



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

June 9, 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/3cqAYDp>

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 9, 2020, to be shared at the meeting. Please limit emails to 200 words or less.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 5/26/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-036 - 406 N. Beverly Ln. - SF/Addition
- B. DC#20-035 - Driven Car Wash - 2100 S. Arlington Heights Rd. / Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
6/9/2020**

Item: Minutes 5/26/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 5/26/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
May 26, 2020

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

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

Members Absent: None

Also Present: James Cazares for the *Chez Hotel*
Asher Cousin, Bowen & Associates for *Amazon*
Robert Green, Bowen & Associates for *Amazon*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR MAY 12, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 12, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEWDC#20-004 – Chez Hotel – 519 W. Algonquin Rd.

James Cazares, representing the *Chez Hotel*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a variation to allow a 16'-6" tall ground sign with an electronic message display, where 10'-0" is the maximum height; and a variation to allow a 12' setback, where 15' is the minimum setback required in the M-2 Zoning District. The petitioner received approval in 2018 to build a new 62 room hotel addition to the existing European Crystal Banquet facility. The new hotel is currently under construction, and at this time, the petitioner is proposing to replace their existing ground sign with a new updated ground sign, which will include an electronic message display to welcome groups to the hotel as well as to promote special events such as during the holidays.

The existing ground sign is 16'-6" tall and 70 sf in size. The petitioner is proposing to keep and reuse the existing brick base, existing concrete foundation, and existing electrical supply for the new sign. The existing sign is setback 12 feet from the front property line, and it is located on a landscape island between parking spaces. The new sign is designed to enhance the image of the business, and it will include the new hotel name "Chez Hotel" in a halo-lit push-through acrylic lettering. The sign structure will be made of clear anodized aluminum to match the window frames on the hotel. The sign design features a back-lit stencil cut out of a tree pattern which relates to the hotel branding. The back edge of the sign includes an illuminated color changing accent band which will change color based on certain holidays and/or hotel events. There is no other signage proposed for the property.

In regards to the electronic sign, in 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors. The subject property is in a location where electronic message signs may be permitted. However, Design Commission review and Village Board approval is required for the conditional approval of the electronic message sign. Additionally, code limits the overall height of a ground sign with an electronic message display to 10' maximum. Due to the location of the proposed sign, the petitioner is requesting a variation to allow a taller sign to maintain visibility between parked vehicles. Furthermore, the petitioner is seeking a setback variation since the 12 foot setback of the existing sign base does not comply with the 15 foot minimum setback required in the M-2 Zoning District. The proposed sign does comply with all other code requirements.

Per Chapter 30, Section 30-705.h, the operation of the electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

1. The electronic display shall be static displays only with no scrolling, fading, flashing, animation, video, or sound.
2. Messages must be displayed for a minimum of 10 seconds.
3. Auto-dimming photocell technology is required to automatically adjust the display brightness to .3 footcandles maximum above ambient lighting conditions.
4. Off-premises advertising is not allowed.
5. Only permitted to be illuminated the same hours that the business is open.

The petitioner has submitted a letter addressing the conditional review criteria for the electronic message sign, as well as the sign variation criteria, which in summary states that the new sign will be in the same location and be the same height as the existing sign which has been in place for over twenty years, and the additional height is needed for visibility over the adjacent parked cars. The petitioner intends to use the electronic message sign as an identifier to welcome groups to the hotel as well as to promote special events such as during the holidays.

Staff has worked closely with the petitioner on the development of the sign design to fit with the image of the new hotel as well as to function in the existing location. Staff feels that the use of an electronic sign in conjunction with a hotel and banquet facility is valid to communicate various events to the public. The overall sign is very nicely designed, the electronic message display is high quality, and it is incorporated into the sign design in a tasteful manner that is appropriate in this location.

In regards to the proposed variations, Staff does not object to the proposed minor setback variation since the existing sign

foundation and brick base are being reused. Additionally, hotels are typically located in Business Zoning Districts where ground signs are only required to be set back three feet. However, in regards to the height variation, this is the first electronic message ground sign requested based on the new regulations created in 2017, and Staff feels that the proposed electronic message sign is too tall. A height variation for this electronic message sign would set a bad precedent for future electronic message sign requests, which code limits to ten feet in height; therefore, Staff recommends denial of the design as submitted.

However, Staff would recommend approval of a modified version of the sign if the overall height was reduced to ten feet to comply with code. If the reduced height creates visibility concerns, then Staff would support a setback variation to allow a three foot setback, which is typical for a hotel sign in Business Districts. Additionally, Staff recommends that the color changing vertical accent band on the sign be restricted to no more than one color change per day.

James Cazares said that he has been working with Steve on the design of the sign for close to a year, with about 5 or 6 revisions being made. The general design of the sign came from something that Steve proposed, which they loved and made some modifications to that include the incorporation of a tree branch pattern in the center area of the sign. This reflects the tree theme of the hotel, which includes a hand sculpted brass tree in the lobby of the hotel, tree branches incorporated into the walls sconces, and roots of the tree coming out from the ceiling of the rooftop. They feel the design of the new ground sign sets the tone for guests, and he thanked Steve for his valuable design ideas.

Mr. Cazares said the electronic message center of the new sign will be beneficial in letting guests know what this hotel has to offer, since this is not a typical hotel. The EMC being proposed will be a 3.0 pixel ratio that will portray a very graphic visual image, similar to a 4K image. He pointed out that this hotel is the only rooftop outside of Downtown Chicago, the only 4 star hotel in Arlington Heights, with a beautiful ballroom, a full-service spa, and a coffee shop in partnership with Vanille Bakery in Lincoln Park. The proposed sign height is the same height as the existing sign, and the same location, which have both worked well for them with the adjacent 5 lane road that is 45 mph. The EMC was placed underneath the 'Chez Hotel' portion of the new sign and above the height of a parked SUV from blocking the sign. Mr. Cazares understood the concerns about the height of the EMC, which he pointed out was very close to what the new ordinance allows, and he felt the design of this EMC sign is stunning, elegant, and very exclusive, while incorporating a 3.0 pixel electronic display that will visually display messages to the public. Additionally, there would be no moving graphics on the EMC; it would be for informational purposes only, showing the amenities of the hotel. Mr. Cazares said that overall, he is very happy with the sign as proposed, and he again thanked Steve for helping with the design process of the sign.

Chair Fitzgerald asked if there were any requests from the public to comment on the project, and there were none.

The commissioners summarized their comments. Commissioner Eckhardt said the scale of the sign as designed is very pleasing, the way the sign has been segmented is appropriately scaled, he liked the location of the electronic message center, he appreciated the dedication to art by incorporating the tree theme into the sign, and he loved the idea of the changing color scheme on the sign, and agreed with Staff's suggestion that the color not change more than once a day. Commissioner Eckhardt said that while he is sympathetic to this being the first electronic message sign proposed since the new ordinance was adopted, he did not want the petitioner to be penalized for bad timing. He felt that a ground sign smaller than the existing one would have a negative impact on the hotel and its new appearance. He preferred the new sign be located where the existing sign is, and not be moved forward as suggested. He liked the design of the new sign as submitted.

Commissioner Kingsley said the sign was nicely designed and she appreciated the detail that went into it; however, she had some hesitation to approve the variation for the height of the EMC. Since the moving portion of the sign is just under 10', she suggested reducing the height of the sign a few feet, so the EMC portion of the sign would be in compliance, with fewer variations needed. In general, she liked the design of the sign.

Commissioner Kubow said in general this is a beautiful sign. He asked Staff about the existing precedent for the setback of ground signs along South Algonquin Road, and Mr. Hautzinger replied that this is a unique situation because this hotel is in a manufacturing zoning district where 15-feet is the minimum setback, and the other hotels located southeast on Algonquin Road are not in a manufacturing district; he would expect those signs to be closer to a 3-foot setback.

Commissioner Kubow felt the new sign needed to be in the same location as the existing sign, and it needed to be the same size. He was in full support of the height and design of the new sign, but felt that the lit pillar would take away from the overall classy look of the sign. He was hesitant to include that detail and he strongly suggested moving away from it and considering the introduction of something more static and unlit; focus on just the logo and the information panel below.

In response, Mr. Cazares presented sign images from his inspiration board for the new sign, and explained that the LED lights are actually around the perimeter of the sign, giving it a light backlit, which he felt did not catch your attention. He said that the pillar color could be toned down and the percentages of the light intensity could be brought down as well; they want the primary color of the accent band to be a muted brushed blue because blue is the color theme inside the hotel. They want some type of light color in the sign because they feel it would be a little plain without it, without losing the elegance and sophistication of the sign. Commissioner Kubow replied that the inspiration sign image looks more subdued at night, which is good, but he would still recommend the petitioner take a look at this detail and consider just a solid material instead. He felt the overall sign as designed had enough pop and elegance to it, without adding the vertical bar.

Commissioner Seyer acknowledged how busy this stretch of Algonquin Road is and that having some visibility here would really help; he wants the hotel to be successful. He felt the scale and location of the sign as proposed was appropriate, and while he understood Staff's concerns about this being the first electronic message board sign, he agreed with the previous comment that this petitioner should not be penalized for that. He was in support of the sign as proposed.

Chair Fitzgerald also liked the sign as proposed and said it was beautifully designed. He asked for clarification on the height requirements for an electronic message board sign, and Mr. Hautzinger said that the entire sign must be less than 10', not just the electronic portion of the sign. Chair Fitzgerald asked if the image on the EMC would be moving and Mr. Hautzinger said that code did not allow the message to move; it would be a static image only, and could only change every 10 seconds. Chair Fitzgerald said he was okay with keeping the sign where it is currently located, and he agreed with the condition of changing the column color only once a day, although he felt that changing the color once an hour could also be interesting. He felt the sign was beautiful, but cautioned that the color of the accent band and the color on the electronic display should be coordinated so that they do not clash, if they are not going to change. Chair Fitzgerald also appreciated the previous comment about not penalizing this petitioner because this is the first electronic message board sign since the ordinance was created. He felt the variation process should encourage petitioners to come in with really great signs, and this is a really great sign that is located in the corridor where electronic signs are allowed. He was in favor of the sign as submitted.

Chair Fitzgerald again asked if there were any requests from the public to comment on the project, and there were none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *CHEZ HOTEL* LOCATED AT 519 W. ALGONQUIN ROAD:

1. CONDITIONAL APPROVAL FOR AN ELECTRONIC MESSAGE SIGN.
2. A VARIATION FROM CHAPTER 30, SECTION 30-705a, TO ALLOW A 16'-6" TALL GROUND SIGN WITH AN ELECTRONIC MESSAGE DISPLAY, WHERE 10'-0" IS THE MAXIMUM ALLOWED HEIGHT.
3. A VARIATION FROM CHAPTER 30, SECTION 30-301b, TO ALLOW A GROUND SIGN WITH A 12-FOOT SETBACK, WHERE 15-FEET IS THE MINIMUM SETBACK REQUIRED IN THE M-2 ZONING DISTRICT.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/22/20, REVISED SIGN DRAWING RECEIVED 2/21/20, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THE COLOR CHANGING VERTICAL ACCENT BAND BE RESTRICTED TO NO MORE THAN THREE COLOR CHANGES PER DAY, WITH A RECOMMENDATION THAT THE PETITIONER VARY THE COLOR AT LEAST ONCE PER DAY.
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

5/26/20 DC

SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Hautzinger reminded the petitioner that this recommendation for approval requires final Village Board review and approval.

ITEM 2. SIGN VARIATION REVIEWDC#20-033 – Amazon – 1455 W. Shure Dr.

Asher Cousin, representing *Amazon*, and Rob Green, representing *Bowen & Associates*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Amazon is renovating an existing building and site in the M-1 Zoning District. The new facility will function as a package delivery distribution center to include an “Amazon Hub” customer service, package pick up and drop off for the general public. Vehicular traffic on the site includes customers, office employees, delivery vans, and tractor-trailer trucks. There are three driveways into the site from Cellular Drive, and multiple building entrances. In order to guide the various types of vehicles to the appropriate driveway and building entrance, the petitioner is requesting larger directional ground signs and additional wall signs, with the following variations:

Wall Signs:

1. A variation from Chapter 30, section 30-402.a, to allow a 78.65 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
2. A variation from Chapter 30, section 30-402.a, to allow a 35.26 sf wall sign on the west wall of the building facing the parking area, where it is not allowed.
3. A variation from Chapter 30, section 30-402.a, to allow a 11.95 sf wall sign on the south wall of the building facing the parking area, where it is not allowed.

Directional Ground Signs:

4. A variation from Chapter 30, section 30-302.b, to allow three 30 sf, 6 foot tall directional ground signs facing Cellular Drive, where 6 sf and 3 feet tall is the maximum allowed.
5. A variation from Chapter 30, section 30-302.b, to allow two 9 sf, 6 foot tall directional ground signs internal to the parking area, where 6 sf and 3 feet tall is the maximum allowed.

Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. A code-compliant 138.5 sf “amazon delivery” illuminated wall sign is proposed to be located on the west wall of the building towards Cellular Drive. An “amazon hub” illuminated wall sign is proposed to be located at the southwest corner of the building to help guide customers to the customer entry. A third illuminated wall sign will be located below the “amazon hub” sign reading “customer service, package pick-up & return” to indicate the services located at the “amazon hub”. A fourth and final small “associate entry” illuminated wall sign will be located on the south wall of the building to indicate the employee entrance.

Per Chapter 30 Sign Code, one directional ground sign is allowed at each driveway, but they are limited to 3 feet in height and 6 sf in size. The petitioner is proposing to install one directional ground sign at each of the three driveways along Cellular Drive, but they are seeking variations to allow the signs to be larger and taller for improved visibility. Additionally, the petitioner is requesting variations for two additional directional signs internal to the parking area for additional guidance to vehicles.

An existing, code-compliant monument sign facing Cellular Drive will also be refaced and reused as the primary ground sign for the site.

