



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

June 23, 2020
6:30 PM

I. CALL TO ORDER

- A. Pursuant to orders issued in response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held via virtual Webinar, which permits the public to fully participate in the virtual meeting via the Webinar or their phones.

To participate via the Webinar, this link will take you to instructions for joining the meeting: <https://bit.ly/3d9kxvI>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate via the Webinar, their phone, or send an email to the Village at shautzinger@vah.com no later than 3:00 p.m. on June 23, 2020, to be shared at the meeting. Please limit emails to 200 words or less.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/9/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-038 - Pet Suites - 1050 E. Rand Rd. / Commercial
- B. DC#20-042 - Mariano's Retail Fuel Center - 406 E. Northwest Hwy. / 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
6/23/2020

Item: Minutes - 6/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 6/9/20

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION VIRTUAL MEETING JUNE 9, 2020

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt

Members Absent: Kirsten Kingsley
Scott Seyer

Also Present: Robert Flubacker, Robert Flubacker Architects for 406 N. Beverly Ln.
Chris Jenks, Jim Plat, Mike Sidor for *Driven Car Wash*
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at a regular meeting location not feasible.

REVIEW OF MEETING MINUTES FOR MAY 26, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 26, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW

DC#20-036 – 406 N. Beverly Ln.

Robert Flubacker, representing *Robert Flubacker Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. This is a proposal to add both first and second-floor additions to an existing 2-story home. This project does comply with all of the R-3 zoning requirements. The neighborhood context in this location is primarily single-story houses, with some split-level houses and a few two-story houses. The subject house has a unique "C"-shaped layout, and the rear portion has been previously expanded with a second-floor addition. The proposed new design will extend the front of the house forward approximately 5'-6" with a new second floor addition above. The new second floor addition has a low hipped roof, and the single-story roof line is being maintained, which both help the design to fit in with the adjacent single-story homes. However, the massing of the new second floor is somewhat busy with jogging walls and varying wall heights, as compared to the simpler surrounding context. The Design Commission should evaluate the scale and massing of the proposed design as it relates to the surrounding context.

Mr. Hautzinger also said that Staff received numerous letters of support from neighbors that were forwarded to the commissioners for review prior to tonight.

Mr. Flubacker had no comments at this time.

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

Commissioner Eckhardt appreciated Staff's comments regarding the busyness of the design, but he saw it as unique detail and character that is characteristic of this architect. He liked the design being proposed, the ins and outs and things that have interest; he had no issues with that at all. He questioned how far the bracket at the front entrance extends out, and whether it is a single bracket or 2 brackets, and Mr. Flubacker replied that the front of the garage is at the setback line and the roof of the projection of the entry roof is 30-inches in front of the setback line. He added that updated drawings were submitted to show that the bracket was changed to a column, and now that he looks at it again, an attached column would most likely be added on the west side of the entry as well. Commissioner Eckhardt was in support of this change. He liked the design, the materials and the detailing, and he felt it was a successful project.

Commissioner Kubow agreed with Commissioner Eckhardt; he felt this was a vast improvement to the existing home and he did not find it to be busy at all; it is very interesting. He loved the material palette, the fenestration that is now being added, and the right side of the home with the cool windows. He asked for clarification about the brackets at the front entry because he did not follow all of Commissioner Eckhardt's previous comments. Mr. Flubacker explained that the design was revised to eliminate the brackets at the front entry and add a column there instead; however, looking at it now, he felt that another column should be added on the corner of the garage as well. Commissioner Kubow felt that adding symmetry at the front door made perfect sense, and overall, he felt the design was fantastic.

Chair Fitzgerald liked the home a lot and agreed with the comments made by the other commissioners. He asked again if there was any public comments to be made and Mr. Hautzinger said there were none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 406 N. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 5/13/20, 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 PETITIONER HAS PROVIDED AN EXHIBIT THAT SHOWS A FREESTANDING ENTRY ROOF COLUMN INSTEAD OF THE BRACKET AND HE WILL BE ADDING AN ENGAGED COLUMN AT THE GARAGE CORNER, TO BE REVIEWED BY STAFF.

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

ITEM 2. COMMERCIAL REVIEW

DC#20-035 – Driven Car Wash – 2100 S. Arlington Heights Rd.

Chris Jenks, Jim Plat, and Mike Sidor were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a façade renovation of an existing car wash facility that was originally approved and developed in 1969. The petitioner is currently proposing to update the property with a façade renovation, site improvements, and new signage. The façade renovation includes new metal siding panels over the existing brick walls, and a new “fin” tower element at the front of the building.

This project received a preliminary Design Commission review on March 10, 2020. Overall, the Design Commission was in favor of the proposed design. However, the following suggestions were offered for the petitioner's consideration:

- A suggestion to increase the angle of the top of the wall on the front elevation.
- A recommendation to increase the thickness of the “fin” tower element
- Consider a different treatment for the tower siding for a contrast from the building walls.
- A suggestion to add something more to the north wall for added interest.
- Code compliant signage was recommended, although a fun signage design and accent lighting were encouraged.

In response to the Design Commission's preliminary comments, the following changes have been made to the design:

- The angle of the top of the wall on the front elevation has not changed.
- The thickness of the tower “fin” has been slightly increased.
- The tower siding has not changed, but the overall color scheme has been revised with orange and dark blue color accents.
- An additional wall sign was initially proposed for the north wall, but per Staff's recommendation, the sign was omitted.
- All signage was redesigned and enhanced with the new “Driven” branding.

Overall, Staff feels the proposed design is very nicely done and will be a welcome improvement and update to the property. The new color scheme is vibrant and inviting. However, Staff feels that the orange color vacuum arms/hoses are too bold, being adjacent to the existing office building, and they should be revised to match the neutral gray color on the building.

With regards to signage, the petitioner is proposing to reface an existing ground sign facing Arlington Heights Road, and add three new wall signs to the building. Two wall signs are proposed on the front elevation, and a third wall sign is proposed on the rear wall. The signage is nicely designed and coordinates very well with the building design. However, per Chapter 30 sign code, only one wall sign is allowed per street frontage. The petitioner intends to pursue sign variations for the two additional wall signs, which will be reviewed in detail under a separate application.

The petitioner has indicated that all mechanical equipment will be located inside the building, which is ideal, and exterior screening is therefore not needed. A new trash dumpster enclosure is proposed at the rear of the site, which will be clad with metal panels to match the building.

Overall Staff recommends approval of the project, with the comment to revise the orange color vacuum arms/hoses to match the neutral gray color on the building.

Chris Jenks reinforced the comments made by Steve about the project, and said that as a local resident he is very excited for the opportunity to acquire both this business and the property. The biggest change since the preliminary review is the incorporation of the branding, which they have put a lot of time into and are incredibly excited about how it turned out. They have had many conversations with long-time residents who remember this site as the Colonial Car Wash, so their big focus is to create a brand that has more of a modern play on the retro car wash. They hope this will radiate from the signage, the emblem, the logo, and the color schemes being proposed. They feel these changes are a much needed improvement for the existing site. In response to the concerns about the Patriot Red color for the vacuums, Mr. Jenks said that a privacy fence will be added along the north property line, providing some element of protection to the property to the north. The Patriot Red

color was intentional to add a lot of energy, vibrancy and make the property more welcoming, as well as add depth and dimension to the north wall of the building. Overall, they are very excited to hear feedback from the commissioners tonight.

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

Commissioner Kubow loved the original concept and color scheme that was presented at the preliminary review, and felt that the revisions presented tonight were fantastic. Although he really liked the previous blue color scheme, he acknowledged that color schemes are subjective and the new colors being proposed introduce a pop to the site that is needed along Arlington Heights Road, and will help draw customers into the site. He loved the signage being proposed and although he felt the Patriot Red color for the vacuums was fine, he preferred the dark blue color being used on the building be used for the vacuums instead. Overall, he felt this was a great project.

Commissioner Eckhardt said the transformation from the existing building to the current design is amazing and what the petitioner is doing for this building and the context of the other nearby buildings. He supported the changes that were made to the geometry of the building, the thicknesses and the height, and he supported the 3 wall signs being shown. He felt the ground sign on Arlington Heights Road would be helpful to first time visitors who might not know what the 'D' logo at the top of the front elevation stood for. Commissioner Eckhardt loved the orange color being proposed for the vacuums/hoses that adds a very nice contrast with the building. He felt the gray color would lack interest, and the orange vacuums will be a wayfinding element that look like art, and he completely supports it.

Chair Fitzgerald felt the architecture of the project was exceptional; he loved the shape, the design, and the colors; it is somewhat retro and modern at the same time. He was in support of the 2 signs on the front elevation that are exciting, and felt that the Patriot Red color on the vacuums is like a sculpture; it is exciting and interesting to look at. He liked that the vacuums are being highlighted with a bright color because a car wash should be a fun place to go; it fits well with the theme. He also liked that a fence was being added along the north elevation, and felt that it should be a requirement.

Commissioner Eckhardt asked if a color was selected for the fence and Mr. Jenks said not yet, although they are considering wood and masonry to keep it basic, along with landscaping for privacy. Commissioner Eckhardt said that the fence should not be a bold color, and he suggested grey. Mr. Hautzinger said that this project is assuming an existing zoning approval for the site and although it is not required to return to the Plan Commission, compliance with the previous zoning approvals are required. Some of the fencing on the site were requirements made at that time, so any comments from this commission regarding site design elements such as the fence would have to be put forth as a recommendation.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE *DRIVEN CAR WASH* LOCATED AT 2100 S. ARLINGTON HEIGHTS ROAD, AS PROPOSED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 5/28/20, 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. DESIGN COMMISSION SUPPORTS THE SIGNAGE AS SHOWN.
2. A RECOMMENDATION THAT A WOOD FENCE BE PROVIDED ALONG THE NORTH SIDE OF THE SITE, PER THE PREVIOUSLY APPROVED ORDINANCE FOR THE SITE.
3. 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 asked that the motion be amended to include a recommendation that the fence be painted in grey tones to match the building.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

2. A RECOMMENDATION THAT A WOOD FENCE BE PROVIDED ALONG THE NORTH SIDE OF THE SITE, PER THE PREVIOUSLY APPROVED ORDINANCE FOR THE SITE, AND THAT THE FENCE BE CONSISTENT IN COLOR WITH THE MATERIAL PALETTE OF THE BUILDING, WITH GREY AS A SUGGESTION.

Chair Fitzgerald said that since the fence is going to be open to the adjacent building to the north, he preferred it to be a little more open and suggested natural cedar instead; he was unsure if grey would look good on the other side. This could be approved by Staff. Commissioner Kubow agreed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

2. A RECOMMENDATION THAT A WOOD FENCE BE PROVIDED ALONG THE NORTH SIDE OF THE SITE, PER THE PREVIOUSLY APPROVED ORDINANCE FOR THE SITE, AND THAT THE FENCE COLOR BE APPROVED BY STAFF.

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

Mr. Hautzinger clarified to the petitioner that the Design Commission has expressed their support for the signage being shown tonight; however, a separate application and review is required for sign variations, with final approval by the Village Board. Mr. Jenks understood this.

ITEM 3. GENERAL MEETING

Commissioner Eckhardt did not want to skip the annual Alan Bombick design award due to the current situation of no public meetings being held due to the coronavirus. He encouraged Staff to continue with the selection process for the award recipients this year, and then take a wait and see approach as to when a public presentation of the award could be held. Commissioner Kubow and Chair Fitzgerald agreed. Mr. Hautzinger encouraged the commissioners to provide Staff with potential nominations.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:10 PM. ALL WERE IN FAVOR. MOTION CARRIED.



Design Commission 6/23/2020

Item: DC#20-038 - Pet Suites - 1050 E. Rand Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design of a facade renovation for a new pet boarding facility.

Recommendation

It is recommended that the Design Commission approve the architectural design for Pet Suites located at 1050 E. Rand Road. This recommendation is subject to compliance with the architectural plans received 5/27/20, and trash enclosure and signage plans received 6/12/20, 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 more decorative support structure for the ground sign with a masonry base to match the building is encouraged.
2. The color of the split-face CMU trash enclosure match or complement the building design.
3. 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.
4. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description	Type
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Staff Report
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Pet Suites
Project Address: 1050 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: June 12, 2020

PETITIONER INFORMATION:

DC Number: 20-038
Petitioner Name: Jack Westfall
Petitioner Address: 127 W Berry
Ft Wayne, IN 46802

Meeting Date: June 23, 2020

Requested Action(s):

Approval of the proposed architectural design of a façade renovation for a new pet boarding facility.

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.

This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a commercial kennel in the B-2 Zoning District. Because this project is going to the Plan Commission, 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 to renovate and reuse an existing 16,435 square foot retail building, formerly Teddy's Liquors, to create a new pet boarding facility. Pet Suites is a national pet boarding business that provides day care and overnight services for dogs and cats. The scope of the project includes interior and exterior renovation of the building, new signage, and site improvements.

Architectural Design:

The primary design feature for the exterior renovation is removal of the existing mansard roof feature, and replacement with a new stucco wall with metal "V" groove grid pattern. A decorative green metal canopy will highlight the entrance at the corner of the building. The existing clear anodized aluminum storefront and red face brick will remain.

