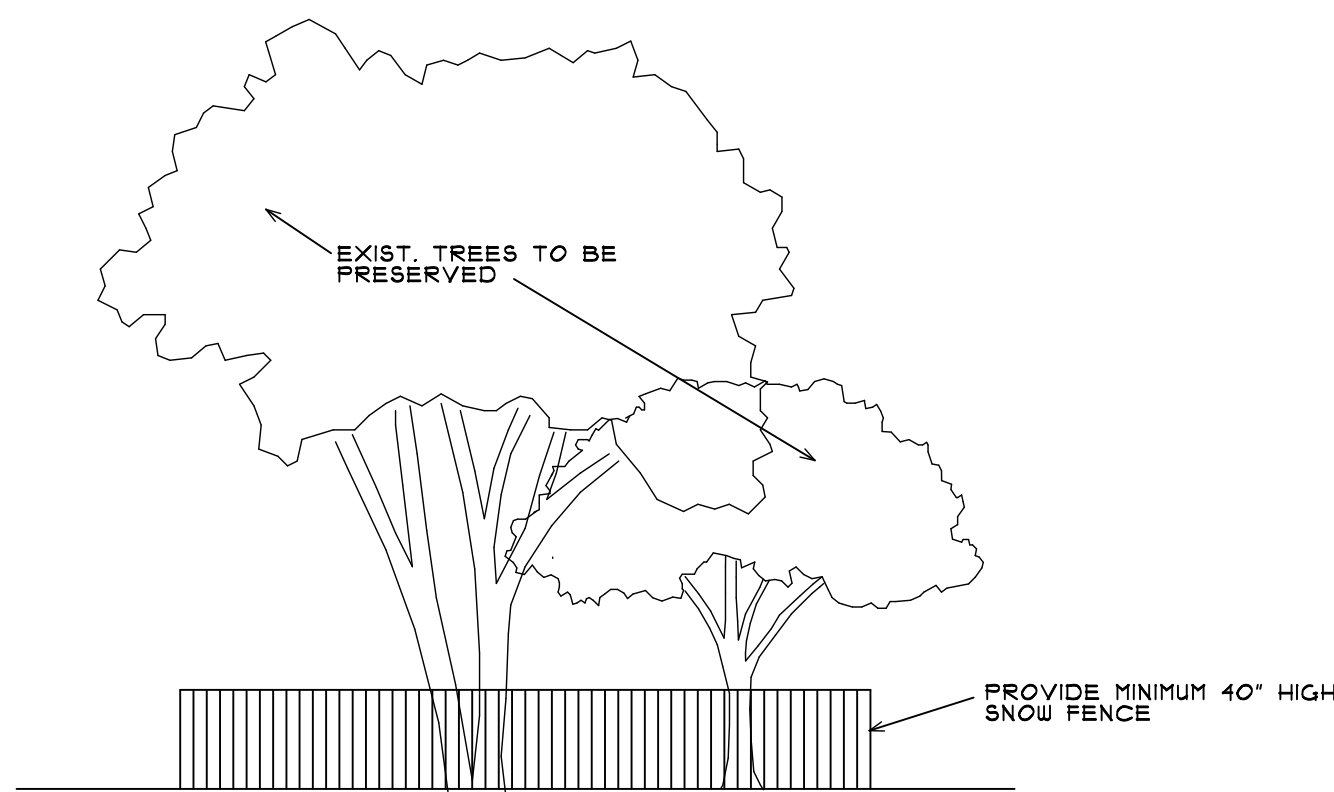
836 NORTH DUNTON AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004



SITE PLAN

SCALE 1" = 10'-0"

NORTH



TREE PROTECTION DETAIL

NO SCALE

ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.

ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING. FOR EVERY 1" OF TREE DIAMETER, MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + ZONING CALCS
A-1	FOUNDATION + BASEMENT PLANS
A-2	FIRST + SECOND FLOOR CONSTRUCTION PLANS
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS + MATERIALS
A-5	ELEVATION STUDY

ZONING CALCULATIONS - R-3	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	4,313
MAX F.A.R. [45%]	2,847.85
PROPOSED F.A.R.	2,719
MAX BUILDING LOT COVERAGE [35%]	2,230.55
PROPOSED LOT COVERAGE	1,810
MAX IMPERVIOUS COVERAGE [55%]	3,505.15
PROPOSED IMPERVIOUS COVERAGE	2,420
LOCATION	PROPOSED AREA [SQ. FT.]
FIRST FLOOR	1,144
SECOND FLOOR	1,523
GARAGE (-400)	110
TOTAL	2,719

SETBACKS - [R-3]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	35.17'	35.21'
INTERIOR SIDEYARD 10% LOT WIDTH	5.094'	5.10'
EXTERIOR SIDEYARD	10.00'	10.02'
REARYARD	30.00'	31.21'
HEIGHT - MEAN	25'-0"	24'-1"

AVG FRONTYARD SETBACKS	
LOCATION	REQUIRED DIMENSION
830 N DUNTON	35'-0"
828 N DUNTON	35'-3"
824 N DUNTON	34'-7"
820 N DUNTON	35'-2"
816 N DUNTON	34'-8"
810 N DUNTON	34'-10"
808 N DUNTON	34'-9"
AVERAGE	35'-2"

PROPOSED 2 - STORY HOUSE WITH BASEMENT

6-24-19 RELEASED FOR DESIGN COMMISSION REVIEW

JRC DESIGN BUILD

THOMAS BUCKLEY ARCHITECT

P.O. BOX 15424
HOFFMAN ESTATES, IL 60115
TEL. 847-310-1530 E-MAIL: tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

CERT. NO. 00100872
EXP. 11-30-20 DATE

836 N. DUNTON ARLINGTON HEIGHTS

2019-014DC TB

6-20-19

G-1 OF SIX

836 N DUNTON RESIDENCE
836 NORTH DUNTON AVENUE

WEST ELM STREET



824 N. DUNTON AVE.
(LEFT-3)



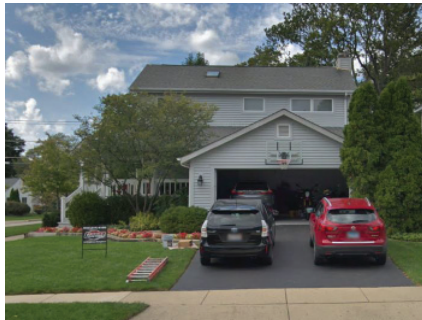
828 N. DUNTON AVE.
(LEFT-2)



830 N. DUNTON AVE.
(LEFT-1)



836 N. DUNTON AVE.
(SUBJECT)



904 N. DUNTON AVE.
(RIGHT-1)



908 N. DUNTON AVE.
(RIGHT-2)



912 N. DUNTON AVE.
(RIGHT-3)

NORTH DUNTON AVENUE



835 N. DUNTON AVE.
(ACROSS-R)

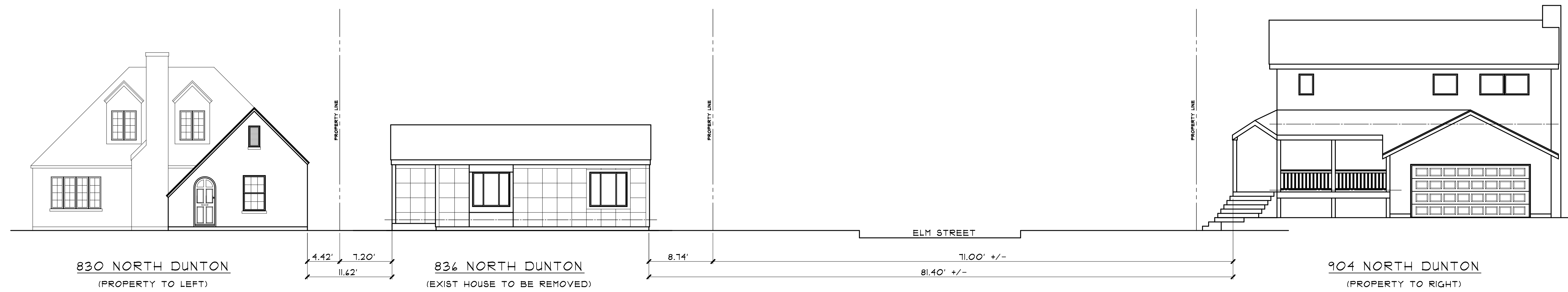


901 N. DUNTON AVE.
(ACROSS)

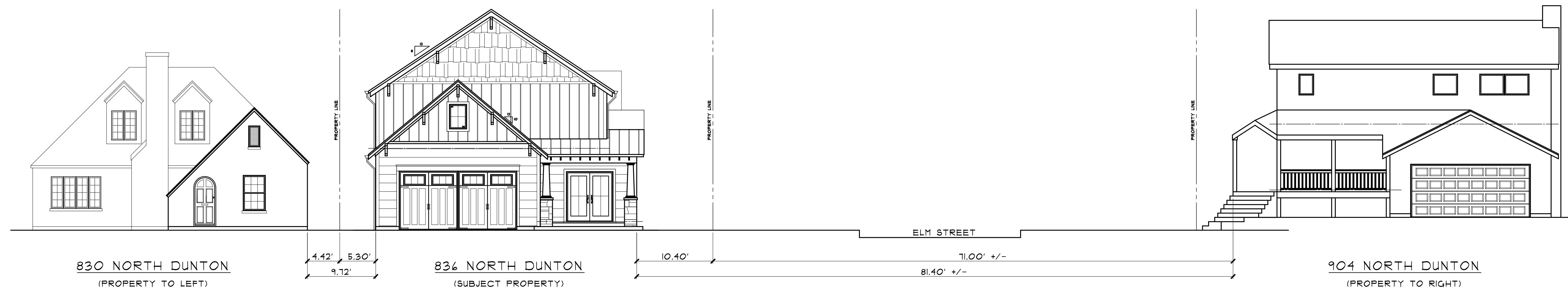


903 N. DUNTON AVE.
(ACROSS-L)

NORTH →

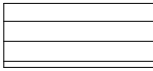
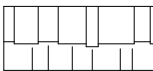
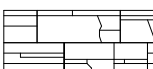


EXISTING
ELEVATION STUDY
SCALE: 1/8" = 1'-0"



PROPOSED
ELEVATION STUDY
SCALE: 1/8" = 1'-0"

	PROPOSED 2 - STORY HOUSE WITH BASEMENT THOMAS BUCKLEY ARCHITECT P.O. BOX 95624 HOFFMAN ESTATES, IL 60195 TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com	6-24-19 RELEASED FOR DESIGN COMMISSION REVIEW 2019-014DC TB 6-20-19	JRC DESIGN BUILD 836 N. DUNTON ARLINGTON HEIGHTS A-5 OF SIX
--	--	---	---

ELEVATION MATERIALS			
LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING (1)		HORIZ CEDAR TEXTURE LAP SIDING [WHITE IN COLOR]	LP SMARTSIDE
SIDING (2)		CEDAR TEXTURE SHAKES [LIGHT GRAY IN COLOR]	LP SMARTSIDE
SIDING (3)		STONE FACING [KENSINGTON BLEND]	FOND DU LAC
SIDING (4)		VERTICAL BOARD + BATTEN [WHITE IN COLOR]	LP SMARTSIDE
ROOFING (1)		ASPHALT SHINGLES [ONYX BLACK IN COLOR]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK IN COLOR]	
TRIM + FASCIA		LP SMARTSIDE TRIM [WHITE IN COLOR]	LP SMARTSIDE
SOFFIT + FASCIA		ALUMINUM - VENTED [WHITE IN COLOR]	
COLUMNS		CEDAR [STAINED DARK BROWN]	
GUTTER, D/S		ALUMINUM [WHITE IN COLOR]	
WINDOWS		VINYL [BLACK IN COLOR]	
DOORS		[BLACK IN COLOR]	



EAST ELEVATION

SCALE 1/4" = 1'-0"



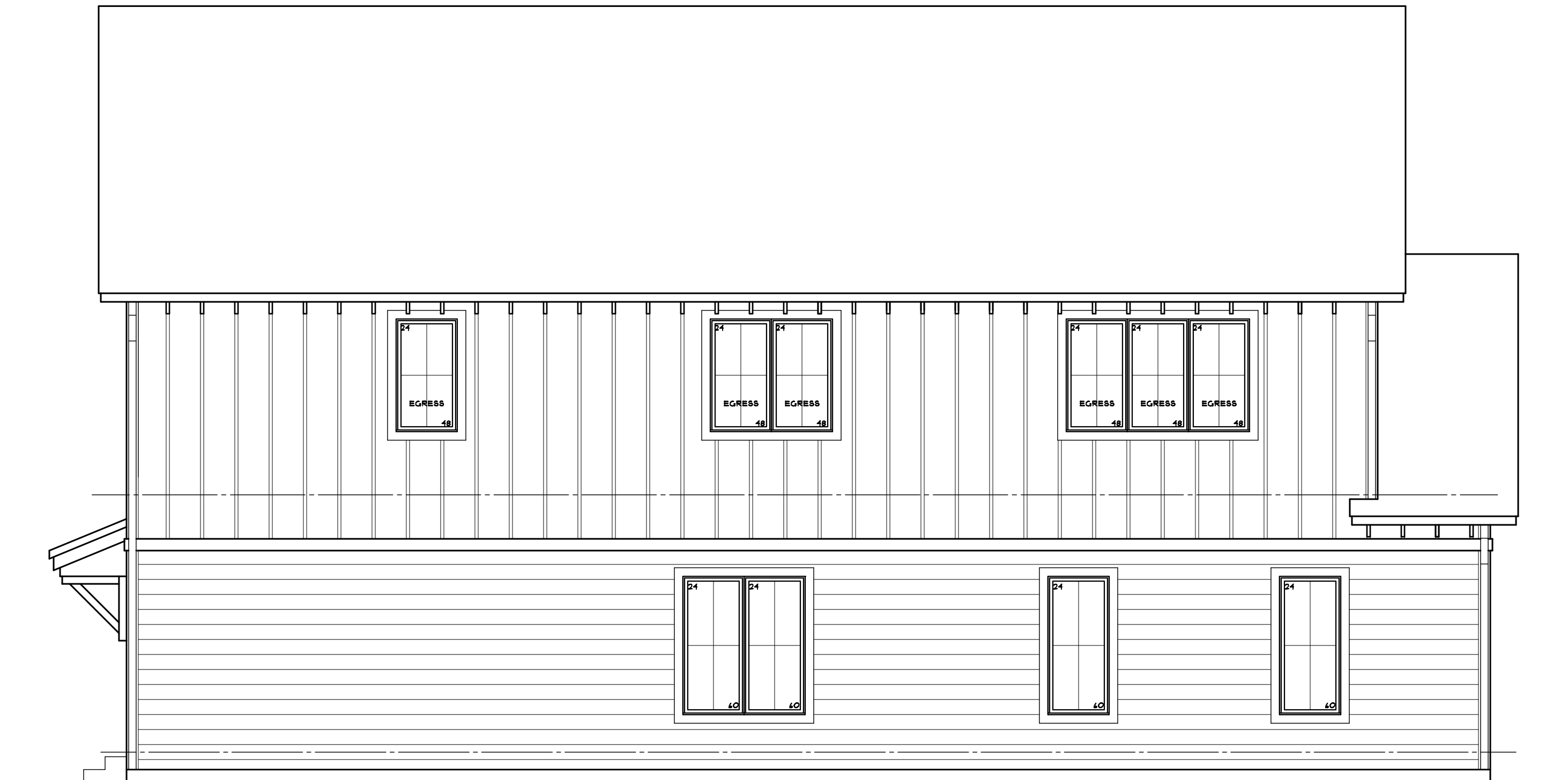
NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED 2 - STORY
HOUSE WITH BASEMENT