The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed signage is necessary to guide and organize the different types of vehicular traffic coming to this site, and that the proposed signage is based on Amazon’s Worldwide design standards.

Staff does not object to the proposed variations, and agrees that the requested signage is necessary and justified for wayfinding due to the unique operations and site design of this facility. The signs will help alleviate traffic hazards, and they are an appropriate scale based on the size of the building and site. Staff recommends the Design Commission recommend approval to the Village Board for all variations as submitted, with a comment to change the support posts for the 9 sf internal directional signs from painted channel posts to a nicer finished post, similar to the larger directional signs.

Mr. Cousin commented that the steel posts in the current signage for Nokia located along Cellular Drive currently have painted steel posts. He also thanked Steve for preparing a great presentation of the project.

Chair Fitzgerald asked Staff if there was anyone from the public who wanted to comment on the project and there was none.

The commissioners summarized their comments.

Commissioner Kingsley felt that the sign package was well done, and she agreed with all of Staff's comments. She said it was really important that the signage here is done well so that everyone can get to where they need to go, especially because this is a new location. She had no issues with any of the signage being shown tonight. She also agreed with Staff's suggestion to change the support posts on the internal directional signs to a nicer finish, which would make the signs appear more permanent, and she was not opposed to them being similar to the larger directional signs, as long as that did not require more variations. Mr. Hautzinger said the variations would not change because the directional signs are considered to be permanent signs either way. Commissioner Kingsley said that changing the support posts to be nicer would help tie all the signs together.

Commissioner Kubow approved of the sign variations as proposed. He commented that the current sign code is not built for these types of distribution centers and he understood all the variations that are needed here.

Commissioner Seyer agreed and said that the signs being proposed are required and necessary for this site. He also agreed with Staff's recommendation for nicer posts because otherwise the directional signs look like temporary yard signs, which is what the current Nokia signs look like to him.

Commissioner Eckhardt said that the presentation of the proposed signage is appropriate for the site, and he agreed with Staff's suggestion to upgrade the support posts for the directional signs, which he felt appeared beneath the quality of the project and business. He would leave this change up to Staff to review, but felt that it should be of a square stock and an appropriate color to match the sign, and the sign should have a front and a back. Otherwise, he was in support of the project.

Chair Fitzgerald agreed with the comments already made and felt that the signs being proposed are needed for this size project.

Chair Fitzgerald again asked if there was anyone from the public that wanted to comment on the project and there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR AMAZON LOCATED AT 1455 W. SHURE DRIVE:

WALL SIGNS:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402a, TO ALLOW A 78.65 SF WALL SIGN ON THE WEST WALL OF THE BUILDING FACING THE PARKING AREA, WHERE IT IS NOT ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-402a, TO ALLOW A 35.26 SF WALL SIGN ON THE WEST WALL OF THE BUILDING FACING THE PARKING AREA, WHERE IT IS NOT ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-402a, TO ALLOW A 11.95 SF WALL SIGN ON THE SOUTH WALL OF THE BUILDING FACING THE PARKING AREA, WHERE IT IS NOT ALLOWED.

DIRECTIONAL GROUND SIGNS:

4. A VARIATION FROM CHAPTER 30, SECTION 30-302b, TO ALLOW THREE 30 SF, 6 FOOT TALL DIRECTIONAL GROUND SIGNS FACING CELLULAR DRIVE, WHERE 6 SF AND 3 FEET TALL IS THE MAXIMUM ALLOWED.
5. A VARIATION FROM CHAPTER 30, SECTION 30-302b, TO ALLOW TWO 9 SF, 6 FOOT TALL DIRECTIONAL GROUND SIGNS INTERNAL TO THE PARKING AREA, WHERE 6 SF AND 3 FEET TALL IS THE MAXIMUM ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 5/1/20 AND RECEIVED 5/8/20, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE SUPPORT POSTS FOR THE 9 SF INTERNAL DIRECTIONAL SIGNS BE UPGRADED, AND THAT THOSE SIGNS BE CONSTRUCTED WITH A BACK PANEL AS WELL.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 3. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:25 PM. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT



Design Commission 6/9/2020

Item: DC#20-036 - 406 N. Beverly Ln. - SF/Addition

Department: Planning & Community Development

Requested Action

– Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

– It is recommended that the Design Commission **evaluate** the design for the proposed additions at 406 N. Beverly Lane. This recommendation is based on the architectural plans received on 5/13/20, and the following:

1. Evaluate the scale and massing of the proposed design as it relates to the surrounding context.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Jarosz Residence
Project Address: 406 N. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: June 3, 2020

PETITION INFORMATION:

DC Number: 20-036
Petitioner Name: Robert Flubacker
Petitioner Address: Robert Flubacker Architects
1835 Rohlwing Road, Suite B
Rolling Meadows, IL 60008
Meeting Date: June 9, 2020

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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 add first and second floor additions to an existing two-story house. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 7,920 square feet and the proposed residence with additions will be approximately 3,562 square feet. The project does comply with all R-3 zoning requirements as summarized below.

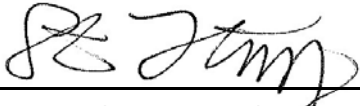
	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 25 feet Side: 6.08 feet Side: 6.87 feet Rear: 42.33 feet
Building Height	25 feet to the midpoint	23.3 feet to the midpoint
FAR	3,564 SF	3,562 SF
Building Lot Coverage	2,772 SF	2,644 SF
Impervious Surface Coverage Total	3,960 SF	3,725 SF

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 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.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design for the proposed additions at 406 N. Beverly Lane. This recommendation is based on the architectural plans received on 5/13/20, and the following:

1. Evaluate the scale and massing of the proposed design as it relates to the surrounding context.
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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.



June 3, 2020

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-036

Lat No. 764181

PLAT OF SURVEY

-BY-

JAMES M. ELLMAN

LOT 12 IN BLOCK 1 IN EASTWOOD, A SUBDIVISION OF THE EAST 3/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

OK AS NOTED

406 N DEVERLY (TPT 4/15)

DATE 4-15-03

DATE 9-15-03
 ADDRESS 406 N. BEVERLY

APPROVED PLANS ARE REQUIRED ON JOB SITE

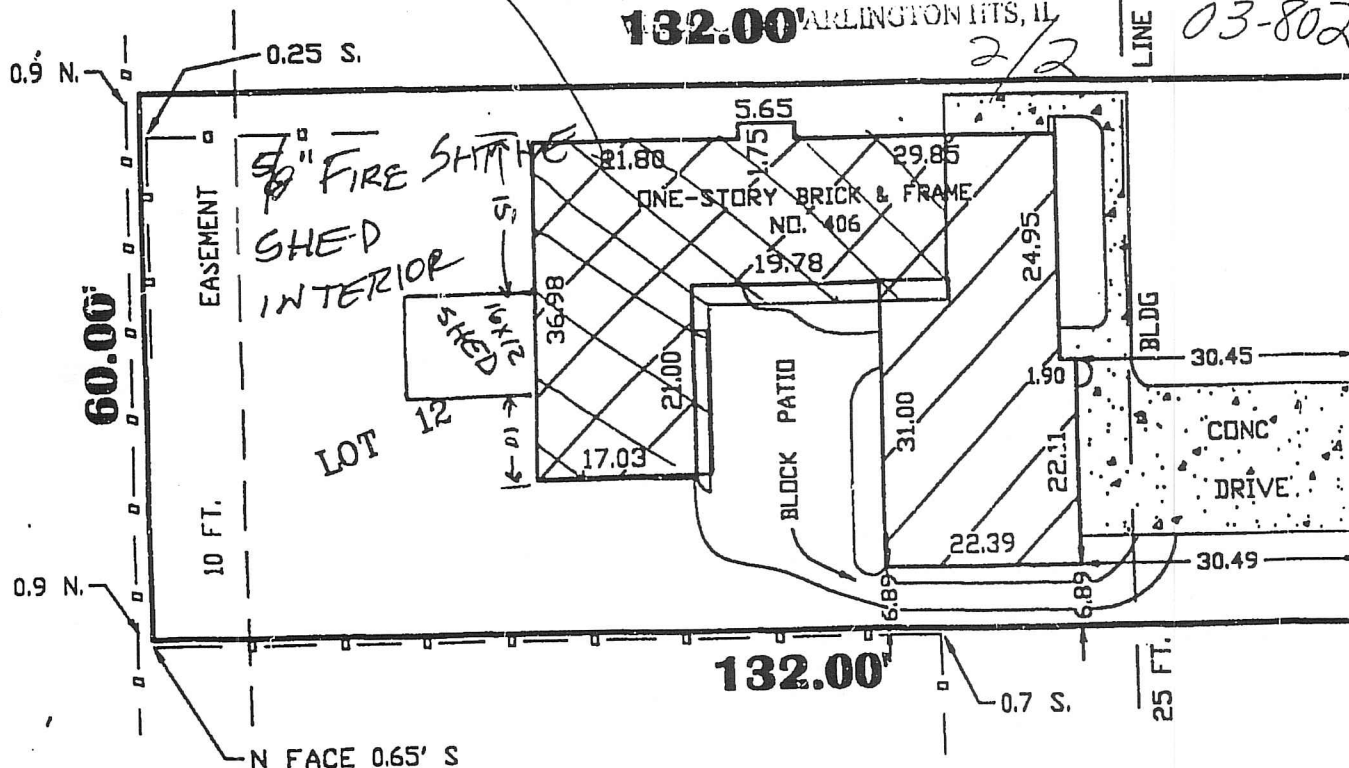
THE MANUFACTURER OR OWNER IS RESPONSIBLE TO
COMPLY WITH APPLICABLE FEDERAL, STATE
AND LOCAL STANDARDS

Roger L Fox

100-100000 DIRECTOR, BLDG & ZONING

132.00' ARLINGTON HTS, IL

DATE, IL 2/2 LINE 03-802





Property Left 3

314 N. BEVERLY LN.



Property Left 2

318 N. BEVERLY LN

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Property Left 1

710 E. ST. JAMES ST.



Subject Property

406 N. BEVERLY LN.



Property Right 1

410 N. BEVERLY LN.



Property Right 2

414 N. BEVERLY LN.



Property Right 3

418 N. BEVERLY LN.

N. BEVERLY LN.

403 N. BEVERLY LN.

Property Across 1



407 N. BEVERLY LN.

Property Across 2

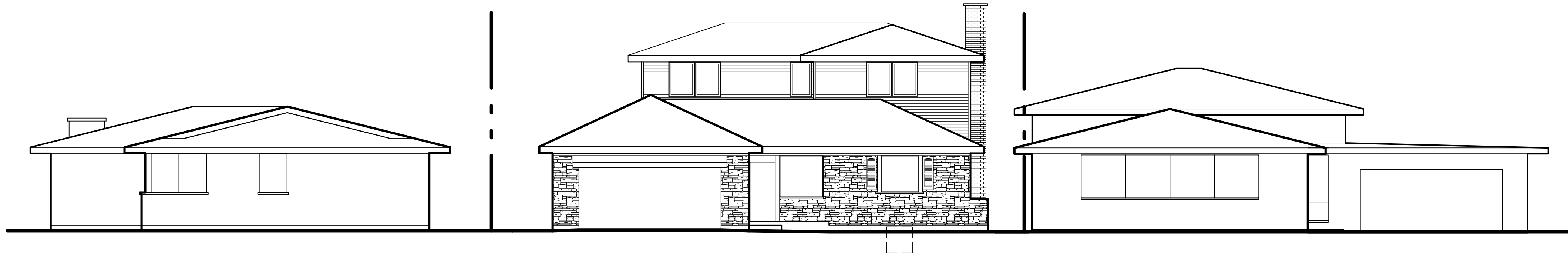


411 N. BEVERLY LN.

Property Across 3



➔North



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



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

ALTERATIONS AND ADDITIONS FOR

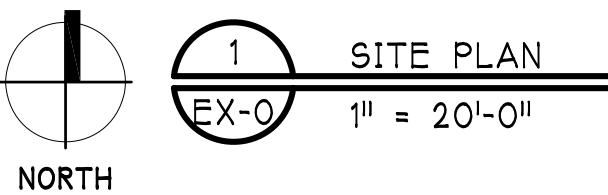
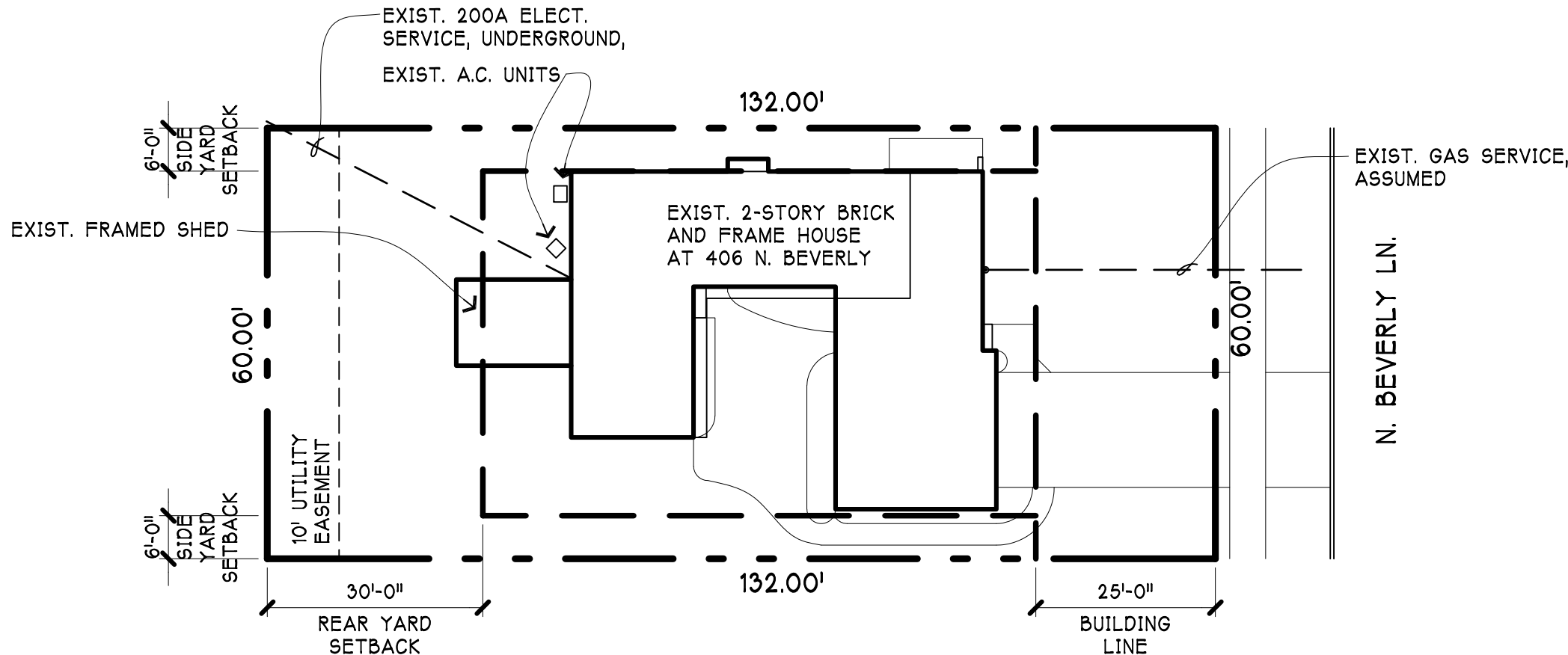
THE JAROSZ RESIDENCE