Overall, the proposed design has a fresh clean appearance, and it will be a welcome improvement and update to the property. The proposed materials and colors work well together, and the green canopy coordinates nicely with the wall signage.

Signage:

The petitioner is proposing two new wall signs, and one new ground sign. The primary wall sign is located on the new stucco wall above the main entrance facing Rand Road. A second wall sign will face Jane Avenue to the north. The wall signs are nicely designed, code-compliant, and they fit comfortably on the building walls.

The existing large "Teddy's Liquors" ground sign will be removed in its entirety and replaced with a new code-compliant ground sign to be installed in the same location facing Rand Road. The new sign is a simple design with a purple painted structure to coordinate with the business' branding. Staff encourages the petitioner to consider a more decorative support structure for the ground sign with a brick masonry base to match the building. However, the mature landscaping across the front property line will conceal the base of the sign, so Staff does not object to the proposed post-mounted sign in this location.

Rooftop Mechanical Screening:

The existing rooftop mechanical equipment is located towards the back of the building, so it is not visible from the road. The petitioner has agreed to provide screening, if any visible new mechanical units are installed,

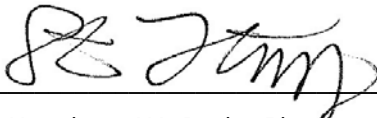
Trash Screening:

There is an existing trash dumpster enclosure at the east corner of the building constructed of slatted chain link fencing. The petitioner is proposing to replace the enclosure in the same location with a new split-face CMU enclosure, which will be a nice improvement. The color of the split-face CMU is not indicated, but it should be required to match or complement the building design.

RECOMMENDATION:

It is recommended that the Design Commission approve the architectural design for Pet Suites located at 1050 E. Rand Road. This recommendation is subject to compliance with the architectural plans received 5/27/20, and trash enclosure and signage plans received 6/12/20, 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 more decorative support structure for the ground sign with a masonry base to match the building is encouraged.
2. The color of the split-face CMU trash enclosure match or complement the building design.
3. 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.
4. All signage must meet code, Chapter 30, or approved variations.



June 12, 2020

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-038



E Rand Rd

E Jane Ave

N Beverly Ln

E Rand Rd

E Jane Ave

N Clarence Ave

Photos of Surrounding Properties



JANE AVE



SUBJECT PROPERTY



DRYDEN AVE



RAND ROAD



6415 N. Caldwell Ave.
Chicago, Il. 60646

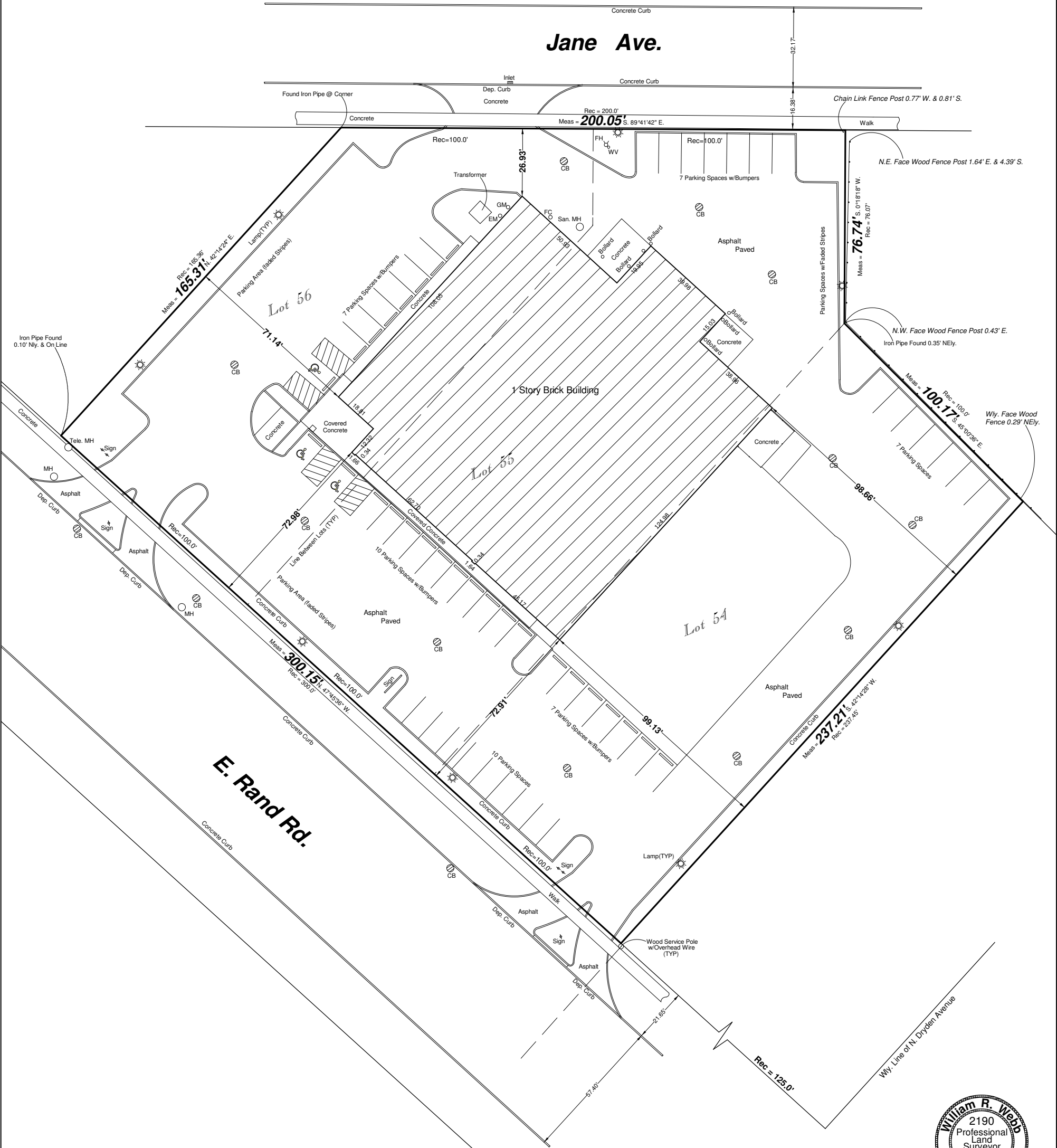
ALTA/NSPS Land Title Survey

Central Survey LLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description

Lots 54, 55 and 56 in C.A. Goelz's Arlington Heights Gardens, a Subdivision in the Northeast 1/4 of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 1050 E. Rand Road, Mount Prospect, Illinois
Area of Land Described: 72,412 Sq. Ft.



Legend

N. = North
S. = South
E. = East
W. = West
(TYP) = Typical
Rec = Record
Meas = Measure
St. = Street
Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.02' = 1/4"	0.03' = 3/8"
0.04' = 1/2"	0.05' = 5/8"	0.06' = 3/4"
0.07' = 7/8"	0.08' = 1"	0.09' = 1 1/8"
0.10' = 1 1/4"	0.11' = 1 1/2"	0.12' = 1 1/4"
0.13' = 1 1/2"	0.14' = 1 3/4"	0.15' = 1 5/8"
0.16' = 1 3/4"	0.17' = 1 7/8"	0.18' = 1 7/8"
0.19' = 2"	0.20' = 2"	0.21' = 2 1/8"
0.22' = 2 1/4"	0.23' = 2 1/2"	0.24' = 2 3/4"
0.25' = 2 5/8"	0.26' = 2 3/4"	0.27' = 2 7/8"
0.28' = 3"	0.29' = 3"	0.30' = 3 1/8"
0.31' = 3 1/4"	0.32' = 3 1/2"	0.33' = 3 3/4"
0.34' = 3 3/8"	0.35' = 3 5/8"	0.36' = 3 1/2"
0.37' = 3 7/8"	0.38' = 4"	0.39' = 4"
0.40' = 4"	0.41' = 4 1/8"	0.42' = 4 1/4"
0.43' = 4 1/2"	0.44' = 4 3/4"	0.45' = 4 1/2"
0.46' = 4 5/8"	0.47' = 4 3/4"	0.48' = 4 7/8"
0.49' = 5"	0.50' = 5"	0.51' = 5 1/8"
0.52' = 5 1/4"	0.53' = 5 1/2"	0.54' = 5 3/4"
0.55' = 5 5/8"	0.56' = 5 3/4"	0.57' = 5 7/8"
0.58' = 6"	0.59' = 6"	0.60' = 6 1/8"
0.61' = 6 1/4"	0.62' = 6 1/2"	0.63' = 6 3/4"
0.64' = 6 3/8"	0.65' = 6 5/8"	0.66' = 6 1/2"
0.67' = 6 7/8"	0.68' = 7"	0.69' = 7"
0.70' = 7"	0.71' = 7 1/8"	0.72' = 7 1/4"
0.73' = 7 1/2"	0.74' = 7 3/4"	0.75' = 7 1/2"
0.76' = 7 5/8"	0.77' = 7 3/4"	0.78' = 7 7/8"
0.79' = 8"	0.80' = 8"	0.81' = 8 1/8"
0.82' = 8 1/4"	0.83' = 8 1/2"	0.84' = 8 3/4"
0.85' = 8 5/8"	0.86' = 8 3/4"	0.87' = 8 7/8"
0.88' = 9"	0.89' = 9"	0.90' = 9 1/8"
0.91' = 9 1/4"	0.92' = 9 1/2"	0.93' = 9 3/4"
0.94' = 9 5/8"	0.95' = 9 3/4"	0.96' = 9 7/8"
0.97' = 10"	0.98' = 10"	0.99' = 10 1/8"
1.00' = 10 1/4"	1.01' = 10 1/2"	1.02' = 10 3/4"
1.03' = 10 5/8"	1.04' = 10 3/4"	1.05' = 10 7/8"
1.06' = 11"	1.07' = 11"	1.08' = 11 1/8"
1.09' = 11 1/4"	1.10' = 11 1/2"	1.11' = 11 3/4"
1.12' = 11 5/8"	1.13' = 11 3/4"	1.14' = 11 7/8"
1.15' = 12"	1.16' = 12"	1.17' = 12 1/8"
1.18' = 12 1/4"	1.19' = 12 1/2"	1.20' = 12 3/4"
1.21' = 12 5/8"	1.22' = 12 3/4"	1.23' = 12 7/8"
1.24' = 13"	1.25' = 13"	1.26' = 13 1/8"
1.27' = 13 1/4"	1.28' = 13 1/2"	1.29' = 13 3/4"
1.30' = 13 5/8"	1.31' = 13 3/4"	1.32' = 13 7/8"
1.33' = 14"	1.34' = 14"	1.35' = 14 1/8"
1.36' = 14 1/4"	1.37' = 14 1/2"	1.38' = 14 3/4"
1.39' = 14 5/8"	1.40' = 14 3/4"	1.41' = 14 7/8"
1.42' = 15"	1.43' = 15"	1.44' = 15 1/8"
1.45' = 15 1/4"	1.46' = 15 1/2"	1.47' = 15 3/4"
1.48' = 15 5/8"	1.49' = 15 3/4"	1.50' = 15 7/8"
1.51' = 16"	1.52' = 16"	1.53' = 16 1/8"
1.54' = 16 1/4"	1.55' = 16 1/2"	1.56' = 16 3/4"
1.57' = 16 5/8"	1.58' = 16 3/4"	1.59' = 16 7/8"
1.60' = 17"	1.61' = 17"	1.62' = 17 1/8"
1.63' = 17 1/4"	1.64' = 17 1/2"	1.65' = 17 3/4"
1.66' = 17 5/8"	1.67' = 17 3/4"	1.68' = 17 7/8"
1.69' = 18"	1.70' = 18"	1.71' = 18 1/8"
1.72' = 18 1/4"	1.73' = 18 1/2"	1.74' = 18 3/4"
1.75' = 18 5/8"	1.76' = 18 3/4"	1.77' = 18 7/8"
1.78' = 19"	1.79' = 19"	1.80' = 19 1/8"
1.81' = 19 1/4"	1.82' = 19 1/2"	1.83' = 19 3/4"
1.84' = 19 5/8"	1.85' = 19 3/4"	1.86' = 19 7/8"
1.87' = 20"	1.88' = 20"	1.89' = 20 1/8"
1.90' = 20 1/4"	1.91' = 20 1/2"	1.92' = 20 3/4"
1.93' = 20 5/8"	1.94' = 20 3/4"	1.95' = 20 7/8"
1.96' = 21"	1.97' = 21"	1.98' = 21 1/8"
1.99' = 21 1/4"	2.00' = 21 1/2"	2.01' = 21 3/4"
2.02' = 21 5/8"	2.03' = 21 3/4"	2.04' = 21 7/8"
2.05' = 22"	2.06' = 22"	2.07' = 22 1/8"
2.08' = 22 1/4"	2.09' = 22 1/2"	2.10' = 22 3/4"
2.11' = 22 5/8"	2.12' = 22 3/4"	2.13' = 22 7/8"
2.14' = 23"	2.15' = 23"	2.16' = 23 1/8"
2.17' = 23 1/4"	2.18' = 23 1/2"	2.19' = 23 3/4"
2.20' = 23 5/8"	2.21' = 23 3/4"	2.22' = 23 7/8"
2.23' = 24"	2.24' = 24"	2.25' = 24 1/8"
2.26' = 24 1/4"	2.27' = 24 1/2"	2.28' = 24 3/4"
2.29' = 24 5/8"	2.30' = 24 3/4"	2.31' = 24 7/8"
2.32' = 25"	2.33' = 25"	2.34' = 25 1/8"
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2.50' = 27"	2.51' = 27"	2.52' = 27 1/8"
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2.92' = 31 5/8"	2.93' = 31 3/4"	2.94' = 31 7/8"
2.95' = 32"	2.96' = 32"	2.97' = 32 1/8"
2.98' = 32 1/4"	2.99' = 32 1/2"	3.00' = 32 3/4"

Scale: 1 Inch equals 25 Feet.
Ordered By: Novogroder Companies
Order Number: 1050B
Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

State of Illinois)
County of Cook) S.S.