6-24-19 RELEASED FOR
DESIGN COMMISSION REVIEW

JRC
DESIGN BUILD

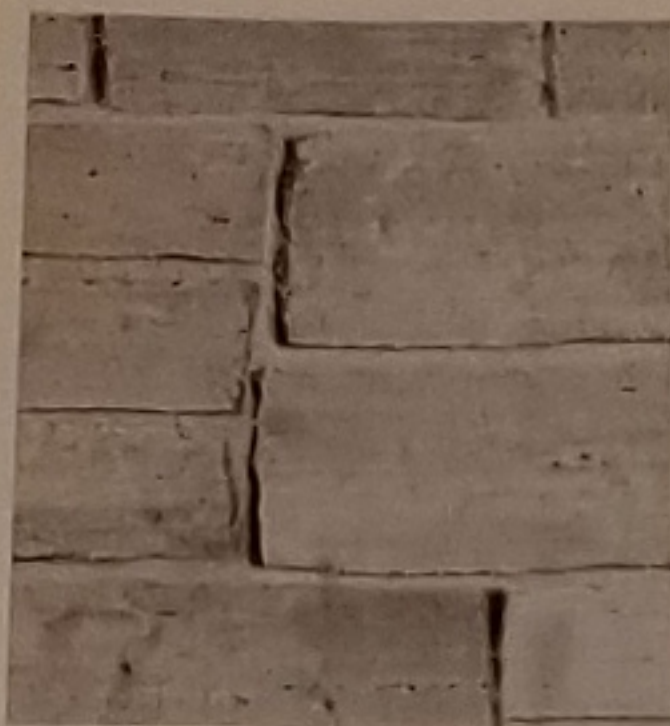
THOMAS
BUCKLEY
ARCHITECT
P.O. BOX 15624
HOFFMAN ESTATES, IL 60115
TEL. 847-310-1530 e-mail:
tom@thomasbuckleyarchitect.com

836 N. DUNTON
ARLINGTON HEIGHTS

2019-014DC
TB

6-20-19

A-4
OF SIX



FOND DU LAC COUNTRY SQUIRE JUMPERS

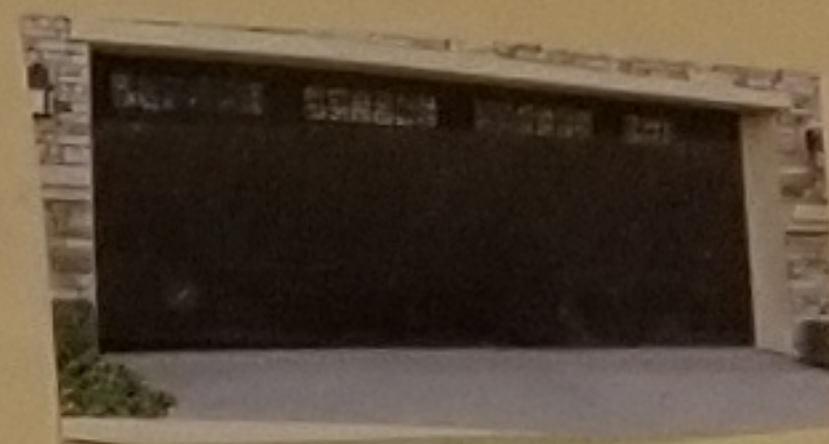


Onyx Black

LP White
Cedar Siding Inc.



Black windows



White LP trim soffit fascia and gutter

836-NORTH DUNTON AVE









Google

















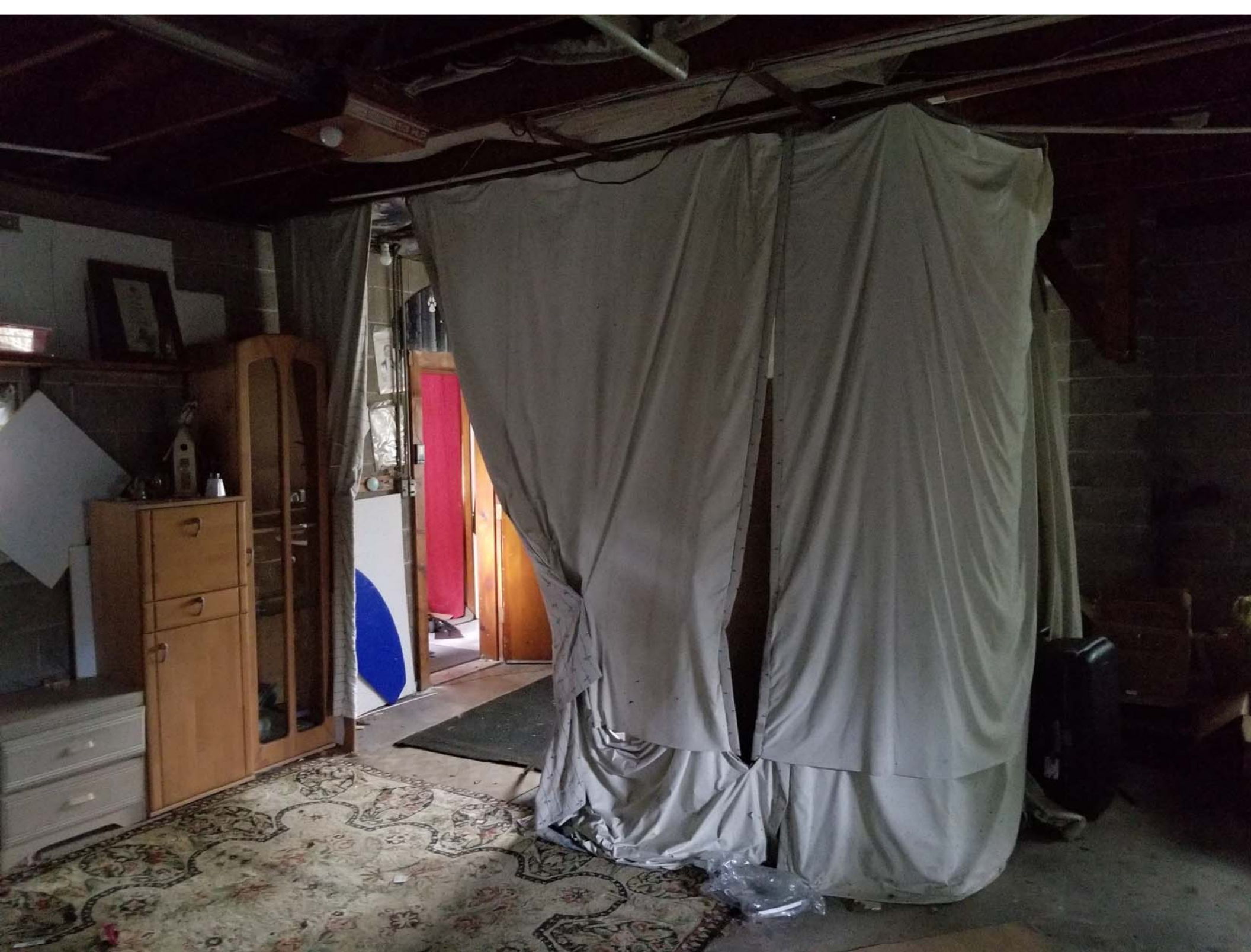


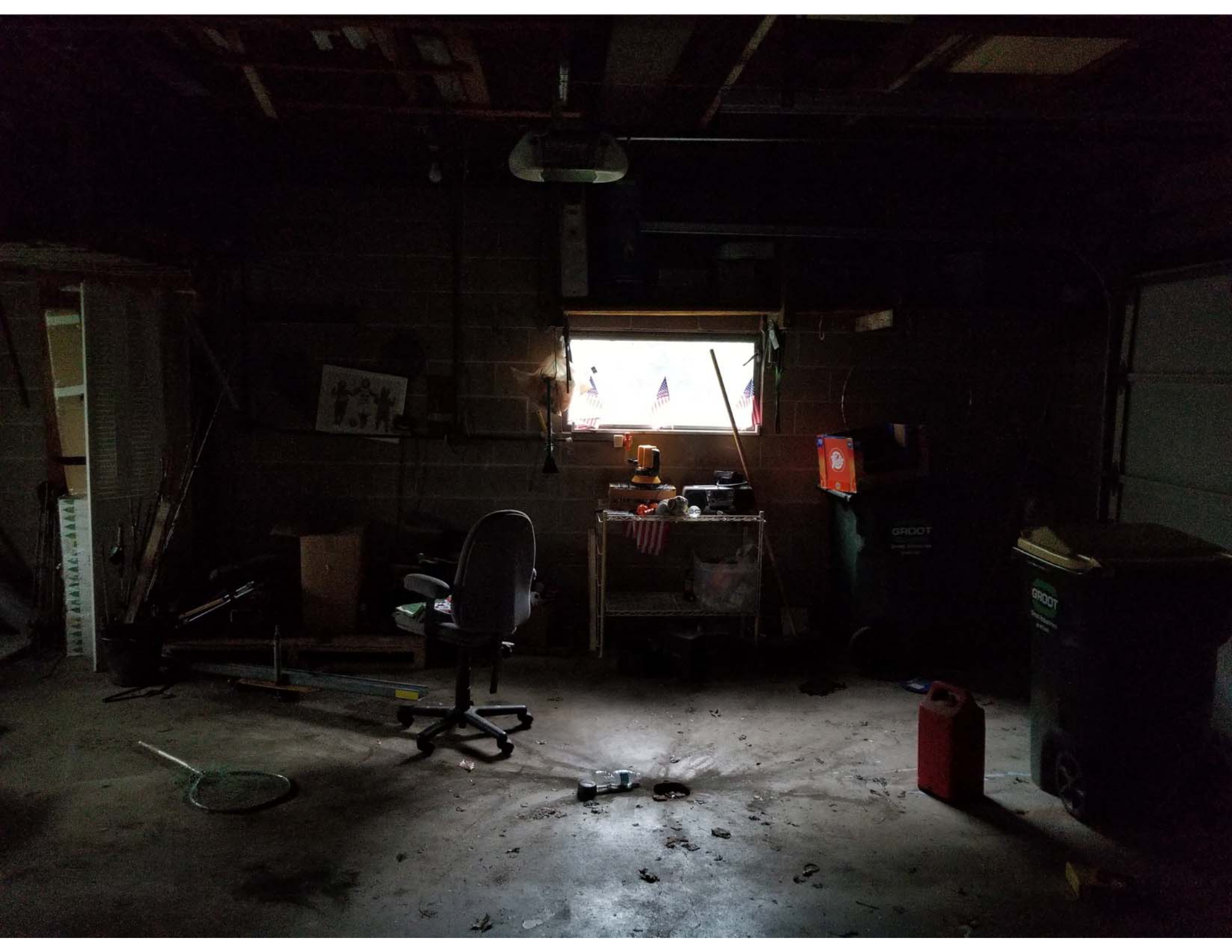


































Design Commission 7/9/2019

Item: DC#19-057 - Town & Country/Tenant Facade - 325 E. Palatine Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation at an existing multi-tenant retail center.

Recommendation

It is recommended that the Design Commission evaluate the architectural design of the proposed facade renovation located at 325 E. Palatine Road. This recommendation is subject to compliance with the plans dated 6/25/19 received 6/27/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed design for cohesiveness with the context of the existing retail center.
2. Explore options to help tie the proposed design in with the existing retail center, such as enhancing the cornice detail at the top of the walls to complement the adjacent stores.
3. Evaluate the use of EIFS down low on the façade and in contact with the concrete walkway due to concerns of durability and possible damage.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

5. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description

Staff Report

Exhibits

Photos

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Town & Country – Tenant Facade
Project Address: 325 E. Palatine Road
Prepared By: Steve Hautzinger

Date Prepared: June 28, 2019

PETITIONER INFORMATION:

DC Number: 19-057
Petitioner Name: Harlan Cohen
Petitioner Address: Harlan & Associates
3601 Green Road, Suite 300
Beachwood, OH 44122
Meeting Date: July 9, 2019

Requested Action(s):

Approval of the proposed architectural design for a facade renovation at an existing multi-tenant retail center.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

The existing Town & Country retail center was reviewed by the Plan Commission and approved by the Village Board as a Planned Unit Development. Since the development of this property required Plan Commission review, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is proposing exterior modifications to an existing multi-tenant retail building within the Town & Country retail center to create a new storefront façade for an undisclosed tenant. The tenant will occupy about three-fourths of the vacant space that was previously occupied by Joe Caputo & Sons Fresh Market and Dominick's Food Store. The remaining space will be separated for a future tenant, and that portion of the existing façade will remain unchanged. The property is zoned B-2, General Business District.

Architectural Design:

The proposed façade is based on the prototype design and branding for the new undisclosed tenant. The proposed materials include corrugated metal panels, smooth metal panels, and a metallic EIFS product which simulates the look of metal panels. The colors consist of shades of gray with some white accents and a black aluminum storefront.

Overall, the proposed design has a very sleek and modern appearance, and the materials and colors work well together. The Village is excited to welcome a new business in this location, but the design does have a different aesthetic than the existing retail center, which should be evaluated by the Design Commission. Other tenants in this retail center have incorporated unique storefront entry features, such as the angled blue façade at Best Buy and the green metal entrance at Dick's Sporting Goods, but the body of those stores maintain a material and color palette that is consistent with the overall retail center. It is recommended that options be explored to help tie the proposed design in with the existing retail center, such as enhancing the cornice detail at the top of the walls to complement the adjacent stores.

