



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 13, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 5/23/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#23-017 - 739 N. Belmont Ave. / SF-New
B. DC#23-021 - Chipotle - 711 E. Palatine Rd. / Sign Variation

VII. OTHER BUSINESS

- A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Design Commission
6/13/2023**

Item: Minutes - 5/23/23

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes - 5/23/23

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 23, 2023

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

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

Members Absent: None

Also Present: Walter E. Smithe, Owner of *Walter E. Smithe Furniture*
Rob Whitehead, Olympik Signs for *Walter E. Smithe Furniture*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MAY 9, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MAY 9, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEWDC#22-097 – Walter E. Smithe Furniture – 1775 W. Rand Rd.

Walter E. Smithe, representing Walter E. Smithe Furniture, and Rob Whitehead, representing *Olympik Signs*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a sign variation request to allow 4 wall signs where a maximum 3 wall signs are allowed. The existing building was constructed in two phases. The original west half of the building was approved in 1999 as a single-tenant Walter E. Smithe furniture store. Then, in 2002 the east half of the building was approved to accommodate a separate tenant, Drexel Heritage. At this time, Drexel Heritage has left the building, and Walter E. Smithe has expanded to occupy the entire building. Per code, wall sign requirements vary for single-tenant versus multi-tenant buildings. Multi-tenant buildings are allowed an additional wall sign on an additional wall that faces a privately-owned shared parking lot. The existing building currently has 6 code compliant wall signs: 3 signs for Walter E. Smithe, and 3 signs for Drexel Heritage. Walter E. Smithe is currently proposing 4 wall signs, where a maximum of 3 wall signs are allowed (one per street frontage). Since Walter E. Smithe now occupies the entire building, an additional wall sign facing the private parking area is no longer allowed.

It should be noted that in 2000, Walter E. Smithe requested this same variation to allow four wall signs (one on each side of the building) where a maximum of three wall signs are allowed. The Design Commission denied the request.

In addition to wall signage, this property also has two large ground signs. One ground sign is located at the street intersection of Rand Road and Wilke Road, and the other ground sign is facing Route 53. A variation was approved in 2002 to allow the ground sign facing Route 53 to be 100 sf in size, where 80 sf is the maximum allowed. Images and views of the existing wall signs were presented for reference and clarification.

The petitioner has submitted a letter addressing the sign variation criteria stating that the hardship is not self-created and it is due to the building's unique architectural features since the building was originally a multi-tenant space, which has now been updated to a single tenant occupancy. They are requesting signs #1, 2, & 3 to most prominently signify that Walter E. Smithe occupies the full building and no longer includes the former tenant Drexel Heritage. They are also requesting sign #4 on the west elevation since they consider the west elevation to be the primary business identification for southbound traffic on Rand Road. They want Walter E. Smithe to be visible on all four elevations.

Mr. Hautzinger said that as was the case when this same request was made in 2002, Staff feels that three wall signs and two ground signs is adequate signage to identify the business, and there is no justification for a fourth wall sign which could be considered a competitive advantage over other businesses that have complied with code.

Additionally, with regards to the placement of the three code-compliant wall signs, Staff questions the logic behind the requested signs. The wall signs on the east end of the building are less visible than the signs on the west end of the building, and there is already a large ground sign located directly adjacent to the proposed east wall sign. The petitioner has indicated that sign #6 is the main entrance to the store, and it seems odd to remove the sign above the main entrance. Staff recommends denial of the variation for four wall signs, but instead recommends keeping signs 4, 5, & 6 as the three code-compliant wall signs, instead of signs 1, 2, 3, & 4.

Mr. Whitehead said they are in the process of updating signage for Walter E. Smithe Furniture to reflect the new logo as a result of the departure of the Drexel Heritage brand. The existing wall signs that read 'Smithe' will be changed to read 'Walter E. Smithe', and the total amount of signage will be reduced from 450 sf to 289 sf. The existing signs were installed 20 years ago and are in need of updating, and the building will look cleaner with painting also being done. They are in agreement with moving the new "Walter E. Smithe" wall sign (Sign #1) at the east side of the south elevation over to the main entrance at the west end of the south elevation (Sign #6), as well as moving Sign #3 on the east end of the north elevation over to the location of Sign #5 on the west end of the north elevation.

Mr. Smithe said the building is in need of some updating and the existing signage needs to be replaced because of the departure of the Drexel Heritage brand. They are proposing less signs and less total square footage, and the variation request seems reasonable to them based on the hardship of this odd building and the odd location it presents. They agree with the suggestion to keep signage where Signs 5 & 6 are located, and he asked that a fourth wall sign be allowed on the east elevation, recognizing that Staff does not support this and that the Village Board will make the final determination. Mr. Smithe felt their request was in the best interest of this far corner location in Arlington Heights, which many of their customers think is actually Palatine.

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

The commissioners summarized their comments. Commissioner Seyer was concerned about the illumination of a new wall sign on the east elevation, because of the residential area across the street. Mr. Whitehead said that all existing signage is illuminated; however, it is not face lit, but rather a reverse halo lit letter, so that only the outline of the letters splash lighting off the building wall. Commissioner Seyer agreed with Staff's suggestion to keep signage on the west side of the north and south elevations (Signs 5 & 6), and eliminate Sign 1 and Sign 3 on the east side of the north and south elevations. He also saw the need for wall signage on the east side of the building (Sign 2), although he had concerns about the lighting impact of that new sign. Mr. Whitehead pointed out that the new wall sign (Sign 2) on the east elevation is smaller than the wall sign that currently exists there, and should have less brightness. Commissioner Seyer concluded that the new wall sign on the east elevation will be similarly lit and be a minor change to the wall sign that is already there.

Commissioner Kingsley agreed that moving the signs to locations 5 & 6 makes sense, especially since those are the celebrated areas of the building. She referred to the photo of the east elevation that shows the existing ground sign and the existing landscaping. She asked if the existing ground signs are being updated, and Mr. Smithe replied that they have been exploring that, but it is not part of this current project. Commissioner Kingsley said that since the wall sign on the east elevation will not be very visible because of the trees, she could go either way with a wall sign there, and felt the existing ground sign will be more visible than a wall sign in that location.

Commissioner Eckhardt supported the request for a variation to allow four wall signs, one on each side of the building, since the building is very big with a lot of lineal footage around it, with customers coming from many surrounding communities. A wall sign on the east elevation is very important, and he agreed with Staff that the western portion of the building is more prominent and the signable areas there are more designed and appropriate for signage (signs 5 & 6). He agreed with Commissioner Kingsley about the existing ground signs, which are important and should be updated as well. This is a tough location in the Village and he supports the variation request.

Commissioner Fitzgerald was in support of the sign variation request to allow four wall signs, including a wall sign on the east elevation, because of the size of the building, the location with the angle of the street, the existing ramp from Route 53 and the stoplight. He also liked the idea of moving the wall signs at the east side of the north and south elevation over to the west side of those elevations as an option.

Chair Kubow agreed with the comments made. This is a unique location and a uniquely designed building, and some of the existing signage is hard to see because of the foliage. He was in full support of the variation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR *WALTER E. SMITHE FURNITURE* AT 1775 W. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW FOUR WALL SIGNS, WHERE ONLY THREE WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 37.9 SF WALL SIGN ON THE SOUTH WALL OF THE BUILDING, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 3/6/23, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THAT SIGN 5 & SIGN 6 ON THE WESTERN PORTION OF THE NORTH AND SOUTH ELEVATIONS REMAIN AND BE UPDATED, AND SIGN 1 & SIGN 3 ON THE EASTERN PORTION OF THE NORTH AND SOUTH ELEVATIONS BE ELIMINATED.
2. THAT THE ILLUMINATION OF THE WALL SIGN ON THE EAST ELEVATION (WILKE ROAD) BE SIMILAR TO OR LESS THAN THE ILLUMINATION OF THE EXISTING WALL SIGN LOCATED THERE, TO BE SENSITIVE TO THE RESIDENTIAL ACROSS THE STREET. THE PETITIONER STATES THE ILLUMINATION WILL BE HALO LIT ON THE LETTERS, WHICH IS LESS THAN FACE LIT ILLUMINATION.
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, 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.

Commissioner Seyer said it would be helpful for the petitioner to provide a photo of the existing Wilke Road signage at night, to illustrate to the Village Board that there is not much difference in brightness of the existing wall sign and the new wall sign. This should alleviate a lot of concerns, as well as the locations of the 3 wall signs that will capture the main portion of the building.

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

ITEM 2. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER ECKAHRDT, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 7:00 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission 6/13/2023

Item: DC#23-017 - 739 N. Belmont Ave. / SF-New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for the new single-family home to be located at 739 N. Belmont Avenue. This recommendation is based on the architectural plans received 5/9/23, 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 side elevations which are large, lacking detail, and have awkward massing and proportions due to the asymmetrical gable.
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, 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
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Staff Report
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 739 N Belmont Ave
Project Address: 739 N Belmont Ave
Prepared By: Steve Hautzinger

Date Prepared: June 7, 2023

PETITION INFORMATION:

DC Number: 23-017
Petitioner Name: Robert Lisk
Petitioner Address: 914 Valley Road
Lake Forest, IL 60045
Meeting Date: June 13, 2023

Requested Action(s): Approval of the proposed architectural design for a new 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 build a new two-story residence with an attached, two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,231 square feet and the proposed residence will have 3,951 square feet. The project does comply with the R-3 zoning requirements as summarized below.

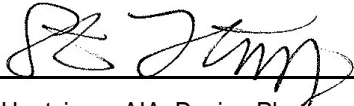
	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 25.1 feet Side: 9 feet Side: 8 feet Rear: 32.3 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,130 SF	3,951 SF
Building Lot Coverage	3,231 SF	3,190 SF
Impervious Surface Coverage Total	4,616 SF	4,295 SF

The surrounding context in this location is primarily traditional style two-story houses with attached garages. Therefore, the scale, massing and style of the proposed home generally fits in well in this location. The front elevation is nicely designed with a variety of materials and details. However, the side elevations are large, lacking detail, and have awkward massing and proportions due to the asymmetrical gable, which the Design Commission should evaluate.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for the new single-family home to be located at 739 N. Belmont Avenue. This recommendation is based on the architectural plans received 5/9/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

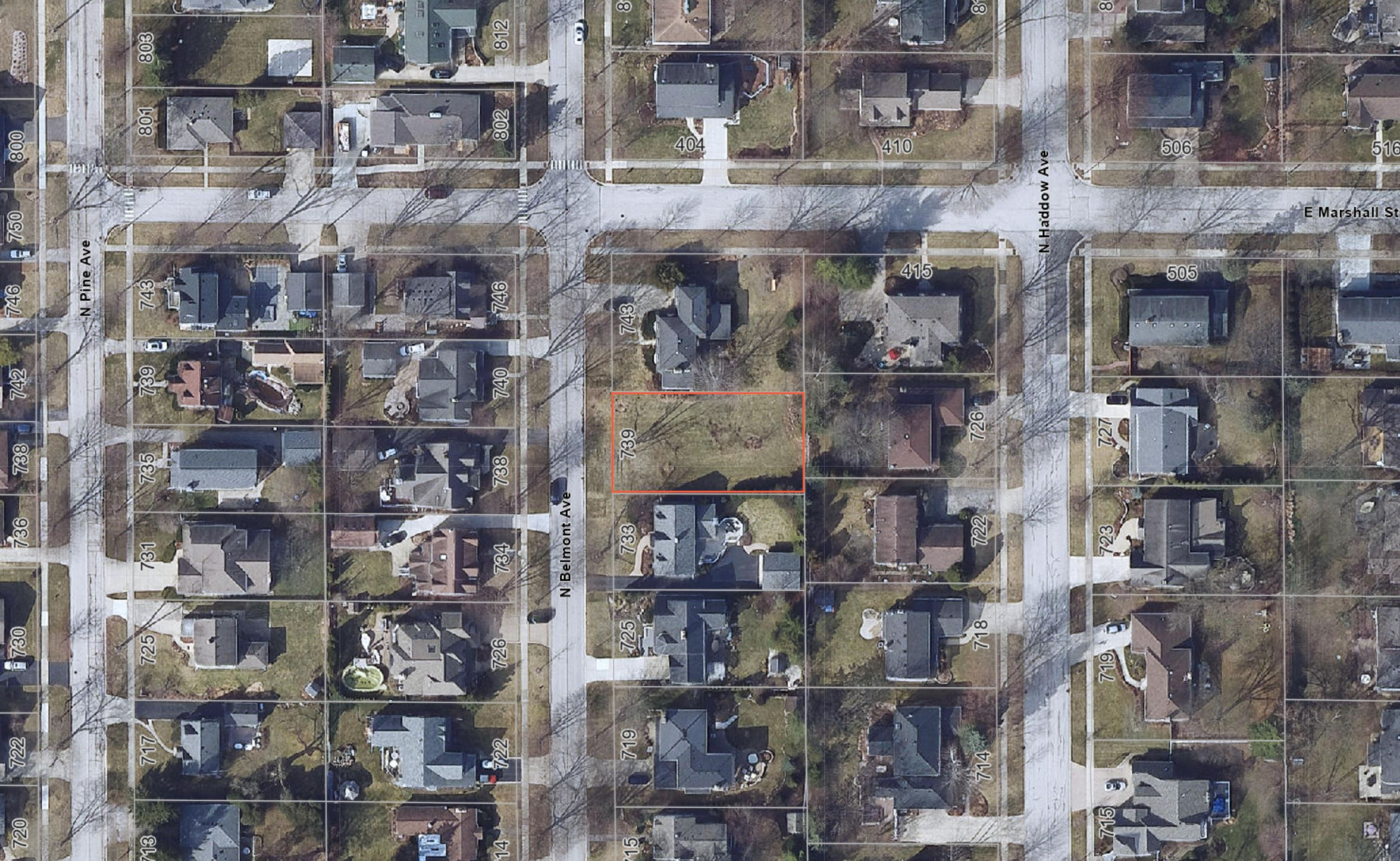
1. Evaluate the side elevations which are large, lacking detail, and have awkward massing and proportions due to the asymmetrical gable.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