This is to certify to NCI Mount Prospect LLC, NCI Holdings LLC and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes items 2, 4, 7(a), 8, 9, 14, 16 and 20 of Table "A" thereof. The field work was completed on February 12, 2020.

Dated this 12th day of February 2020
William R. Webb P.L.S. #2190 (expires November 30, 2020)

Professional Design Firm Land Surveying Corporation (#184-005417)



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



SITE DATA	
SITE AREA	72,412 SF (1.66 ACRES)
PARKING PROVIDED	81 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
BUILDING AREA	16,385 SF
TOTAL PERVIOUS AREA	12,374 SF
TOTAL IMPERVIOUS AREA	60,038 SF

NOTE: ALL EXISTING LANDSCAPING TO REMAIN.

PETSUITES

Arlington Heights, IL



THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.



EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION

EXISTING ELEVATIONS



PETSUITES

Arlington Heights, IL



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PETSUITES

Arlington Heights, IL



1.800.955.4731 www.gpdgroup.com

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PETSUITES

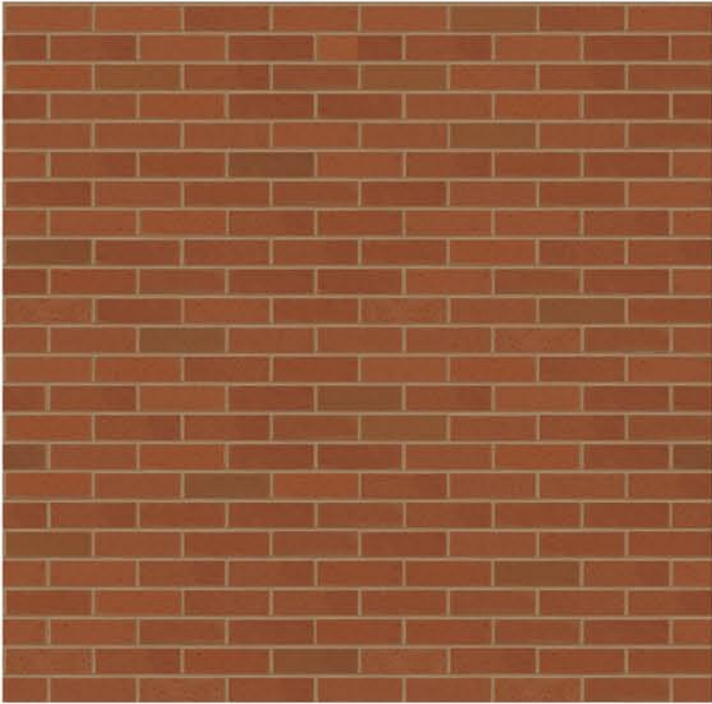
Arlington Heights, IL



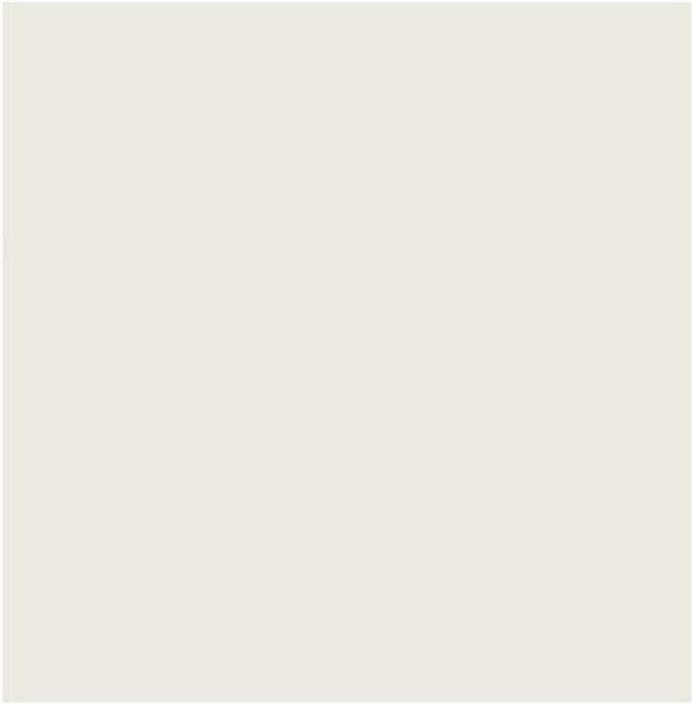
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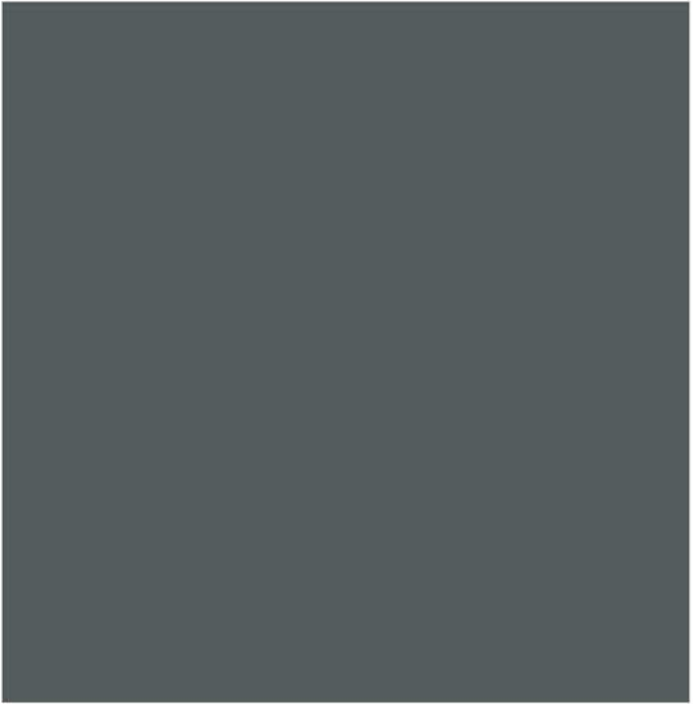
Exterior Building Materials



Existing Brick Veneer



Stucco
Painted Sherwin Williams Alabaster



Gray Canopy Fabric



Metal Canopies
Painted PetSuites Lime Green



White Vinyl Fence



Clear Annodized Aluminum
Existing Storefront Windows & Stucco Reveals



PETSUITES
Arlington Heights, IL

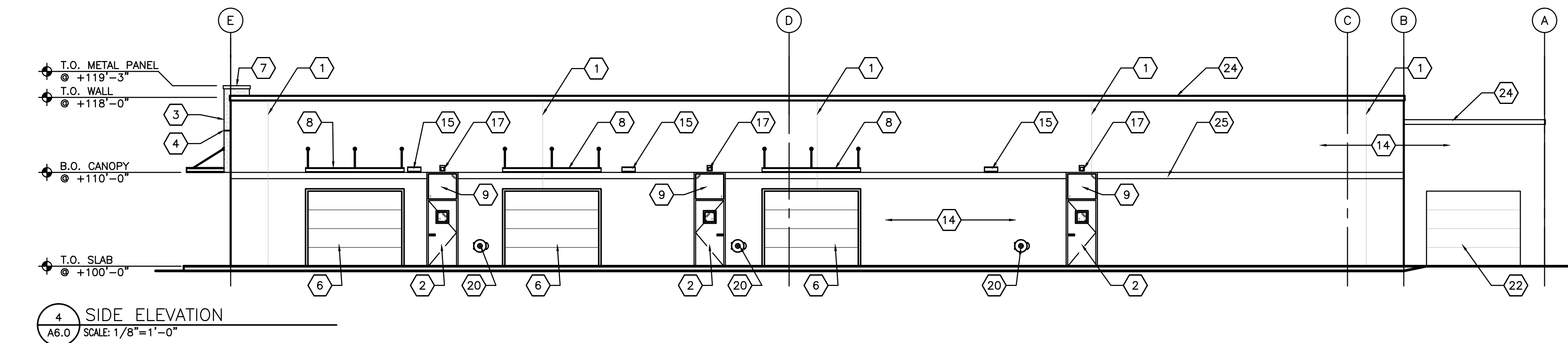
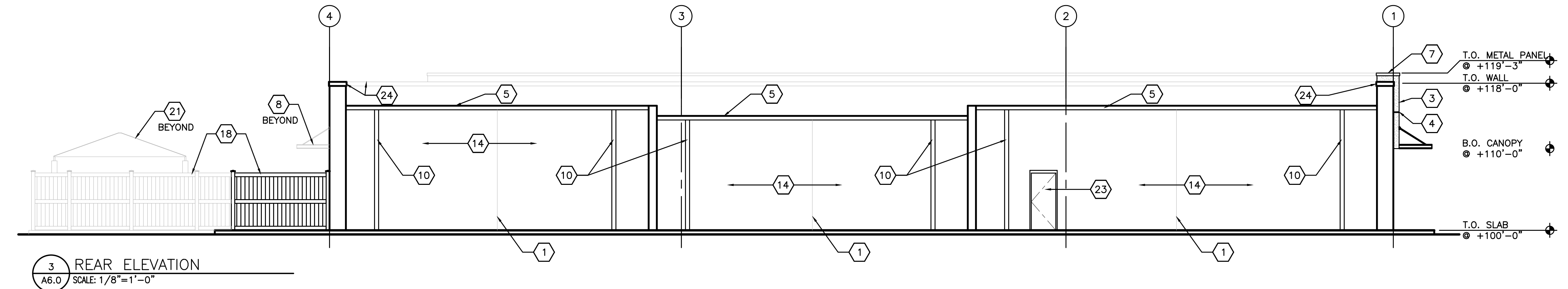
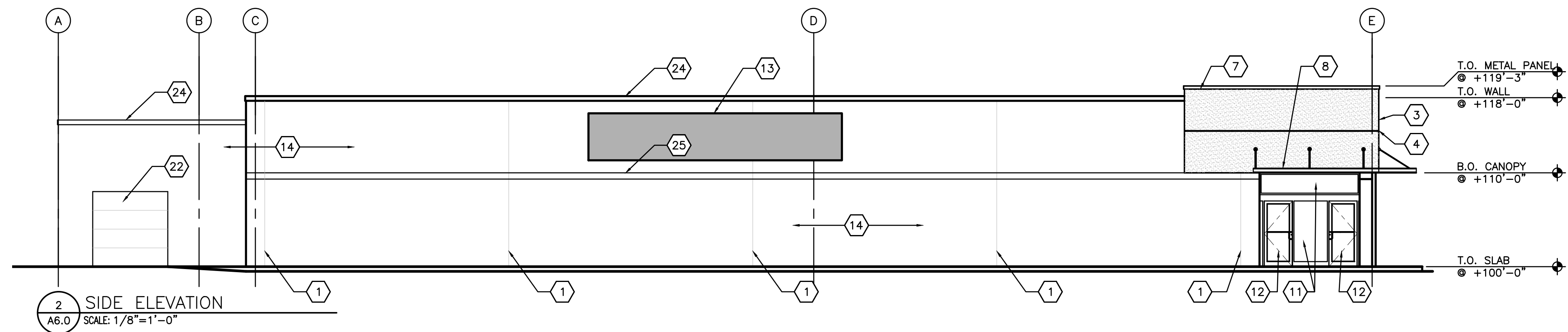
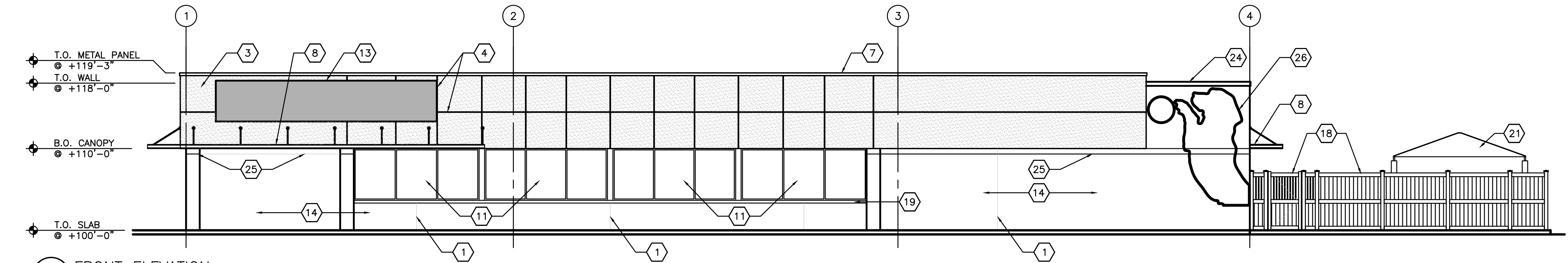


THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

Drawing Name: C:\2019\2019155 PetSuites25_Arlington Heights_IL (Group 5)\03-DwgE-Preliminary Floor Plan & Elevations\265_A6.0 EXTERIOR ELEVATIONS.dwg
User: akoleear

KEY NOTES

- EXISTING CMU CONTROL JOINT.
- NEW GALVANIZED HEAVY-DUTY DOOR AND HARDWARE, TYP. FROM DOG BOARDING AREA
- NEW STUCCO SIGN BAND SYSTEM. COLOR: SHERWIN WILLIAMS ALABASTER SW7008.
- STUCCO V-REVEAL TRIM. B.O.D. FLANNERY, INC. PART #SV 75-75 COLOR: MEDIUM BRONZE ANODIZED.
- EXISTING OPEN PARAPET CONTINUOUS GUTTER.
- NEW ROLLING OVERHEAD DOOR. B.O.D. CLOPAY 3718 FLUSH PANEL DOOR (STUCCO EMBOSSED) COLOR: GLACIER WHITE.
- NEW COPING BY GENERAL CONTRACTOR TO MATCH ADJACENT FINISH.
- NEW CANOPY BY GENERAL CONTRACTOR, MANUFACTURER: PERSONA. COLOR: PET SUITES LIME GREEN **OR AS SELECTED**.
- NEW CLEAR GLASS WINDOW ABOVE DOOR.
- EXISTING DOWNSPOUT.
- EXISTING CLEAR STOREFRONT WINDOW.
- EXISTING STORE FRONT DOOR SYSTEM TO REMAIN.
- NEW SIGNAGE BY PETSUITES
- EXISTING BRICK VENEER TO REMAIN.
- NEW EXTERIOR WALL PACK.
- NEW EXTERIOR WALL PACK NESTED IN CANOPY PER MANUFACTURER'S RECOMMENDATIONS.
- NEW EMERGENCY LIGHTING FIXTURE BOTTOM @ 10'-2" A.F.F.
- NEW 7'-0" HIGH SOLID COMPOSITE PRIVACY FENCE, HOLD TIGHT TO CONC. AT BOTTOM. B.O.D. WEATHERABLES AUGUSTA PRIVACY FENCE, COLOR: WHITE.
- EXISTING MASONRY SILL TO REMAIN.
- NEW HOSE REEL.
- OUTDOOR PLAY YARD CANOPY. B.O.D. MODERN SHADE, LLC 4-POST HIP WITH HPDE FABRIC. STRUCTURE COLOR: SIGNAL WHITE RAL 9003, FABRIC COLOR: GUN METAL GRAY 455262.
- EXISTING OVERHEAD DOOR TO REMAIN.
- EXISTING MAN DOOR TO REMAIN.
- EXISTING METAL COPING TO REMAIN.
- EXISTING MASONRY BAND TO REMAIN.
- INTERNALLY LIT ARCHITECTURAL GRAPHIC OUTLINE.



REV.	DATE	DESCRIPTION

NOT FOR
CONSTRUCTION

PETSUITES CONVERSION
1050 RAND ROAD
ARLINGTON HEIGHTS, IL
EXTERIOR ELEVATIONS

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO.
T.B.D.

PROJECT MANAGER	DESIGNER
KW	DG

JOB NO.
2019155.25

A6.0

1050 E. Rand Road

1050 E Rand Rd

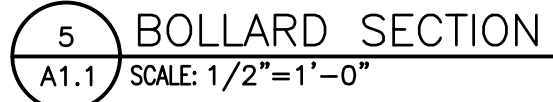
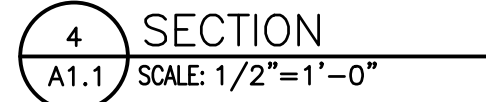
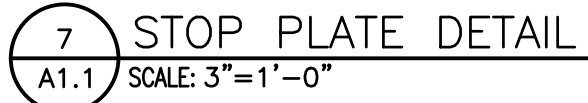
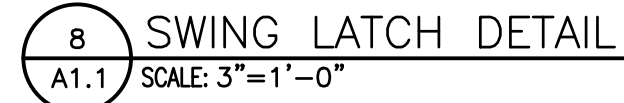
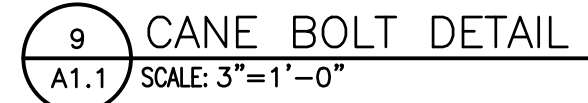


Google Earth

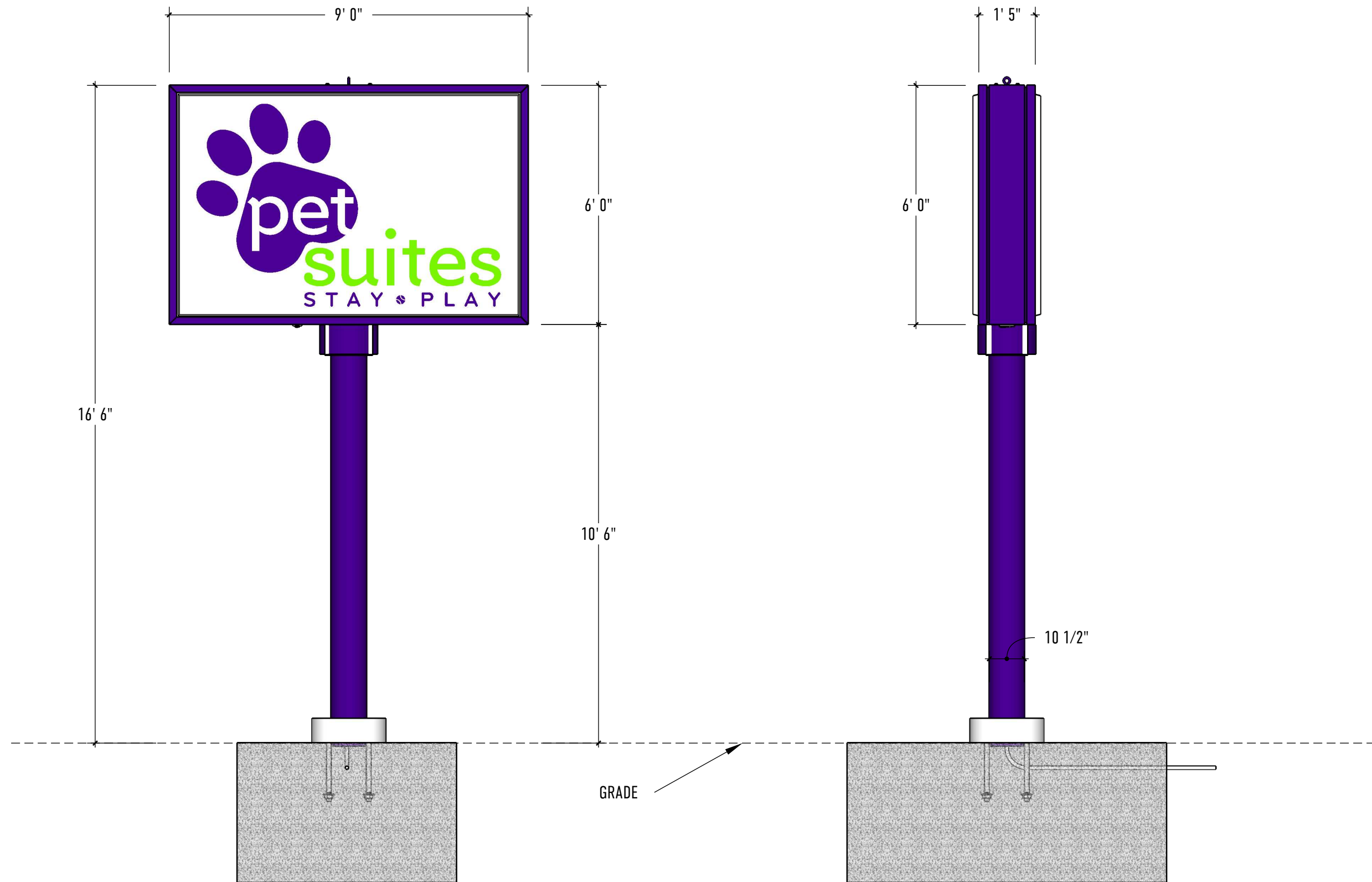
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1. USE ASTM A36 FOR ALL ANGLES, PLATES, AND RODS.
2. USE ASTM A53, TYPE E OR S, GRADE B FOR PIPE.
3. ASTM A500, GRADE B (Fy=46 KSI) FOR TUBE STEEL.
4. FINISH FOR STEEL; TO BE PAINTED OR HOT-DIPPED GALVANIZED.
5. WOOD IS TO BE OF NUMBER TWO GRADE OR BETTER.
6. ~~REFER TO STRUCTURAL GENERAL NOTES FOR ADDITIONAL INFORMATION.~~
7. ~~REFER TO SHEET S3.0 FOR ALL STRUCTURAL DUMPSTER ENCLOSURE INFORMATION.~~



A1.1







Design Commission 6/23/2020

Item: DC#20-042 - Mariano's Retail Fuel Center - 406 E. Northwest Hwy. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new retail fuel center.

Recommendation

It is recommended that the Design Commission approve the architectural design for Mariano's Retail Fuel Center located at 406 E. Northwest Highway. This recommendation is subject to compliance with the plans received 6/5/20, color rendering received 6/16/20, 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 if the brick and mortar colors should be revised to match the nearby Mariano's grocery store.
2. A recommendation to revise the ground sign design to be a shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed Mariano's fuel center in Oak Lawn.
3. 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.
4. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description

Staff Report

Exhibits

Photos of Surrounding Properties

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Mariano's Retail Fuel Center
Project Address: 406 E. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: June 17, 2020

PETITIONER INFORMATION:

DC Number: 20-042
Petitioner Name: Tim Kratz
Petitioner Address: Sevan Solutions
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515
Meeting Date: June 23, 2020

Requested Action(s):

Approval of the proposed architectural design for a new retail fuel 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.

This project requires Plan Commission review and Village Board approval as a Special Use for an Automobile Service Station. Because this project is going to the Plan Commission, 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:

This site is currently developed as a Shell gas station with automotive repair. The petitioner is proposing to demolish the existing facility to allow construction of a new Mariano's retail fuel center. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, a small attendant sales kiosk building, landscaping, trash enclosure, and signage.

Architectural Design:

The proposed design is based on Mariano's retail fuel center prototype. The exterior materials consist of a tan color stone, orange tone face brick, and silver metal canopy/fascia with tan painted accent stripe. Overall, the proposed design is nicely done, and has a fresh modern appearance. The materials are high quality and the colors are well coordinated. The tan stone and silver fascia complement the existing nearby Mariano's grocery store. However, the proposed orange tone brick with natural mortar does not match the dark red brick with tinted mortar used on the grocery store. The Design Commission should evaluate if the brick and mortar colors should match the nearby Mariano's grocery store.

Signage:

The petitioner is proposing to provide one ground sign and three canopy-mounted signs. Canopy signs are allowed for automobile service stations up to 25% of the signable area. The proposed canopy signage appears to comply with code, and will be located on the east, west, and south faces of the canopy.

In regards to the ground sign, the petitioner is proposing to reuse and rebrand the existing Shell gas station sign. However, the existing ground sign is encroaching into the required 12-foot clear visibility triangle, which is a required clearance at the street intersection and is measured along the property line. Therefore, to comply with code, and for safety, the sign needs to be moved outside of the 12-foot visibility triangle. The proposed ground sign design is a nice design, however, the need to relocate the sign represents an opportunity to provide a new design which can enhance the appearance at this key location along Northwest Highway. Currently, the Village is working on the implementation of beautification plans along Northwest Highway. One goal of

the Northwest Highway corridor beautification plan is, "*to beautify the corridor as an asset to the community, and to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification.*" With these goals in mind, it is recommended that the existing sign be replaced with a new shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed Mariano's fuel center in Oak Lawn.

Rooftop Mechanical Screening:

One new mechanical unit is proposed to be located on the roof of the kiosk building which will be fully screened with a unit screen to match the tan fascia.

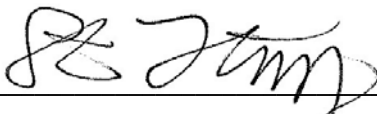
Trash and I.T. Equipment Screening:

A small trash and I.T. equipment enclosure is proposed to be located at the rear corner of the site. The enclosure is nicely designed, using the same exterior materials as the kiosk building and fuel canopy.

RECOMMENDATION:

It is recommended that the Design Commission approve the architectural design for *Mariano's Retail Fuel Center* located at 406 E. Northwest Highway. This recommendation is subject to compliance with the plans received 6/5/20, color rendering received 6/16/20, 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 if the brick and mortar colors should be revised to match the nearby Mariano's grocery store.
2. A recommendation to revise the ground sign design to be a shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed Mariano's fuel center in Oak Lawn.
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4. All signage must meet code, Chapter 30, or approved variations.