The Design Commission should also evaluate the use of EIFS down low on the façade and in contact with the concrete walkway due to concerns of durability and possible damage.

It should be noted that the adjacent AT&T store at the north end of the parking lot recently updated their façade with a similar color scheme and style, although it is a free standing building (see Image 1 below).



Image 1. Adjacent AT&T store with similar color scheme and style.

For reference, the following are examples of other modern storefronts within a traditional style retail center.



Image 2. Example of a modern storefront in a traditional retail center.



Image 3. Example of a modern storefront in a traditional retail center.

Rooftop Mechanical Screening:

Rooftop mechanical equipment is required to be screened from public view. Individual unit screens are being provided for all new and existing equipment that would be visible from the front, side, or rear of the store.

Signage:

Signage has not been provided for review. However, there are two areas on the façade that have been blocked out for wall signs. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. Dominick's Food Store previously received variations to allow more than one wall sign in this location. However, the applicability of those variations will need to be evaluated once detailed signage plans are received. New sign variations or code compliance may be required.

RECOMMENDATION:

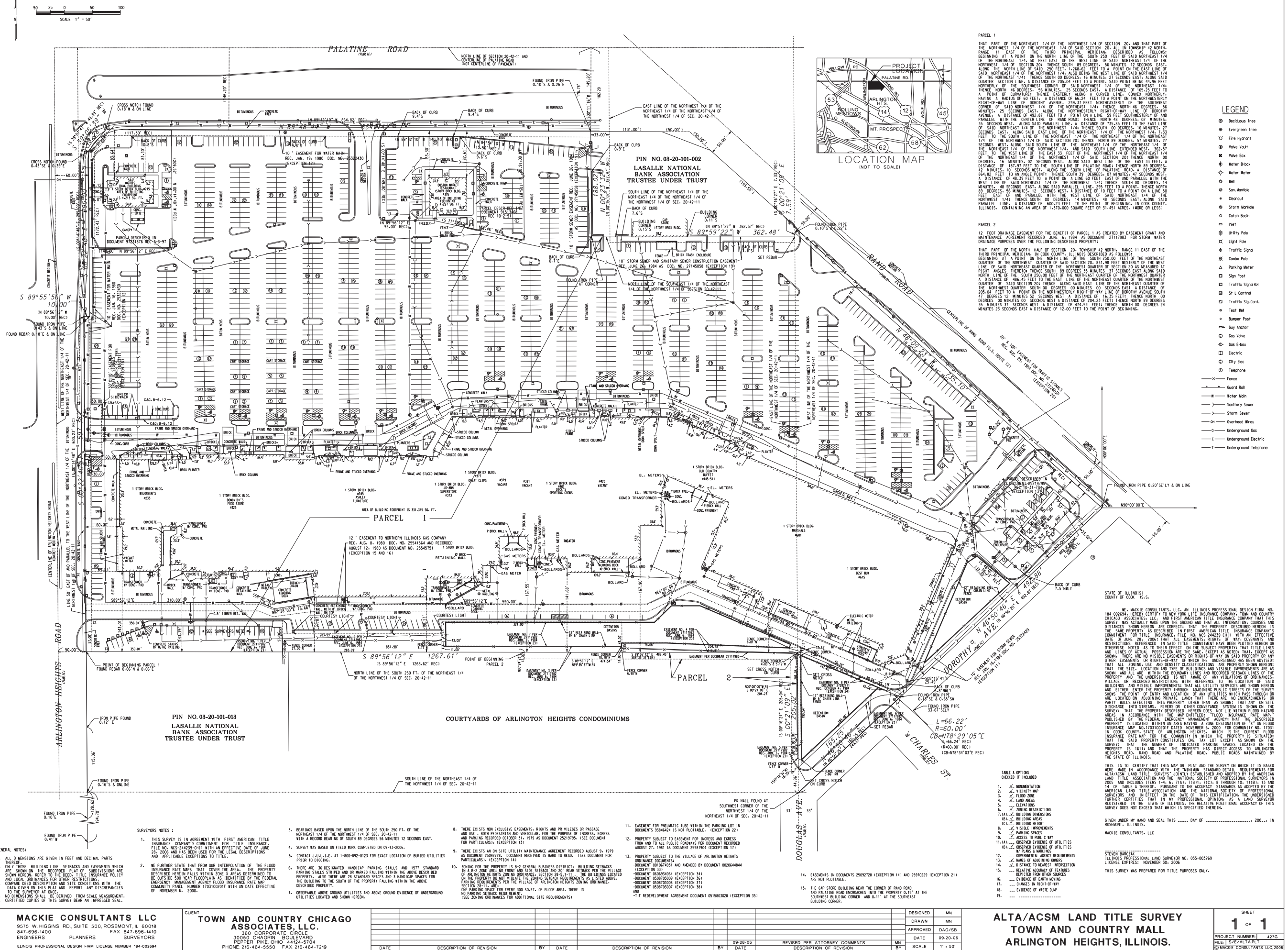
It is recommended that the Design Commission **evaluate** the architectural design of the proposed façade renovation located at 325 E. Palatine Road. This recommendation is subject to compliance with the plans dated 6/25/19 received 6/27/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

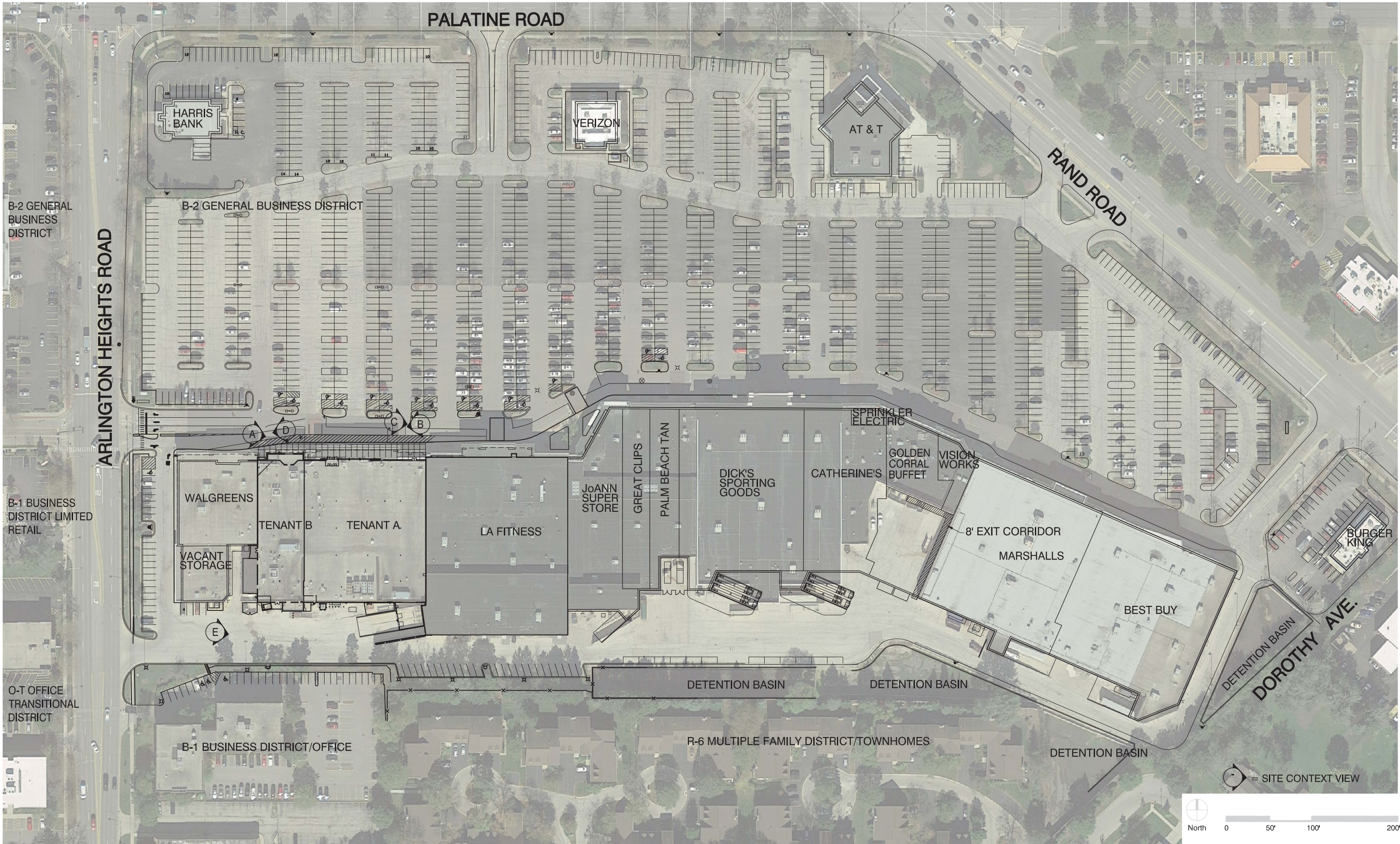
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5. All signage must meet code, Chapter 30, or approved variations.