406 N. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- PROPERTY LINE
- SETBACK LINE

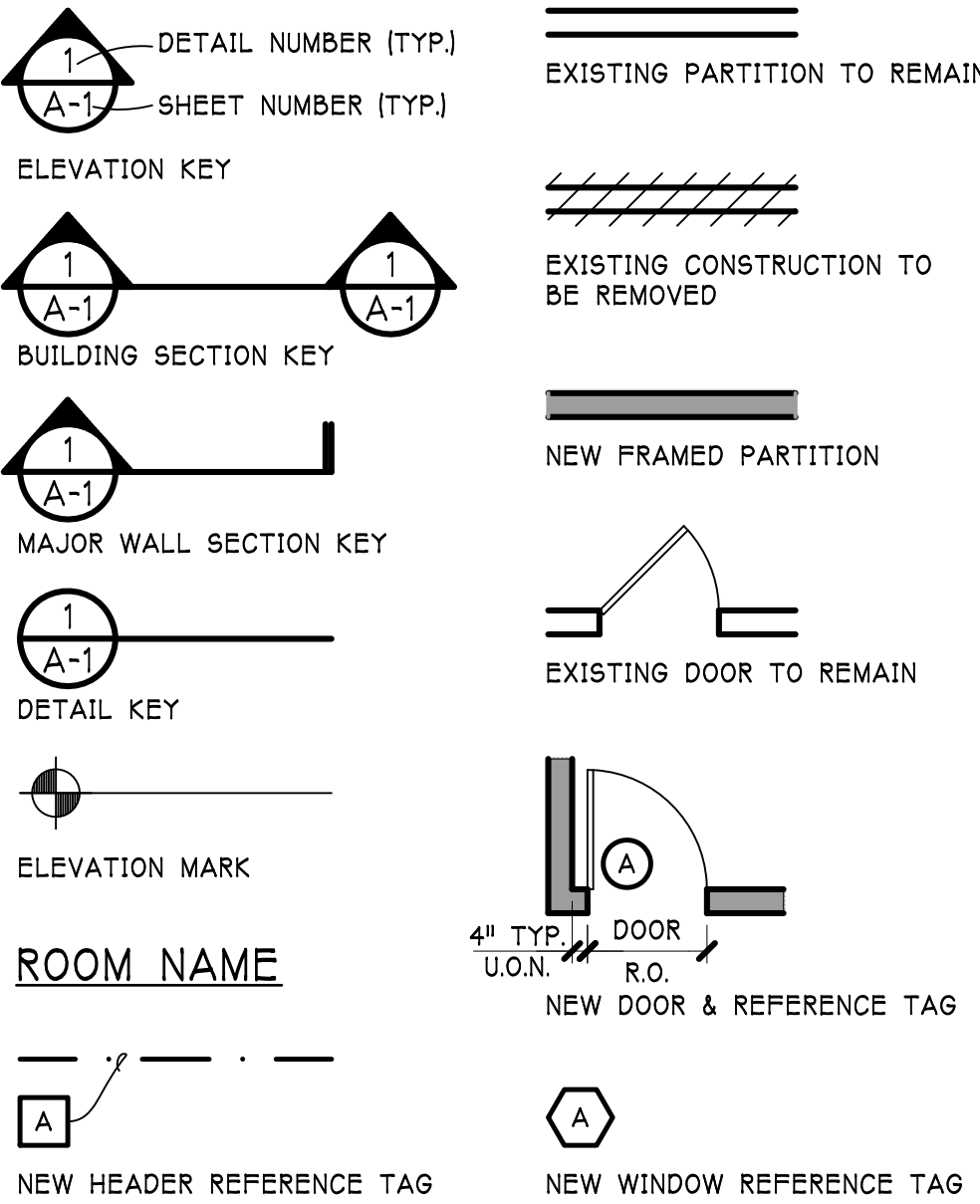


EXISTING SITE PLAN

ABBREVIATIONS

●	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S.	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	Gauge	REINF.	REINFORCE
BLDG.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
BRG.	BEARING	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
C.	CARPET	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	S.P.	SUMP PIT
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CLG.	CEILING	H.W.	HOT WATER	SQ.	SQUARE
CMU.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STL.	STEEL
COL.	COLUMN	L.	LINEN	STOR.	STORAGE
CONC.	CONCRETE	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAV.	LAVATORY	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LLV.	LONG LEG VERTICAL	T/	TOP OF
C.T.	CERAMIC TILE	LVL.	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
C.W.	COLD WATER	L.V.	LONG VERTICAL	T.&G.	TONGUE & GROOVE
D.	DRYER	MAX.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	TV.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TY.P.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
DN.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	V.T.R.	VENT THRU ROOF
D.W.	DISHWASHER	NFHB	NON-FREEZE HOSE BIBB	W/	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	WD.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EP	EJECTOR PIT/SUMP	O.A.	OVER ALL	W.H.	WATER HEATER
EQ.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W/O	WITHOUT
EQUIV.	EQUIVALENT	OPP.	OPPOSITE	WT.	WEIGHT
E.W.	EACH WAY	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2018 ILLINOIS ENERGY CONSERVATION CODE
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:	R-3
LOT AREA:	7,920 SQ.FT.
F.A.R.:	3,564 SQ.FT.
BUILDING LOT COVERAGE:	2,772 SQ.FT.
IMPERVIOUS SURFACE COVERAGE:	3,960 SQ.FT.

BUILDING AREAS:	
FIRST FLOOR	1,487 SQ.FT.
SECOND FLOOR	1,200 SQ.FT.
ATTACHED GARAGE	478 SQ.FT.
SHED	192 SQ.FT.

EXIST. F.A.R.:	2,765 SQ.FT.
EXIST. BUILDING LOT COVERAGE:	2,157 SQ.FT.
EXIST. IMPERVIOUS SURFACE COVERAGE:	3,257 SQ.FT.

LIST OF DRAWINGS

EX-0	TITLE SHEET / SITE PLAN
EX-1	BASEMENT FLOOR PLAN
EX-2	FIRST FLOOR PLAN
EX-3	SECOND FLOOR PLAN
EX-4	EXTERIOR ELEVATIONS
EX-5	EXTERIOR ELEVATIONS

ALTERATIONS AND ADDITION FOR

THE JAROSZ RESIDENCE

406 N. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
3/26/20	EXIST.

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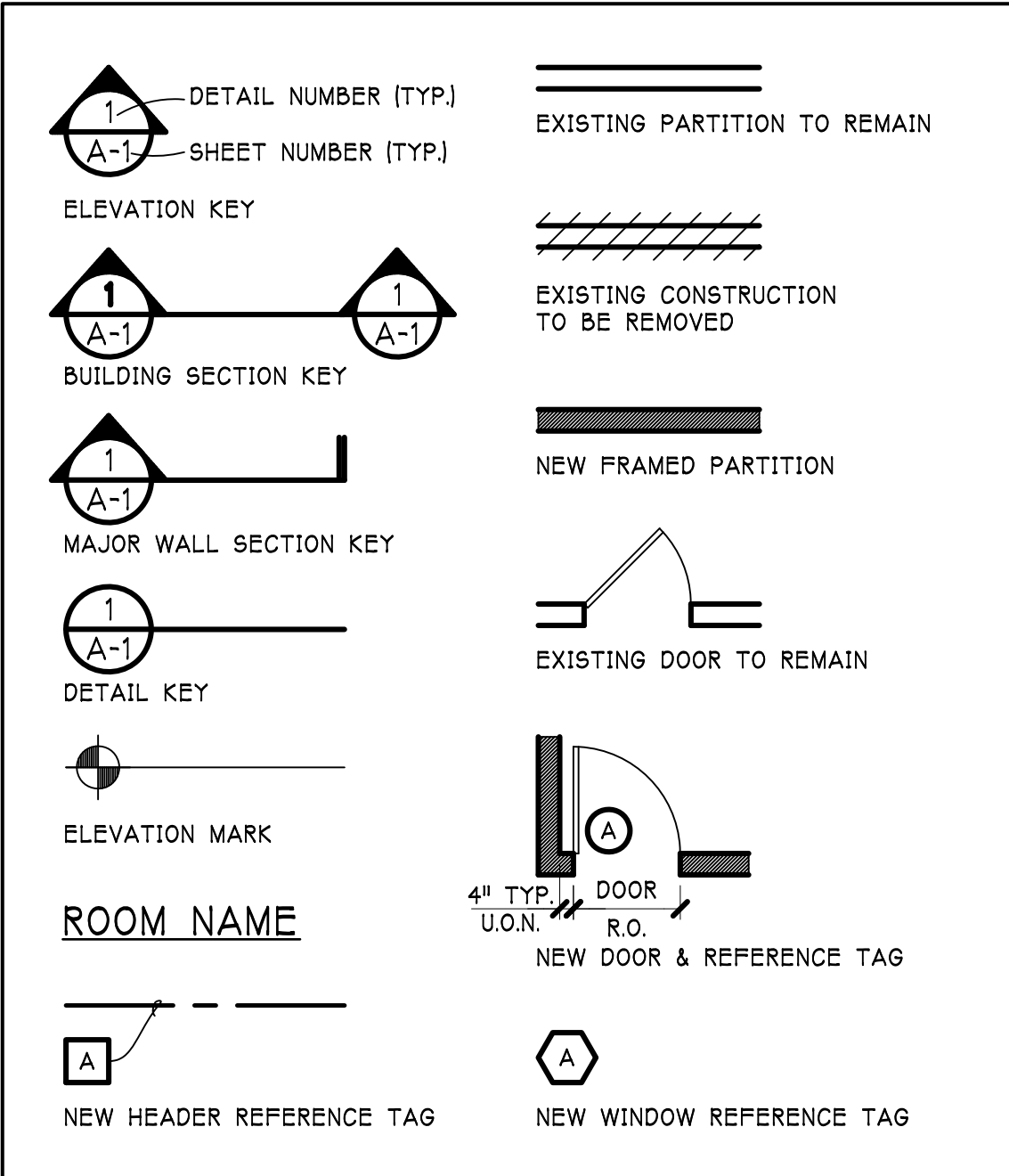
Project Number
200

EX-0

ABBREVIATIONS

●	AT.	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
◀	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
A/C	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.P.	POUNDS PER SQUARE FOOT
AJ.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	F.O.D.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	F.R.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUM	REBAR.	REINFORCING BAR
	BOTTOM OF	FTG.	FOOTING	REF.	REFRIGERATOR
B.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
B.D.S.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	GYP.BD.	GYPSON BOARD	S.C.	SOLID CORE
C.	CARPET	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONCRETE JOINTS	HTG.	HEATING	S.P.	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING VENTILATION, & AIR CONDITIONING	S.P.	SPECIFICATION
C.L.G.	CEILING	H.W.	HOT WATER	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	I.	INSULATION	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	I.N.T.	INTERIOR	STEL	STEEL
COL.	COLUMN	I.N.T.	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONSTR.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T/	TOP OF
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T.&B.	TOP & BOTTOM
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.&G.	TONGUE & GROOVE
D.	DRAIN	MAX.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	TV	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DRAIN SPOUT	M.T.L.	METAL	W.T.R.	WATER THRU ROOF
D.W.	DISHWASHER	N.F.B.	NON-FREEZE HOSE BIBB	W.	WITH
E.A.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.O.	NUMBER	W.C.	WATER CLOSET
		NOM.	NOMINAL	W.D.	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	W.D.W.	WINDOW
ELEV.	ELEVATION	O.	OVER ALL	W.H.	WATER HEATER
E.P.	EJECTOR PIT/SUMP	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQ.	EQUAL	O.V.	OVERHANG	W/O	WITHOUT
EQUIP.	EQUIPMENT	O.P.P.	OPPOSITE	WT.	WEIGHT
EQUIV.	EQUIVALENT	O.V.	OVEN	W.W.F.	WELDED WIRE FABRIC
EACH WAY	EACH WAY	P.	PERFORATED		
EXIST.	EXISTING	PL.	PLATE		