June 17, 2020

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-042



PROPOSED
MARIANO'S RETAIL
FUEL CENTER

EXISTING MARIANO'S
GROCERY STORE

S. BELMONT AVENUE

LOT 9

LOT 3

CYCLONE FENCE IS
0.21'S & 2.07'E
CYCLONE FENCE IS
0.66'S & 0.90'E

S89°57'03"E
(M&R)132.00'

LOT 8

LOT 4

ITEM E 11.
ENCROACHMENT OF

(M&R)180.00'
S00°00'54"E

LOT 5

CYCLONE FENCE IS
3.32'E

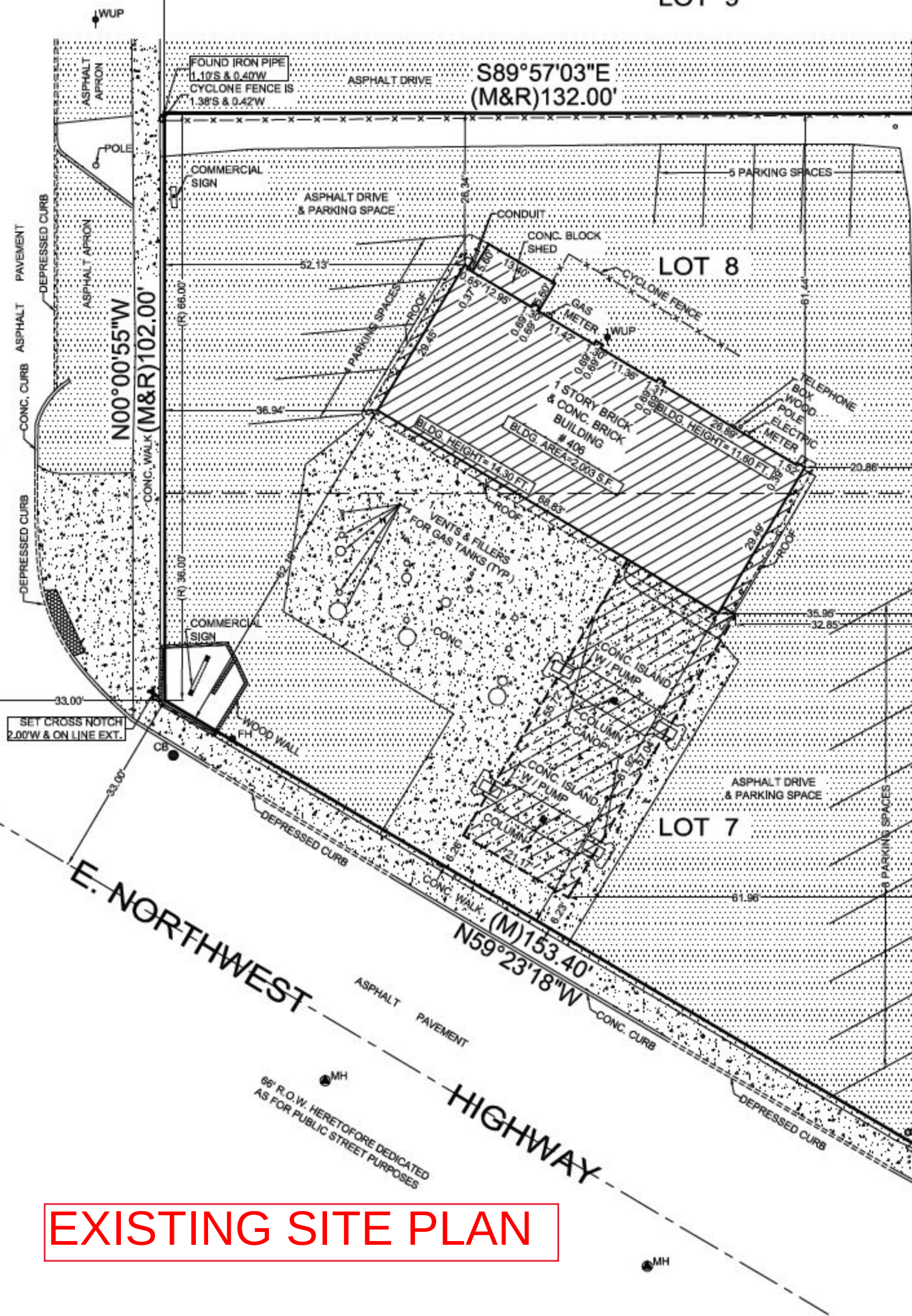
ITEM E 11.
ENCROACHMENT OF

LOT 6

GUARDRAIL IS 0.06'W

FOUND IRON ROD
1.22'NELY & 2.97'W
COMMERCIAL
SIGN IS 1.38' SWLY

ENCROACHMENT
COMMERCIAL SIG

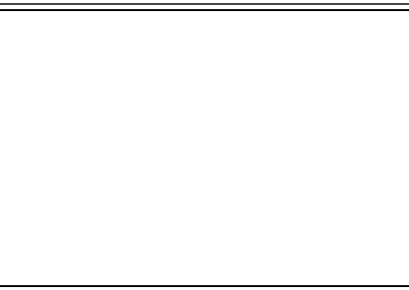


EXISTING SITE PLAN

VISIONS

[illegible]

CONSULTANT



AL



CUSTOMER



PROJECT DESCRIPTION

531-00501
ETAIL FUEL CENTER

PROJECT LOCATION

406 E NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004

BOOK COUNTY)

HEET TITLE

DIMENSION CONTROL SITE PLAN

FEET MANAGEMENT

PROJECT NO.:	531-00501
DATE:	-
CAD FILE:	C1.20
PROJECT MANAGER:	T. KRATZ

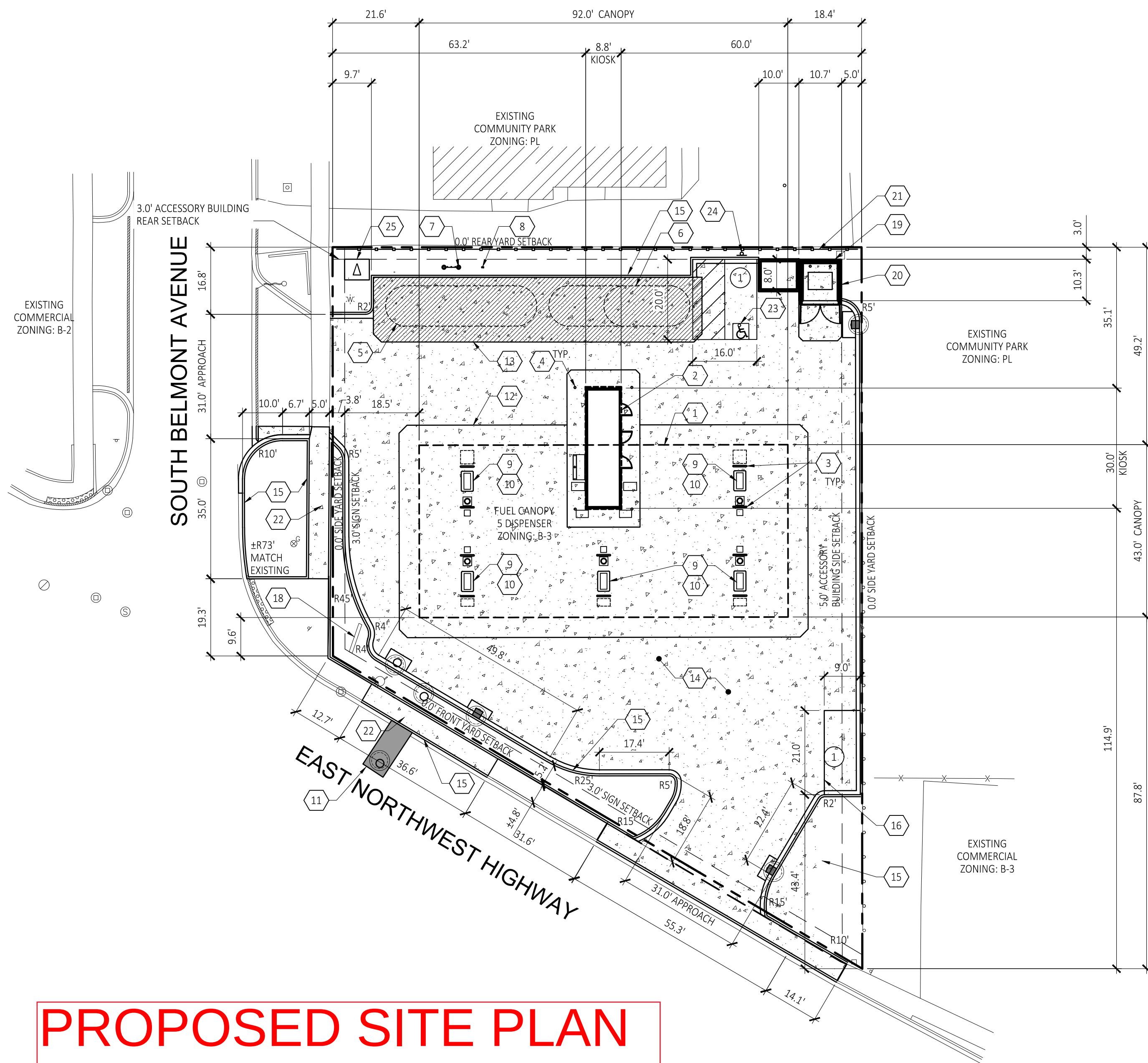
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ET NUMBER

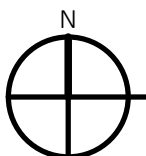
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PROPOSED SITE IMPROVEMENTS

- 1 DISPENSER CANOPY, COLUMNS, AND FOOTINGS.
- 2 TRANSACTION KIOSK.
- 3 U-SHAPED BOLLARD AT CANOPY COLUMNS.
- 4 KIOSK BOLLARD.
- 5 20,000 GALLON DOUBLE-WALL UNDERGROUND STORAGE TANK (UNLEADED).
- 6 6. 18,000 GALLON DOUBLE-WALL SPLIT UNDERGROUND STORAGE TANK 8,000 GALLONS PREMIUM/10,000 GALLONS DIESEL.
- 7 TANK VENT RISER.
- 8 TANK OVERFLOW ALARM.
- 9 3.00' X 5.00' DISPENSER ISLAND.
- 10 AUTOMOBILE MULTI-PRODUCT DISPENSER (3+1 GASOLINE/DIESEL) WITH CARD READER.
- 11 REPAIR EXISTING ROW PAVEMENT AS REQUIRED FOR SEWER SERVICE CONNECTION.
- 12 CONCRETE DISPENSER MAT.
- 13 CONCRETE TANK MAT.
- 14 CONCRETE PAVEMENT.
- 15 CONCRETE CURB.
- 16 4" PAINTED PARKING STRIPE. COLOR TO MATCH EXISTING.
- 17 PAINTED PEDESTRIAN WARNING ZONE.
- 18 EXISTING PYLON SIGN TO BE RE-BRANDING.
- 19 80 S.F. TECHNOLOGY BUILDING.
- 20 TRASH ENCLOSURE
- 21 6.0' HIGH VINYL FENCE.
- 22 CONCRETE SIDEWALK. MATCH EXISTING ADJACENT WIDTH.
- 23 BARRIER-FREE VAN ACCESSIBLE PARKING SPACE AND INTERNATIONAL PARKING SPACE SYMBOL. COLOR BLUE.
- 24 BARRIER-FREE VAN ACCESSIBLE PARKING SIGN.
- 25 TRANSFORMER PAD.