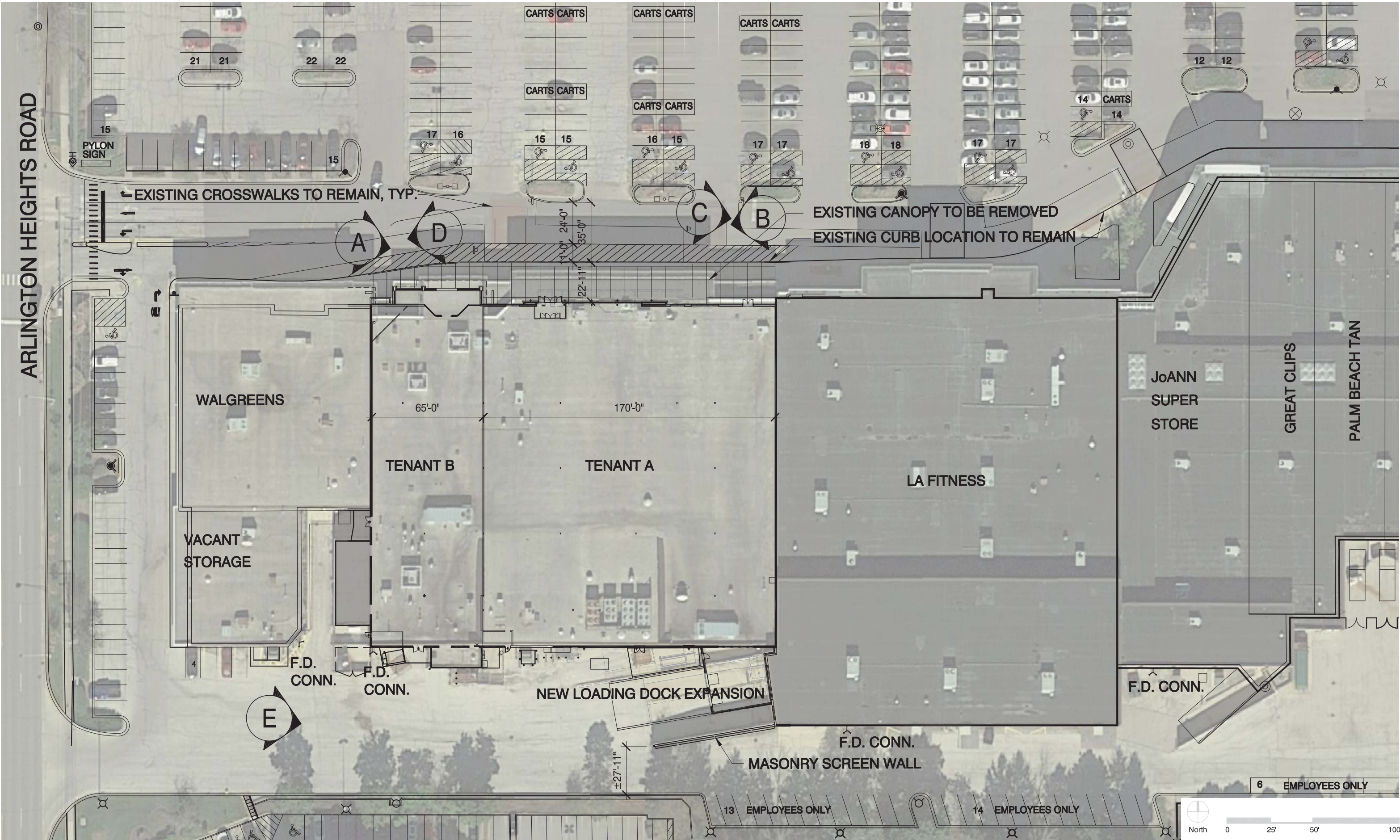
June 28, 2019

Steve Hautzinger AIA, Design Planner

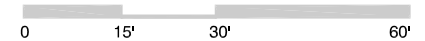
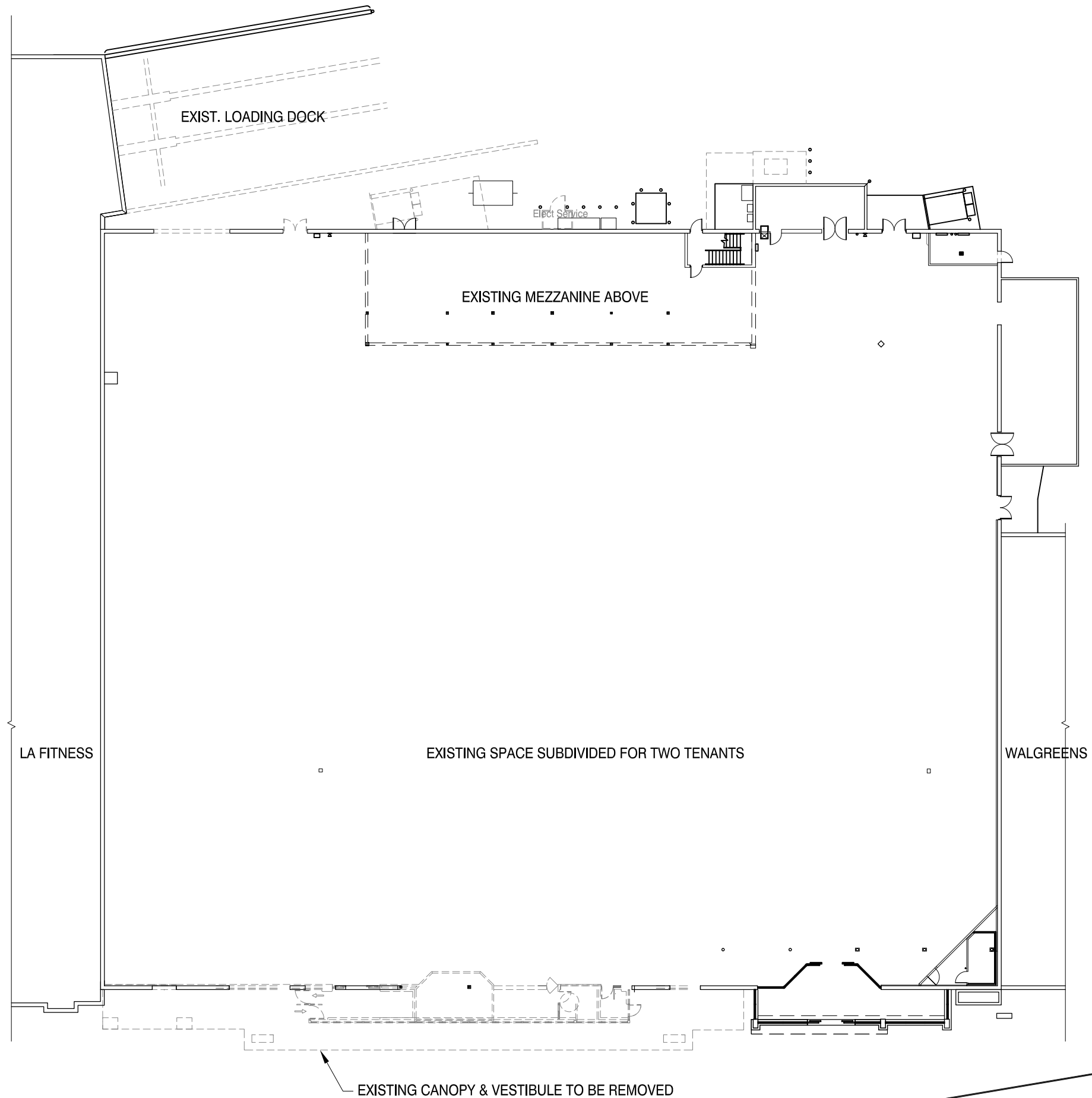
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-057