SYMBOLS



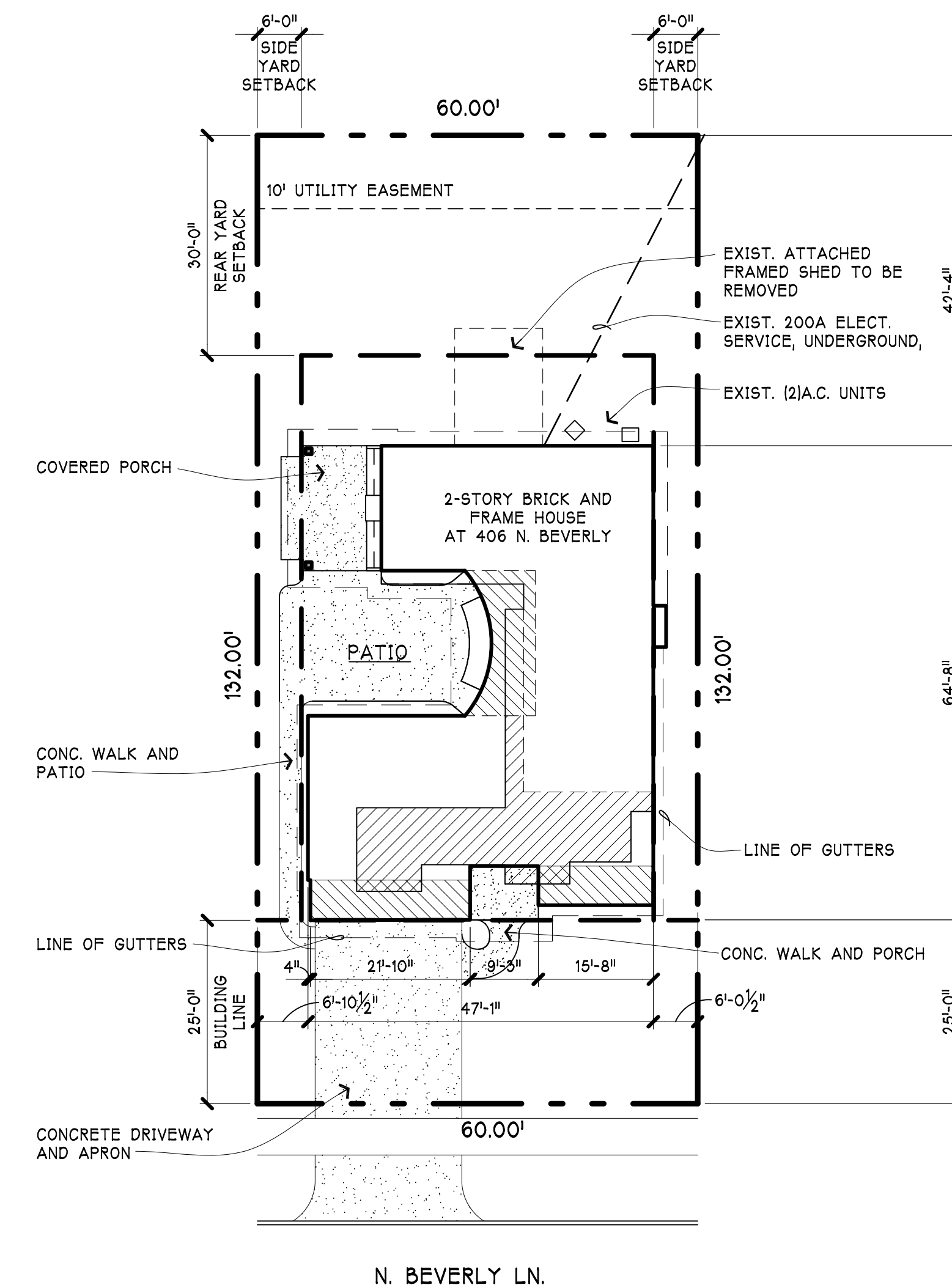
CODE DATA

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 - INTERNATIONAL RESIDENTIAL CODE (IRC)
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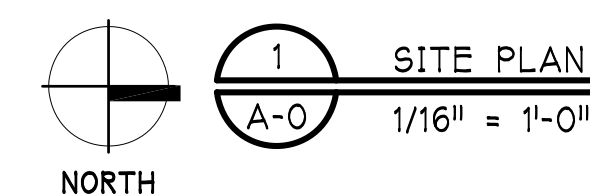
LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	BASEMENT FLOOR PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS

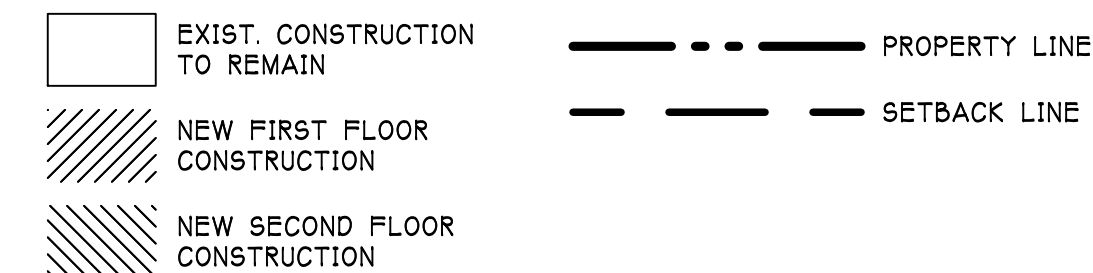
SITE PLAN



PROPOSED SITE PLAN



SITE PLAN LEGEND:



CODE REVIEW

ZONING		R-3		
LOT AREA		7,920 SQ.FT.		
BUILDING AREAS		EXISTING	ALLOWED	PROPOSED
FIRST FLOOR		1,487 SQ.FT.		1,764 SQ.FT.
SECOND FLOOR		1,200 SQ.FT.		1,653 SQ.FT.
ATTACHED GARAGE		478 SQ.FT.		545 SQ.FT.
ACCESSORY STRUCTURES		192 SQ.FT.		NONE
FLOOR AREA RATIO (FAR)		2,765 SQ.FT.	3,564 SQ.FT.	3,562 SQ.FT.
BUILDING LOT COVERAGE		2,157 SQ.FT.	2,772 SQ.FT.	2,309 SQ.FT.
IMPERVIOUS SURFACE COVER.		3,257 SQ.FT.	3,960 SQ.FT.	3,725 SQ.FT.

835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

IL Design Firm
#184.001489

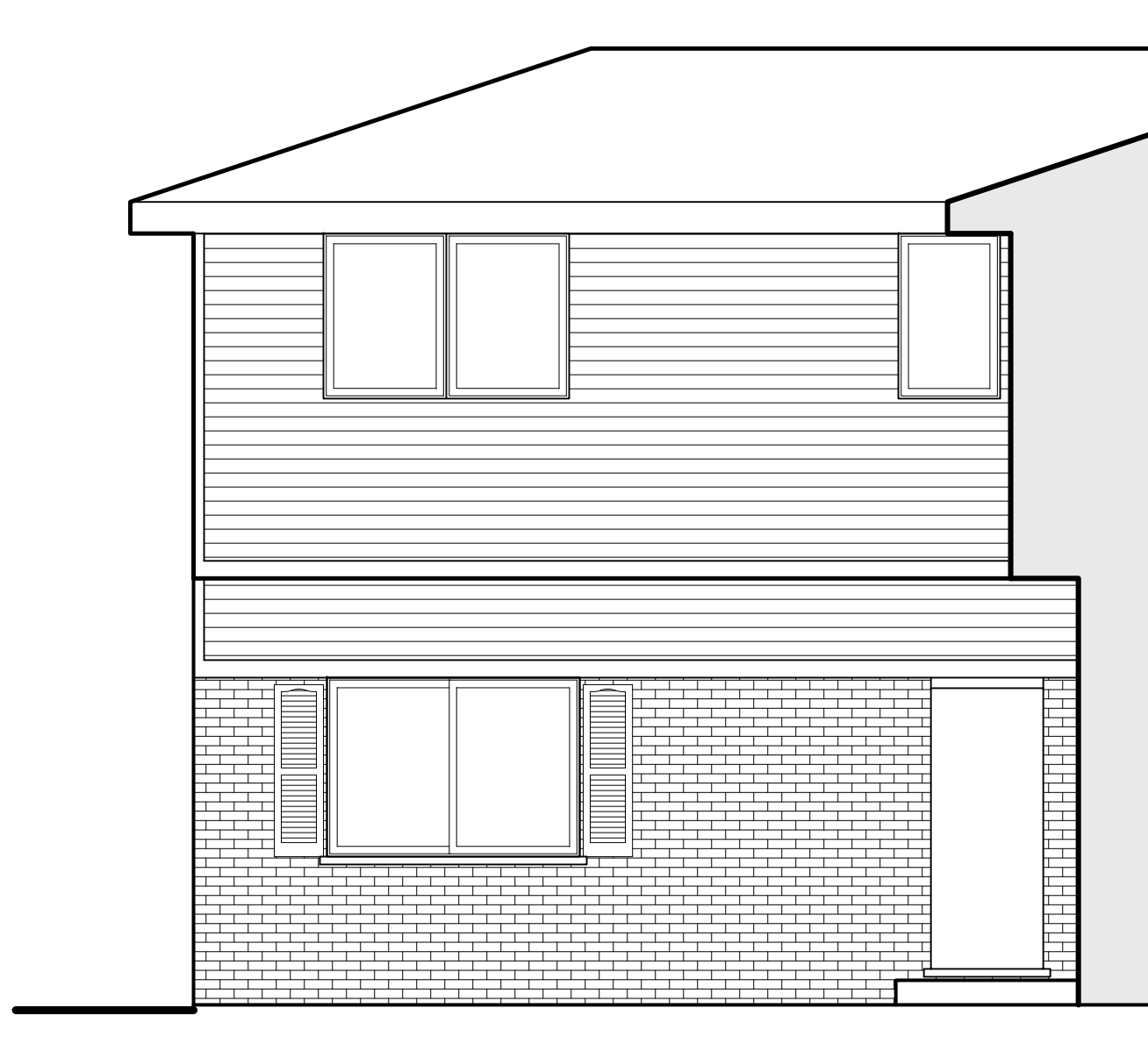
THE JAROSZ RESIDENCE
406 N. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

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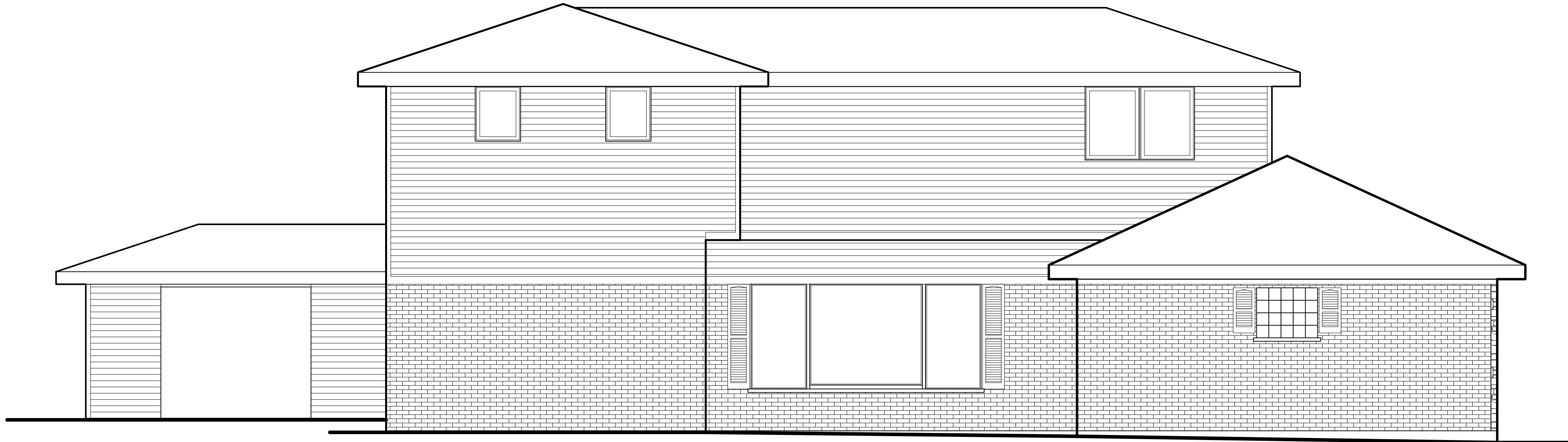
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Project Number
20003

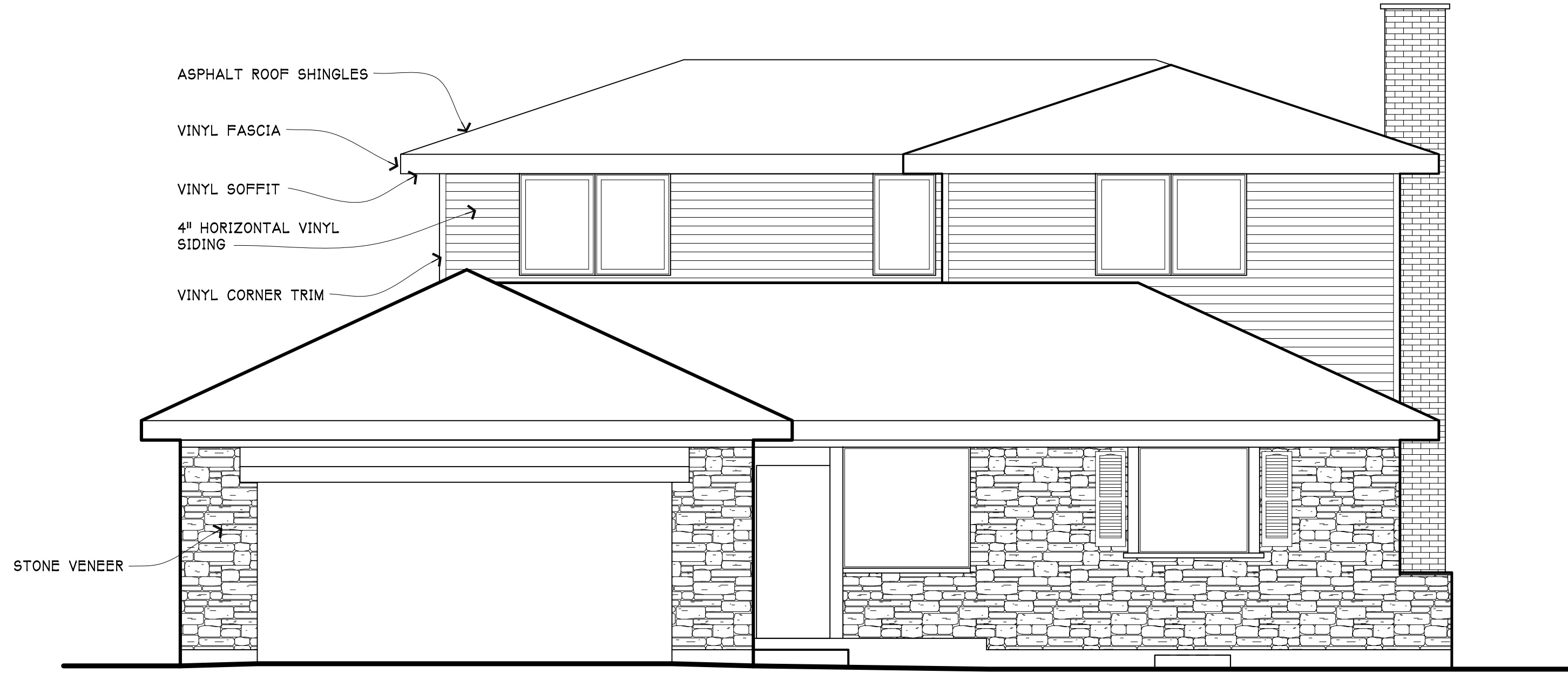
Date	Description
3/26/20	EXIST.