June 7, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-017



N Pine Ave

N Belmont Ave

N Haddow Ave

E Marshall St

803

801

812

802

404

410

506

516

743

739

735

731

725

717

713

746

740

738

734

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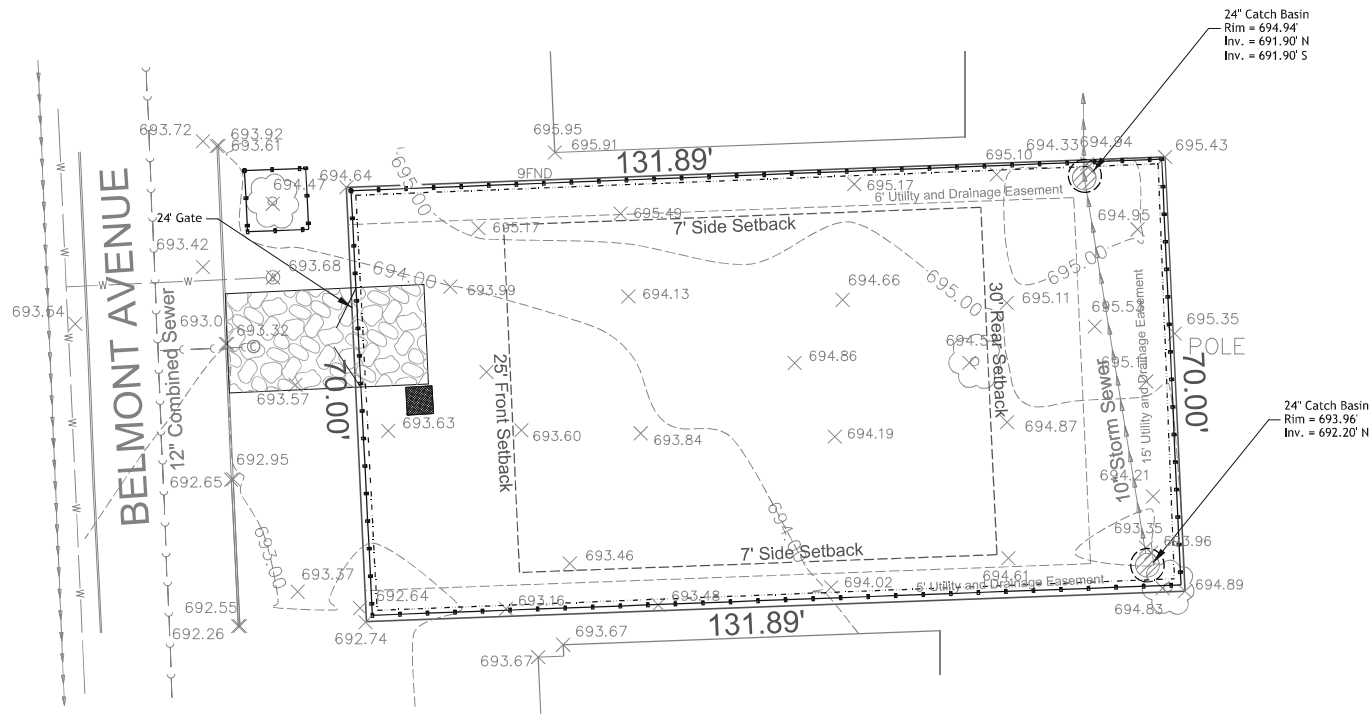
723

719

715

Existing Conditions

LOT 2 IN THE T&J ANDERSON PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 165 FEET OF THE WEST 1/2 OF BLOCK 8, IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2008 AS DOCUMENT NO. 0805622057, IN COOK COUNTY, ILLINOIS.



LEGEND

- 610.00 PROPOSED ELEVATION
- (610.00) EXISTING ELEVATION
- EXISTING CONTOUR
- EXISTING STORM SEWER
- - - SILT FENCE
- CONSTRUCTION FENCE
- CONSTRUCTION ENTRANCE
- CONSTRUCTION MATERIAL STORAGE
- SPOILS STORAGE
- INLET PROTECTION



Firma Name and Address:
Fluenta Consulting
201 E. Valley Road,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:

Lisk Homes LLC
914 Valley Road,
Lake Forest, IL 60045
Tel: (847) 322-1970

Project

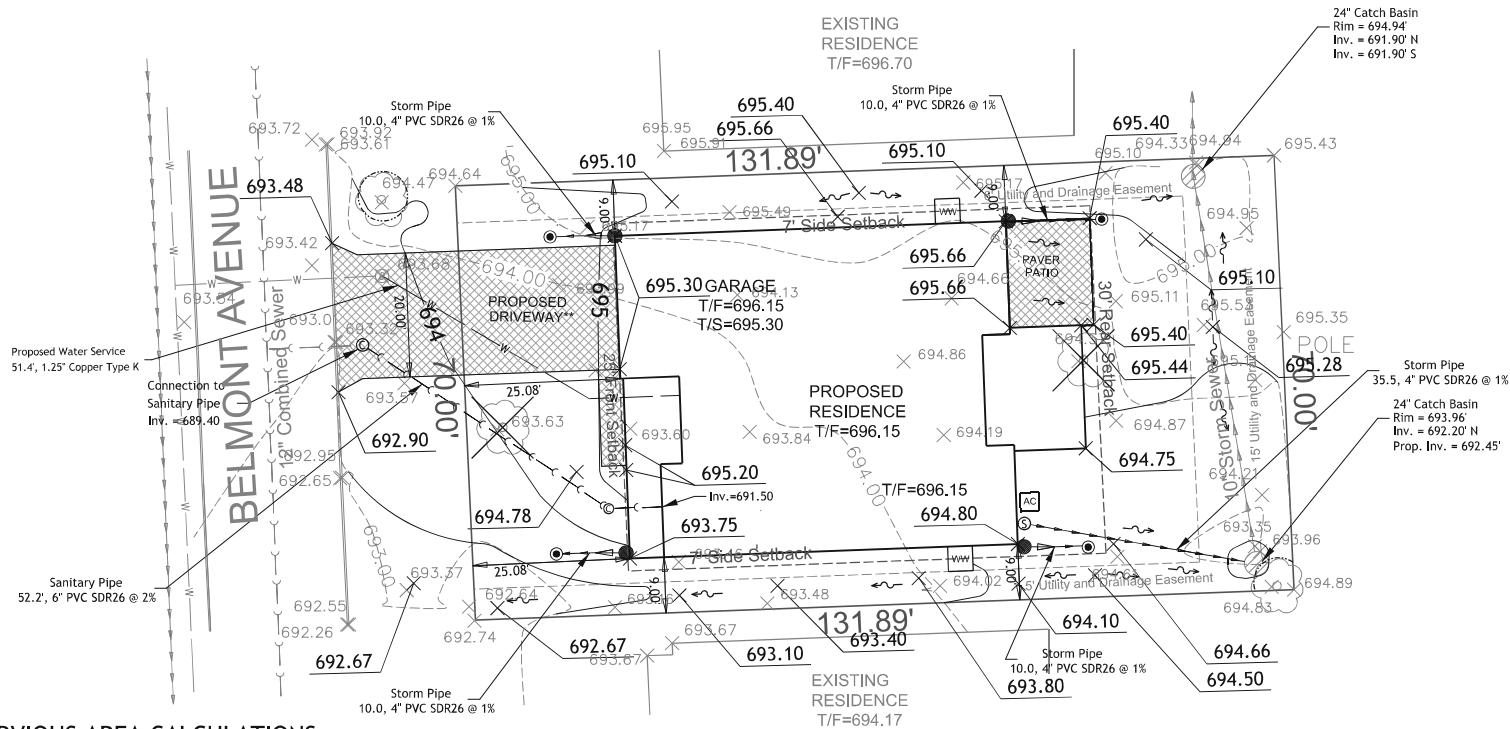
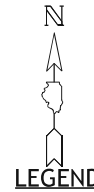
Date

Scale 1" = 10'

Sheet

C2

Proposed Conditions

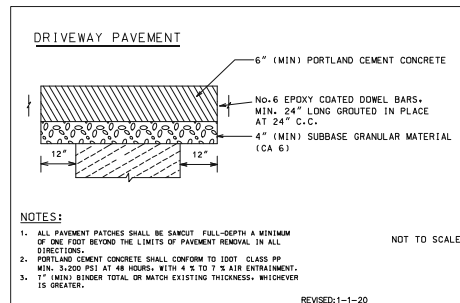


- LEGEND**
- 671.57 EXISTING ELEVATION
 - 609 - EXISTING CONTOUR
 - 97.5 - PROPOSED ELEVATION
 - 97.5 - PROPOSED CONTOUR
 - POWER POLE
 - TREE
 - AC AIR CONDITION
 - PROPOSED DRAINAGE PIPE
 - POP UP EMITTER
 - EXISTING CATCH BASIN
 - STORMWATER INLET
 - WATER MANHOLE
 - B-BOX
 - SUMP PUMP
 - CLEANOUT
 - ELECTRIC METER
 - GAS METER
 - DOWNSPOUT
 - B/S BOTTOM OF STEPS
 - B/P BOTTOM OF PIPE
 - T/P TOP OF PIPE
 - WW WINDOW WELL
 - DRAINAGE FLOW
 - TREE REMOVAL
 - SILT FENCE
 - CONSTRUCTION FENCE
 - TREE FENCE
 - PAVEMENT PATCHING*
- *-4" HMA binder and 2" HMA surface or Match Existing
- ** Asphalt or Concrete

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 9234.03 SF RECORD

	EXISTING	PROPOSED
HOUSE AREA =	0.00 SF	2972.75 SF
DRIVEWAY AREA =	0.00 SF	503.73 SF
PATIO AREA =	0.00 SF	231.75 SF
PATH AREA =	0.00 SF	61.25 SF
PORCH AREA =	0.00 SF	208.50 SF
WINDOW WELL AREA =	0.00 SF	42.00 SF
COVERED PATIO AREA =	0.00 SF	308.33 SF
IMPERVIOUS TOTAL =	0.00 SF	4328.31 SF
PERVIOUS TOTAL =	9234.03 SF	4905.72 SF



No.	Revision Issue	Date

FLUENTA CONSULTING

Firm Name and Address:
Fluenta Consulting
201 E. Valley Road,
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Lisk Homes LLC
914 Valley Road,
Lake Forest, IL 60045
Tel: (847) 322-1970

Project

Date

Scale 1" = 10'

Sheet

C3

SURROUNDING PROPERTIES
739 N Belmont Ave.



811 N Belmont



404 E Marshall



743 N Belmont



739 N Belmont
Subject Property



733 N Belmont



725 N Belmont



719 N Belmont

N BELMONT AVE.