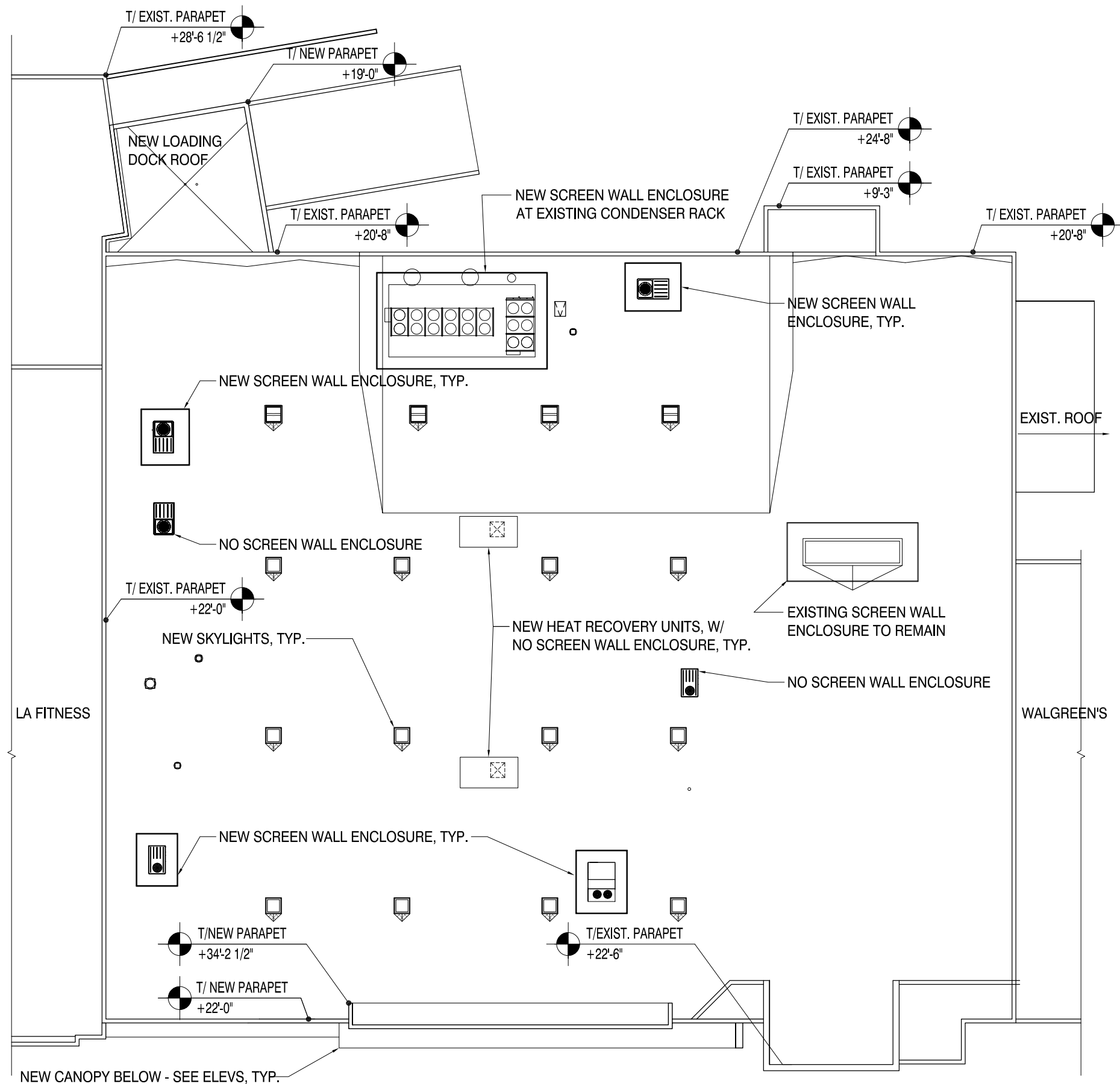


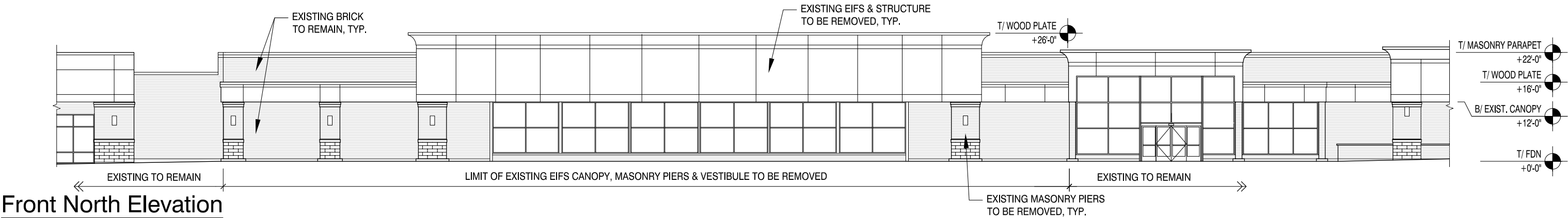




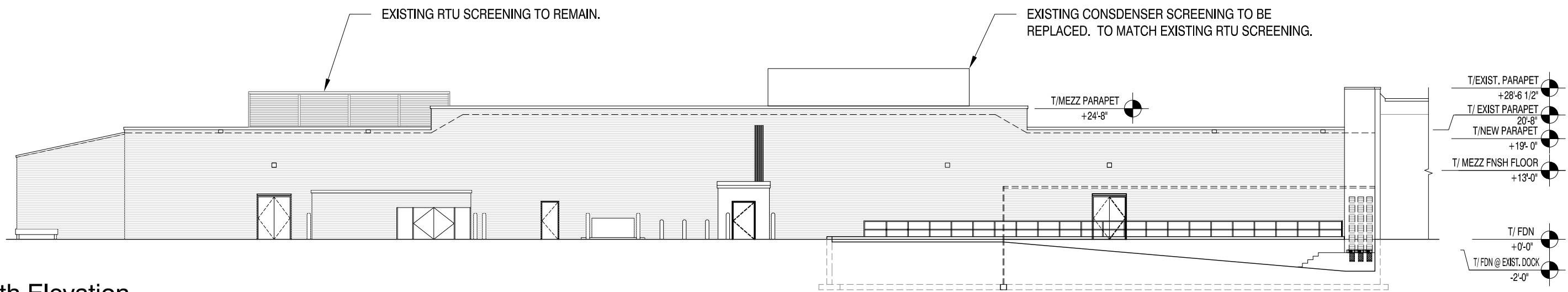




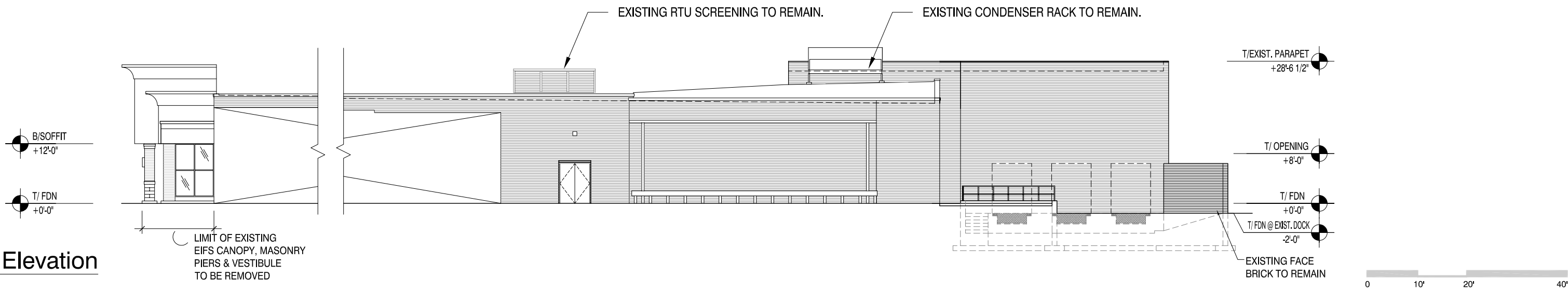




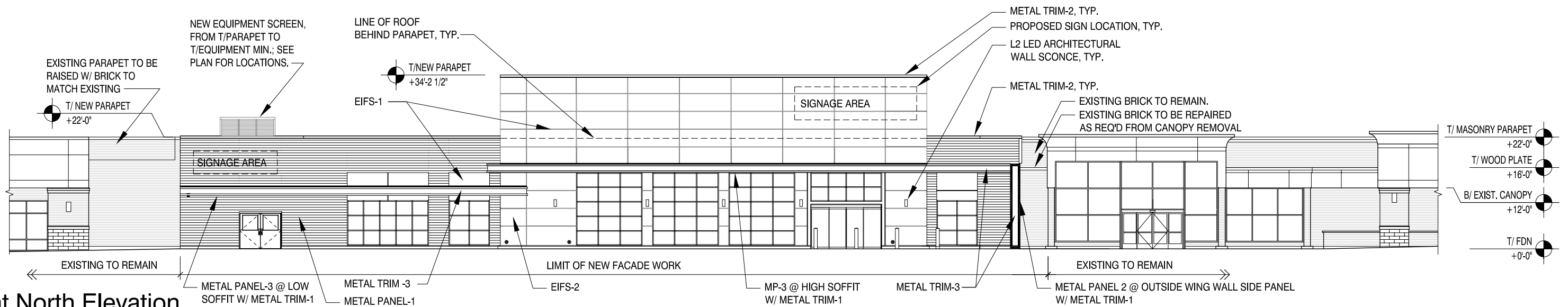
Front North Elevation



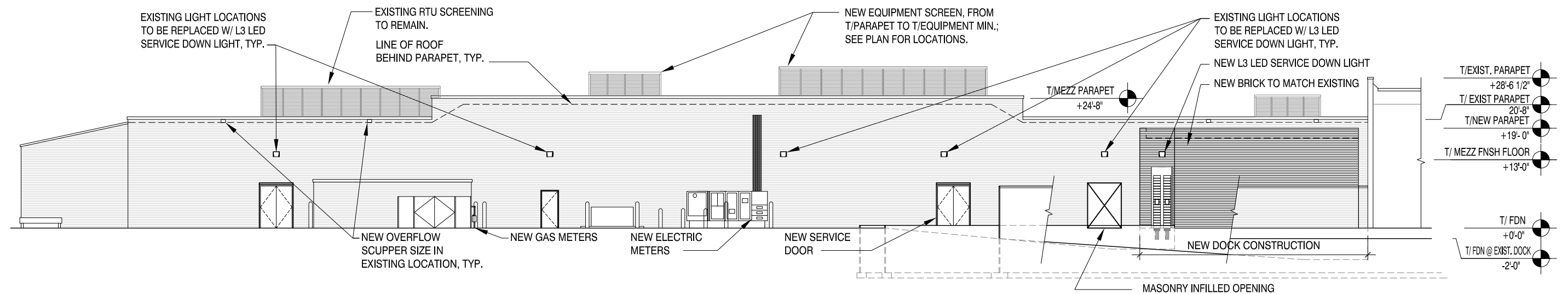
Rear South Elevation



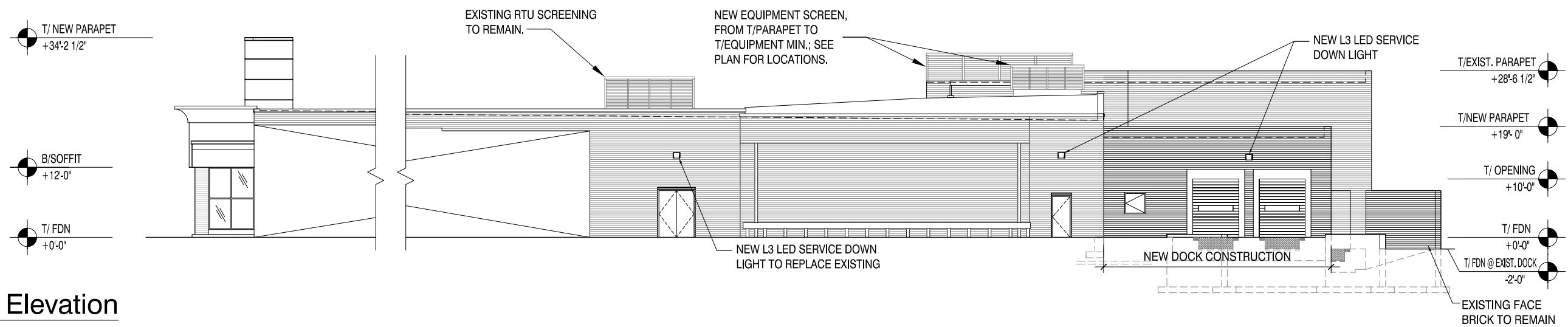
West Elevation



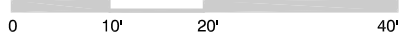
Front North Elevation



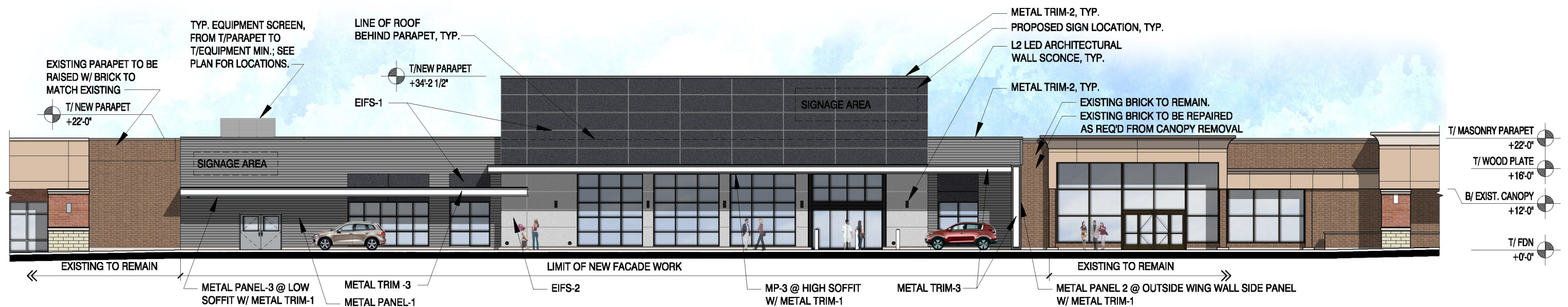
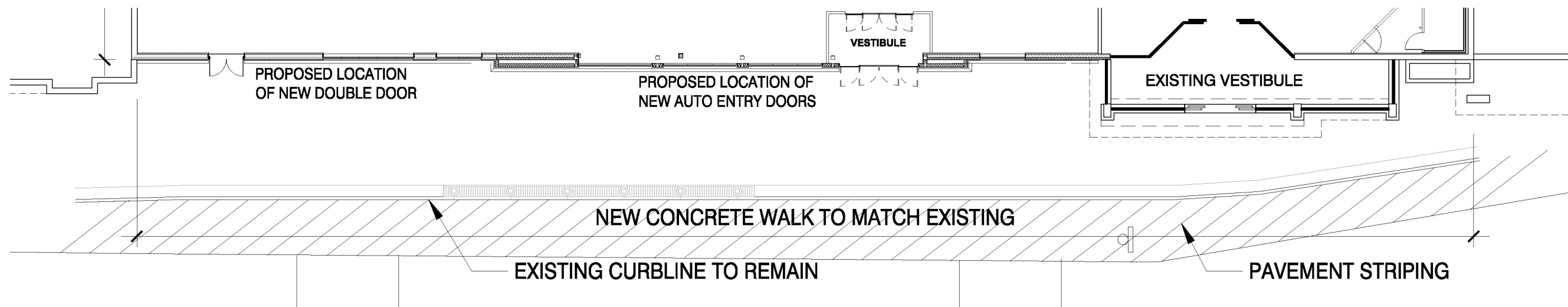
Rear South Elevation

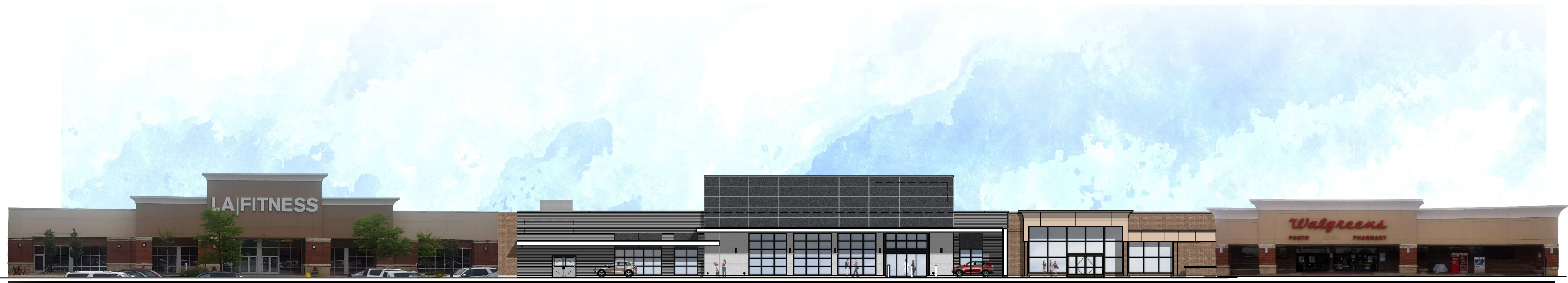


West Elevation



Proposed Exterior Elevations





325 Palatine Rd. Arlington Heights

Visconsi Companies, LTD.

Architecture Planning Landscape Architecture

Front North Elevation

June 28, 2019





ARCHITECTS + PLANNERS, INC.

ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR ARCHITECTURE

Material List

Petitioner Name: Harley Cohen, Harlan + Associates, Owner's Representative
for Visconsi Companies, LTD.

Date: June 25, 2019

Project: 325 Palatine Retail Exterior Shell

Location: Town & Country Center

EIFS-1: BASF, Metal Effects; Color to match: "Sherwin Williams SW7069 Iron Ore"

EIFS-2: BASF, Metal Effects; Color to match: "Sherwin Williams SW7658 Gray Cloud"

Metal Panel-1: Imetco, Corrugated Metal Siding - Latitude w/ Concealed Fastener; Color: "Pre-Weathered Galvalum" (or similar)

Metal Panel-2: McElroy, Metal Panel Siding – Medallion-Lok, 16" double pencil rib; Color: "Charcoal" (or similar)

Metal Panel-3: McElroy, Metal Panel Siding – Medallion-Lok, 16" double pencil rib; Color: "Regal White" (or similar)

Metal Trim-1: Berridge Metal, Prefinished Metal Trim & Flashing; Color: "Zinc Grey" (or similar to match Metal Panel -2)

Metal Trim-2: Berridge Metal, Prefinished Metal Parapet Cap; Color: "Zinc Grey" (or similar to match Metal Panel -2)

Metal Trim-3: Berridge Metal, Prefinished Metal Fascia Trim; Color: "Natural White" (or similar to match Metal Panel -3)

Rooftop Screening: Cityscapes, Envisor Mechanical Equipment Screen - Acrylic Louver; Color: "Slate Gray" (or similar)

Aluminum Storefront: Kawneer, Black Anodized #29

R6NC

6" LED Recessed Downlight: Universal New Construction Housing

Type _____

Project _____

Specifications/Features

Housing/Mounting

Specification grade 6" housing, 6-1/2" aperture. 6-5/8" Ceiling opening. 16 Gauge galvanized steel housing with die-cast aluminum heat sink. Requires minimum 3" clearance around fixture from insulation material. Thermal protection provided in case of improper insulation use. Dual nailer hanger bars are adjustable for 16" and 24" center joists (14-1/4" to 24-1/2"). Nailer bars enable easy installation; may be extended to rest on T-bar ceilings. Optional clip-on T-bar hangers also available. Quick-connect LED light engine enables easy installation and removal. LED Drivers are fully accessible from below the ceiling, and can be easily removed.

Electrical

UL8750 and Class 2 Compliant, RoHS Compliant. Output over-voltage, over-current and short circuit protection. Approved for through-circuit wiring. Max: (8) 12AWG (4in/4out). Wiring rated to 90°C. Pre-wired junction box with convenient screwdriver pry-outs. (3) 1/2" and (1) 1/2" x 3/4" concentric knockout. Optional emergency battery pack with remote test switch is available.

Lamp

Light engine consists of a single, high output multi-chip LED array enabling precise optical control. Excellent fixture-to-fixture color consistency with a 3-step MacAdam Ellipse tolerance. System designed and rated for 50,000 hours at 70% lumen maintenance.

Dimming

All R6 downlights are available for non-dimming and dimming applications. For a list of compatible dimmers, refer to [LED Dimming Catalog](#).

Trims

Specification Grade trims are offered with trimmed and trimless options. Several different styles and finishes are available. Featuring a high quality Alzak™ finish; optically designed for reduced glare while maintaining maximum lumen output. See "6" LED Recessed Trims" spec sheet for information and details.

Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase. Emergency Battery option is covered by a one (1) year replacement guarantee after date of purchase.

Labels/Usage

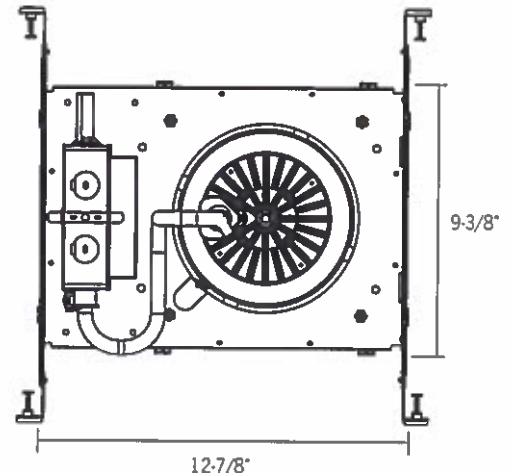
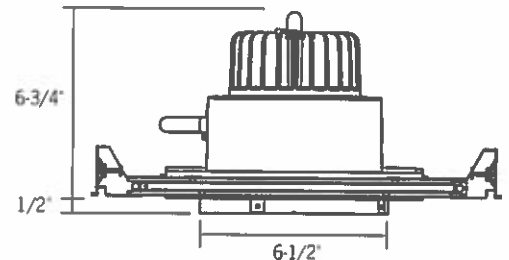
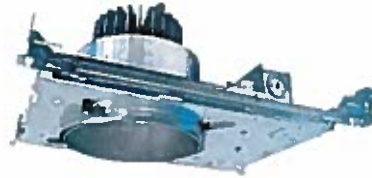
cCSAus Certified to UL Standards. Suitable for damp locations.

cCSAus Certified to UL924 Standard for Emergency Lighting.

Assembled in the USA.

Energy Star certified:

- Series 1 through 6.
- Certified trims only: C6322-PL, CN6322-PL, C6322-WHT, CN6322-WHT, C6322-CLR and CN6322-CLR (all beam distributions). The -C and -SL options are not Energy Star certified.
- Lutron and eldoLED dimming options are not Energy Star certified.
- 347V option is not Energy Star Certified.



Ceiling Opening: 6-5/8"
Ceiling Thickness: 1/2" - 2"

	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
Input Wattage (W)	10	14	20	28	37	43
Input Current (A) 120/277/347	.08/.04/.03	.12/.06/.04	.17/.08/.06	.23/.11/.08	.31/.14/.11	.36/.16/.12
Input Voltage						
Standard Driver (120V & 277V)	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Standard Driver (347V)	347V AC, 50/60Hz					
Lutron HiLume® Driver	120V AC, 50/60Hz					
Lutron Eco-System® Driver	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
eldoLED ECOdrive / SOLOdrive	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Color Temp	2700K/3000K/3500K/4000K					
CRI Standard/High	83 (80min) / 90+					
Driver						
Power Factor	> 0.90					
THD	< 20%					

FILE RECEIVED
JUN 27 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

R6NC

6" LED Recessed Downlight: Universal New Construction Housing

Ordering Information

Example Order: R6NCI30KI2D — ER C6322N-CLR

Housing	LED Series	Color Temp	Electrical	Dimming	Options
R6NC	4	35K	12	D	—
R6NC	1 - 10W, 1000lm 2 - 14W, 1400lm 3 - 20W, 2000lm 4 - 28W, 2600lm 5 - 37W, 3200lm 6 - 43W, 3600lm	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 27KC - 2700K, 90+ CRI 30KC - 3000K, 90+ CRI 35KC - 3500K, 90+ CRI 40KC - 4000K, 90+ CRI	12 - 120V 27 - 277V 34 ¹ - 347V	D² - Triac, ELV, 0-10V Dimming D2¹ - 347V, 0-10V Dimming Only D3³ - Lutron HiLume 1% 2-Wire LED Driver (120V Forward Phase Only) D4 - Lutron HiLume 1% EcoSystem LED Driver with Soft-on, Fade-to-Black D6⁴ - eldoLED ECOdrive, 0-10V, 1% Dimming D7⁴ - eldoLED ECOdrive, DALI, 1% Dimming D8⁴ - eldoLED SOLOdrive, 0-10V, 0.1% Dimming D9⁴ - eldoLED SOLOdrive, DALI, 0.1% Dimming DMX^{4,5} - eldoLED POWERdrive, DMX 0.0% Dimming	ER⁶ - Factory Installed 7W/200mA Emergency Battery Backup [Remote Test Switch]

For Intellect™ Enabled housing, refer to R6NCIE specification sheet.

Accessories (Standard Hanger Bars Supplied with Housing)

MF6 - 6" Mud Frame
RL-KIT - Commercial Mounting Brackets
HB-24 - 27" Flat Hanger Bars for RL-KIT
HBC-24 - 25" C-Channel Hanger Bars for RL-KIT in Grid Ceiling Construction
HB-30 - T-Bar Hanger Set
RSA6L-5-WHT - 6" Slope Ceiling Adapter, 5° Pitch
RSA6L-10-WHT - 6" Slope Ceiling Adapter, 10° Pitch
RSA6L-15-WHT - 6" Slope Ceiling Adapter, 15° Pitch
RSA6L-20-WHT - 6" Slope Ceiling Adapter, 20° Pitch
RSA6L-25-WHT - 6" Slope Ceiling Adapter, 25° Pitch
RSA6L-30-WHT - 6" Slope Ceiling Adapter, 30° Pitch

Trims

See "6" LED Recessed Trims" sheet for trim information and details.