3 EXISTING COURTYARD WEST ELEVATION
EX-4 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
EX-4 1/4" = 1'-0"

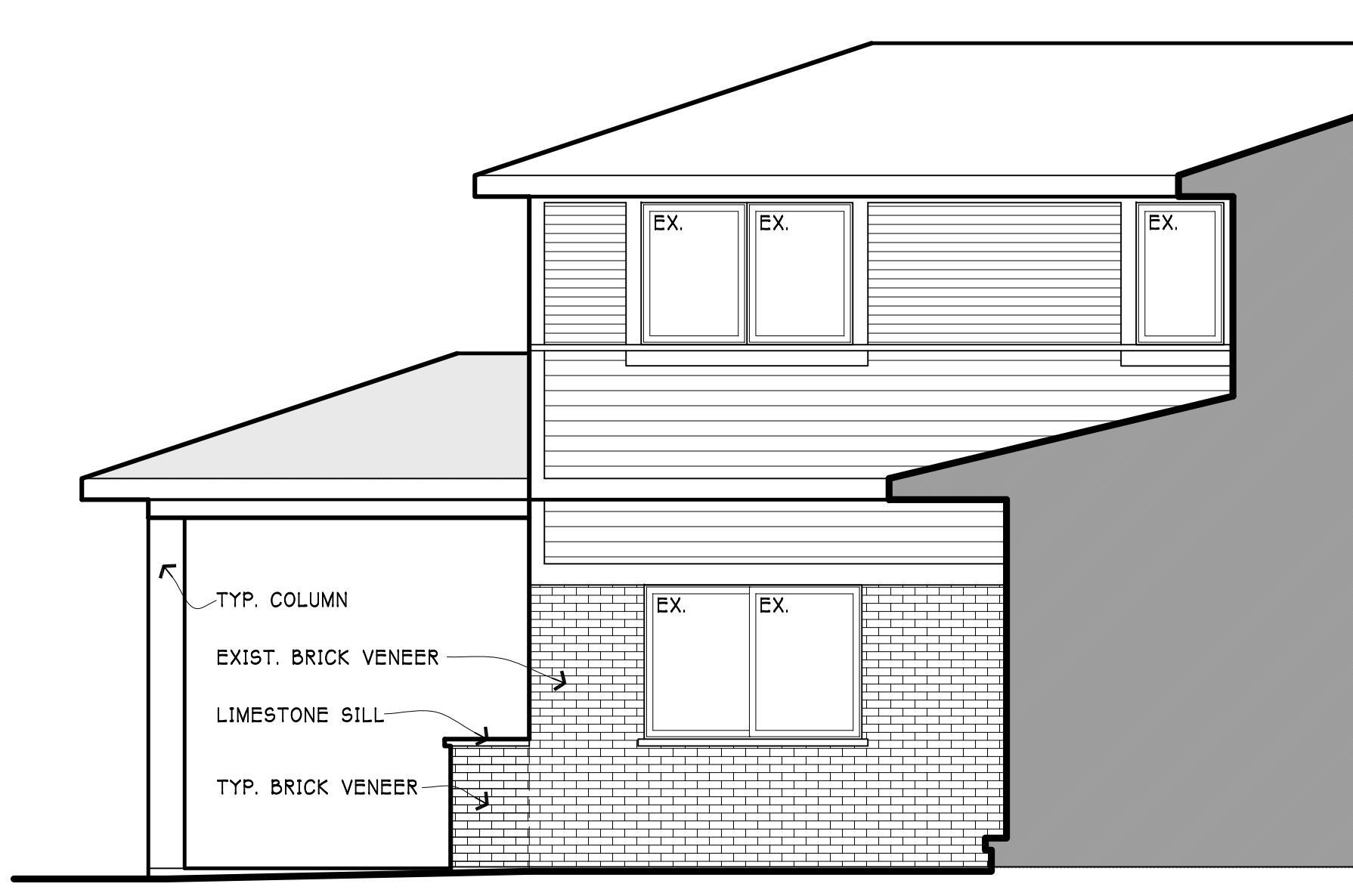


2 EXISTING EAST ELEVATION
EX-4 1/4" = 1'-0"

EXISTING ELEVATIONS

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'GAF' TIMBERLINE HOZ ASPHALT SHINGLE (UL LISTED CLASS-C OR BETTER)	WEATHERED WOOD
STONE VENEER	-	GRAY
BRICK VENEER	RE-USE EXISTING	-
HORIZONTAL SIDING A	'LP SMARTSIDE', SMOOTH FINISH, 5" EXPOSURE	CAVERN STEEL
HORIZONTAL SIDING B	'LP SMARTSIDE', SMOOTH FINISH, 5" EXPOSURE	CAVERN STEEL
CORNER/WDW. TRIM	'LP SMARTSIDE', SMOOTH FINISH, 5" TRIM	WHITE
HORIZONTAL TRIM A	'LP SMARTSIDE', SMOOTH FINISH, 1x2 TRIM	WHITE
HORIZONTAL TRIM B	'LP SMARTSIDE', SMOOTH FINISH, 1x8 TRIM	WHITE
FASCIA	'LP SMARTSIDE', SMOOTH FINISH, 1x	WHITE
SOFFIT	'LP SMARTSIDE', SMOOTH FINISH, VENTED	WHITE
PORCH CEILING	1x4 FIR	STAINED
COLUMNS	'CHADSWORTH' POLYSTONE COLUMNS, 12" SQ.	WHITE
CROWN MOULDING	EXTERIOR CROWN	WHITE
PANEL	'AZEK' TRIM PANEL	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-

NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN



3 COURTYARD WEST ELEVATION
A-4 1/4" = 1'-0"

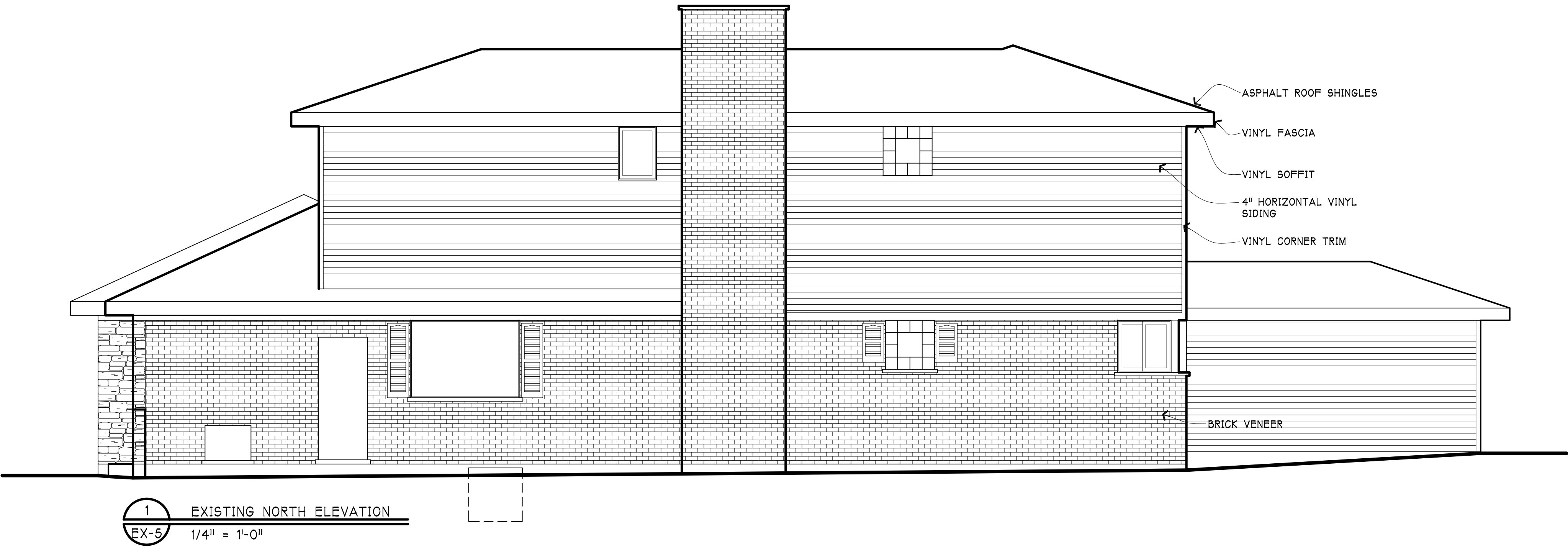


1 SOUTH ELEVATION
A-4 1/4" = 1'-0"



2 EAST ELEVATION
A-4 1/4" = 1'-0"

PROPOSED ELEVATIONS



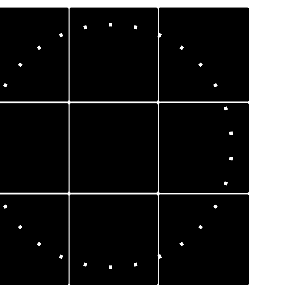
1
EX-5
EXISTING NORTH ELEVATION
1/4" = 1'-0"



2
EX-5
EXISTING WEST ELEVATION
1/4" = 1'-0"

EXISTING ELEVATIONS

Date	Description
3/26/20	EXIST.