738 N Belmont



740 N Belmont



746 N Belmont



1C
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
743 BELMONT AVE.
1/8"=1'-0"

PROPERTY LINE

4C
A202
EXISTING FRONT ELEVATION
SUBJECT PROPERTY
739 BELMONT AVE.
1/8"=1'-0"



5C
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
733 BELMONT AVE.
1/8"=1'-0"

PROPERTY LINE



1D
A202
EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
743 BELMONT AVE.
1/8"=1'-0"

PROPERTY LINE



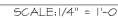
4D
A202
PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
739 BELMONT AVE.
1/8"=1'-0"

PROPERTY LINE



5D
A202
EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
733 BELMONT AVE.
1/8"=1'-0"

ASPECT DESIGN INC. ARCHITECTS 26575 COMMERCIAL DR. SUITE 600 MILL CREEK, IL 60071 MAIN: 815-457-2500 WWW.ASPECTDESIGNINC.COM 1111 SUNDY PLAZA STE 100 CHICAGO, IL 60605	REVIEW	04/12/2023	LISK HOMES, LLC 914 VALLEY ROAD LAKE FOREST, IL 60045 PHONE: (847) 322-1970	NEW CONSTRUCTION 739 N. BELMONT AVE. ARLINGTON HEIGHTS, IL 60004
	REVIEW	04/12/2023		
	REVIEW	04/12/2023		
	REVIEW	04/12/2023		
	REVIEW	04/12/2023		
	REVIEW	04/12/2023		
PROJECT # AC221186 DRAWN BY: D19/JML/MB 139 N. BELMONT AVE. EXTERIOR ELEVATIONS A 03 # 3 OF 13 TOTAL SHEETS				

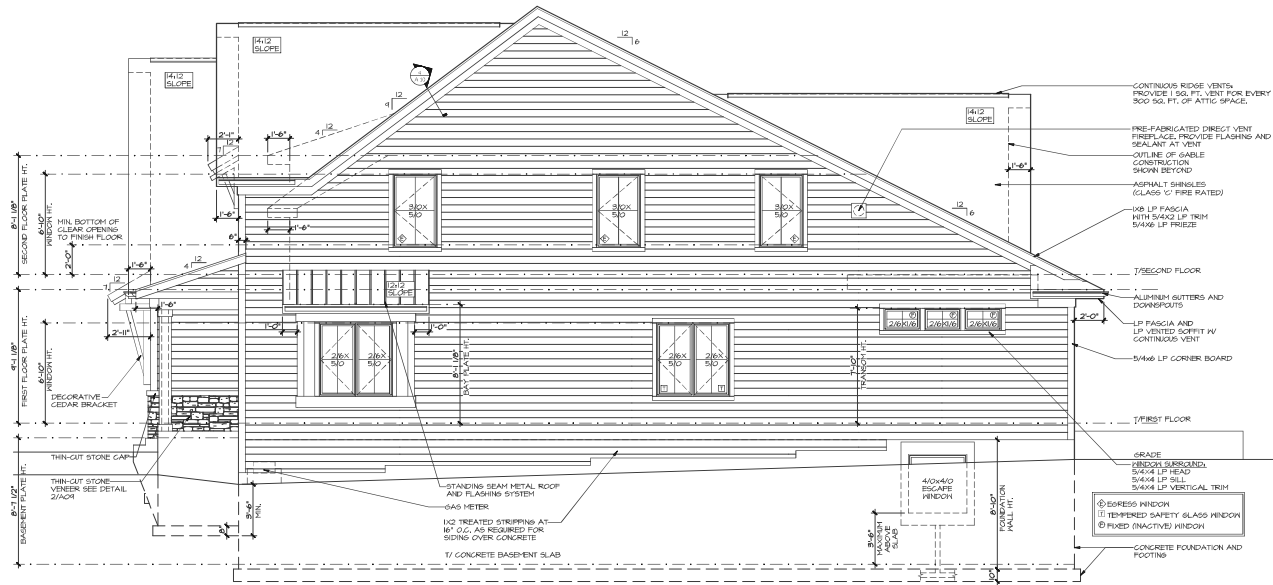


SCALE: 1/4" = 1'-0"

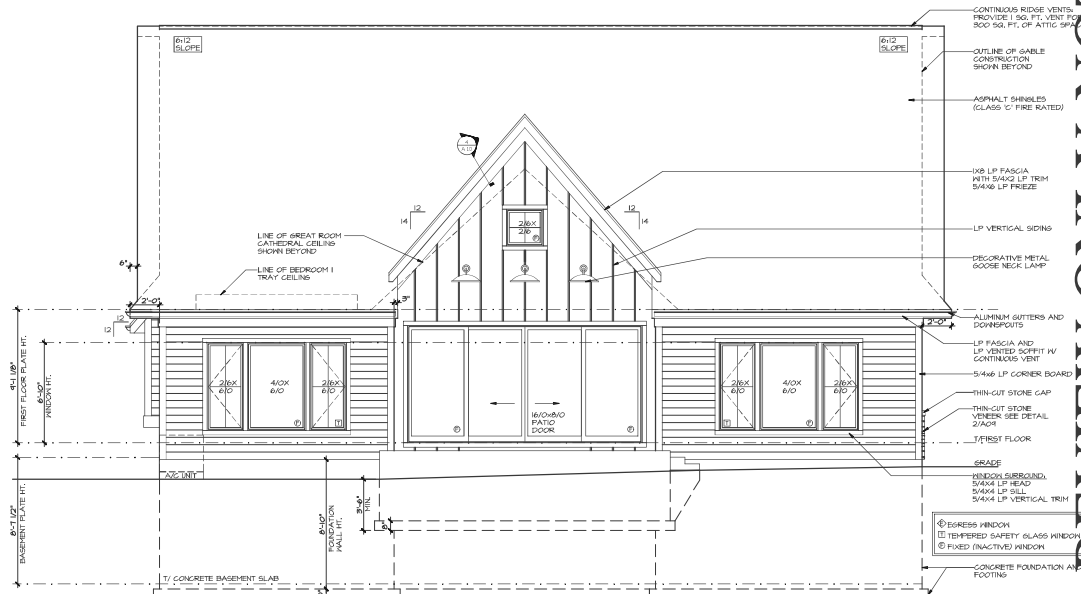


SCALE: 1/4" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER (ARCH-D)



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTE: ALL SCALE DESIGNATIONS
ARE FOR SHEETS PRINTED ON
24" x 36" SIZE PAPER. (ARCH-D)

© COPYRIGHT 2000

REVIEW ONLY-Y-NOT FOR CONSTRUCTION

		PROJECT # AD-21186 DRAWN BY: DB/NEH/MB	
12025 COMMERCE DR. SUITE 207 VILLO, IL 60073 MAIN 847-452-5200 WWW.ASPECTDESIGN.COM 11111111111111111111		739 N. BELMONT AVE. EXTERIOR ELEVATIONS	
ASPECT DESIGN INC. ARCHITECTS		A 04	
# 3 OF 12 TOTAL SHEETS			
REVIEW	01/17/2003	NEW CONSTRUCTION	
REVIEW	01/16/2003	739 N. BELMONT AVE.	
REVIEW	01/16/2003	ARLINGTON HEIGHTS, IL 60004	
REVIEW	01/16/2003	LISK HOMES, LLC	
REVIEW	01/16/2003	914 VALLEY ROAD	
REVIEW	01/16/2003	LAKE FOREST, IL 60045	
REVIEW	01/16/2003	PHONE: (847) 322-1970	
REVIEW	01/16/2003		

739 N Belmont Ave.

Exterior Color Package



Siding, Soffit, Fascia, and Trims
SW7005 – Pure White



Roofing
Moiré Black



▲★ Charcoal

Metal Roof, Gutters, and Front Door
Charcoal

Windows, and Garage Door
White

Exterior Materials
739 N Belmont Ave.

ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Treated engineered wood	LP	White
Trim	Treated engineered wood	LP	White
Roof	Asphalt shingles	IKO	Moire Black
Metal Roof	Enameled Steel	Pac-Clad	Charcoal
Gutters	Aluminum		Charcoal
Garage door	Steel	Wayne Dalton	White
Windows	Vinyl	Anderson	White
Front Door			Charcoal



Design Commission 6/13/2023

Item: DC#23-021 - Chipotle - 711 E. Palatine Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

A variation from Chapter 30, section 30-402.a, to allow a 38 sf wall sign on the west wall of the building facing the parking area where none is permitted.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Chipotle at 711 E. Palatine Road:

1. A variation from Chapter 30, section 30-402.a, to allow a 38 sf wall sign on the west wall of the building facing the parking area where none is permitted.

This recommendation is subject to compliance with the plans received 4/24/23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to center the sign above the west storefront windows for a more balanced appearance.
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, 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.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Exhibits
Context Photos

Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chipotle – Sign Variation
Project Address: 711 E. Palatine
Prepared By: Steve Hautzinger

Date Prepared: June 2, 2023

PETITION INFORMATION:

DC Number: 23-021
Petitioner Name: Angie Gilmore
Petitioner Address: DeSign Group Signage Corp.
2135 S. Frontage Road
Des Plaines, IL 60018
Meeting Date: June 13, 2023

Requested Action(s):

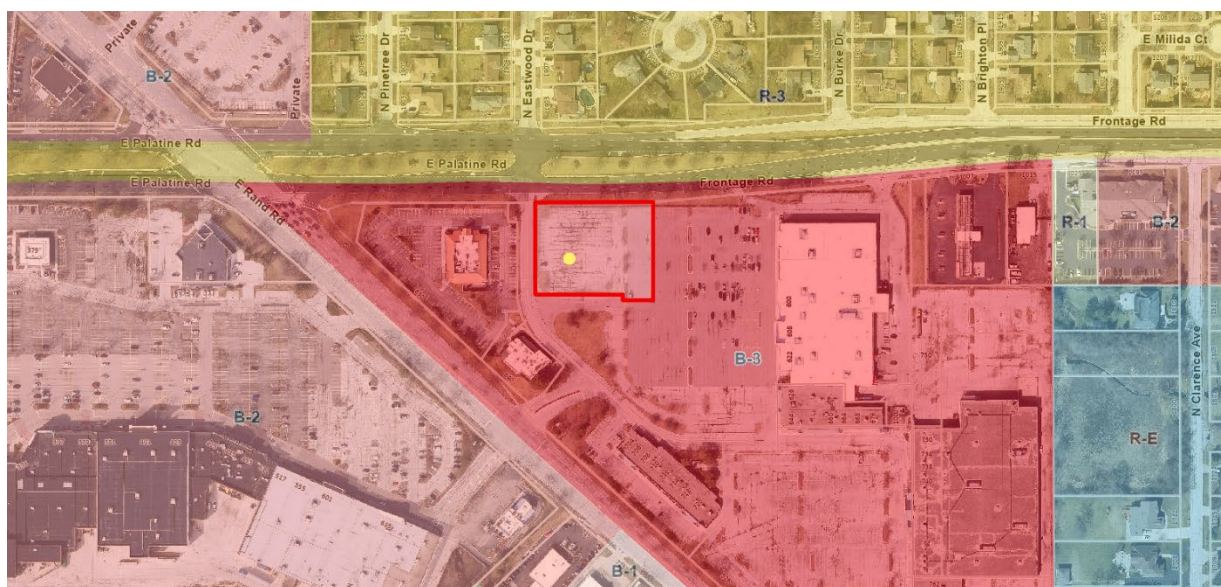
1. A variation from Chapter 30, section 30-402.a, to allow a 38 sf wall sign on the west wall of the building facing the parking area where none is permitted.

ANALYSIS:

Summary

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Chipotle is currently in the process of constructing a new restaurant building at 711 E. Palatine Road, located within the Southpoint Shopping Center. The building faces Palatine Road. Per code, only one wall sign is allowed per street frontage, and a code compliant wall sign is currently installed on the north wall of the building facing Palatine Road. The petitioner is requesting a variation to allow a second wall sign on the west side of the building facing Chipotle's parking area.



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Chipotle
North	R-3, One Family Dwelling District	Single-Family neighborhood
South	B-3, General Service, Wholesale and Motor Vehicle District	Chili's Restaurant and a Multi-tenant Retail Building
East	B-3, General Service, Wholesale and Motor Vehicle District	Floor & Décor
West	B-3, General Service, Wholesale and Motor Vehicle District	Olive Garden

Table 1: Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
"CHIPOTLE" with logo	North / Palatine	286 sf	72 sf	38 sf	Complies with code.
"CHIPOTLE" with logo	West / Parking Area (No Frontage)	559sf	140 sf	38 sf	Variation required due to no street frontage.
TOTAL				76 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating that the proposed west facing wall sign is necessary to improve the visibility of the restaurant primarily to people and cars traveling through the Southpoint Shopping Center along the main internal access drive.

Staff does not object to the proposed additional wall sign due to the unique location of this building with customers approaching the restaurant from different directions. Additionally, the proposed wall sign is modest in size based on the size of the building, and the requested variation is similar to other recently approved variations for similar restaurant businesses such as Taco Bell at 1530 W. Algonquin Road, McDonald's restaurant at 45 E. Golf Road, McDonald's restaurant at 15 E. Dundee Road, and Popeyes restaurant at 7 W. Dundee Road. The only comment is that the sign looks off balance and crowded into the corner of the west elevation. It is recommended that the sign be centered above the west storefront windows for a more balanced appearance.