1. Only available for 347V Dimming option (D2). Cannot be used with Emergency Battery Backup option.
2. Triac and ELV dimming for 120V only
3. Lutron Hi-Lume dimming only available in 120V
4. eldoLED Drivers are programmed for linear curve dimming as standard. For logarithmic curve dimming, please consult factory.
5. Verify DMX Driver and Control System compatibility with factory prior to ordering.
6. Emergency battery backup option: 725 lumen nominal average for any Series 1 through 6.

R6 Series

6" LED Recessed Downlight Trims

Trimmed Options



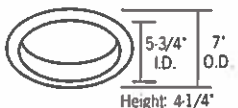
Specification Grade Specular Reflector

Specification grade specular reflector: narrow beam clear, medium beam clear, wide beam clear, platinum, platinum wheat, or white. OD: 7"; ID: 5-3/4"

Add "-C" (clear lens) or "-SL" (sandblast lens) after finish code for wet location approved trim.

- C6322N-CLR*** - 34° Clear Reflector
- C6322M-CLR*** - 65° Clear Reflector
- C6322W-CLR*** - 75° Clear Reflector
- C6322-PL*** - 69° Platinum Reflector
- C6322-PLWHE** - 69° Platinum Wheat Reflector
- C6322-WHT** - 72° White Reflector

*Available with White Painted Flange, add "-WPF" to part number.



Two Piece Reflector Trim

Two piece reflector: clear or white upper reflector, clear or platinum lower cone; Includes (1) LF38-CL glass lens. OD: 7"; ID: 5-3/4"

Approved for dry/damp locations. Approved for wet locations when glass lens is installed.

- C6321-CLR-(CLR,PL)** - Clear Reflector/
Clear or Platinum Lower Cone
- C6321-WHT-(CLR,PL)** - White Reflector/
Clear or Platinum Lower Cone

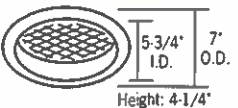


Two Piece Reflector/Baffle Trim

Two piece reflector/baffle: clear or white upper reflector, black or white lower baffle; Includes (1) LF38-CL glass lens. OD: 7"; ID: 5-3/4"

Approved for dry/damp locations. Approved for wet locations when glass lens is installed.

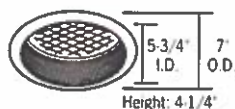
- C6321-CLR-(B,P)** - Clear Reflector/
Black or White Lower Baffle
- C6321-WHT-(B,P)** - White Reflector/
Black or White Lower Baffle



Two Piece Reflector Trim with Lens

Two piece reflector: Clear or white upper reflector, clear or platinum lower cone; regressed prismatic convex lens, Wet Location Listed. OD: 7"; ID: 5-3/4"

- C6327-CLR-(CLR,PL)** - Clear Reflector/
Clear or Platinum Lower Cone
- C6327-WHT-(CLR,PL)** - White Reflector/
Clear or Platinum Lower Cone



Two Piece Reflector/Baffle Trim with Lens

Two piece aluminum reflector and baffle with lens: Clear or white upper reflector, black or white lower baffle with regressed prismatic convex glass lens; 1-1/2" Regress. Wet Location Listed. OD: 7"; ID: 5-3/4"

- C6327-CLR-(B,P)** - Clear Reflector/
Black or White
Lower Baffle
- C6327-WHT-(B,P)** - White Reflector/
Black or White
Lower Baffle



Lensed Wall Wash Trim

Lensed Wall Wash Trim; Clear, Platinum or White Reflector. OD: 7"; ID: 5-5/8"

- C6323-CLR*** - Clear Reflector
- C6323-PL*** - Platinum Reflector
- C6323-WHT** - White Reflector

*Available with White Painted Flange, add "-WPF" to part number.



Floating Glass Trim

Floating glass disc; clear or white reflector. 1-1/4" Drop from ceiling. Glass OD: 8-3/4"

CTR6325L2-(CLR,WHT)-P



Floating Glass Ring

Floating glass ring; clear or white reflector. 1-1/4" Drop from ceiling; 3-1/2" center hole. Glass OD: 8-3/4"

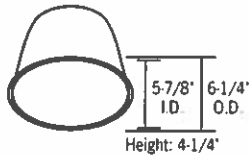
CTR6326L2-(CLR,WHT)-P

R6 Series

6" LED Recessed Downlight Trims

Trimless Options

Important Notes: Trimless option requires use of accessory mud frame (**MF6** – ordered separately).
Trimless option CANNOT be used on Remodel (R6RM) style housings.
Trimless option for use with 1/2" - 1" ceiling thicknesses only.



Specification Grade Specular Reflector

Specification grade reflector: narrow beam clear, medium beam clear, wide beam clear, platinum, or white. ID: 6"
Add "C" (clear lens) or "SL" (sandblast lens) after finish code for wet location approved trim.

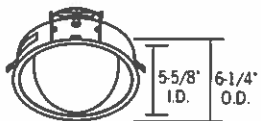
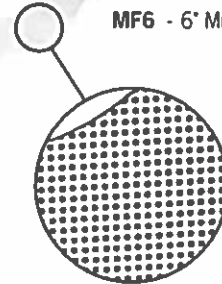
- CN6322N-CLR** - 34° Clear Reflector
- CN6322M-CLR** - 65° Clear Reflector
- CN6322W-CLR** - 75° Clear Reflector
- CN6322-PL** - 69° Platinum Reflector
- CN6322-WHT** - 72° White Reflector



Mud Frame

Required for use with Trimless trim option. Die-cast ring with steel mesh frame – painted white. OD: 12"

MF6 - 6" Mud Frame



Lensed Wall Wash Trim

Lensed Wall Wash Trim; Clear, Platinum or White Reflector. ID: 5-5/8"

- CN6323-CLR** - Clear Reflector
- CN6323-PL** - Platinum Reflector
- CN6323-WHT** - White Reflector

R6NC

6" LED Recessed Downlight: Universal New Construction Housing

Photometrics

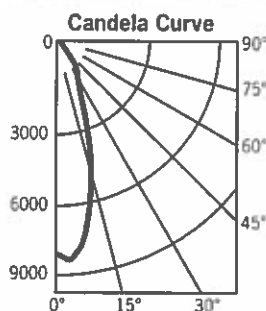
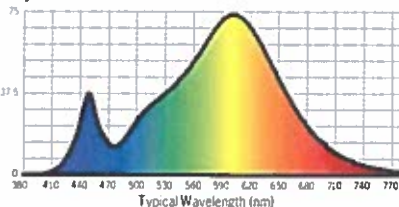
Multiplication Factors

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

R6NC630K12D/C6322N-CLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85531

Light Output (Fixture Delivered Lumens): 3544
Total Watts@120V: 43.0
Lumens Per Watt: 82.4
Color Rendering Index (CRI)¹: 83
Color Temperature (CCT)²: 3034K
Spectral Power Distribution Chart³



FROM 0	CANDELA	LUMENS
0	8149	
5	8114	731
15	4969	1336
25	1863	898
35	1073	530
45	35	28
55	15	14
65	6	6
75	2	2
85	0	0
95	0	

Intensity Distribution

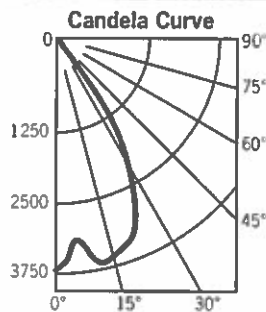
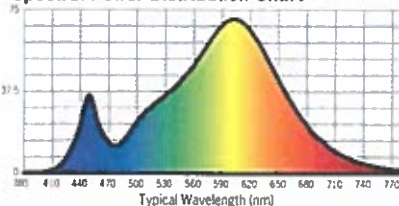
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	226.4	3.4
8'	127.3	4.6
10'	81.5	5.7
12'	56.6	6.9
14'	41.6	8.0
16'	31.8	9.1

Beam Distribution: 34°
Spacing Criteria: 0.56

R6NC630K12D/C6322M-CLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85912

Light Output (Fixture Delivered Lumens): 3539
Total Watts@120V: 43.3
Lumens Per Watt: 81.7
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3088K
Spectral Power Distribution Chart³



FROM 0	CANDELA	LUMENS
0	3647	
5	3210	320
15	3537	994
25	2954	1328
35	1389	761
45	95	76
55	43	39
65	15	16
75	4	5
85	1	1
95	0	

Intensity Distribution

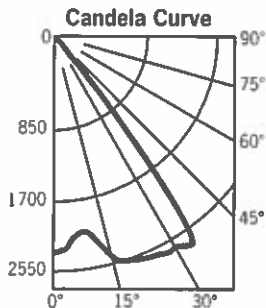
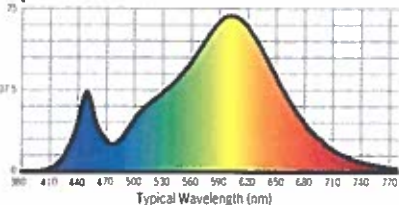
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	101.3	6.2
8'	57.0	8.3
10'	36.5	10.4
12'	25.3	12.5
14'	18.6	14.6
16'	14.2	16.7

Beam Distribution: 66°
Spacing Criteria: 0.95

R6NC630K12D/C6322W-CLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85700

Light Output (Fixture Delivered Lumens): 3521
Total Watts@120V: 44.0
Lumens Per Watt: 80.0
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3075K
Spectral Power Distribution Chart³



FROM 0	CANDELA	LUMENS
0	2330	
5	2183	208
15	2469	691
25	2596	1203
35	2475	1235
45	114	118
55	49	44
65	16	17
75	4	5
85	1	1
95	0	

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	64.7	8.6
8'	36.4	11.5
10'	23.3	14.4
12'	16.2	17.3
14'	11.9	20.1
16'	9.1	23.0

Beam Distribution: 75°
Spacing Criteria: 1.11

1. Accuracy of rendering colors
2. Color appearance of light source
3. Colors present within the light source

*Dependent on surrounding temperatures

R6NC

6" LED Recessed Downlight: Universal New Construction Housing

Type _____

Project _____

Photometrics

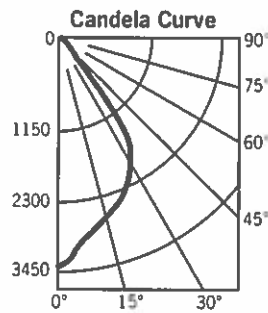
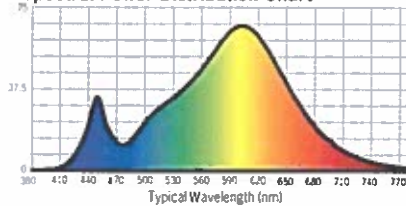
Multiplication Factors

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

R6NC630K12D/C6322-PL

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 86084

Light Output (Fixture Delivered Lumens): 3304
Total Watts@120V: 43.2
Lumens Per Watt: 76.5
Color Rendering Index (CRI)¹: 82
Color Temperature (CCT)²: 3030K
Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	3359	
5	3092	289
15	2708	764
25	2346	1073
35	1612	852
45	244	194
55	95	88
65	31	32
75	9	10
85	1	2
95	0	

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6'	93.3	5.8
8'	52.5	7.7
10'	33.6	9.7
12'	23.3	11.6
14'	17.1	13.6
16'	13.1	15.5

Beam Distribution: 69°
Spacing Criteria: 0.97

1. Accuracy of rendering colors
2. Color appearance of light source
3. Colors present within the light source

*Dependent on surrounding temperatures

CY3

3-1/2" Integrated LED Indoor and Outdoor Cylinders

Specifications/Features

Specification grade 3-1/2" diameter aluminum housing for indoor and outdoor applications.

Six (6) mounting options available: ceiling, flexible cable, rigid stem, track, wall mount, or up/down mount.

Driver canopy for flexible cable option is cast aluminum.

Ceiling, pendant, up/down, and wall mount versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible cable and track versions are only available in dry/damp location type.

Available in 6" and 10" high cylinders.

Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver.

Available in spot (12°), medium (27°), and flood (40°) distributions. Each molded TIR optic has been optically engineered to provide a smooth, uniform beam; maximizing output and minimizing glare.

Mounting

Pendant mount cylinders feature a sloped ceiling canopy. Stem thread: 1/4-18NPS. Stem lengths ordered separately.

Ceiling and Pendant cylinders provide a hang support for hands-free wiring.

Flexible cable mount cylinders come with 120" of field adjustable cable.

Lamp/Electrical

Light engine consists of a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources.

Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.

System designed and rated for 50,000 hours at 70% lumen maintenance.

UL8750 and Class 2 compliant: RoHS compliant, U.S. only.

Output over voltage, over current and short circuit protected.

Flexible cable cylinder utilizes 18/3 or 18/5 SJT cable.

Dimming

All CY3 cylinders are available for non-dimming and dimming applications.

Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cCSAus Certified for use in the U.S. and Canada.

Ceiling, Pendant, Up/down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model. Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes.

Energy Star Certified for all mounting options except the Up/Down Wall Mount.

Wet Location models achieve IP65 Rating.