ARCHITECTS
LIMITED

IL Design Firm
#184.001489

THE JAROSZ RESIDENCE
406 N. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

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Project Number
200

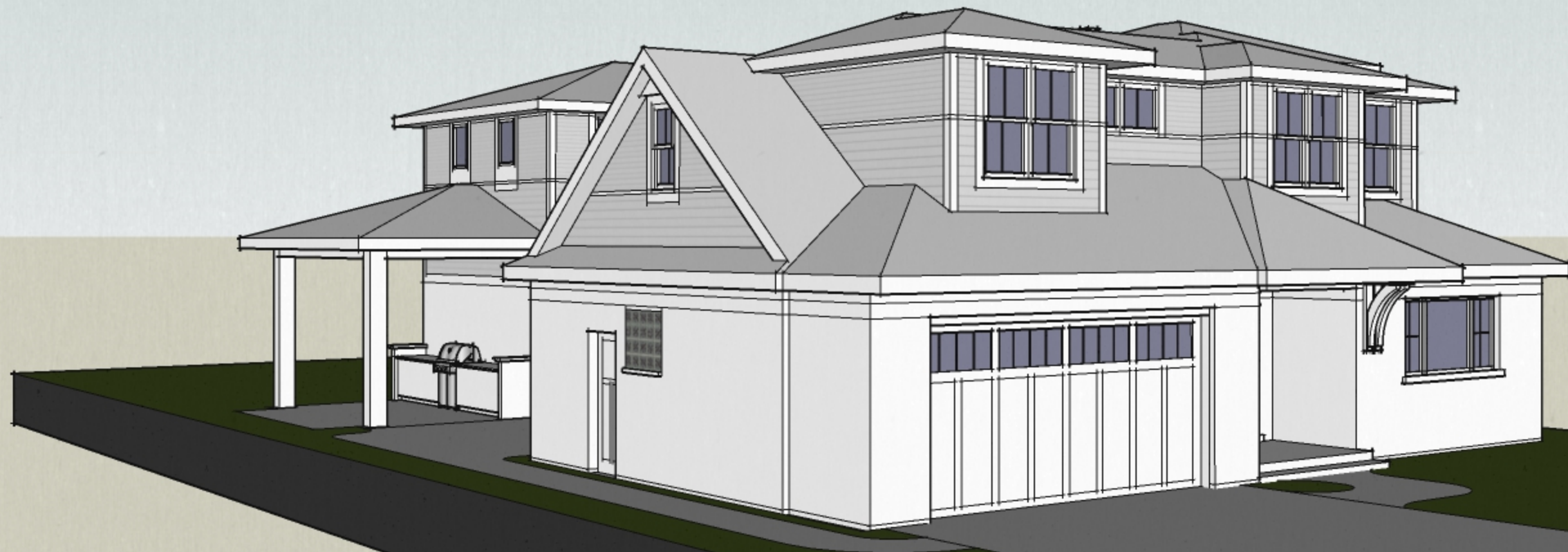
A-5



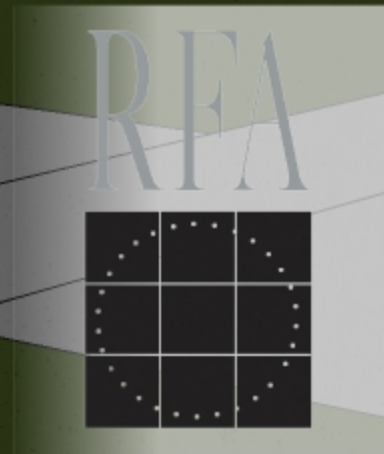
PROPOSED ELEVATIONS



EXISTING LEFT

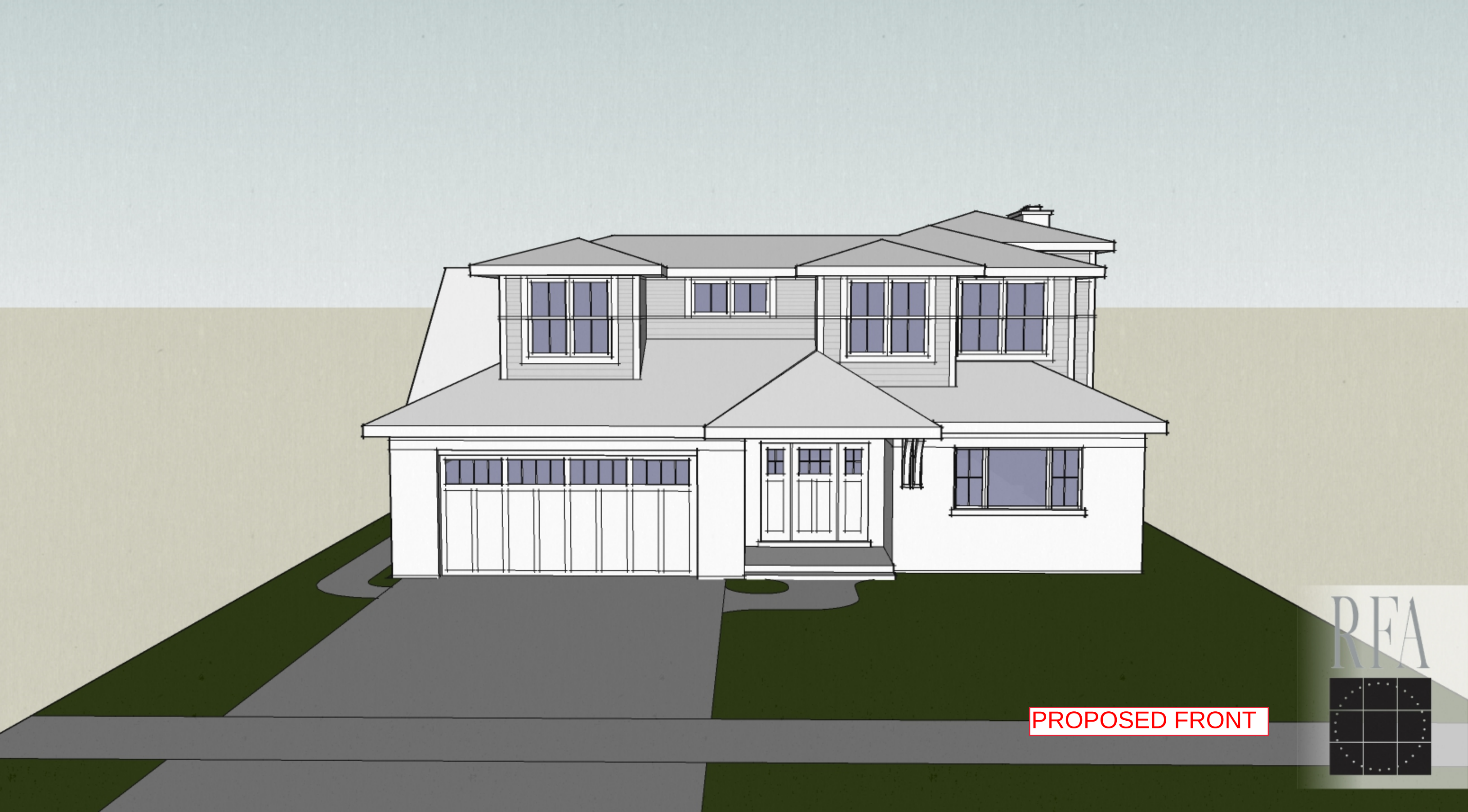


PROPOSED LEFT



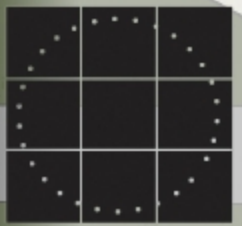


EXISTING FRONT



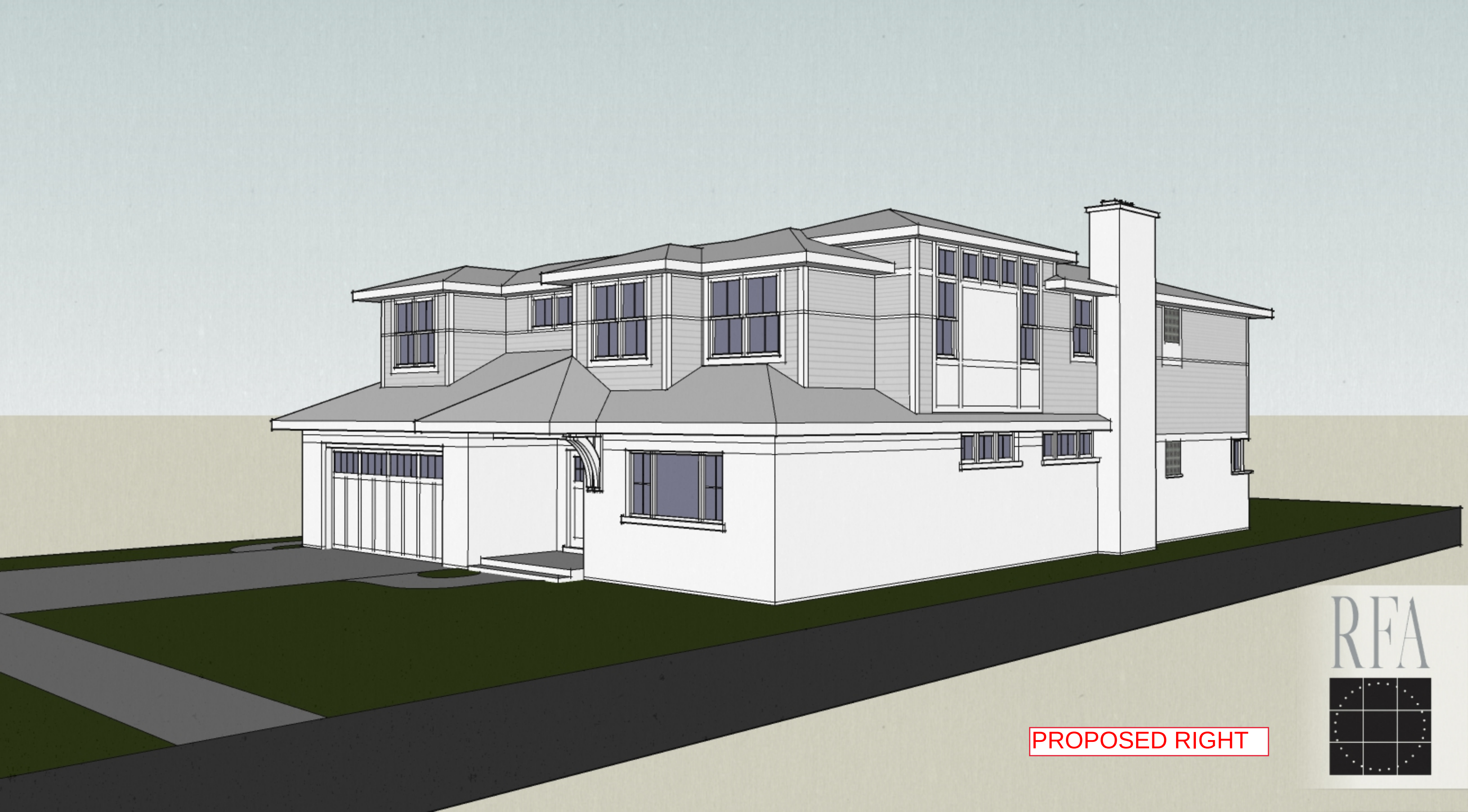
PROPOSED FRONT

REA





EXISTING RIGHT

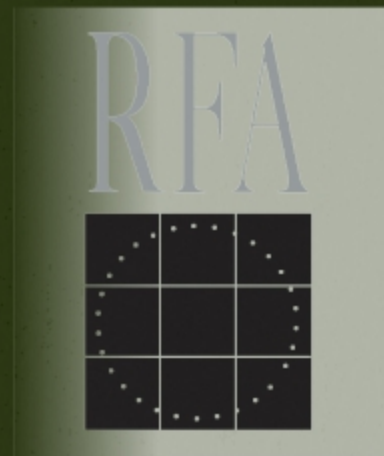


PROPOSED RIGHT





PROPOSED REAR





PROPOSED LEFT SIDE

RFA



MATERIAL BOARD



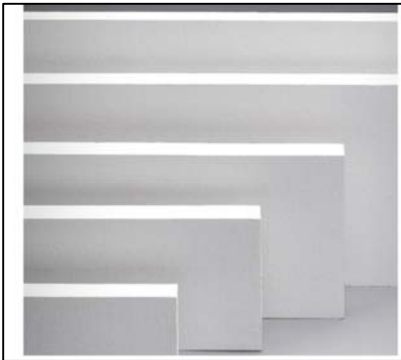
ROOFING: GAF
TIMBERLINE HDZ
COLOR: WEATHERED



HORIZONTAL SIDING: LP
SMARTSIDE
COLOR: CAVERN STEEL



STONE:
COLOR: GREY



TRIM: LP SMARTSIDE
COLOR: WHITE



FASCIA / SOFFIT: LP SMARTSIDE
COLOR: WHITE

406 N. BEVERLY LN.

5/ 11/ 2020

ARLINGTON HEIGHTS, ILLINOIS
ROBERT FLUBACKER ARCHITECTS, LTD.

Single- Family Home Application

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	MATERIAL	COLOR
Roof shingles	Gaf Timberline HDZ	Asphalt	Weathered Wood
Stone veneer	Buechel Stone Corp.	Stone	Gray
Horizontal siding	LP Smartside, Smooth finish	Engineered wood	Cavern Steel
Trim/Fascia	LP Smartside Trim, Smooth finish	Engineered wood	Snowscape White
Windows	Marvin Windows	Clad	White



Design Commission 6/9/2020

Item: DC#20-035 - Driven Car Wash - 2100 S. Arlington Heights Rd. /
Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of an existing car wash facility.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the Driven Car Wash located at 2100 S. Arlington Heights Road. 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. Revise the orange color vacuum arms/hoses to match the neutral gray color on the building.
2. Either revise the proposed signage to comply with code, or request sign variations from Chapter 30.
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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

6/9/20 Exhibits	Exhibits
Photos of Surrounding Properties	Exhibits
3/10/20 Preliminary Exhibits - FOR REFERENCE ONLY	Exhibits
3/10/20 DC minutes	Minutes

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Driven Car Wash
Project Address: 2100 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: June 2, 2020

PETITIONER INFORMATION:

DC Number: 20-035
Petitioner Name: Chris Jenks
Petitioner Address: 9 S. Kennicott Ave.
Arlington Heights, IL 60005

Meeting Date: June 9, 2020

Requested Action(s):

Approval of the proposed architectural design for a facade renovation of an existing car wash 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.

The existing car wash facility was reviewed by the Plan Commission and approved by the Village Board as a Land Use Variation in 1969. Since the development of this property required Plan Commission review, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The existing car wash facility 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 is substantially compliant with the existing zoning approval.

Preliminary Design Commission Review:

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.

Architectural Design:

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.

Staff Comments:

Overall, the proposed design is very nicely done, and it will be a welcome improvement and update to the property. The new color scheme is vibrant and inviting. However, 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.

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.

Mechanical Equipment Screening:

The petitioner has indicated that all mechanical equipment will be located inside the building, which is ideal, and exterior screening is therefore not needed.

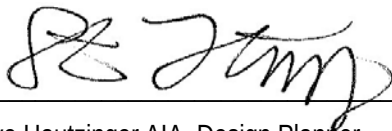
Trash Dumpster Screening:

A new trash dumpster enclosure is proposed at the rear of the site, which will be clad with metal panels to match the building.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for the Driven Car Wash located at 2100 S. Arlington Heights Road. 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. Revise the orange color vacuum arms/hoses to match the neutral gray color on the building.
2. Either revise the proposed signage to comply with code, or request sign variations from Chapter 30.
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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