PROPOSED SITE PLAN



DIMENSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"





EXISTING GAS STATION

Google



MARIANO'S
Retail Fuel Center
406 East Northwestern Hwy.
Arlington Heights, IL

PROPOSED DESIGN

sevan
MULTI-SITE SOLUTIONS



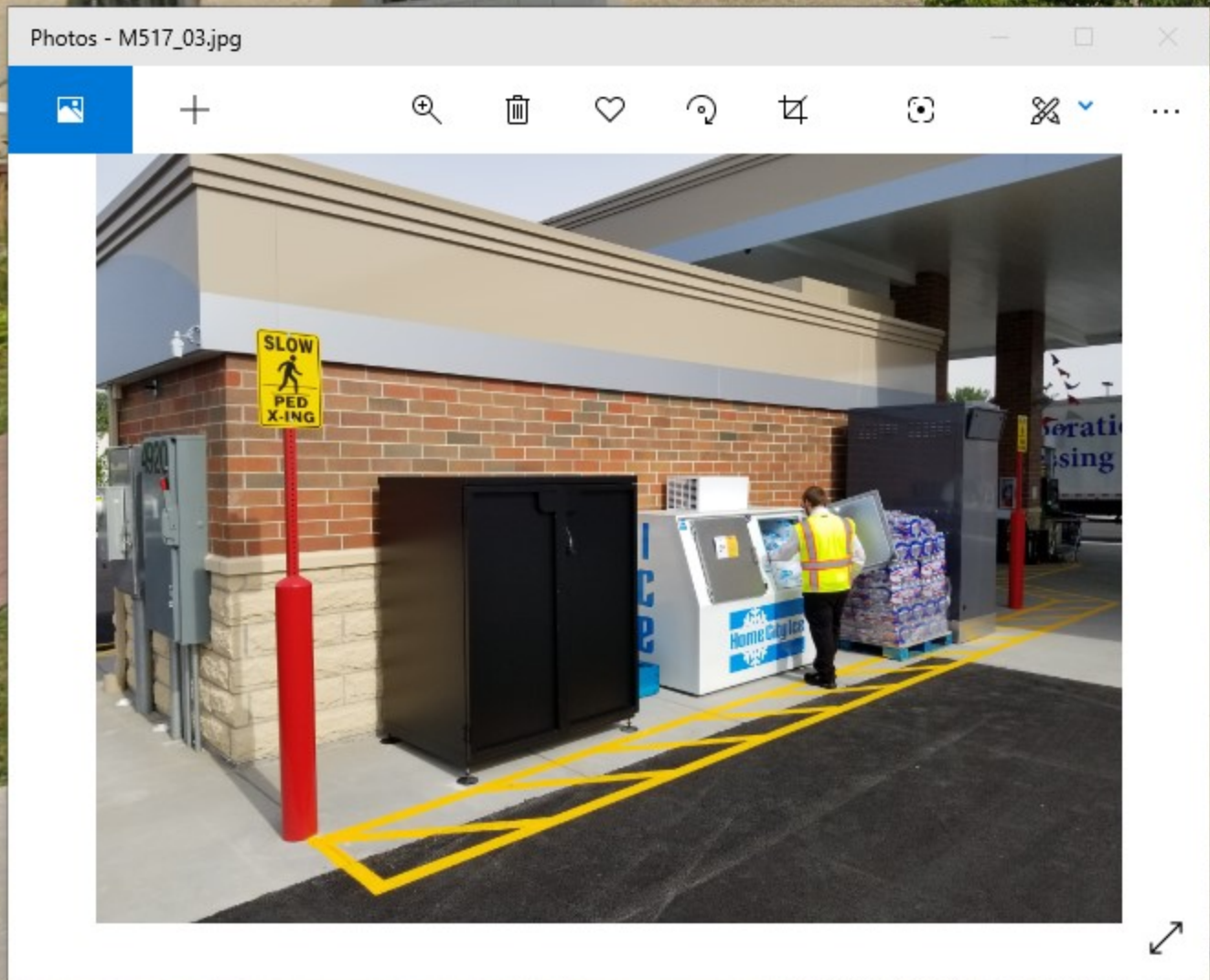
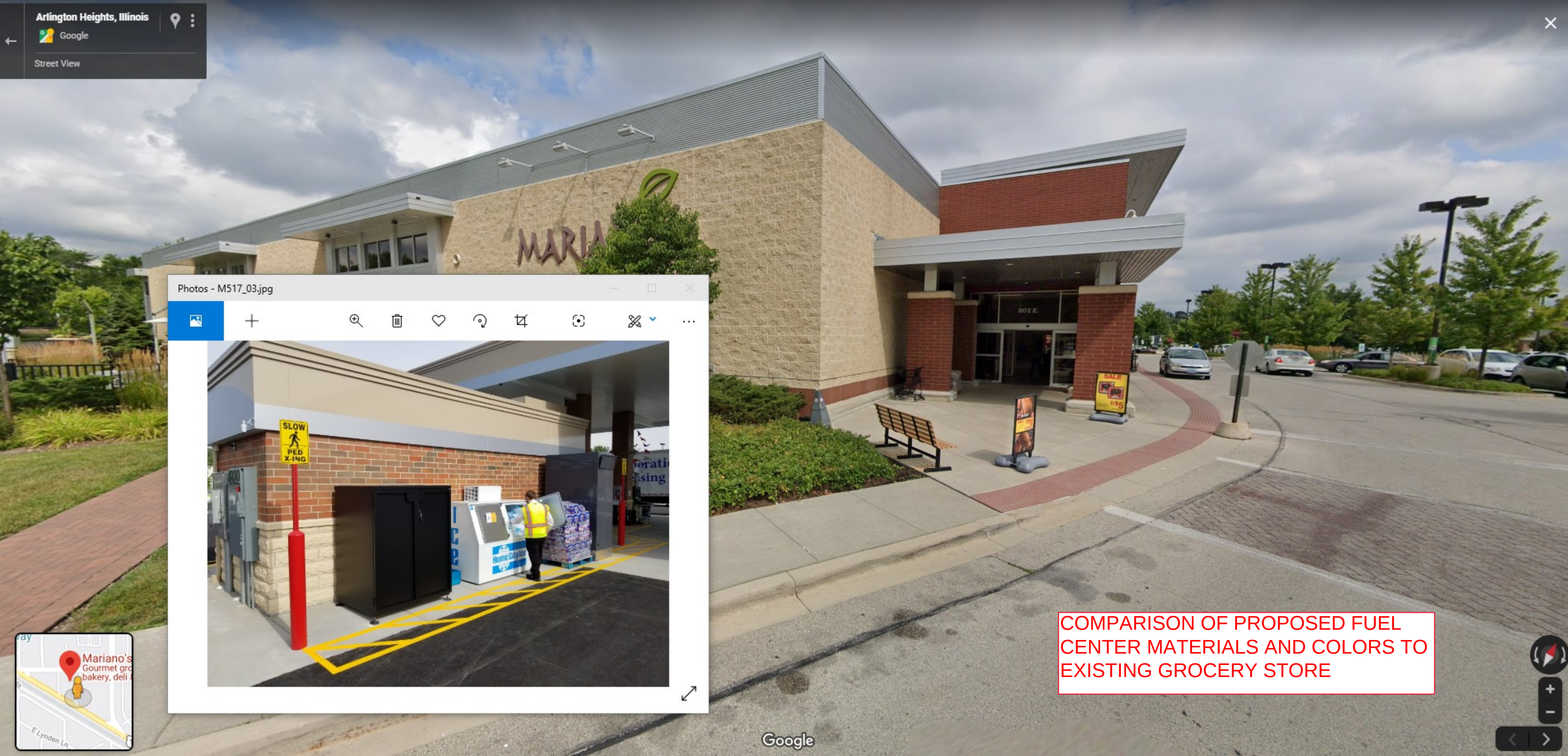
SIMILAR PROJECT COMPLETED IN
OAK LAWN, ILLINOIS



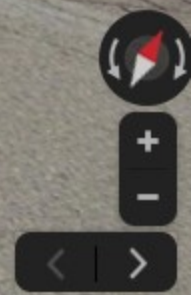
CLOSE UP VIEW OF ACTUAL
MATERIALS AND COLORS