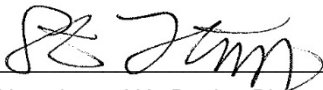
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Chipotle* at 711 E. Palatine Road:

1. A variation from Chapter 30, section 30-402.a, to allow a 38 sf wall sign on the west wall of the building facing the parking area where none is permitted.

This recommendation is subject to compliance with the plans received 4/24/23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to center the sign above the west storefront windows for a more balanced appearance.
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, 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.



June 2, 2023

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 23-021

Letter for Variation and Hardship Request

Per Chapter 30, Section 30-902

Chipotle - 711 E. Palatine Rd, Arlington Heights, IL 60004

Chipotle Mexican Grill formally requests a variation request for a wall sign on the west elevation of 711 E. Palatine Rd, based on the following findings of fact and evidence.

Chipotle Mexican Grill has one (1) wall sign that was approved through sign permit #22-4325 on December 2nd, 2022, along with the rest of the signage package for the location. This sign is on the north elevation, facing Palatine Road. Chipotle is requesting that the village grants their request to install a second wall sign on the west elevation facing the drive that runs through the shopping center that it is apart of.

Chipotle is on a property that is within the B-3 zoning district. The sign regulations and code that govern this zoning district state that “each business shall be permitted no more than one wall sign for each street it fronts on.” (Chapter 30-22 of the Arlington Heights Municipal Code). Since Chipotle has only one street frontage, facing Palatine Rd on the north side, a variation is required to request an additional wall sign.

Without having a wall sign on the west elevation, Chipotle will not have visible identification to the many people and cars that travel down the drive that runs through the shopping center, thus impacting their business, foot traffic, and visibility.

This difficulty is not self-created by the petitioner, as it pertains to the orientation of where the building was constructed and its relation to the other buildings in the shopping center and the roads that surround said shopping center.

If this variation is granted by the village, there will be no traffic hazard, as it will be a wall sign securely attached to the west elevation and will not be in the way of any traffic flow or car traffic. It will not cause depreciation of nearby property values or be detrimental to public health, safety, morals, or welfare, as Chipotle will bring more business and tax revenue to this shopping center and Arlington Heights as a whole, due to its popularity and location. The wall sign on the west elevation will be properly installed by certified sign installers with over 20 years of experience, thus making it safe for the public.

This variation relieves Chipotle from the difficulty of not being visible from a high-traffic drive through a popular shopping center due to its location on this lot. This will not provide Chipotle with a competitive advantage, but instead, give the building a similar look to surrounding restaurants. Chili’s and Olive Garden, on the other side of the drive across from Chipotle, both have two (2) wall signs on their property.

Granting this variation for a second wall sign will not alter the essential character of the locality since many similar businesses and restaurants in the area have two (2) wall signs currently.

Chipotle cannot reasonably function under the standards of this chapter without this variation being approved due to the amount of visibility and business Chipotle could miss out on if people passing through and stopping in the shopping center are not aware that Chipotle is in the lot due to lack of signage.

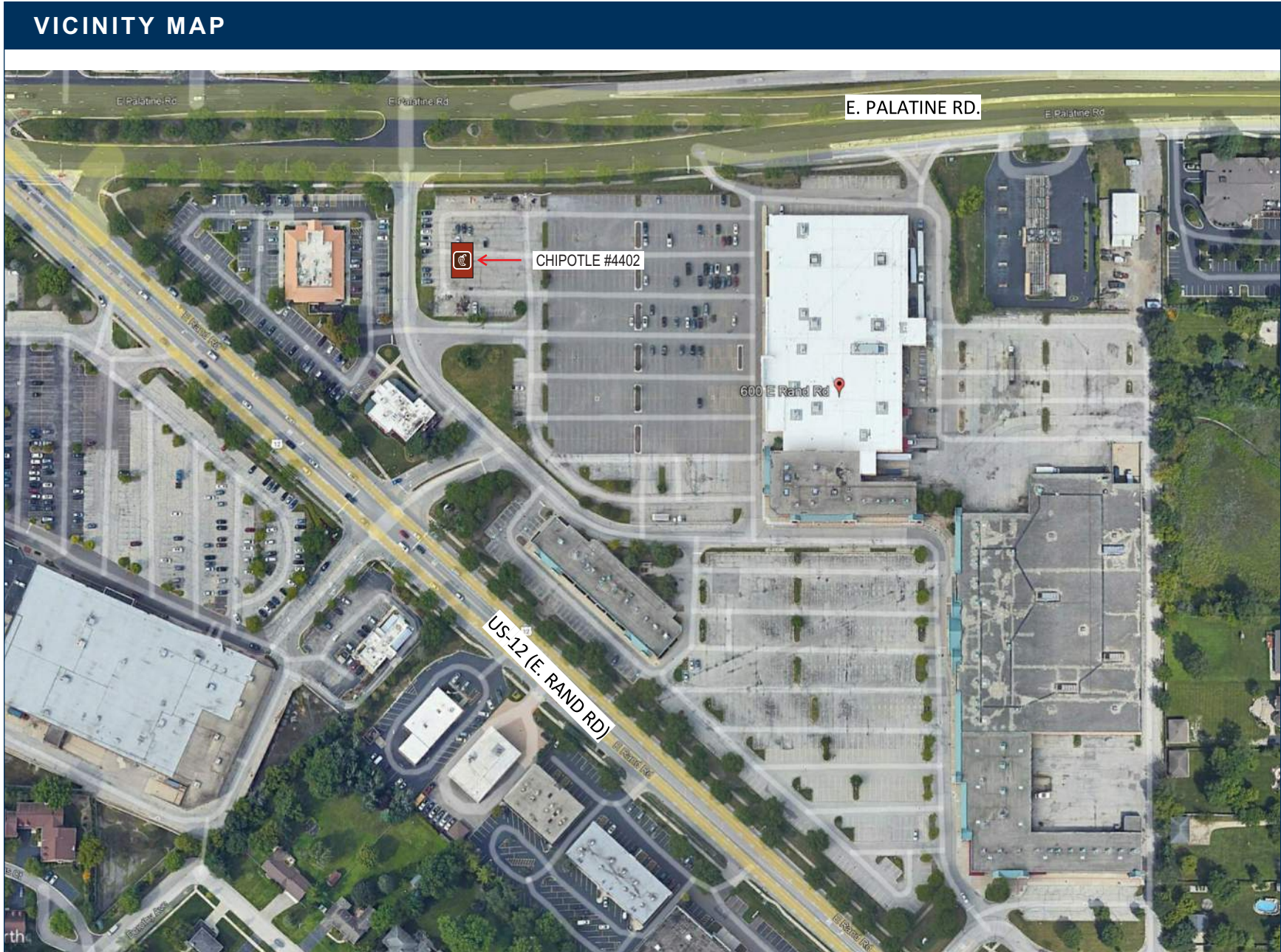
Due to all reasons outlined above, we formally request that you consider and grant this variation request for a second wall sign on the west elevation of the building.

Thank you for all your consideration.

Sincerely,

Angie Gilmore

Permit Coordinator
Design Group Signage Corp.



N.T.S.



CODE ALLOWANCE

- WALL SIGNS:**
- One (1) wall sign per street frontage it faces NOTE: An additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that building serving more than one (1) establishment.
 - Wall with opening for access into building and building has 0' to 150' of setback: No larger than 25% of the total signable area, or a maximum of 150 square feet, whichever is less. Wall without opening access into building and building has 0' to 150' of setback: No larger than 15% of the total area of the wall on which the sign is displayed or 150 square feet, whichever is less. NOTE: A second wall sign displayed adjacent to a parking lot serving that building shall be no larger than 25% of the total signable area, or 60 square feet, whichever is less.
 - Lighting: Internal illumination allowed Projection: No sign may project more than 12" from building face Location: If a wall sign is placed on a mansard facade shall be no larger than 25% of the total signable area or 150 square feet, whichever is less. In no instance shall the sign project above the mansard facade.
- WINDOW SIGNS:**
- No limit stipulated. May not exceed forty (40%) of the tenant's total window area.
- FREESTANDING SIGNS:**
- No more than one (1) ground sign shall be installed per frontage of a building NOTE: If a building has more than one (1) frontage, an additional ground sign may be permitted, provided that there is a minimum of 800 feet of separation between the ground signs as measured along the right-of-way line. The maximum allowable area of a ground sign is determined on the basis of the width and posted speed limit of the public right-of-way abutting the property on which the sign is located as set forth in TABLE A. Per Google Earth, speed limit is posted at 35 MPH.
 - Illumination: External and Internal illumination allowed Sign type: Monument or pylon style Landscaping: Area under a ground sign must be landscaped a minimum of two (2) feet out from the sign base. Sign Height: Maximum not to exceed 16'-6" from ground.
 - Sign location: Not to be located in the vision clearance area. Requires a 3' setback form public right-of-way. If located within 12' of the intersection of the right-of-way lines on a corner lot, it must allow for proper visibility into the intersection.
- DIRECTIONAL / GROUND SIGNS:**
- One (1) sign per parking entry drive. Maximum 6 square feet, 3' feet maximum height. Logos of business are allowed. Directional signs shall be located within landscaped areas and shall be permanently installed.
- DRIVE-THRU / GROUND SIGNS:**
- One (1) per lane for purpose of advertising available products/services
 - Menu Board: Maximum of seven (7') in height. Not to exceed forty-nine (49) sq. ft.
 - Pre-sell Menu Board: Maximum of seven (7') in height. Not to exceed twenty-four (24) sq. ft.
 - Drive through menu boards, pre-sell menu boards and digital order screens, shall be located in the side or rear yards, away from the primary street frontage. Pre-sell menu boards should be located in close proximity to drive-through boards. Drive-through menu boards, pre-sell menu boards and digital order screens shall not be oriented towards the public right-of-way.
 - All free standing signs shall be located within a landscaped area, separated from and protected from vehicular circulation or parking areas.
- TEMPORARY SIGNS:**
- The allowable number shall be determined by aggregate total of banners
 - An aggregate total of sixty-four (64) square feet, with no individual sign exceeding 32 sq. ft
 - No time limit indicated. Permits are required.
- TEMPORARY WINDOW SIGNS:**
- No limit stipulated. May not exceed forty (40%) of the tenant's total window area
 - Window signs must be located on the interior side of the window.

TABLE A

WIDTH OF PUBLIC RIGHT-OF-WAY	POSTED SPEED LIMIT	
	35 MILES PER HOUR OR LESS	OVER 35 MILES PER HOUR
UP TO 66 FEET	40 SQ. FT. TOTAL SIGN AREA PER FACE	60 SQ. FT. TOTAL SIGN AREA PER FACE
OVER 66 FEET	66 SQ. FT. TOTAL SIGN AREA PER FACE	80 SQ. FT. TOTAL SIGN AREA PER FACE

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: **269432-R4**

DATE: 07.22.2022

DESIGNER: J. Dowden

SALES REP: M. Brown

PROJ MGR: C. Abercrombie

REV.	DATE	BY	DESCRIPTION
1	07.28.22	JD	RELOCATE DL.1 ON SITE PLAN
2	08.15.22	JD	CHANGED BH.3 TO B.3
3	10.12.22	JD	REMOVED B.3 ON SOUTH ELEVATION
4	03.27.23	AS	ADD B.3 TO WEST ELEVATION
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL

DATE

LANDLORD APPROVAL

DATE



CHIPOTLE

ARLINGTON HEIGHTS, IL
#4402

711 E. PALATINE RD.
ARLINGTON HEIGHTS, IL 60004

SHEET NUMBER

1.0

GENERAL NOTES

STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY,
PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM

ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING,
SIDEWALKS, LANDSCAPING AND DUMPSTER ENCLOSURE ARE EXISTING U.N.O.