June 2, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-035



Driven
CAR WASH



W Seegers Rd

W Seegers Rd

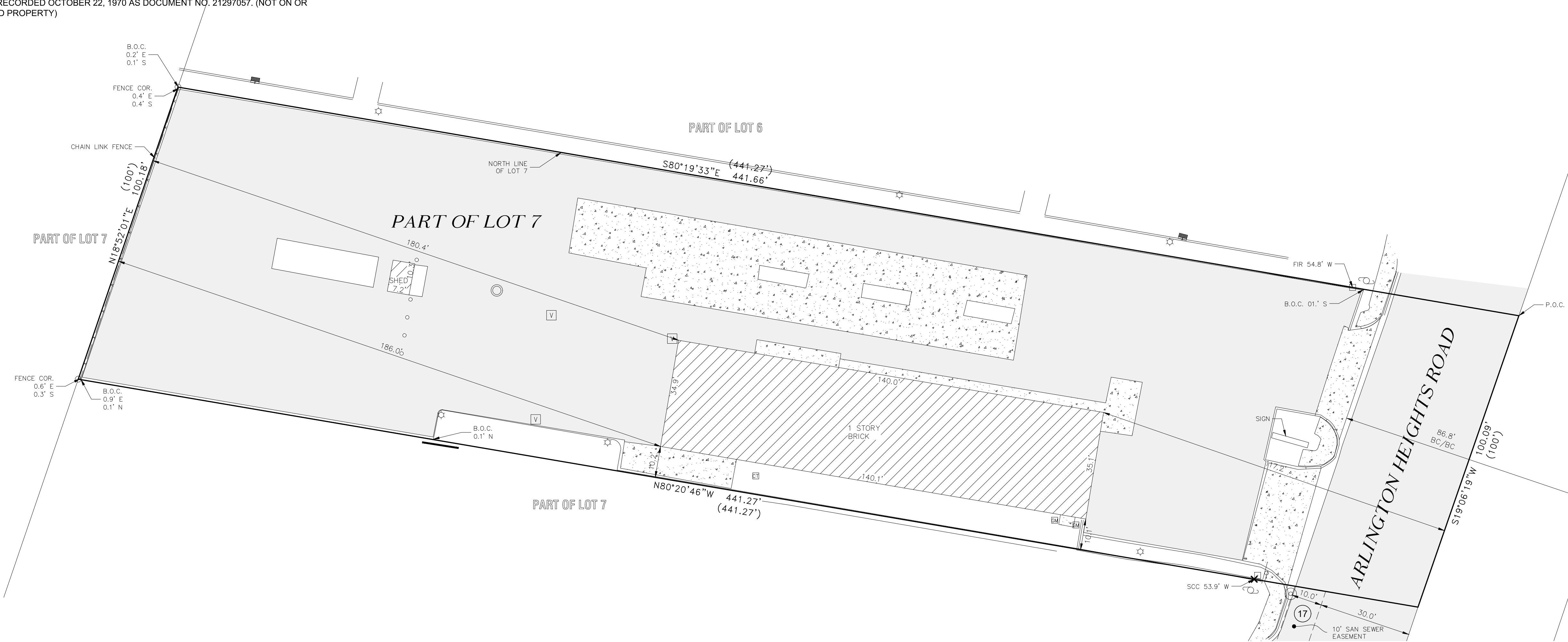
S Montague Way

LOCATION MAP

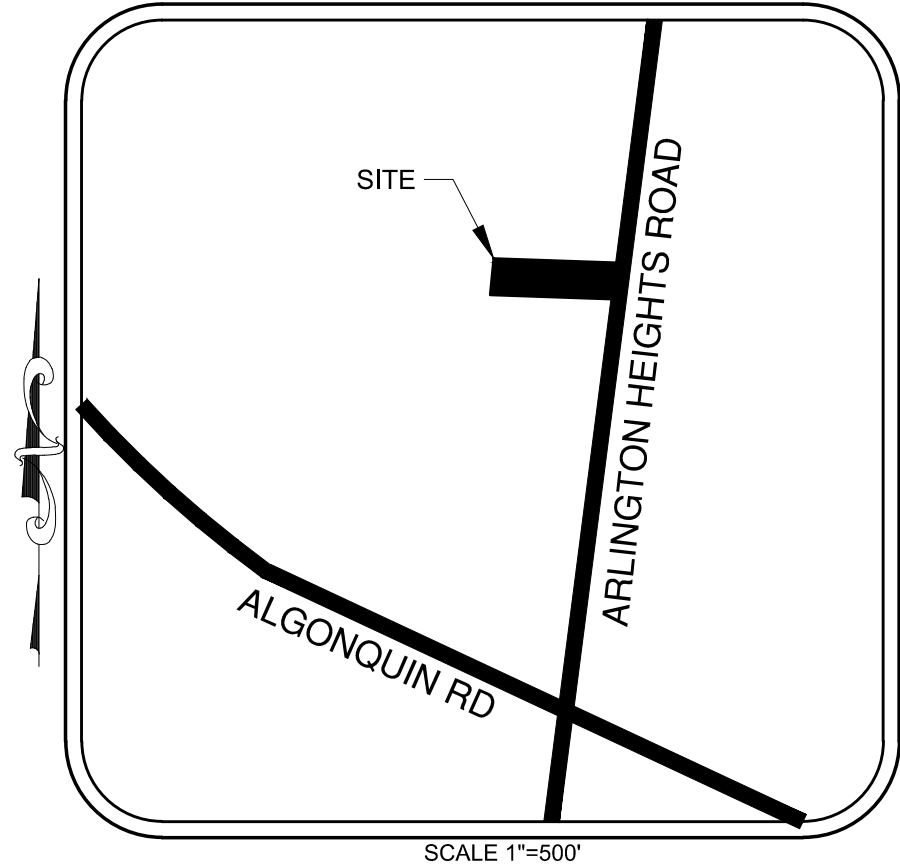
Items Corresponding to Schedule B

THE FOLLOWING ARE ITEMS IN SCHEDULE B IN ATTORNEYS' TITLE GUARANTY FUND, INC. TITLE COMMITMENT NO. 190222100238 WITH AN EFFECTIVE DATE OF NOVEMBER 27, 2019

- 12 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922011. (DOCUMENT NOT LEGIBLE)
- 13 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922018. (DOCUMENT NOT LEGIBLE)
- 14 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922019. (DOCUMENT NOT LEGIBLE)
- 15 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922020. NOTE: COPY NOT CURRENTLY AVAILABLE.
- 16 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED JULY 22, 1970 AS DOCUMENT NO. 21216468. (NOT ON OR TOUCHING SURVEYED PROPERTY)
- 17 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED SEPTEMBER 10, 1970 AS DOCUMENT NO. 21260277. (SHOWN ON PLAT)
- 18 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED OCTOBER 22, 1970 AS DOCUMENT NO. 21297057. (NOT ON OR TOUCHING SURVEYED PROPERTY)



Vicinity Map



Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA = 43,624 SQ. FT. 1.00 ACRES
- MN3 PIN 08-16-200-012
- MN4 BEARING BASIS IS ASSUMED

Legend of Symbols & Abbreviations

- | | | |
|-----------------|------------------------|--------------------|
| SET IRON ROD | STORM SEWER MANHOLE | ELECTRIC METER |
| FOUND IRON ROD | SANITARY SEWER MANHOLE | TRANSFORMER |
| SET MAG NAIL | FIRE HYDRANT | GAS METER |
| MEASURED DATA | POWER POLE | TELEPHONE PEDESTAL |
| RECORDED DATA | GUY WIRE | ASPHALT SURFACE |
| P.U.E. | SIGN | AGGREGATE SURFACE |
| D.E. | UNKNOWN MANHOLE | CONCRETE SURFACE |
| L.E. | ELECTRIC MANHOLE | |
| B.S.L. | BOLLARD | |
| FOUND CUT CROSS | LIGHT POLE | |
| SET CUT CROSS | VACUUM | |
| CURB INLET | TRANSFORMER | |
| OHU | OVERHEAD ELECTRIC LINE | |

0 20' 40'
SCALE: 1" = 20'

TO: ARLINGTON CAR WASH AND DETAIL, INC., AN ILLINOIS CORPORATION, ATTORNEYS' TITLE GUARANTY FUND, INC.

THIS IS TO CERTIFY 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 (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2019.

DATED: DECEMBER 20, 2019

ROBERT F. SLUIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558
LICENSE EXPIRES NOVEMBER 30, 2020

LEGAL DESCRIPTION

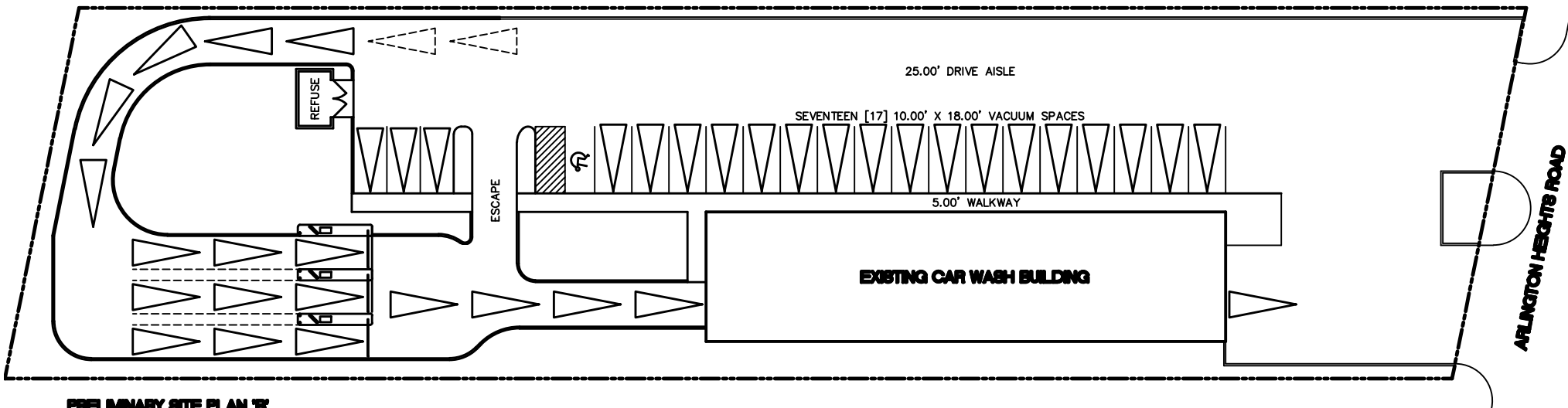
That part of Lot 7 in the Subdivision of Joseph A. Barnes' Farm, in Sections 9, 15 and 16, Township 41 North, Range 11, East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the North line of said Lot 7 with the center line of Arlington Heights Road, being the Northeast corner of said Lot 7; thence West along the North line of said Lot 7, a distance of 441.27 feet; thence Southerly parallel to the center of said Road, a distance of 100 feet; thence East parallel to the North line of said Lot 7, a distance of 441.27 feet to the center of said Road; thence Northerly along the center of said Road, 100 feet to the place of beginning, in Cook County, Illinois.

REVISIONS

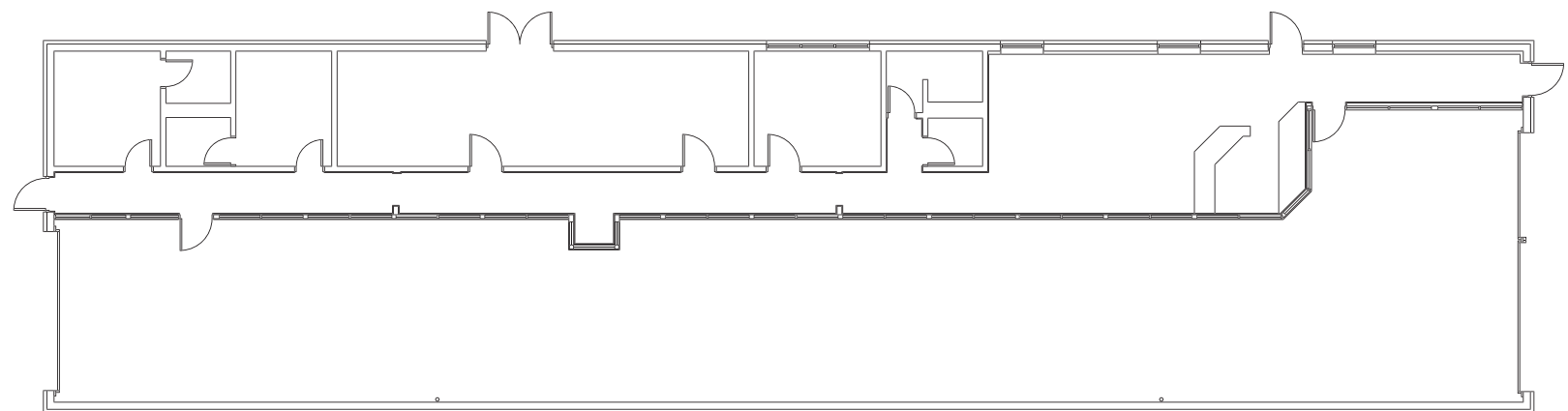
DATE	BY	DESCRIPTION

MGA CIVIL ENGINEERING SURVEYING
M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

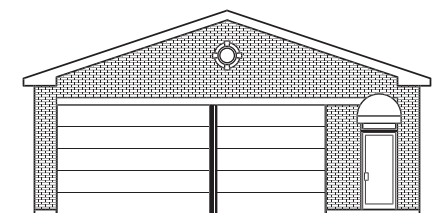
ORDERED BY: CHRIS JENKS
DATE ISSUED: 12-20-2019 DR. BY MTR CK. BY RFS FILED
JOB NO.: 19-1201 PG: 1 of 1



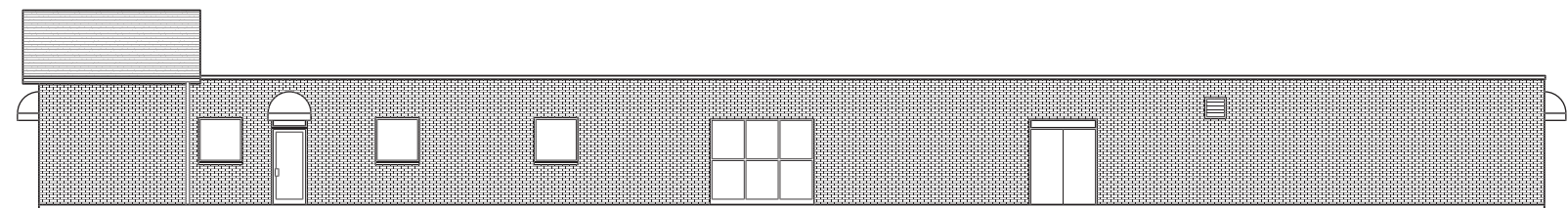
PRELIMINARY SITE PLAN "B"



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



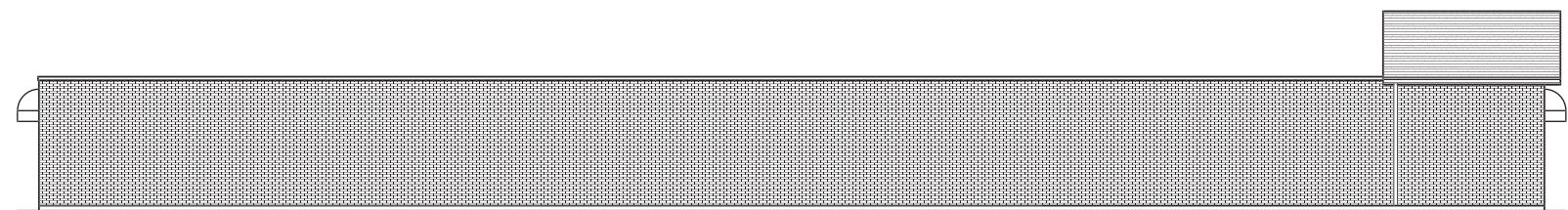
EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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