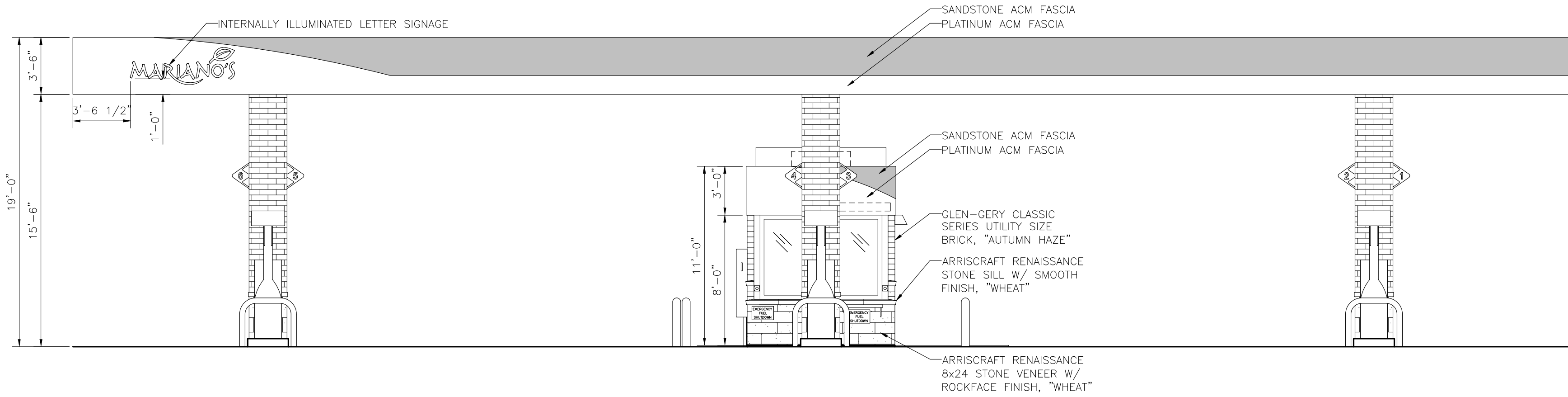


EXISTING ARLINGTON HEIGHTS
MARIANO'S GROCERY STORE -
MATERIALS AND COLORS

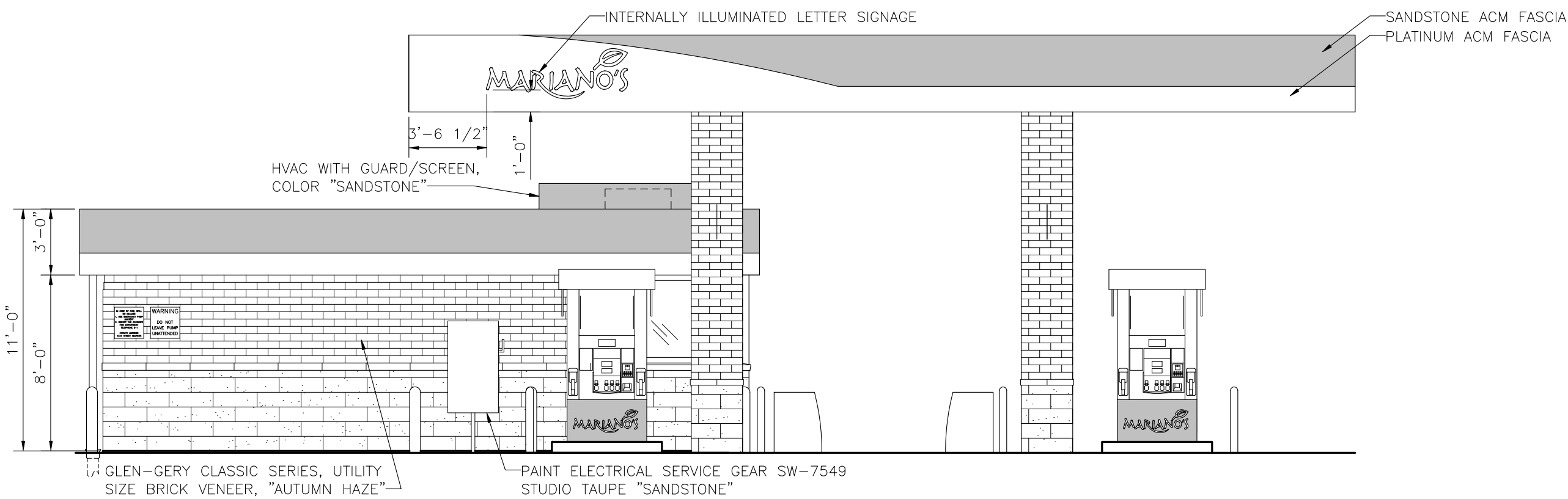


COMPARISON OF PROPOSED FUEL
CENTER MATERIALS AND COLORS TO
EXISTING GROCERY STORE

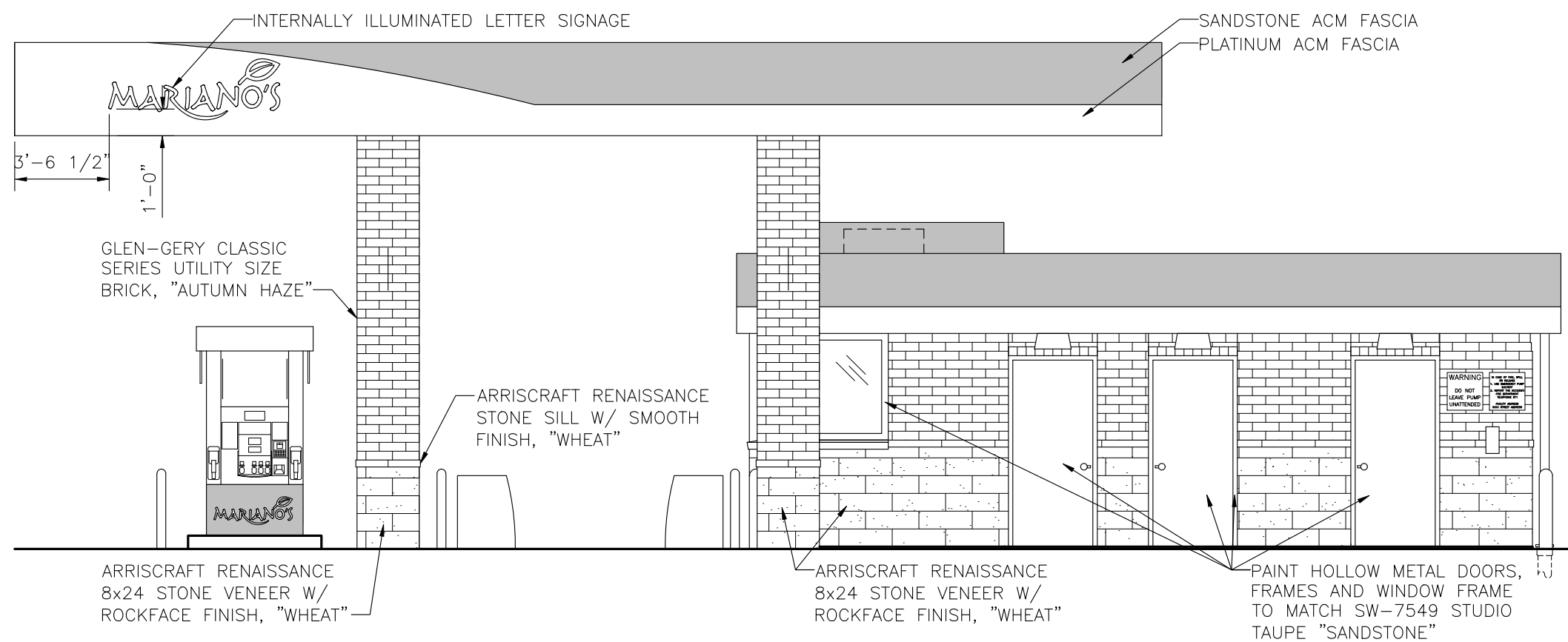




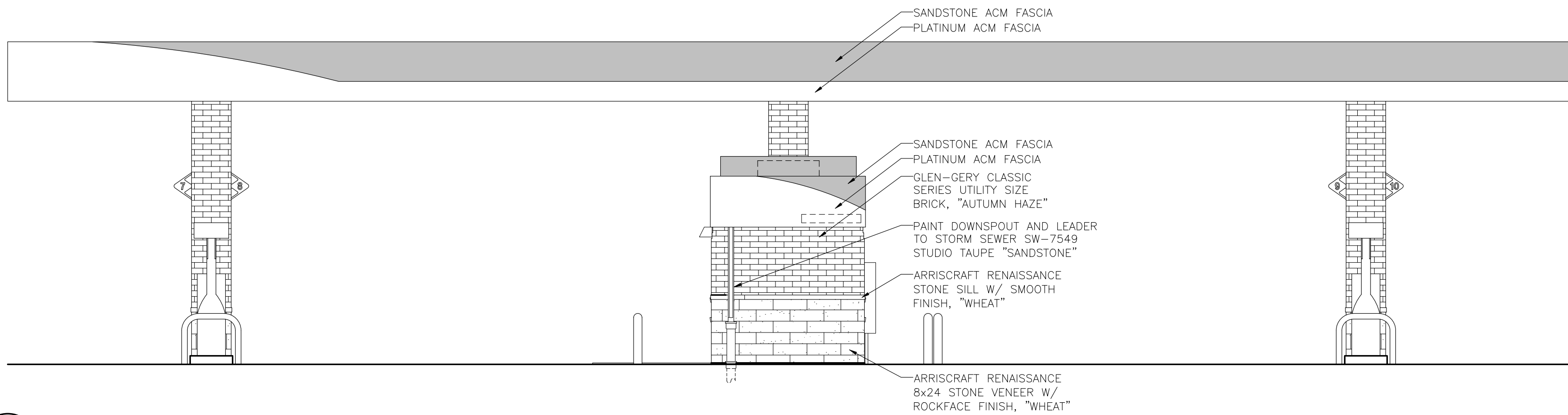
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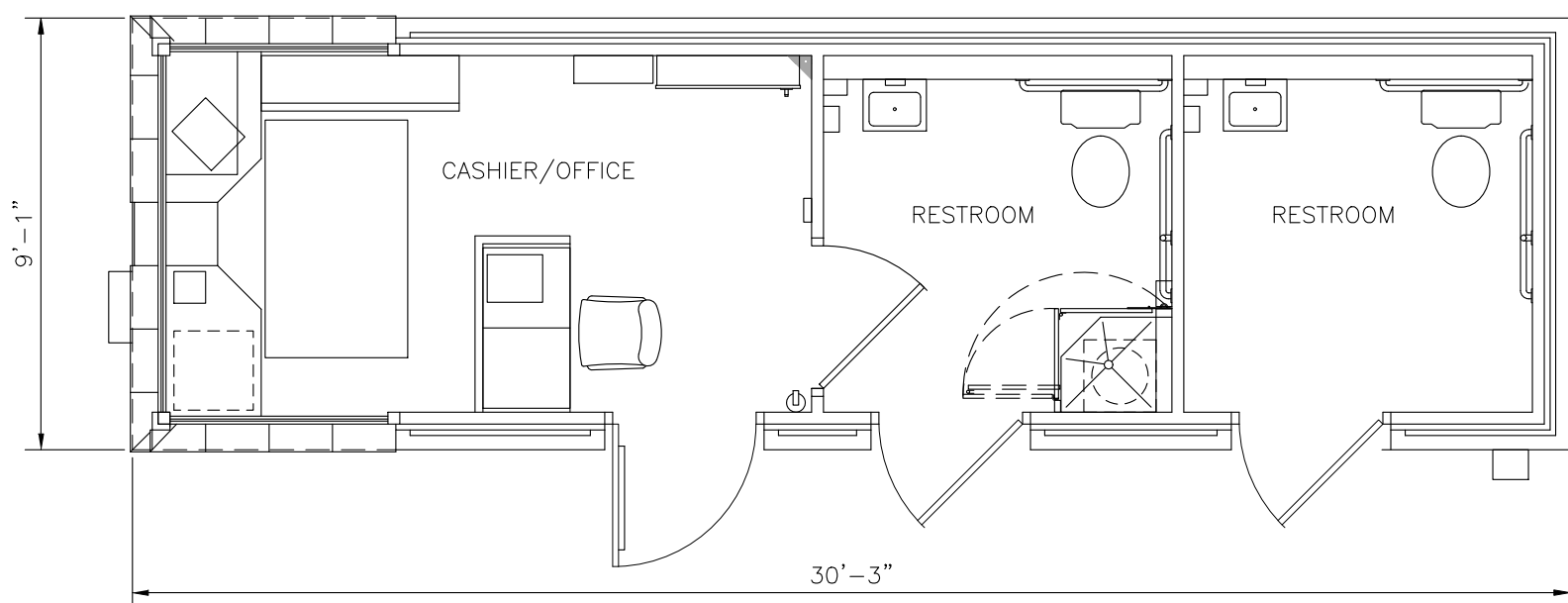
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SCALE: 3/16"=1'-0"



3 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



4 REAR ELEVATION
SCALE: 3/16"=1'-0"



5 FLOOR PLAN
SCALE: 1/4"=1'-0"

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Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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The Kroger Co.

Supermarket Petroleum Group
Project: 184005651-0004
Phone: (303) 715-5901
Fax: (303) 715-5905

MARIANO'S

REVISIONS

No.	DESCRIPTION	DATE

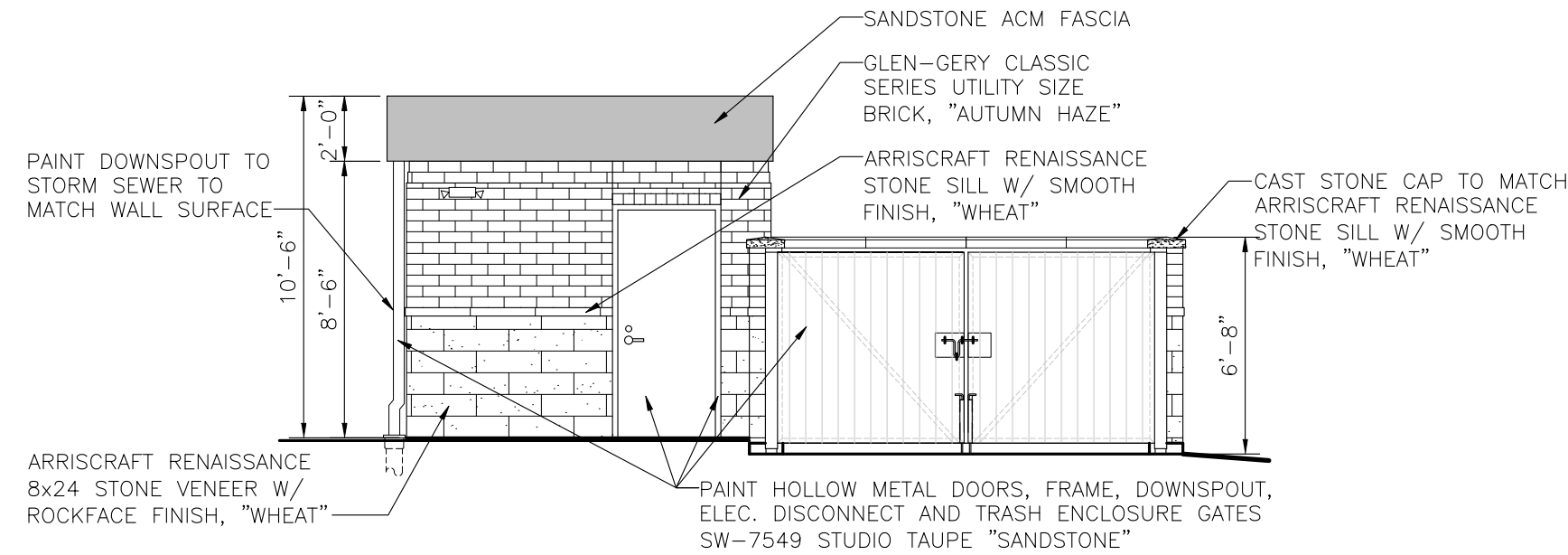
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Date: MAY, 2020
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Model: 5 (GD) 2RR

Address: 406 E. Northwest Hwy
Arlington Heights, IL 60004

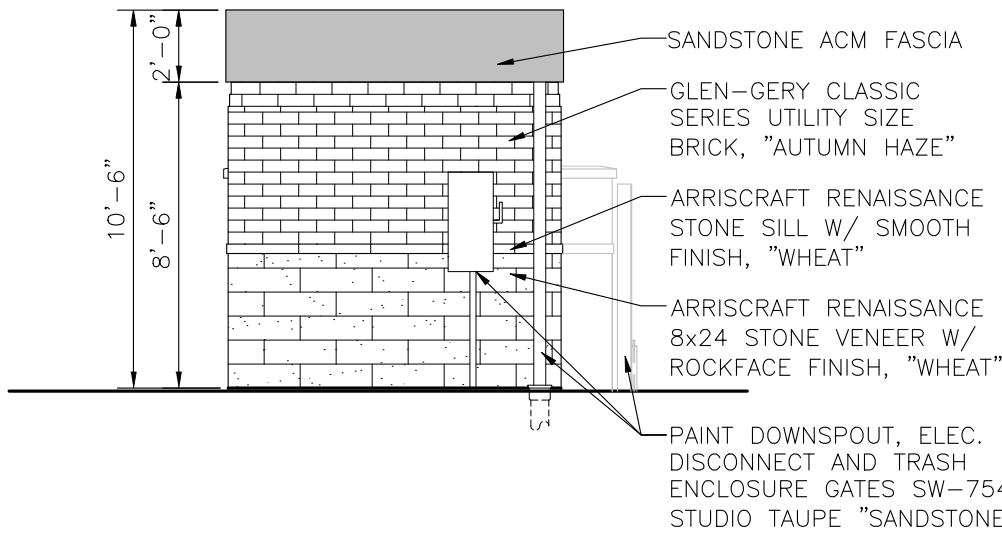
FUEL CENTER CANOPY
ELEVATIONS & FLOOR
PLAN

Sheet:

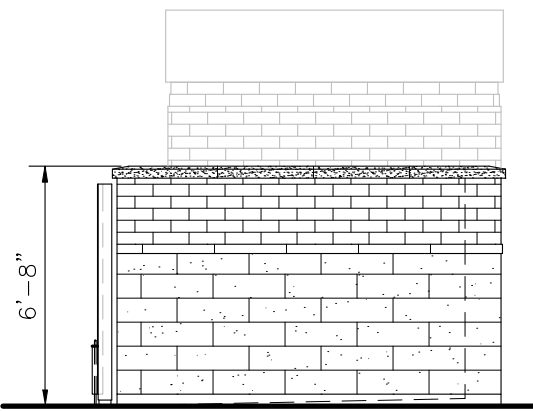
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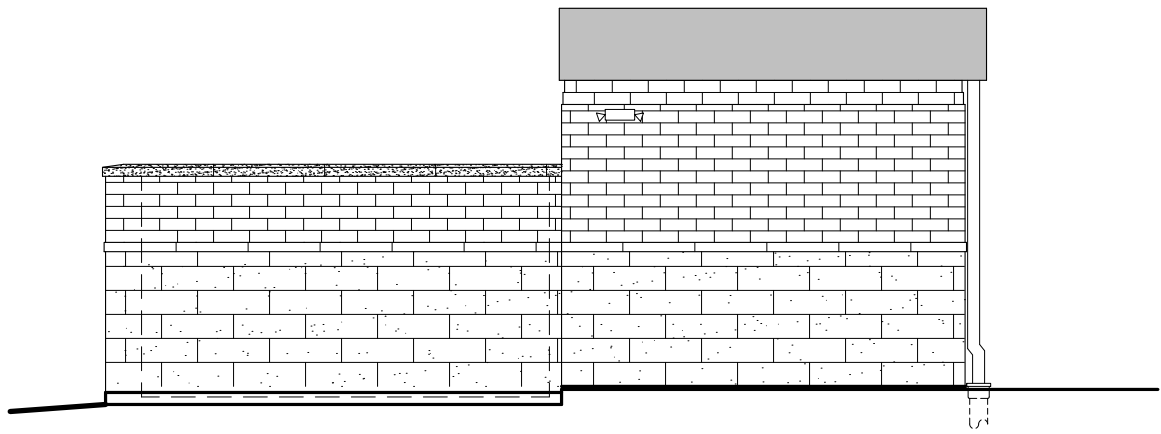
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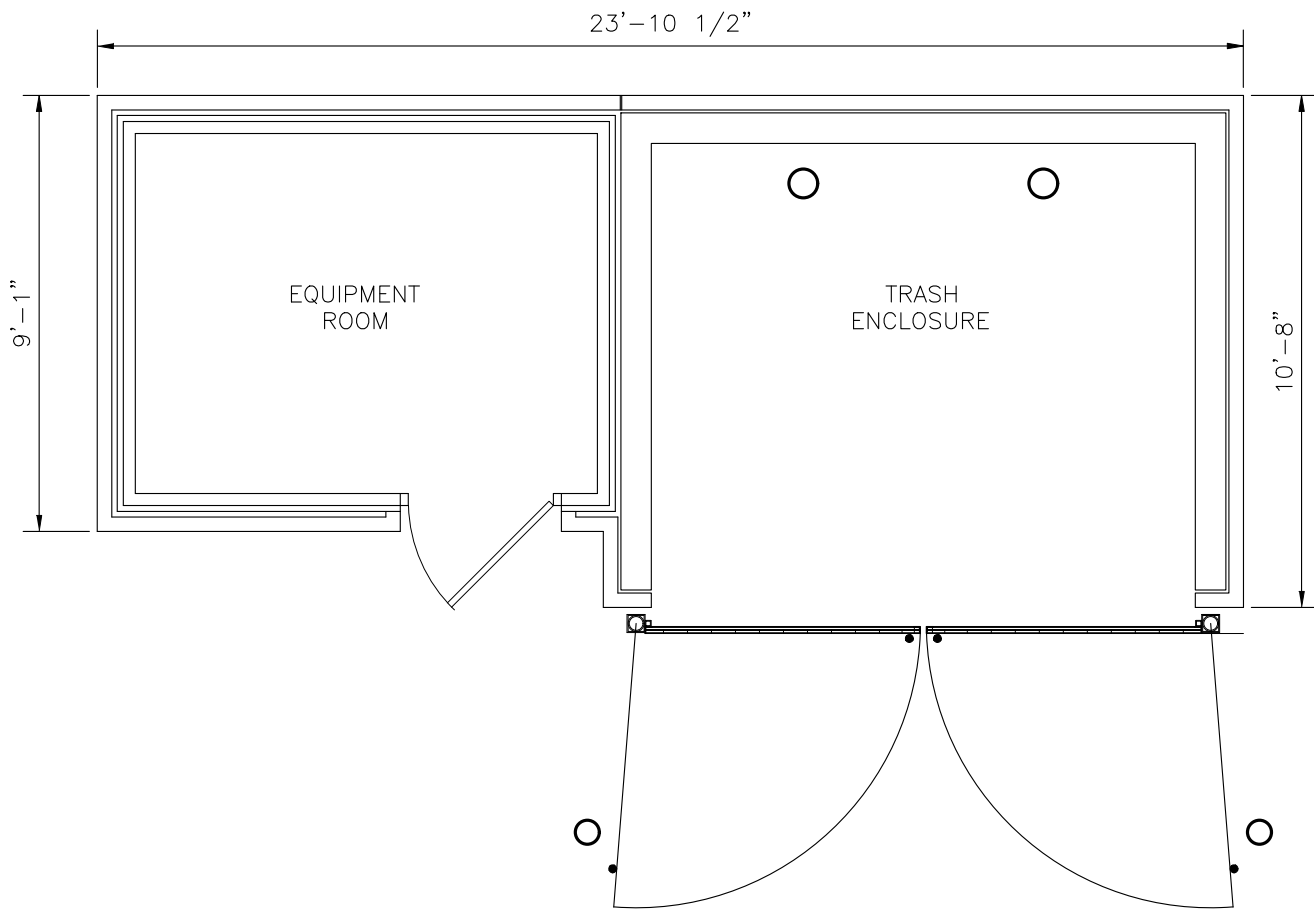
2 LEFT ELEVATION
SCALE: 3/16"=1'-0"



3 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



4 REAR ELEVATION
SCALE: 3/16"=1'-0"



5 FLOOR PLAN
SCALE: 1/4"=1'-0"

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The Kroger Co.

Supermarket Petroleum Group
Project: (303) 715-5901
Phone: (303) 715-5901
Fax: (303) 715-5905

MARIANO'S

REVISIONS

No.	DESCRIPTION	DATE

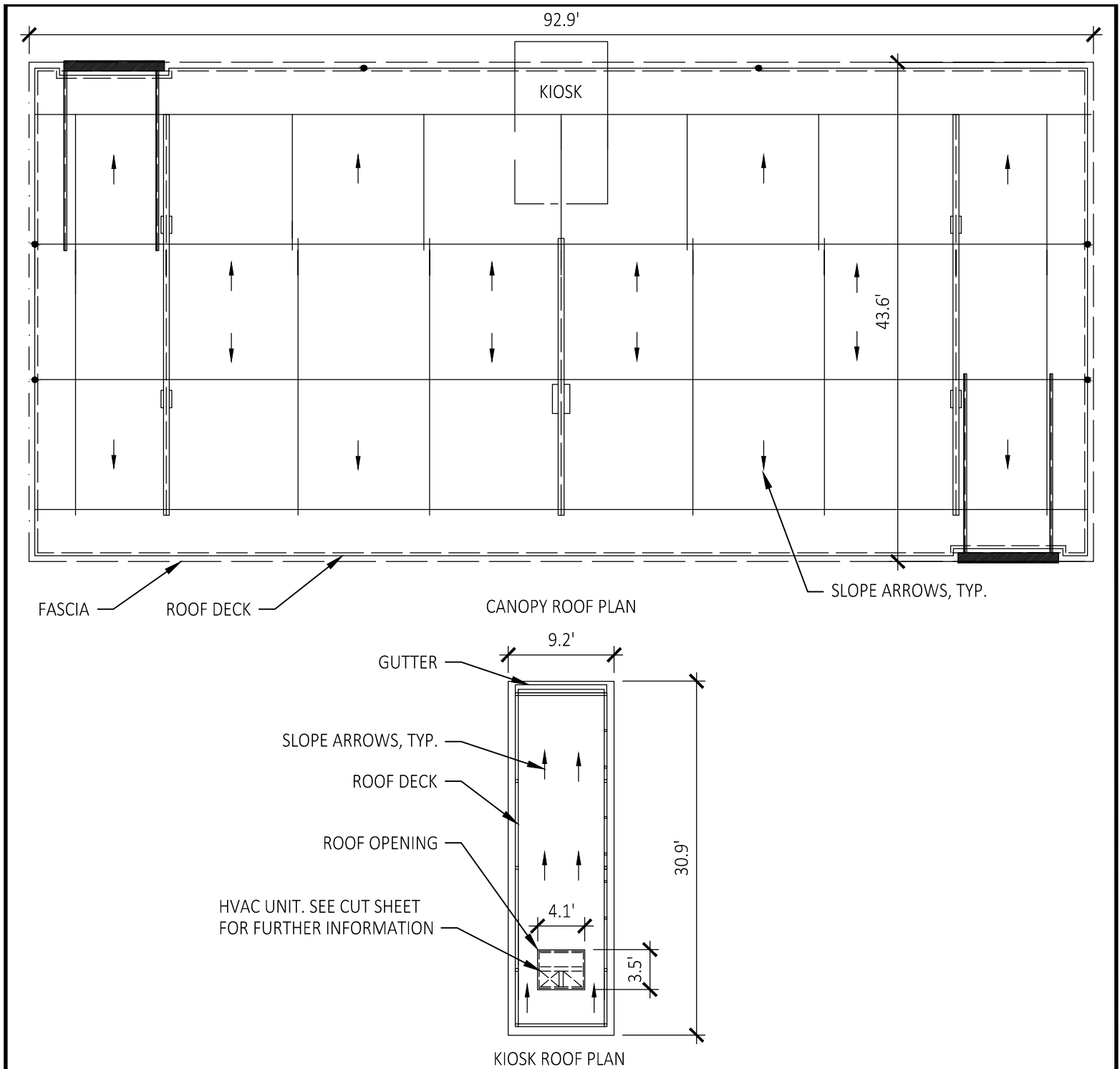
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Date: MAY, 2020
Scale: FULL
Disk File: KroR00501_A2.1-PLAN
Model: 5 (GD) 2RR

Address: 406 E. Northwest Hwy
Arlington Heights, IL 60004

IT ROOM / TRASH
ENCLOSURE PLAN AND
ELEVATIONS

Sheet:

A2.1



SCALE: 1" = 1'-0"

sevan

ENGINEERING

Regional Office:

37704 Hills Tech Drive

Farmington Hills, MI 48331

734.367.4445 Telephone

Corporate Office:

3025 Highland Parkway, Suite 850

Downers Grove, IL 60515

info@sevansolutions.com www.sevansolutions.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

CUSTOMER

MARIANO'S

PROJECT LOCATION

406 E NORTHWEST HWY

ARLINGTON HEIGHTS, IL 60004

(COOK COUNTY)

SHEET MANAGEMENT

PROJECT NO.: M501

DATE: -

CRITERIA: -

PROJECT MANAGER: T. KRATZ

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REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE

KIOSK AND CANOPY ROOF PLANS

SHEET NUMBER

EXHIBIT A

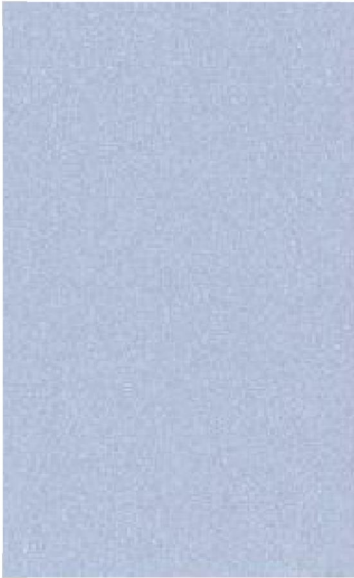
PAGE 1 OF 1

EXTERIOR COLORS/MATERIALS

KROGER

#RO-501

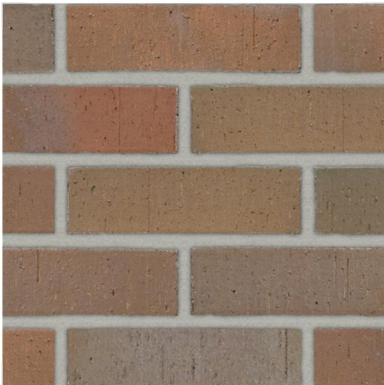
ARLINGTON HEIGHTS, IL



ACM FACIA
PLATINUM



ACM FACIA & PAINT
SANDSTONE (SW-7549 "TAUPE")



GLEN-GERY BRICK
CLASSIC SERIES
3 3/8"x7 5/8"x23 5/8"
"AUTUMN HAZE"



ARRISCRAFT-RENNAISSANCE
ROCK FACE FINISH
FOR STONE WAINSCOTT
"WHEAT"



ARRISCRAFT-RENNAISSANCE
SMOOTH FACE FINISH
FOR STONE SILL
"WHEAT"



KIOSK CLEAR GLASS



DATE: JUNE, 2020

Galloway

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Greenwood Village, CO 80111
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GallowayUS.com

KROR0501.40



Mariano's M501 Material List

Petitioner: Roundy's Supermarkets
Date: 06.03.2020
Project: Mariano's M501 Retail Fuel Center
Location: 406 E. Northwest Hwy
Arlington Heights, IL 60004

Primary Materials

Brick: Glen-Gery Classic Series Utility Size, "Autumn Haze:
Stone
Wainscott: Arriscraft-Renaissance, Rockface, Wheat
Stone Sill: Arriscraft-Renaissance, Smooth, Wheat
Fascias: ACM Sandstone and Platinum

Metal Doors, Frames
And Window Frames: Sherwin Williams SW-7549 Studio Taupe "Sandstone"



Property Photos

Project Site





Property Photos

1st Site to Left





Property Photos

2nd Site to Left





Property Photos

3rd Site to Left





Property Photos

1st Site to Right





Property Photos

2nd Site to Right





Property Photos

3rd Site to Right





Property Photos

Site Directly Across Street