SITE PLAN KEYNOTES

- 1

PROPERTY LINE
- 2

25'-0" FRONT YARD SETBACK
- 3

20'-0 SIDE YARD SETBACK
- 4

20'-0 REAR YARD SETBACK
- 5

LOOP DETECTOR INSTALLED BY CHIPOTLE'S GC, REFER TO ELECTRICAL DRAWINGS. GC TO TAKE SPECIAL CARE OF LOCATION OF CUT OUT AND FILL AND COORDINATE WITH PAVEMENT MARKINGS; CONDUIT STUB-UP (EXISTING BY LANDLORD)
- 6

PATIO RAILING SUPPLIED BY TENANT'S RAILING SUPPLIER, INSTALLED BY CHIPOTLE'S GC. REFER TO 5/SP101 AND 6/SP101 FOR DETAILS
- 7

TWO (2) PATIO LIGHTS PROVIDED BY LIGHTING VENDOR, INSTALLED BY CHIPOTLE'S GC, FOUNDATION BY CHIPOTLE'S GC. REFER TO 3/SP101 FOR DETAILS; CONDUIT STUB-UP (EXISTING BY LANDLORD)
- 8

EXISTING SITE LIGHTING BY LANDLORD, TYPICAL THROUGHOUT SITE.
- 9

DUMPSTER ENCLOSURE, PAD APRON, AND BOLLARDS (EXISTING BY LANDLORD). CHIPOTLE WILL GET EXCLUSIVE USE OF THE WESTERN CORRAL. FINAL TRASH ENCLOSURE SIZING TBD.
- 10

CLEARANCE BAR AND FOUNDATION SUPPLIED AND INSTALLED BY TSV, REFER TO 2/SP101 FOR DETAILS. SIGN UNDER SEPERATE PERMIT BY OTHERS
- 11

NOT USED
- 12

NOT USED
- 13

MINIMUM 1,500 GALLON SHARED GREASE INTERCEPTOR BY LANDLORD; CHIPOTLE'S GC TO MAKE FINAL CONNECTIONS. REFER TO PLUMBING DRAWINGS
- 14

DIRECTIONAL PAVEMENT MARKINGS BY LANDLORD; TYPICAL THROUGHOUT SITE.
- 15

TWO (2) SPACES MARKED FOR 'BURRITO LOADING ZONE' PARKING; FOUNDATION AND INDIVIDUAL POLE SIGNS BY GC. SIGN SUPPLIED BY TSV, INSTALLED BY GC.
- 16

300 SF CONCRETE PATIO SLAB (EXISTING BY LANDLORD)
- 17

TWO (2) PULL-AHEAD PARKING SPACES MARKED WITH 36" TALL X 24" WIDE WHITE NUMBERS PARALLEL TO STRIPING, SET 12" FROM TOP OF SPACE AND CENTERED IN SPACE
- 18

TWO (2) POLE SIGNS FOR DEDICATED PARKING SPACES; FOUNDATION AND SIGN POST BY CHIPOTLE'S GC, REFER TO 7/SP101 FOR SIGN POST DETAIL; SIGN SUPPLIED BY TSV, INSTALLED BY CHIPOTLE'S GC.
- 19

NOT USED
- 20

BOLLARD BY LANDLORD
- 21

TENANT DIGITAL PICKUP SIGN AND FOUNDATION SUPPLIED AND INSTALLED BY TSV. SIGN UNDER SEPERATE PERMIT BY OTHERS
- 22

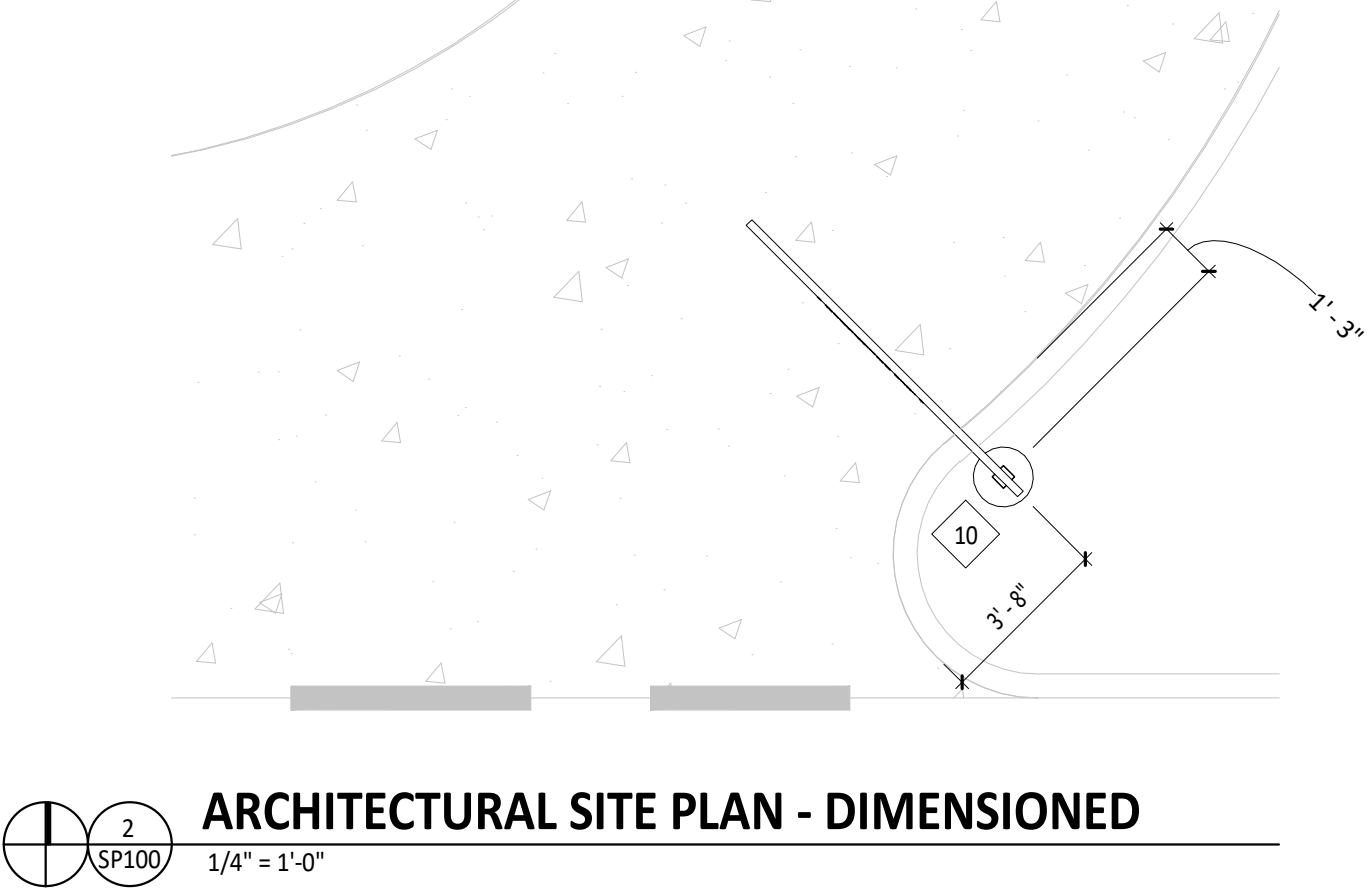
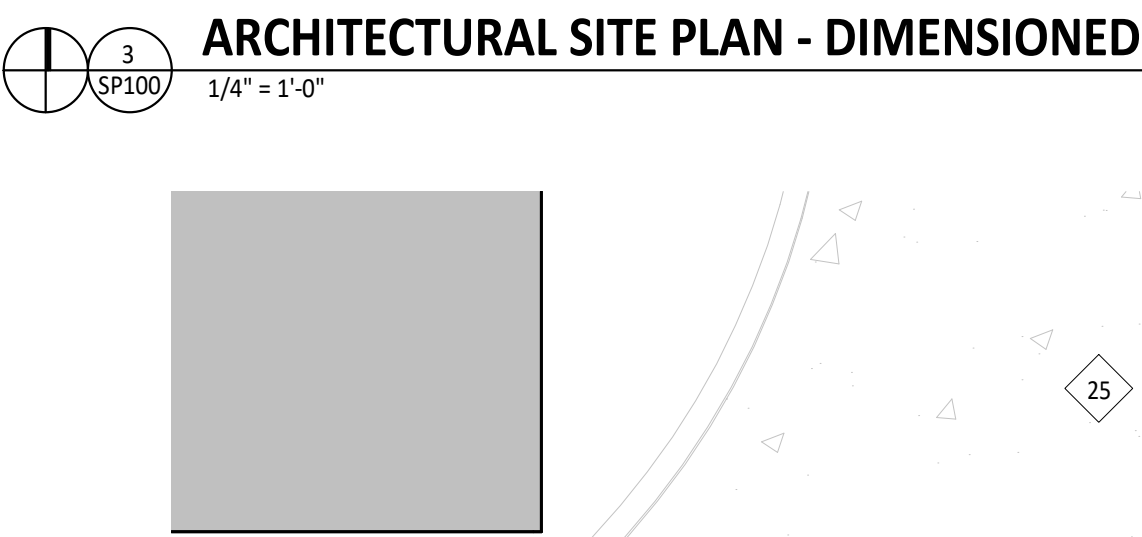
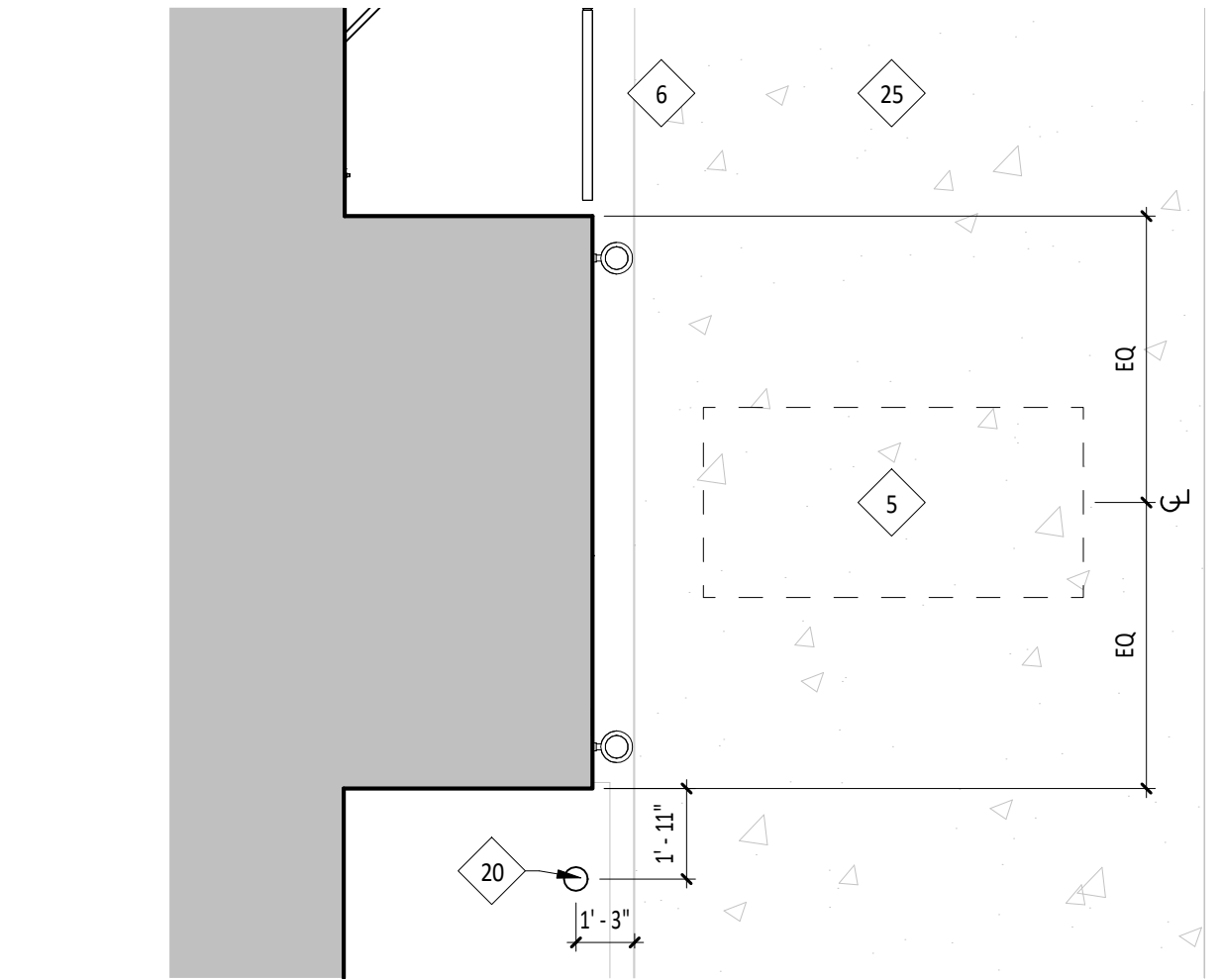
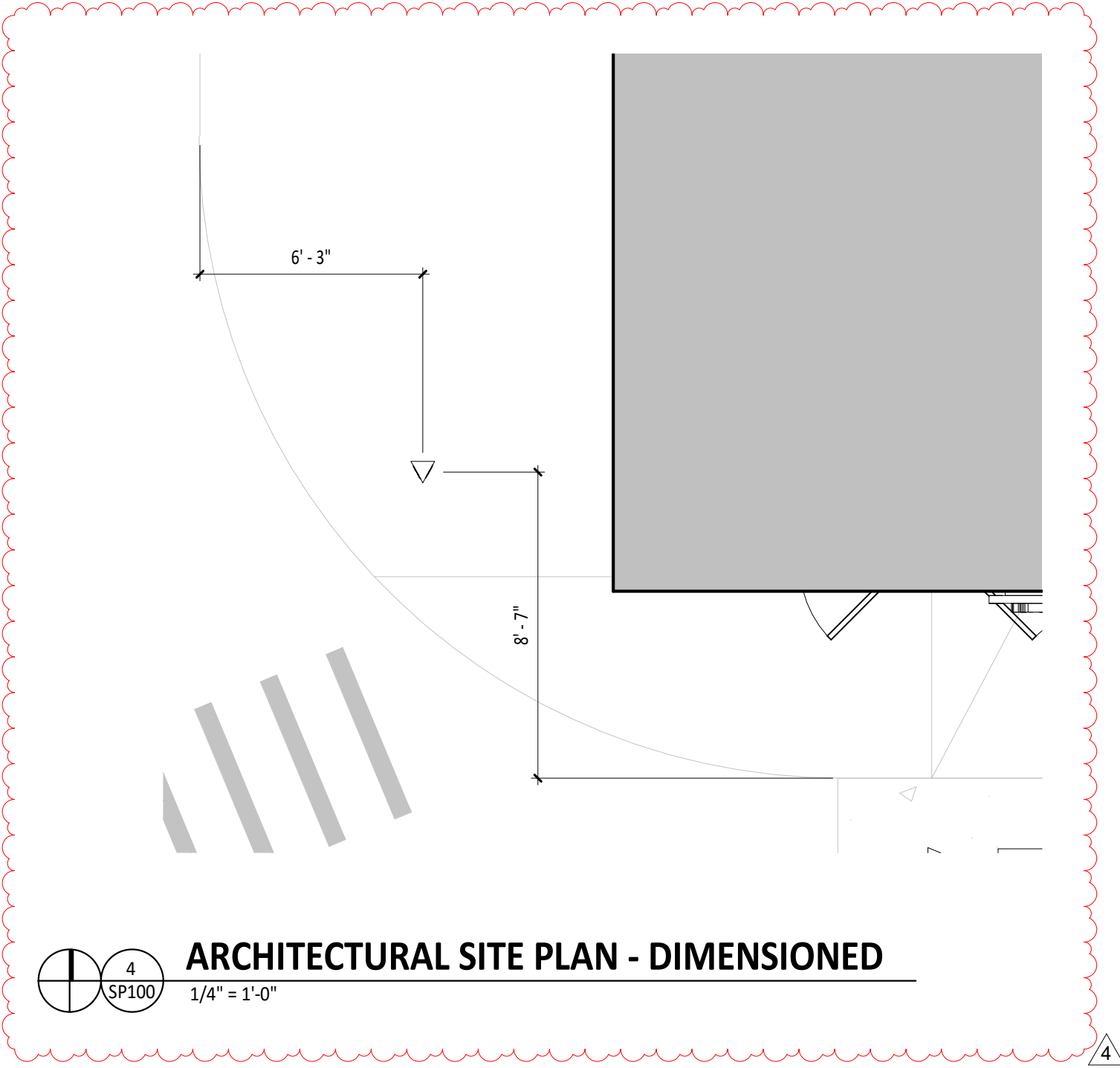
2-BIKE, BIKE RACK EXISTING BY LANDLORD
- 23