Assembled in the U.S.A



Pendant Mount

Line drawings and dimensions on page 2

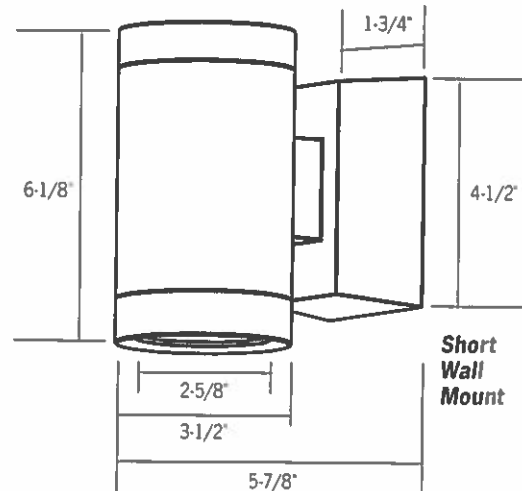
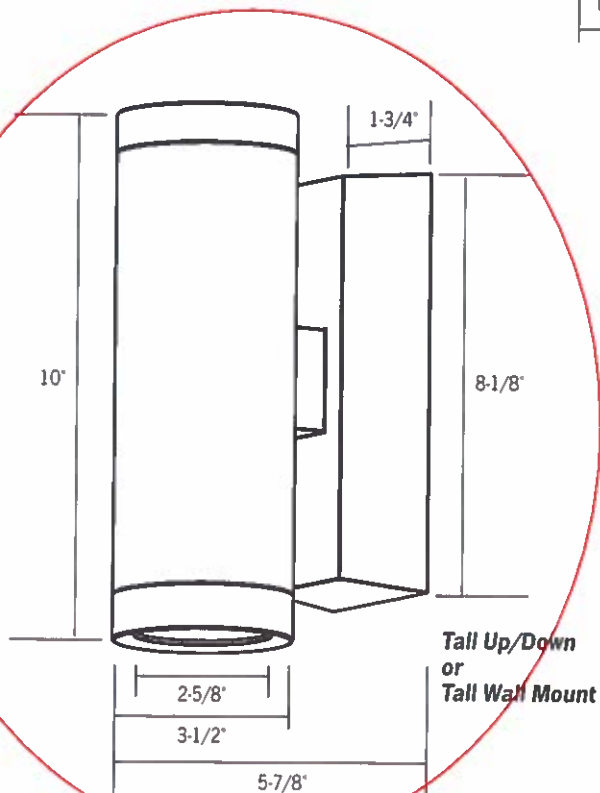
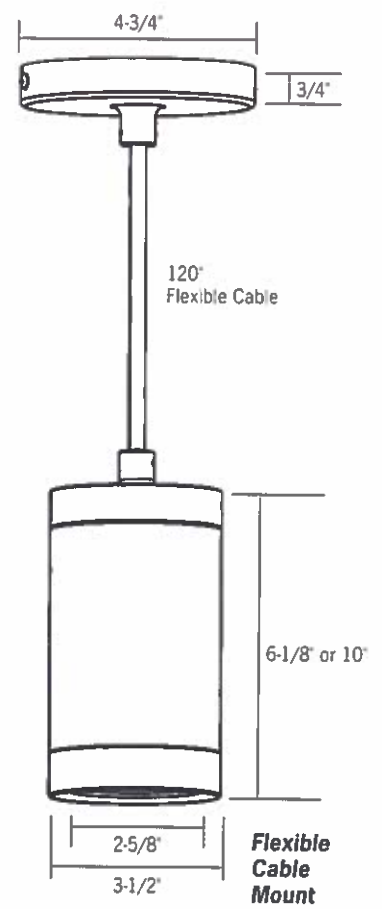
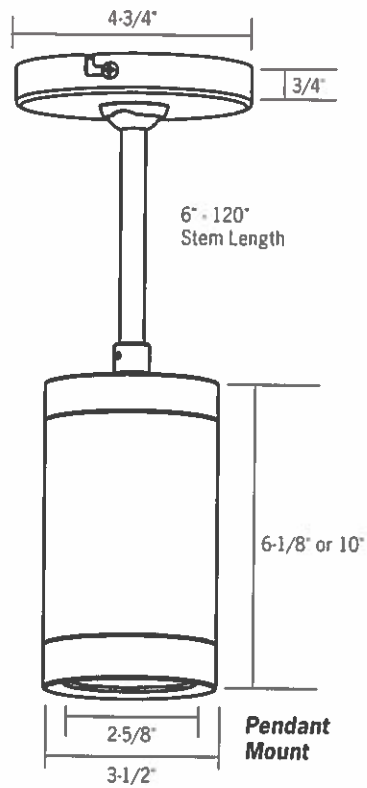
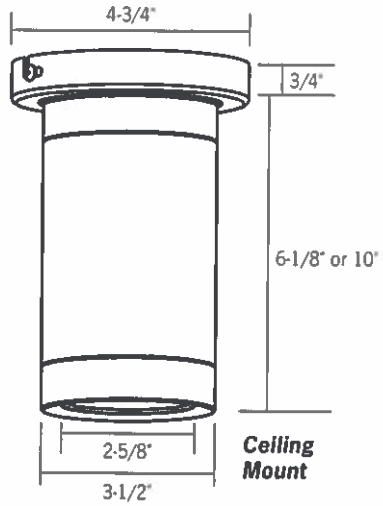
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CY3

3-1/2" Integrated LED Indoor and Outdoor Cylinders

Dimensions



CY3

3-1/2" Integrated LED Indoor and Outdoor Cylinders

Type _____

Project _____

Ordering Information

Example Order: CY3T227KMVD2UDXM - BZ

Fixture	Height	LED Series	Color Temp	Driver/Dimming	Mounting	Mounting Location	Beam	Finish
CY3	T	3	35K	MVD2	W	X	M	B
CY3	S - 6" Tall T - 10" Tall	1 - 10W, 1100lm 2 - 14W, 1400lm 3 - 20W, 1800lm	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 27KC - 2700K, 90+ CRI 30KC - 3000K, 90+ CRI 35KC - 3500K, 90+ CRI 40KC - 4000K, 90+ CRI	12D1 - 120V TRIAC/ELV Dimming MVD2¹ - 120V- 277V, 0-10V Dimming	C - Ceiling Mount FC² - Flexible Cable RS - Rigid Stem W³ - Wall Mount UD⁴ - Up/Down Wall Mount TFC⁵ - Track Adapter	- Interior Dry/Damp (Leave Blank) X - Exterior/Wet	S - Spot M - Medium F - Flood	B - Matte Black BZ - Satin Bronze P - Matte White S - Matte Silver

1. 6" Series 1 fixtures are NOT available with MVD2 drivers for ceiling, flexible cable, or rigid stem mounting options
2. Flex Cable only available in interior (damp) location
3. Wall Mount fixtures may be installed in the up or down orientation
4. Up/Down mounting available in 10" height only
5. TFC Mounting is only available with 12D1 driver option
6. Consult factory when different lumen packages, color temperatures or beam spreads are required in a single up/down luminaire.

Accessories

Extra Optics

- 2INOPTIC-S** - 2" TIR Optic, Spot Beam
2INOPTIC-M - 2" TIR Optic, Medium Beam
2INOPTIC-F - 2" TIR Optic, Flood Beam

Lenses and Accessory Holder

- FA-47** - Accessory Holder
FA-16 60MM
 2-3/8" Dia. Black Honeycomb Louver. Requires FA-47 Accessory Holder.
LF16- 60MM
 2-3/8" Dia. tempered glass lenses and filters.
 1/8" Thick, typ. Requires FA-47 Accessory Holder.

***Color/Pattern Legend**
 -A (Amber), -B (Blue), -CL (Clear), -DPE (Dichroic Peach),
 -G (Green), -LB (Light Blue), -R (Red), -RO (Rose),
 -Y (Yellow), -73 (Spread Lens), -LS (Linear Spread Lens),
 -SL (Soft Light), -SOL (Solite Lens),

Stems for RS Mounting

Each RS mount fixture includes one 6" Stem; order extra lengths and couplings as needed.

- 6" STEM(A)** - 6" Stem
12" STEM(A) - 12" Stem
18" STEM(A) - 18" Stem
24" STEM(A) - 24" Stem
30" STEM(A) - 30" Stem
36" STEM(A) - 36" Stem
42" STEM(A) - 42" Stem
48" STEM(A) - 48" Stem
COUPLING - Stem Coupling

Finish

- B** - Matte Black
BZ - Satin Bronze
P - Matte White
S - Matte Silver



CY3

3-1/2" Integrated LED Indoor and Outdoor Cylinders

Type _____

Project _____

Photometrics

Lumen output values fluctuate based on CCT and CRI. To estimate lumen output of the various CCT/CRI options, multiply 3000K (80 CRI min) results by the following:

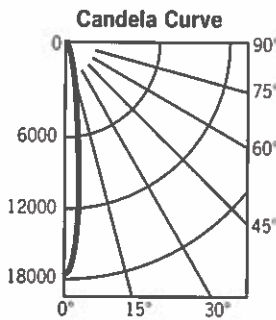
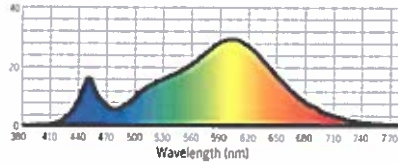
CCT	Standard CRI	High CRI
2700K	.935	.703
3000K	N/A	.754
3500K	1.0	.812
4000K	1.0	.87

For 14W data, multiply results by .78; For 10W data, multiply results by .59. For Wet Location options, multiply results by 0.94.

20W Spot Beam, 3000K: CY3S33K12D1CS

Designed for 50,000 Hour Lamp Life¹; LM-63 Test No. G16122001

Light Output (Fixture Delivered Lumens): 1459
Total Watts@120V: 19.9; Lumens Per Watt: 73.3
Center Beam Candle Power: 17515
Color Rendering Index (CRI)²: 83
Color Temperature (CCT)³: 3131K
Spectral Power Distribution Chart⁴
LM-79 Test No. 86373



FROM 0	CANDELA	LUMENS
0	17515	
5	10878	1143
15	1717	487
25	208	96
35	44	28
45	9	7
55	9	8
65	5	5
75	3	3
85	1	1
95	0	

Intensity Distribution

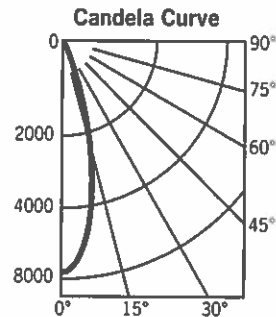
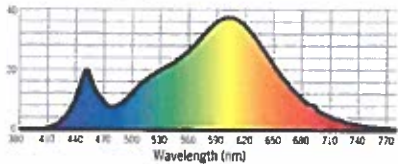
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
4'	1094.7	0.9
6'	486.5	1.3
8'	273.7	1.7
10'	175.2	2.1
12'	121.6	2.6
14'	89.4	3.0

Beam Distribution: 12°
Spacing Criterion: 0.23

20W Medium Beam, 3000K: CY3S330K12D1CM

Designed for 50,000 Hour Lamp Life¹; LM-63 Test No. G16122002

Light Output (Fixture Delivered Lumens): 1800
Total Watts@120V: 20; Lumens Per Watt: 90
Center Beam Candle Power: 7713
Color Rendering Index (CRI)²: 83
Color Temperature (CCT)³: 3106K
Spectral Power Distribution Chart⁴
LM-79 Test No. 86374



FROM 0	CANDELA	LUMENS
0	7713	
5	6957	710
15	3397	693
25	340	157
35	73	46
45	21	16
55	8	8
65	4	4
75	1	1
85	0	0
95	0	

Intensity Distribution

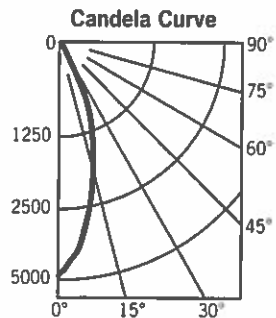
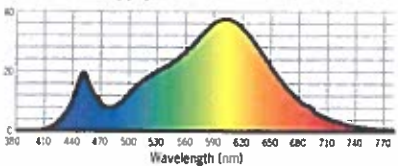
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
4'	482.1	2.0
6'	214.3	3.0
8'	120.5	4.0
10'	77.1	4.9
12'	53.6	5.9
14'	39.4	6.9

Beam Distribution: 28°
Spacing Criterion: 0.45

20W Flood Beam, 3000K: CY3S330K12D1CF

Designed for 50,000 Hour Lamp Life¹; LM-63 Test No. G16122003

Light Output (Fixture Delivered Lumens): 1853
Total Watts@120V: 20; Lumens Per Watt: 93
Center Beam Candle Power: 4849
Color Rendering Index (CRI)²: 83
Color Temperature (CCT)³: 3114K
Spectral Power Distribution Chart⁴
LM-79 Test No. 86375



FROM 0	CANDELA	LUMENS
0	4849	
5	4405	449
15	2848	807
25	1189	550
35	138	86
45	31	24
55	11	10
65	4	4
75	1	1
85	0	0
95	0	

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
4'	303.1	2.6
6'	134.7	3.9
8'	75.8	5.2
10'	48.5	6.5
12'	33.7	7.8
14'	24.7	9.0

Beam Distribution: 36°
Spacing Criterion: 0.60

1. Dependent on surrounding temperatures
2. Accuracy of rendering colors
3. Color appearance of light source
4. Colors present within the light source



WST LED

Architectural Wall Sconce



Catalog Number **L3 FIXTURE**

Notes

Type

Specifications

Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

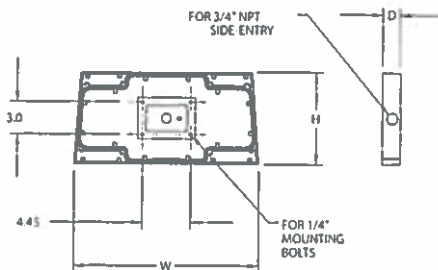


Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

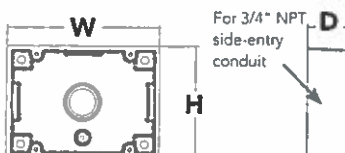


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

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A+ Capable options indicated
by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED	P1	30K	VF	MVOLT	
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹ 277 ²	Shipped included
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ³ 347 ²	(blank) Surface mounting bracket
	P3 6,000 Lumen package	40K 4000 K		208 ³ 480 ²	Shipped separately
		50K 5000 K		240 ³	BBW Surface-mounted back box ³
					PBBW Premium surface-mounted back box ¹⁴

E7WC

DDBXD

Options		Finish (required)
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ¹⁴	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ¹⁴	DBLXD Black
PE	Photoelectric cell, button type ⁷	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁸	DWHXD White
PERS	Five-wire receptacle only (controls ordered separate) ⁸	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) ⁸	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ¹⁴	DBLTXD Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ¹⁴	DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height ¹⁴	DWHGXD Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁴	DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V) ²	
DF	Double fuse (208, 240, 480V) ²	
DS	Dual switching ⁹	
E7WH	Emergency battery backup, Non CEC compliant (7W) ⁹	
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{10,11}	
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{10,12}	
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ¹³	
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{13,14}	
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{10,13,15}	
LCE	Left side conduit entry ⁴	
RCE	Right side conduit entry ⁴	
Shipped separately		
RBPW	Retrofit back plate ³	
VG	Vandal guard ⁵	
WG	Wire guard ⁶	

Accessories

Ordered and shipped separately

WSTVCPBBW DDBXD U	Premium Surface-mounted back box
WSBBW DDBTX U	Surface-mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Need to specify 120, 208, 240 or 277 voltage.

- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.