WHEEL STOPS BY LANDLORD AT LOCATIONS SHOWN
- 24

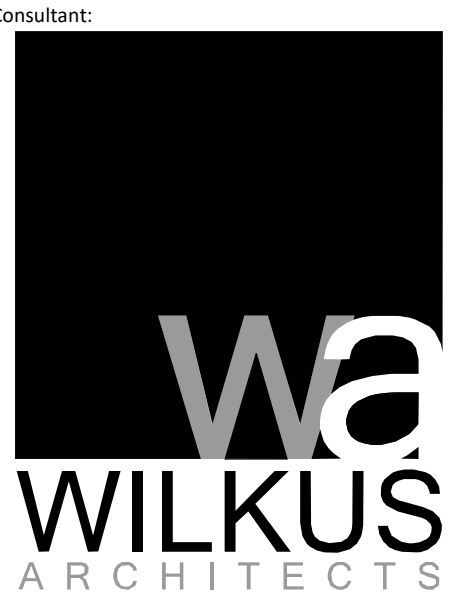
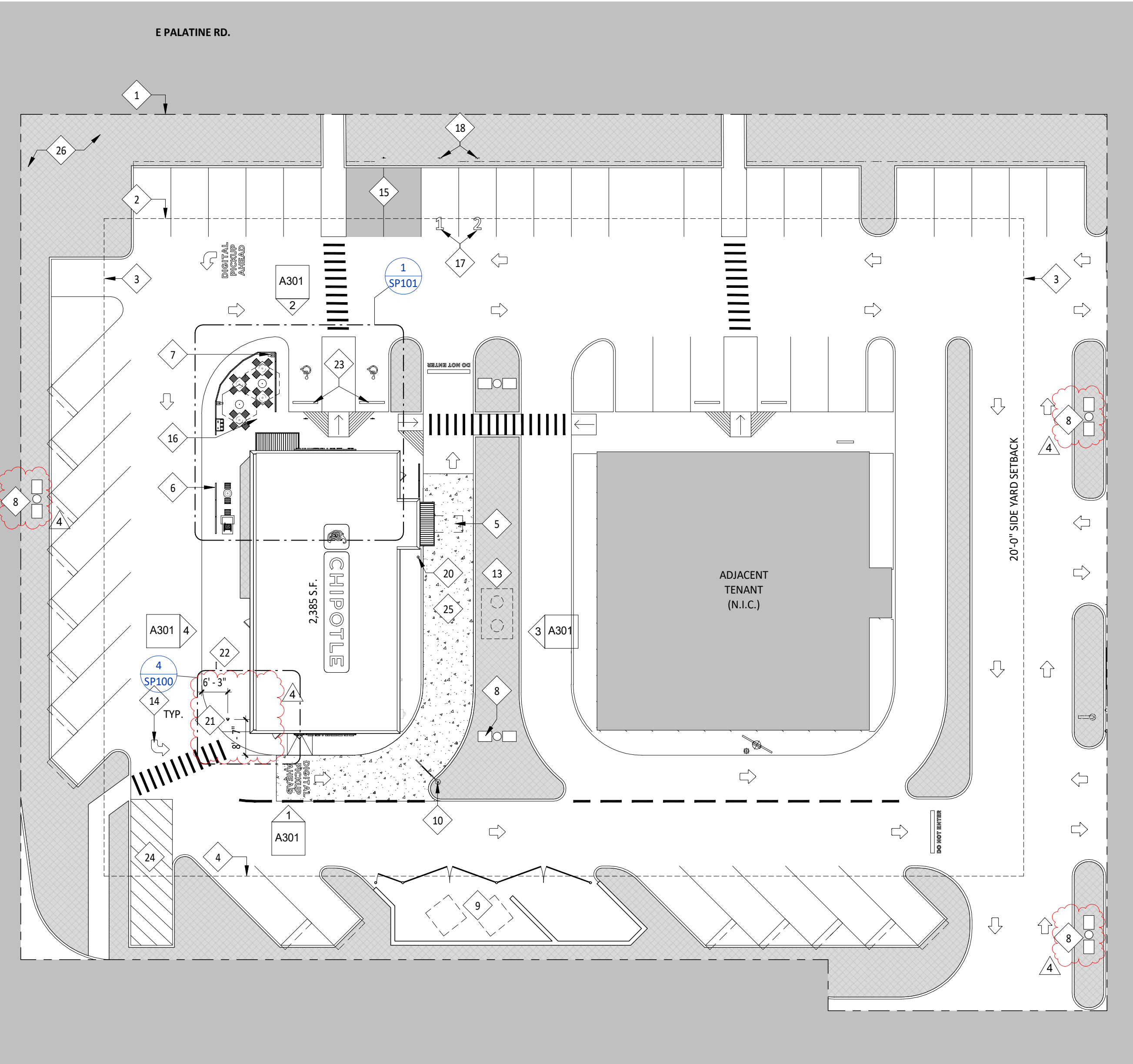
10'-0" x 35' -0" LOADING ZONE
- 25

HIGH DENSITY CONCRETE EXISTING BY LANDLORD; CONCRETE TO EXTEND 12'-0" PAST CENTERLINE OF WINDOW AND 12 FT BEFORE CENTERLINE OF CLEARANCE BAR
- 26

CROSSHATCHED AREAS INDICATE LANDSCAPING BY LANDLORD -PROVIDE MINIMUM MAINTENANCE LANDSCAPE DESIGN -MAXIMIZE ROCK MULCH HARDSCAPING WHERE ALLOWED, EVERGREEN VEGETATION, AND ACCENT BOULDERS AS ALLOWED BY LOCAL CODES (INSTALLED BY LANDLORD; MAINTAINED BY CHIPOTLE)



SITE PLAN - FOR
REFERENCE ONLY



15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.8680/ www.wilkusarch.com

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CHIPOTLE MEXICAN GRILL, INC.
PO BOX 182566
COLUMBUS, OH 43218-2566
TELEPHONE: (614) 318-2482
INTERNET: WWW.CHIPOTLE.COM

STORE NO.: 4402
"ARLINGTON HEIGHTS R-2"
711 E. PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

Issue Record:	
4.11.2022	PERMIT SET
7.12.2022	BID SET
12.1.2022	CONSTRUCTION SET

Revisions:	
1	05/27/2022 PRCN01
3	07/07/2022 DB02/03 UPDATES
4	11/11/2022 CONSTRUCTION SET