Emergency Battery Operation

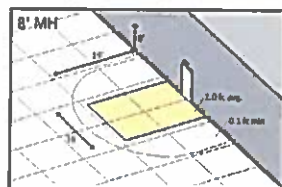
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

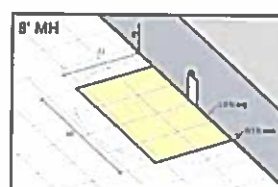
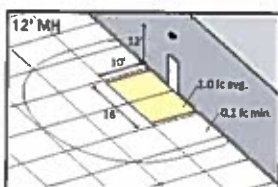
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

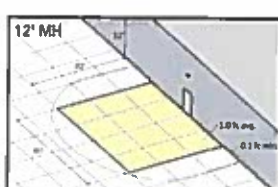
10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



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WST-LED
Rev. 05/22/19

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	0.03	0.02
	14	0.12	0.07	0.06	0.05	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.05	0.04	0.03
	25	0.21	0.13	0.11	0.1	0.09	0.06
P2	25	0.21	0.13	0.11	0.1	0.09	0.06
	30	0.25	0.15	0.13	0.11	0.1	0.08
P2 DS	25	0.21	0.13	0.11	0.1	0.09	0.06
	50	0.42	0.24	0.21	0.19	0.16	0.12
P3	56	0.43	0.26	0.23	0.21	0.18	0.14
	52	0.43	0.26	0.23	0.21	0.18	0.14

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ SFC	3 sec	5 min	5 min
PIRIFC3V or PIRHFC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
		Wire 4/Wire5	Wire 4/Wire5	Wire 4/Wire5	Wire 6/Wire7	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture	Wires Capped inside fixture
ROAM	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture	Wires Capped inside fixture
ROAM with Motion	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture	Wires Capped inside fixture
Futureproof*	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture	Wires Capped inside fixture
Futureproof* with Motion	✗	Wired to dimming leads on driver	Wired to dimming leads on driver	Wired to dimming leads on driver	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

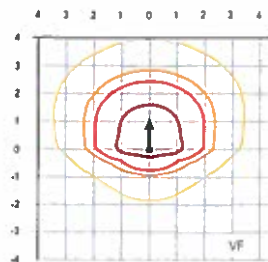
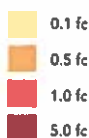


Photometric Diagrams

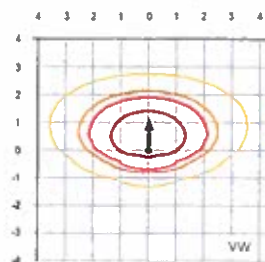
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isocandela plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10')

LEGEND



Test No. 3096SP32 tested in accordance with IESNA LM-79-08



Test No. 3111SP32 tested in accordance with IESNA LM-79-08

Distribution overlay comparison to 175W metal halide.

LEGEND

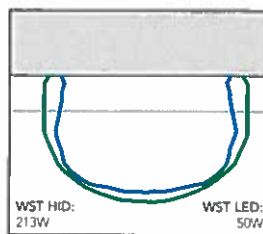


10' W Sidewalk

LEDs:

WST HID = 0.72

WST LED = 0.95



WST LED P3 40K VF,

WST 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



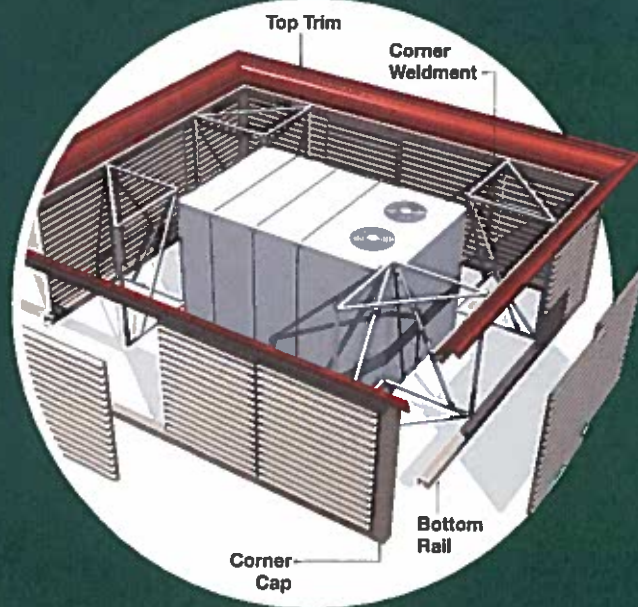
INNOVATIVE ROOFTOP SCREENS



- ZERO ROOFTOP PENETRATION
- APPROVED FOR USE WITH MOST MAJOR BRANDS
- SLIDING PANELS FOR EASY SERVICE ACCESS

Attractive, code-compliant and long lasting, Envisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration.

Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks, communication equipment — you name it!

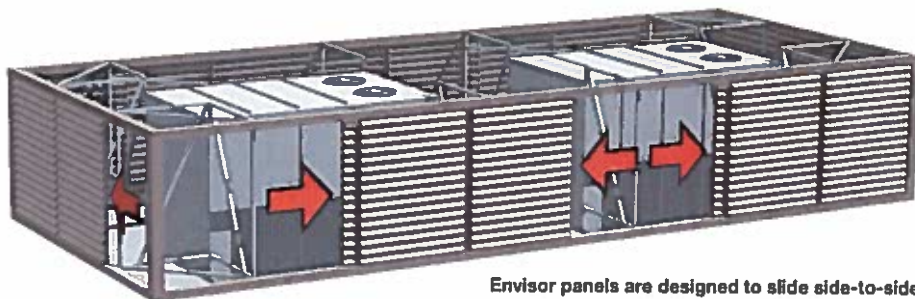


envisor

U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,795

Customizing a screen to fit your needs is easy. Simply choose your design, panel style, trim option and color and tell us about the units you want to screen, our project managers will take care of it.

- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV co-extruded cap on both sides or durable, weather-resistant aluminum



Envvisor panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

DESIGN OPTIONS



Vertical



Canted



Perimeter Wall

PANEL STYLES

ACRYLICAP ABS



Louver



Horizontal Rib



Brick



7.2 Rib

METAL



7.2 Rib Metal



Pan Metal



Pan



Forest



Batten



Vertical Rib



Vertical Rib Metal



Perforated Metal

COLOR OPTIONS



Alabaster



Almond



Cypress Moss



Dark Bronze



Forest Green



Khaki



Oyster



Mansard Brown



Putty



Ranchero Red



Sagebrush



Shadow Gray



Slate Gray



Custom Color

CUSTOM SOLUTIONS

Envvisor equipment screens can be manufactured in a limitless combination of shapes and configurations. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call or visit us online.

TOP TRIM OPTIONS



Band



Step 2



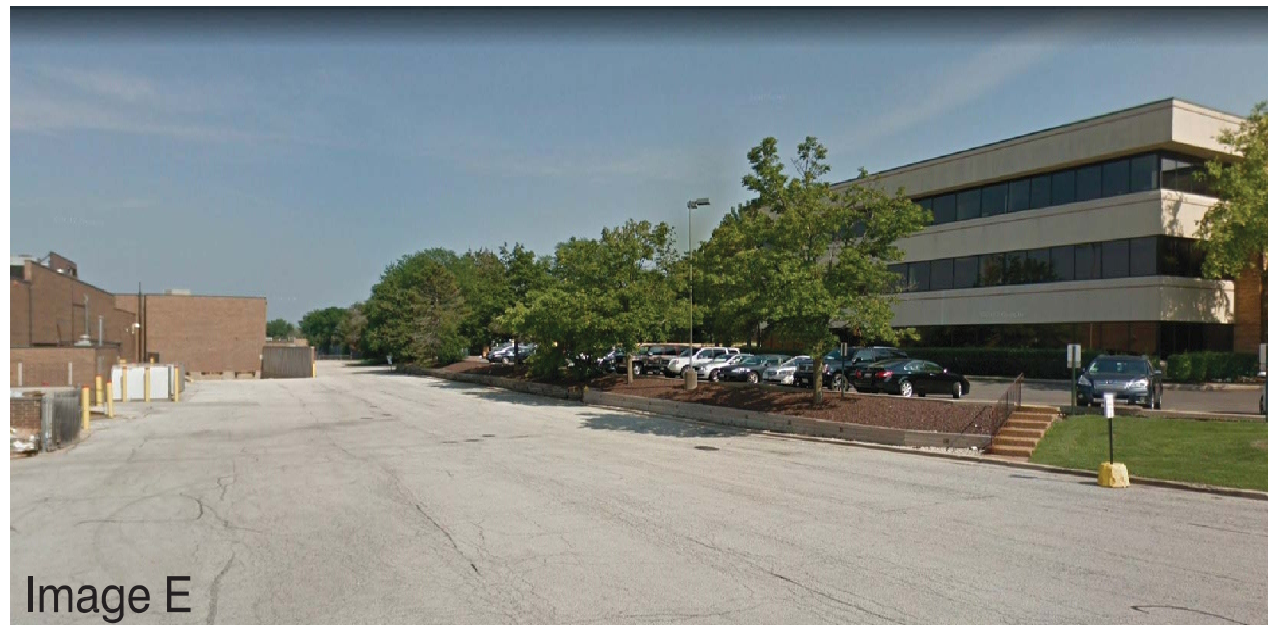
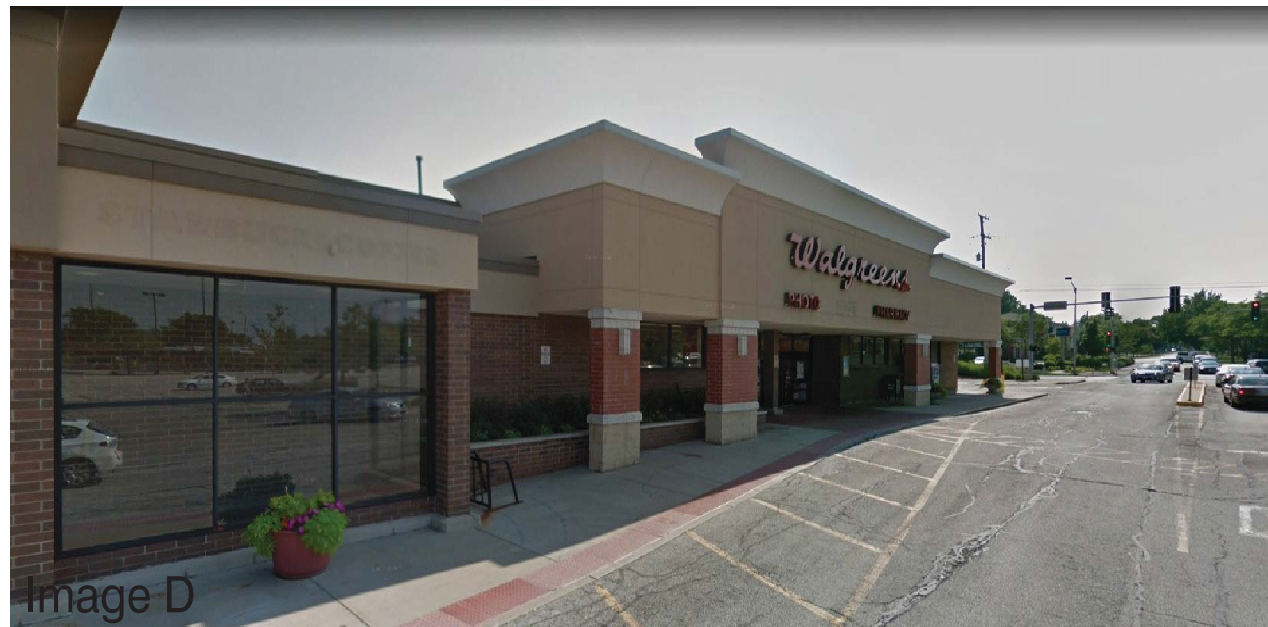
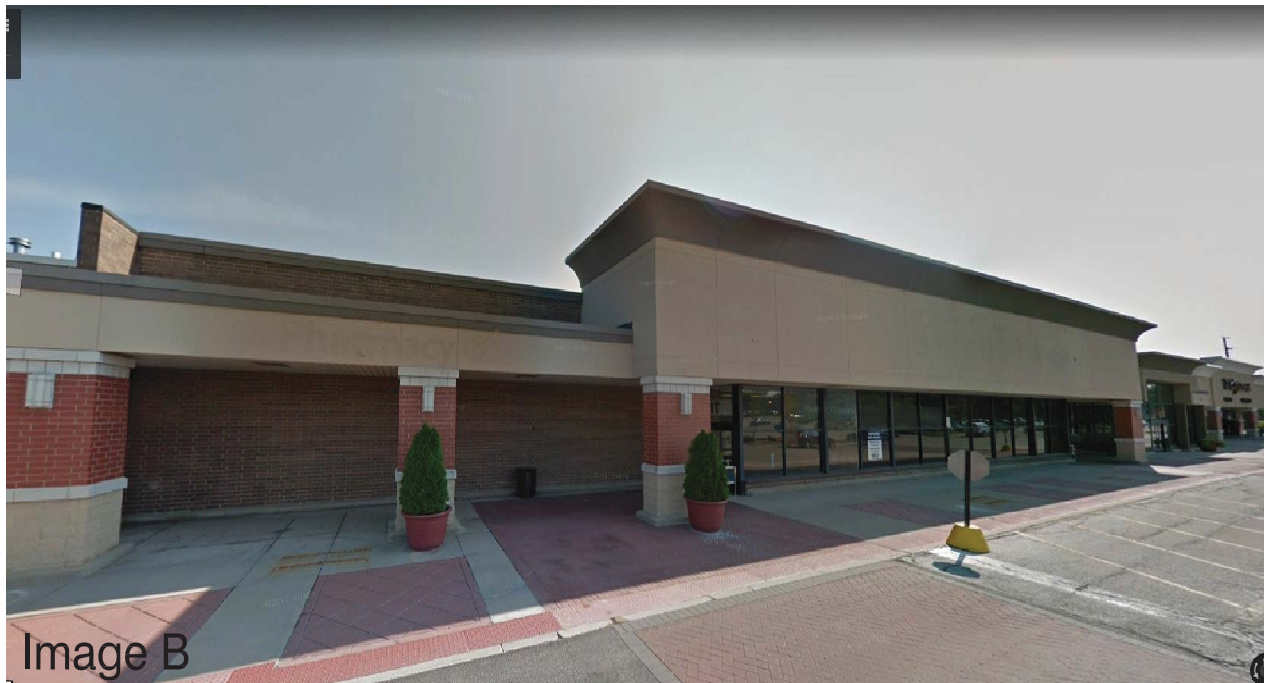
Step 3



Alamo



Cove



Existing Town & Country Storefronts







golden
corral

445

W
NG

W
NG



DICK'S
SPORTING GOODS

FLORIDA

DICK'S

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LA FITNESS

JOANN