Drawn:	Checked:
A. HARRINGTON	K. MOAN

Project No.
2021-0680

Contents:
ARCHITECTURAL SITE
PLAN

SP100

GENERAL NOTES

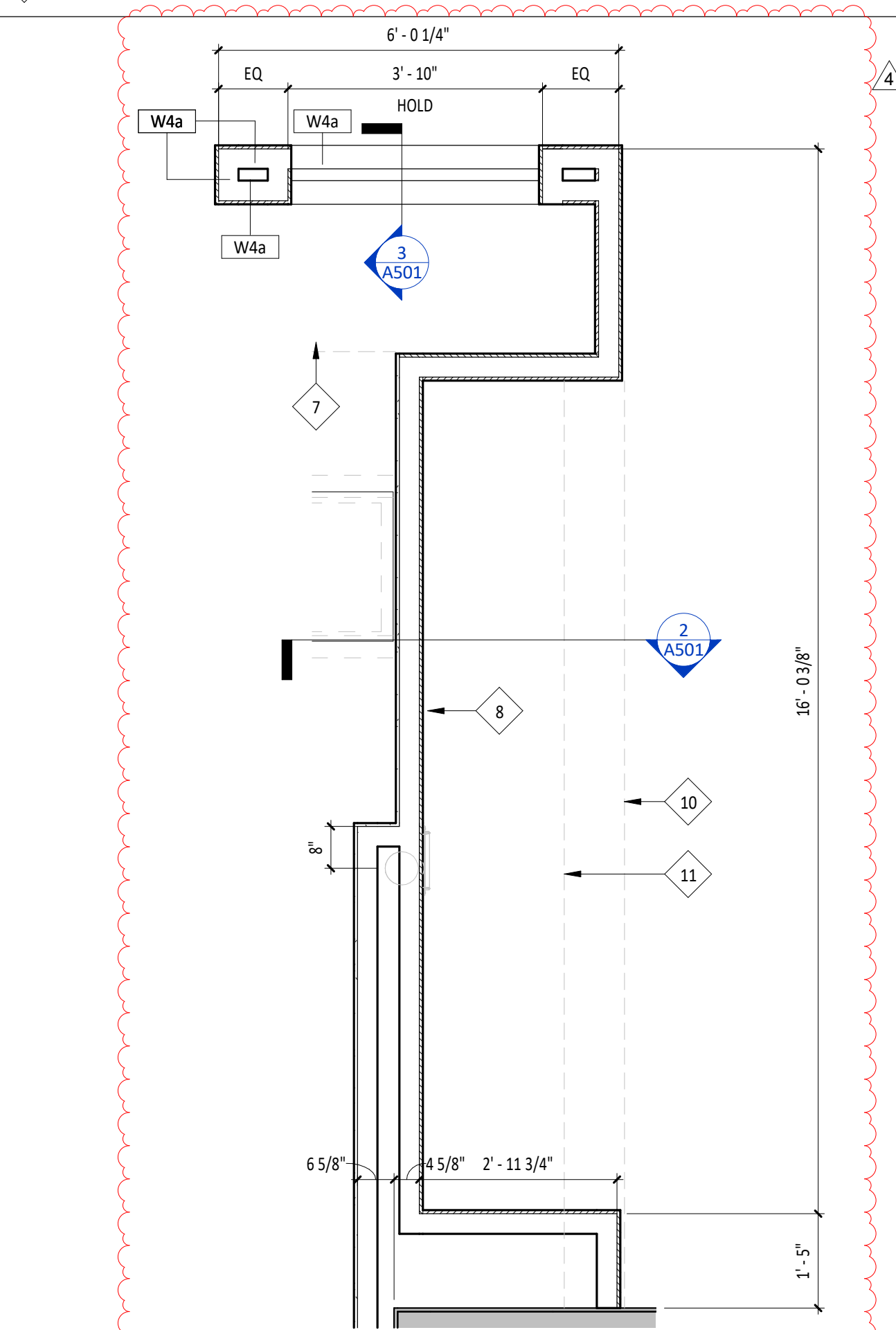
- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING, OR CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS TO EXTERIOR OR EXISTING WALLS ARE TO THE FINISH FACE OF THE EXISTING GYP. BD.
- 3. DASHED CIRCLE IN RESTROOM INDICATES 5'-0" TURNING DIAMETER REQUIRED BY ADA.
- 4. REFER TO WALL FINISH SCHEDULE ON A120.
- 5. STUDS ARE 3 5/8" METAL STUDS UNLESS OTHERWISE NOTED ON PLAN
- 6. INTERIOR DOORS ARE 4" OFF OF PERPENDICULAR WALL U.N.O.
- 7. IN SITUATIONS WHERE TENANT'S G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
- 8. SEE SHEET A801 FOR ADDITIONAL SHEATHING BEHIND CERTAIN WALL FINISHES.
- 9. SEE A601 FOR DOOR TYPES.
- 10. TENANT'S G.C. TO PERFORM LAYOUT OF ENTIRE SPACE PRIOR TO STARTING FRAMING AND REPORT ANY DISCREPANCIES IN NOTED DIMENSIONS TO ARCHITECT AND CHIPOTLE MEXICAN GRILL'S CM PRIOR TO PROCEEDING. FAILURE TO ADHERE TO THESE REQUIREMENTS RESULTING IN ANY REMEDIATION REQUIRED TO MEET DESIGN INTENT WILL BE AT CONTRACTOR'S COST.
- 11. PROVIDE FULL HEIGHT BLOCKING IN WALL FOR ALL SHELVING, TYP.
- 12. DENSSHIELD TILE BACKER BOARD SHALL NOT BE INSTALLED OVER VAPOR BARRIERS AT EXTERIOR WALLS.
- 13. MOISTURE RESISTANT GYP. BD. SHALL BE USED IN RESTROOMS.

WALL TYPE LEGEND

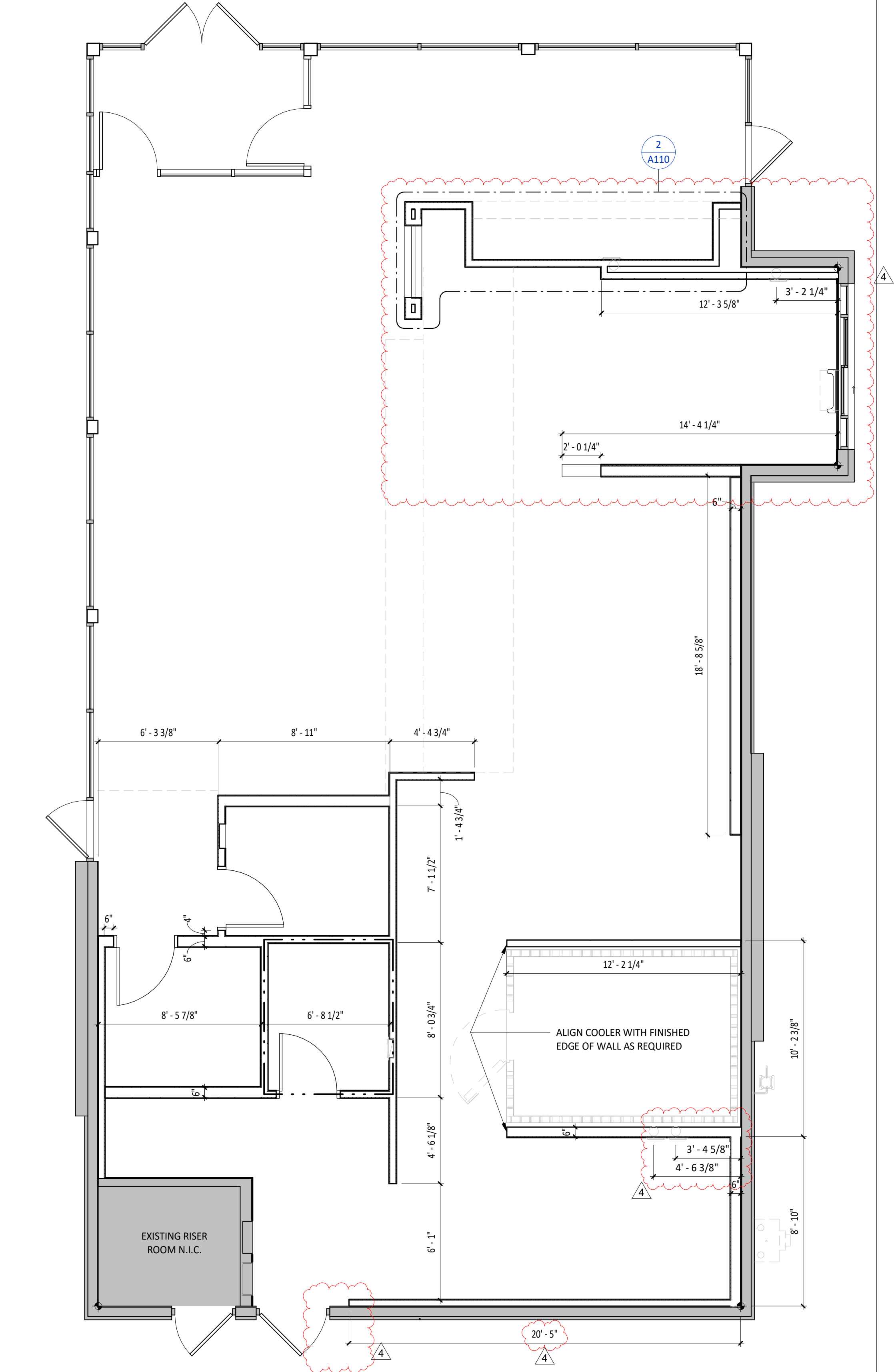
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION WITH SOUND BATT INSULATION
- WALK-IN COOLER
- DESIGNATES WALLS & SHEATHING TO EXTEND TO DECK

FLOOR PLAN KEYNOTES

- 1 WHERE GREASE EXHAUST HOOD INTERSECTIONS WALLS PROVIDE 18 GA GALV MTL. FROM TOP OF WALL TO 18" PAST HOOD IN ALL DIRECTIONS
- 2 FOR REQUIRED RESTROOM BLOCKING REFER TO ELEVATIONS ON A710
- 3 PROVIDE MOUNTING BOARDS FOR SECURITY SYS. AND TELECOM - REFER TO ELEC. DWGS.
- 4 PROVIDE 24 GAUGE GALVANIZED METAL TO 50 1/2" AFF
- 5 PROVIDE BLOCKING IN WALL FOR LICENSE FRAME. FOR ARTWORK BLOCKING, SEE DETAIL 1/A501
- 6 WALL PASS-THRU OPENING - REFER TO A702
- 7 LOW WALL - REFER TO A502
- 8 6" PVC IN WALL ROUTED ABOVE FOR SODA LINES
- 9 SUBSTRATE FACE TO ALIGN
- 10 SOFFIT ABOVE, REFER TO A201, TYP.
- 11 WALL TO DECK ABOVE, REFER TO A201
- 12 CONCRETE CURB, REFER TO A101

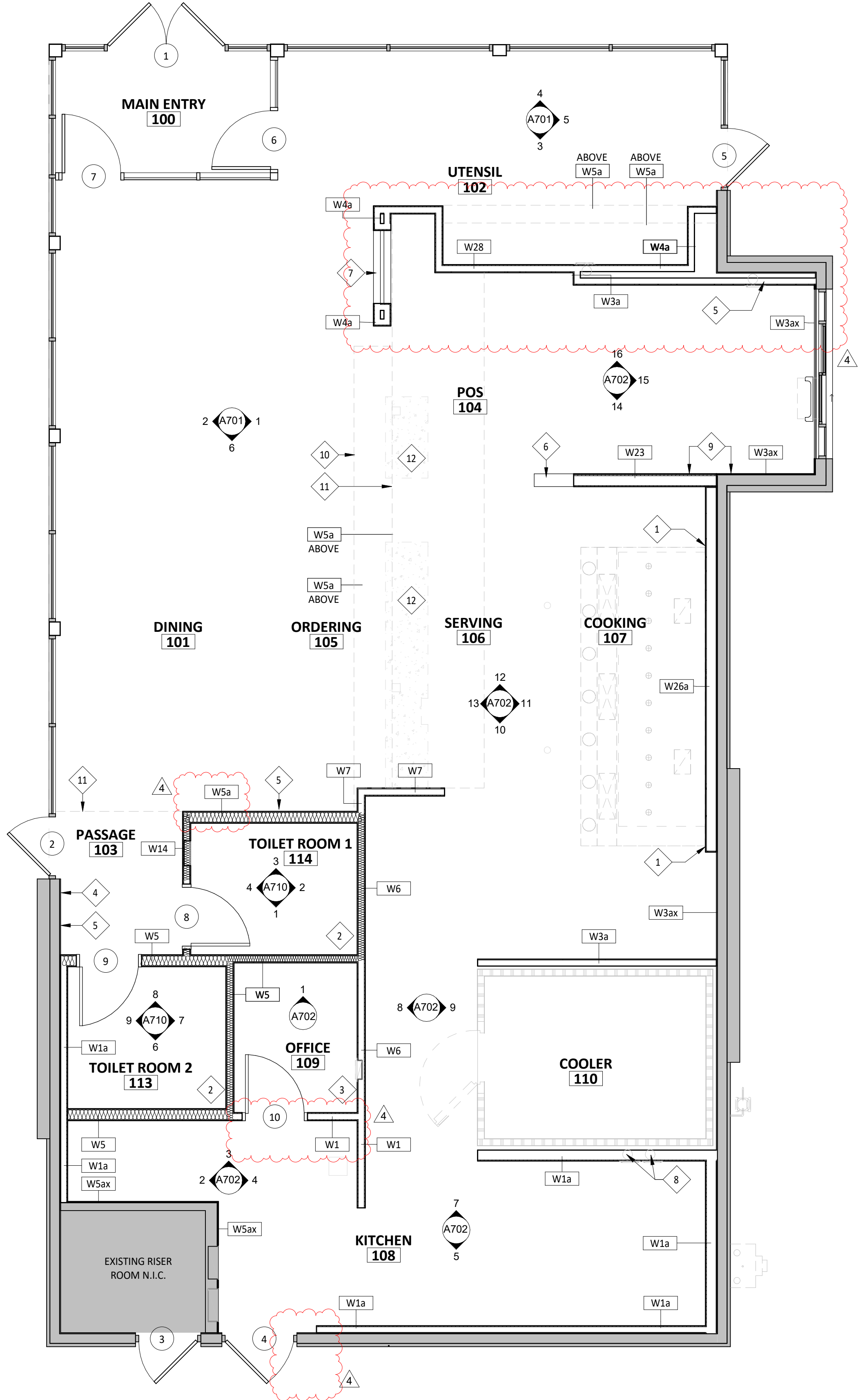


2 A110 1/2" = 1'-0" ENLARGED UTENSIL/MOPUS FRAMING PLAN



4 A110 1/4" = 1'-0" DIMENSIONED FLOOR PLAN

FLOOR PLAN - FOR REFERENCE ONLY



1 A110 1/4" = 1'-0" ARCHITECTURAL FLOOR PLAN

Consultant:

WILKUS
ARCHITECTS

15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.8680/ www.wilkusarch.com

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MEXICAN GRILL

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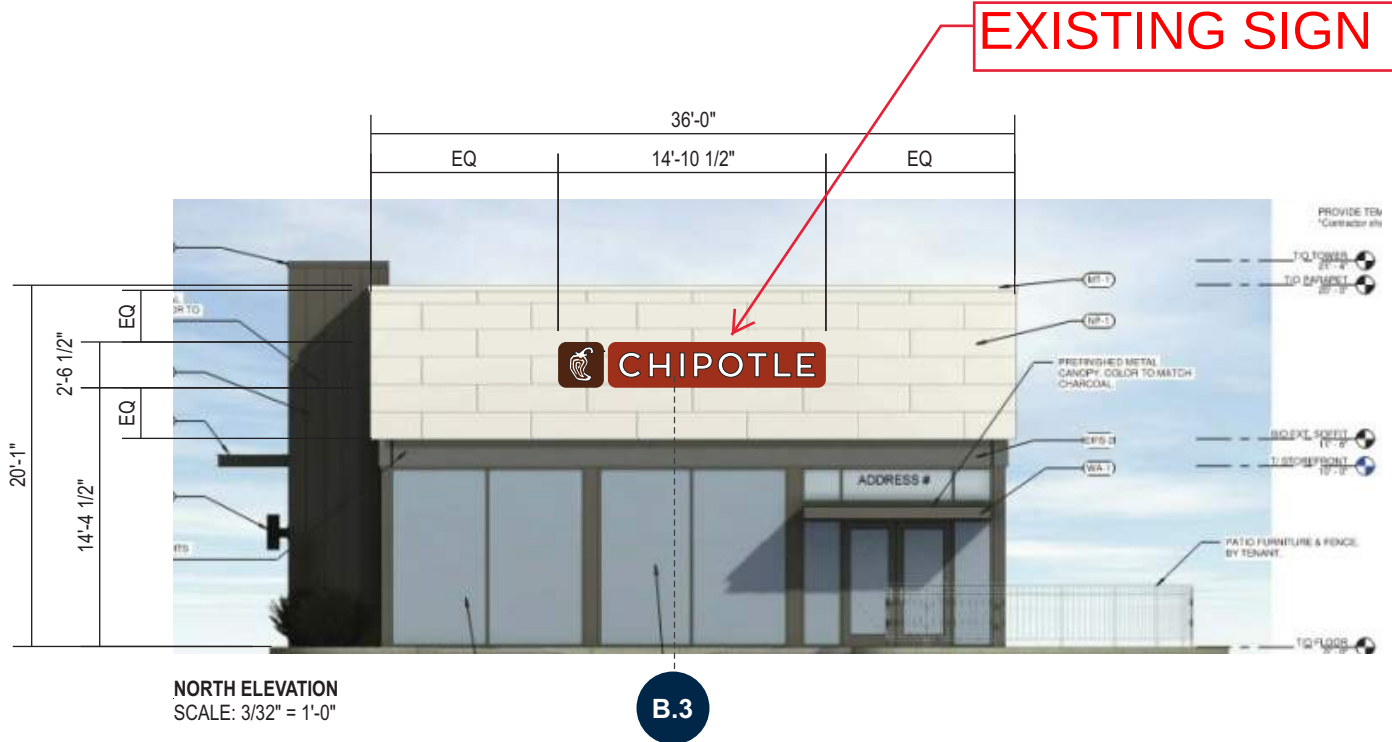
Project No.
2021-0680

Contents:

ARCHITECTURAL
FLOOR PLAN

A110

ELEVATIONS



JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 269432-R4 DATE: 07.22.2022 DESIGNER: J. Dowden SALES REP: M. Brown PROJ MGR: C. Abercrombie	<table><thead><tr><th>REV.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td>07.28.22</td><td>JD</td><td>RELOCATE DL-1 ON SITE PLAN</td></tr><tr><td>2</td><td>08.15.22</td><td>JD</td><td>CHANGED BH.3 TO B.3</td></tr><tr><td>3</td><td>10.12.22</td><td>JD</td><td>REMOVED B.3 ON SOUTH ELEVATION</td></tr><tr><td>4</td><td>03.27.23</td><td>AS</td><td>ADD B.3 TO WEST ELEVATION</td></tr><tr><td>5</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>6</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>7</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>8</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>9</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr><tr><td>10</td><td>00.00.00</td><td>XX</td><td>XXXX</td></tr></tbody></table>	REV.	DATE	BY	DESCRIPTION	1	07.28.22	JD	RELOCATE DL-1 ON SITE PLAN	2	08.15.22	JD	CHANGED BH.3 TO B.3	3	10.12.22	JD	REMOVED B.3 ON SOUTH ELEVATION	4	03.27.23	AS	ADD B.3 TO WEST ELEVATION	5	00.00.00	XX	XXXX	6	00.00.00	XX	XXXX	7	00.00.00	XX	XXXX	8	00.00.00	XX	XXXX	9	00.00.00	XX	XXXX	10	00.00.00	XX	XXXX	<table><thead><tr><th>CLIENT APPROVAL</th><th>DATE</th></tr></thead><tbody><tr><td>LANDLORD APPROVAL</td><td>DATE</td></tr></tbody></table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	 CHIPOTLE	ARLINGTON HEIGHTS, IL #4402 711 E. PALATINE RD. ARLINGTON HEIGHTS, IL 60004	SHEET NUMBER 3.0
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B-3 FACE LIT CHANNEL LETTERS ON BACKER WALL MOUNT (Qty 2)

SQUARE FOOTAGE: 38

SEAMS MAY BE REQUIRED

PART NUMBERS
B-3 : CMG1CL31-179-6L-NLBK

CHANNEL LETTER “CHIPOTLE” AND PEPPER LOGO SPECIFICATIONS

- 1. .040" X 3" PRE-FINISHED ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) P-2
- 2. .040 ALUMINUM BACKS
- 3. SLOAN PRISM MINI WHITE LED'S
- 4. 3/16" ACRYLIC #2447 WHITE
- 5. .040" PRE-FINISHED ALUMINUM FCE OVERLAY PEPPER GRAPHIC P-2
- 6. 1" PRE-FINISHED JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP) BROWN
- 7. MOUNTING HARDWARE
- 8. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) P-2
- 9. 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
- 10. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)

BROWN & RED BACKER CABINETS SPECIFICATIONS

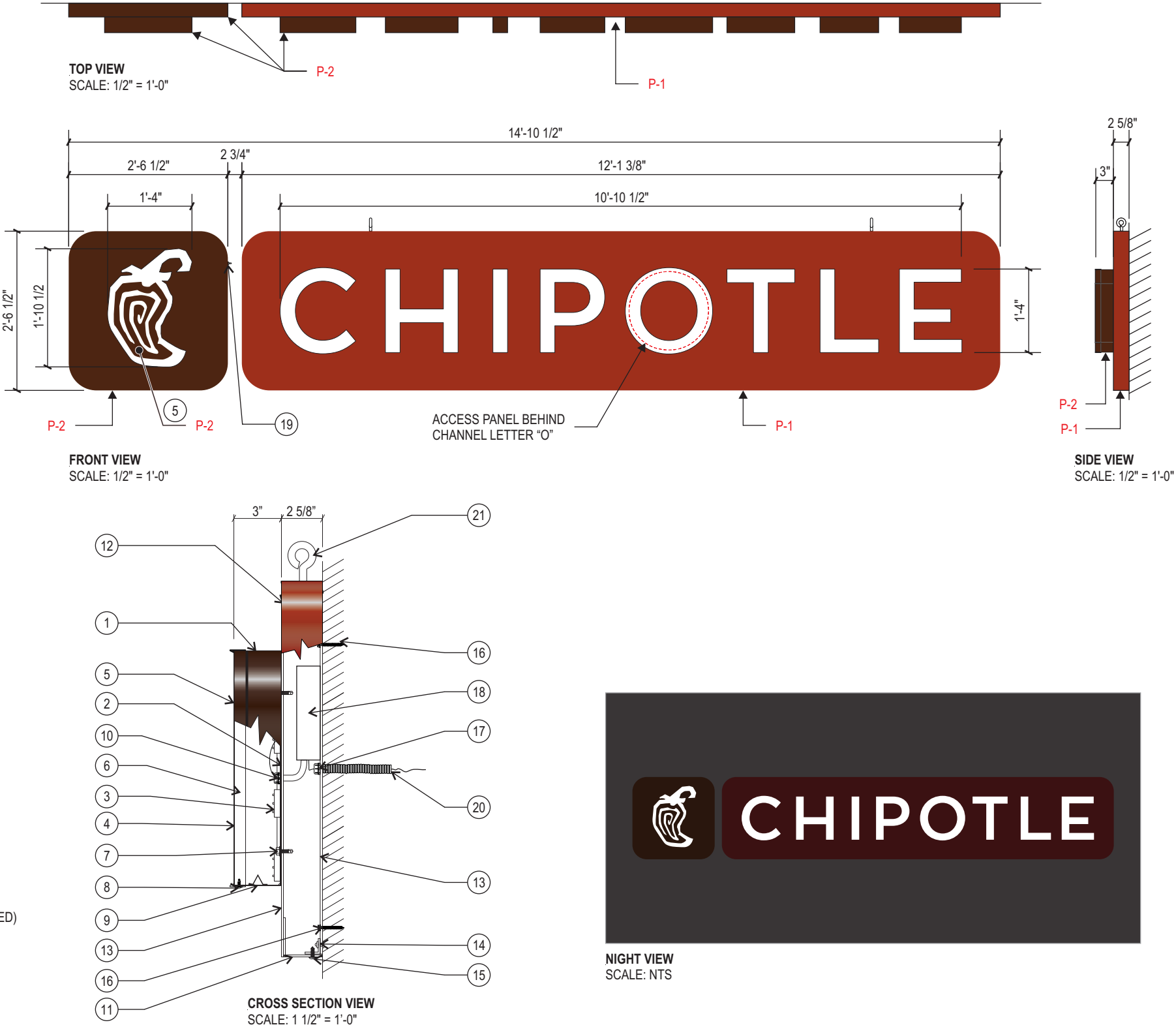
- 11. TOP AND BOTTOM RETURNS: 2 1/2" X 2 1/2" ALUMINUM ANGLE
INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 12. ENDS AND CORNER RETURNS: (ONE PIECE) 1/8" ALUMINUM HOT GLUE AND VERSILOK TO FACE
INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 13. .080" ALUMINUM FACES INTERIOR PAINTED WHITE, CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 14. ACM BACK, CAULKED & POP-RIVETED TO FRAME
- 15. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) CHIPOTLE CABINET P-1; PEPPER CABINET P-2
- 16. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- 17. 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
- 18. LED POWER SUPPLY
- 19. TOGGLE DISCONNECT SWITCH MOUNTED TO CABINET RETURN
- 20. 15 FT. MIN. WHIP LENGTH
- 21. LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART, REMOVE AT INSTALL

NOTES

- 3/4" FIRE TREATED PLYWOOD BLOCKING PROVIDED BY OTHERS
- ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
APPROVED UL LABELS ATTACHED IF REQUIRED.
- ELECTRICAL WIRING FROM SIGN WILL BE WIRED
INTO THE EXISTING ELECTRICAL SOURCE
- PRIMARY ELECTRICAL: 120V BY OTHERS WITHIN 3' OF SIGN PRIOR TO INSTALL
- SECONDARY ELECTRICAL: 12V LED WIRED AND POWER SUPPLIES INSIDE OF
CABINETS WITH ACCESS PANEL FOR FUTURE SERVICES
- ELECTRICAL HOOK-UP: FINAL ELECTRICAL CONNECTION TO EXISTING
120V AC J-BOX

COLORS/FINISHES

- P-1 ROASTED RED (JW CHIPOTLE ROASTED RED)
- P-2 ADOBO BROWN (JW CHIPOTLE BROWN)



NIGHT VIEW
SCALE: NTS

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10	00.00.00	XX	XXXX								







MATERIAL LIST

1. Petitioner Name: Design Group Signage Corp.
2. Date: 4/24/23
3. Project: Chipotle – Signage Variance
4. Location: 600 E. Rand Rd, Arlington Heights, IL 60004

B-3 Face Lit Channel Letters on Backer Wall Mount

Channel Letter “CHIPOTLE” and Pepper Logo

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Brown & Red Backer Cabinets

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.080 Aluminum - PMS 484C



.040 Aluminum - PMS 484C



.080 Aluminum - PMS
4025C



3/16" White Acrylic



.040 Aluminum - PMS 4025C

































M. SHOAIB KHAN DMD
IMPLANTS / RECONSTRUCTIVE CARE

OPEN

SUB

NO
PARKING
FIRE
LANE

2.49
SUB
DAY

Coca-Cola

MOAIB KHAN DMD
DENTISTS / RECONSTRUCTIVE CARE

SUBWAY

NO
PARKING
FIRE
LANE

Coca-Cola

\$4.49
6-INCH
SUB
OF THE
DAY

SUBWAY

OPEN

nectar



HassleLess Mattress







