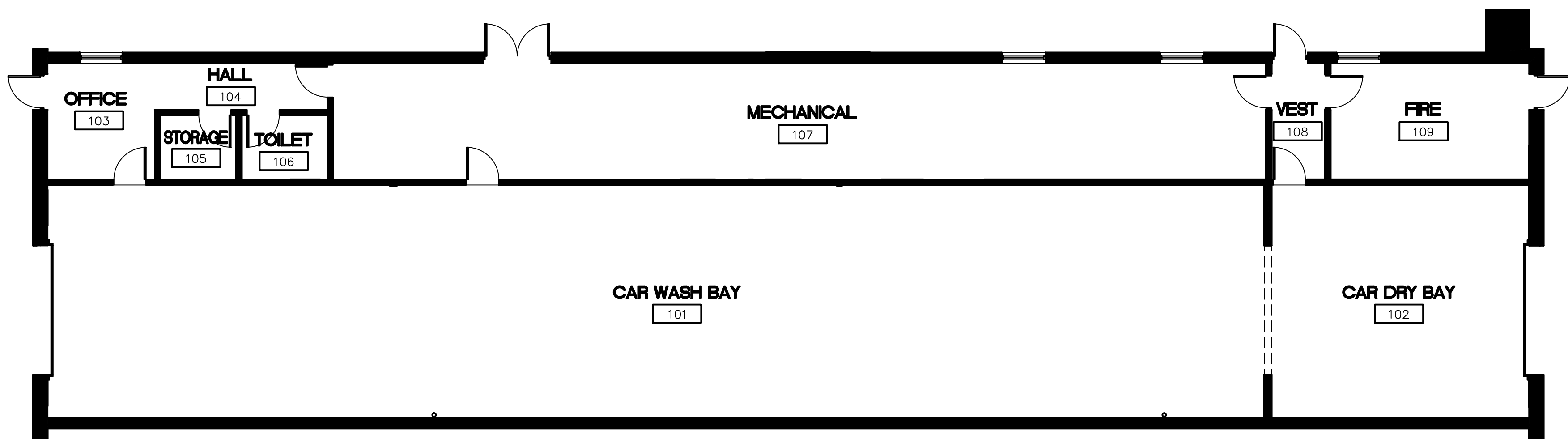


EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



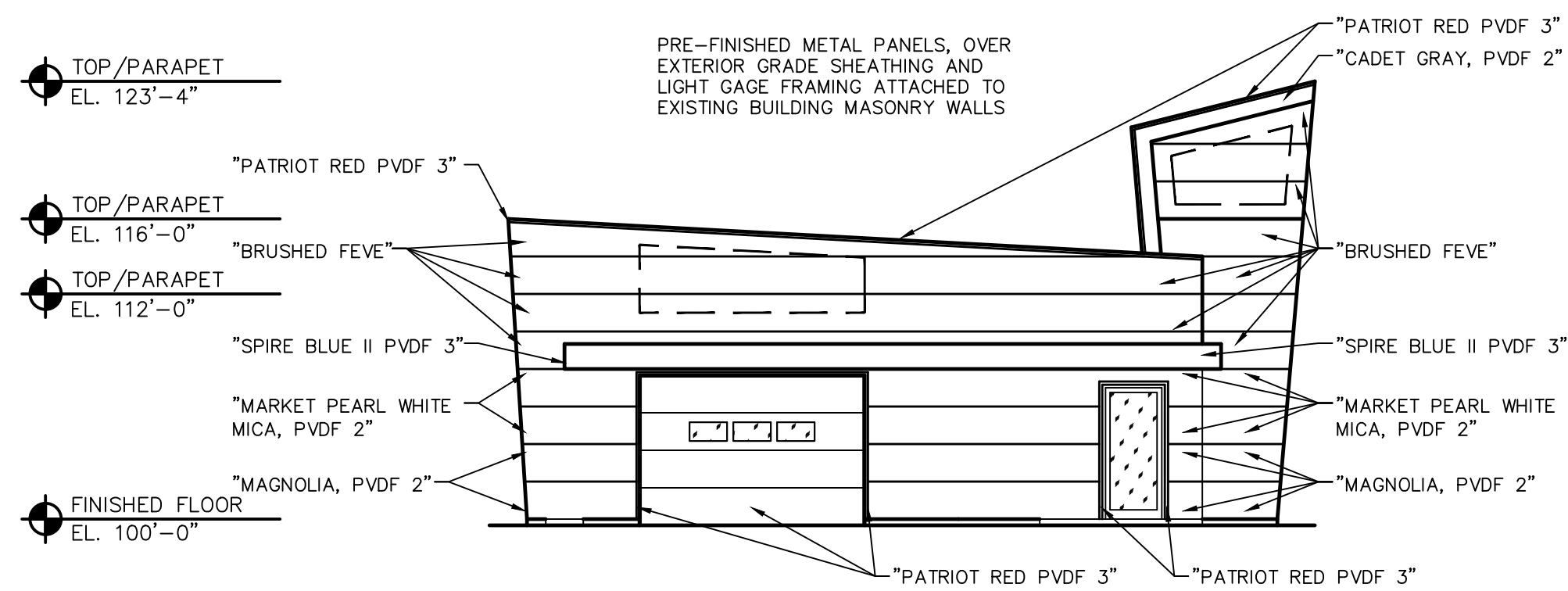
EXISTING BUILDING

ARLINGTON HEIGHTS EXISTING CAR WASH
2100 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS



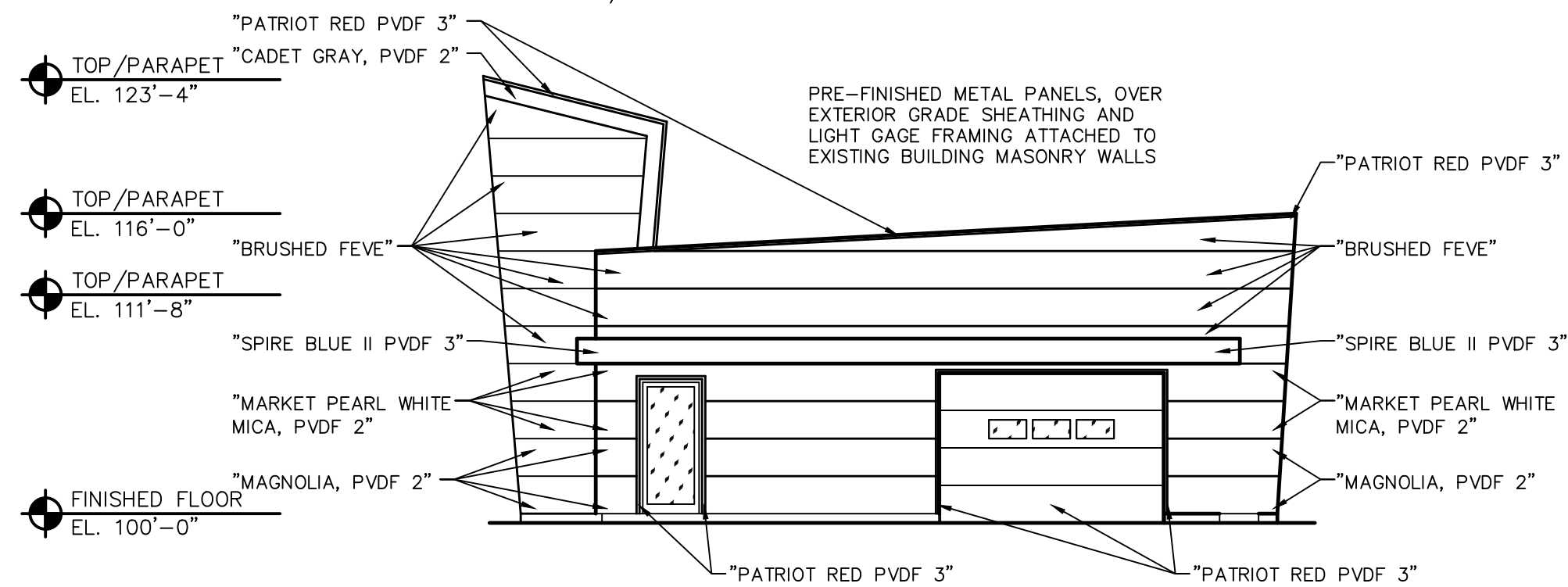
FLOOR PLAN

SCALE: 1/8" = 1'-0"



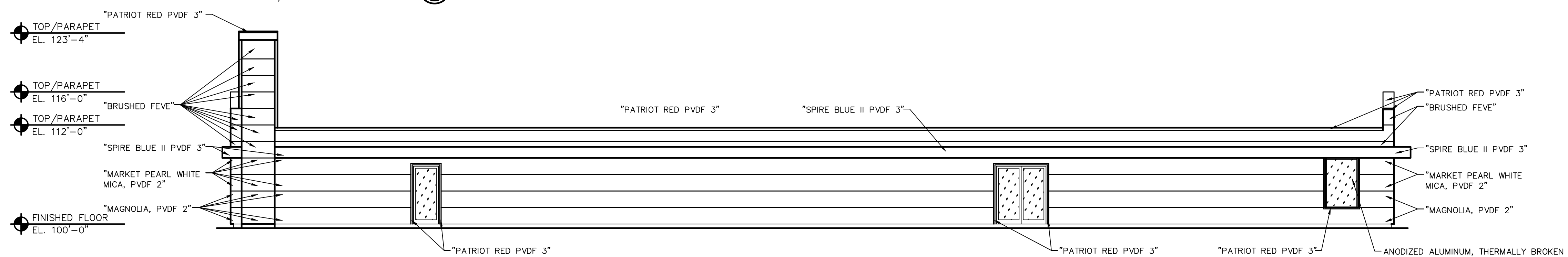
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SCALE: 1/8" = 1'-0"



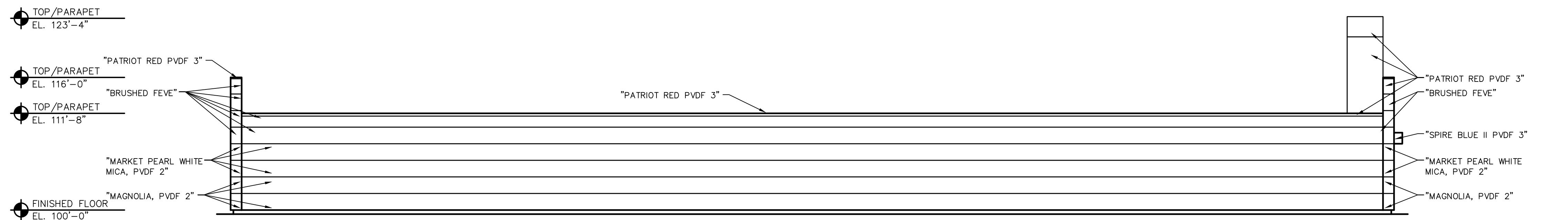
WEST ELEVATION

SCALE: 1/8" = 1'-0"



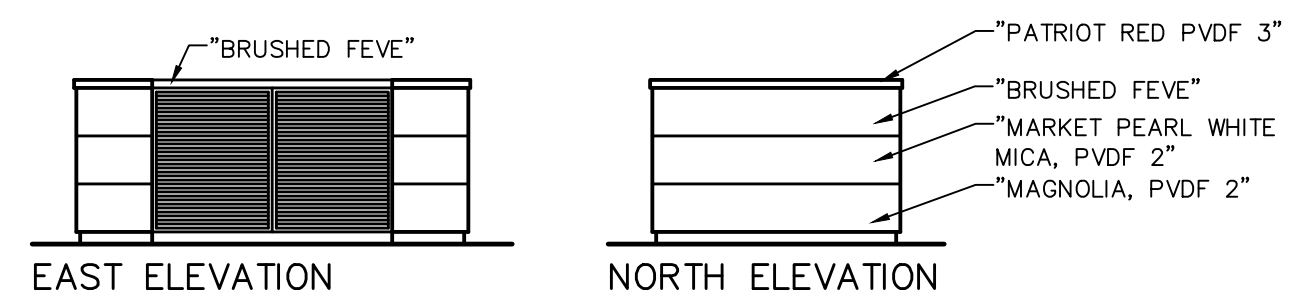
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



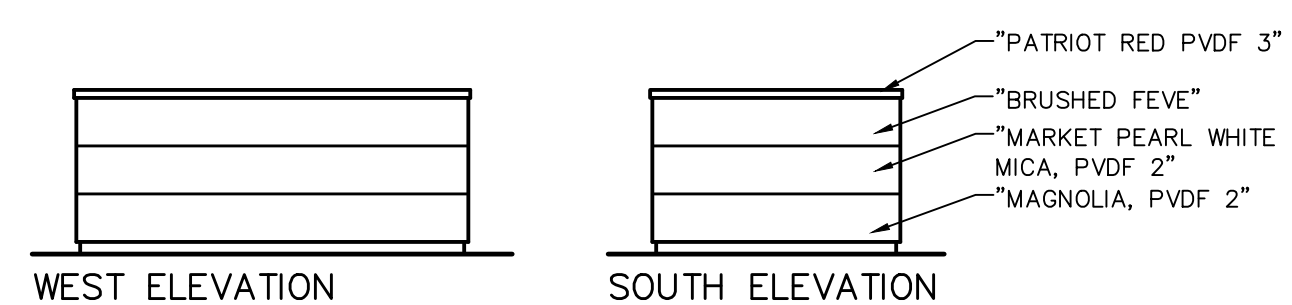
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

NORTH ELEVATION

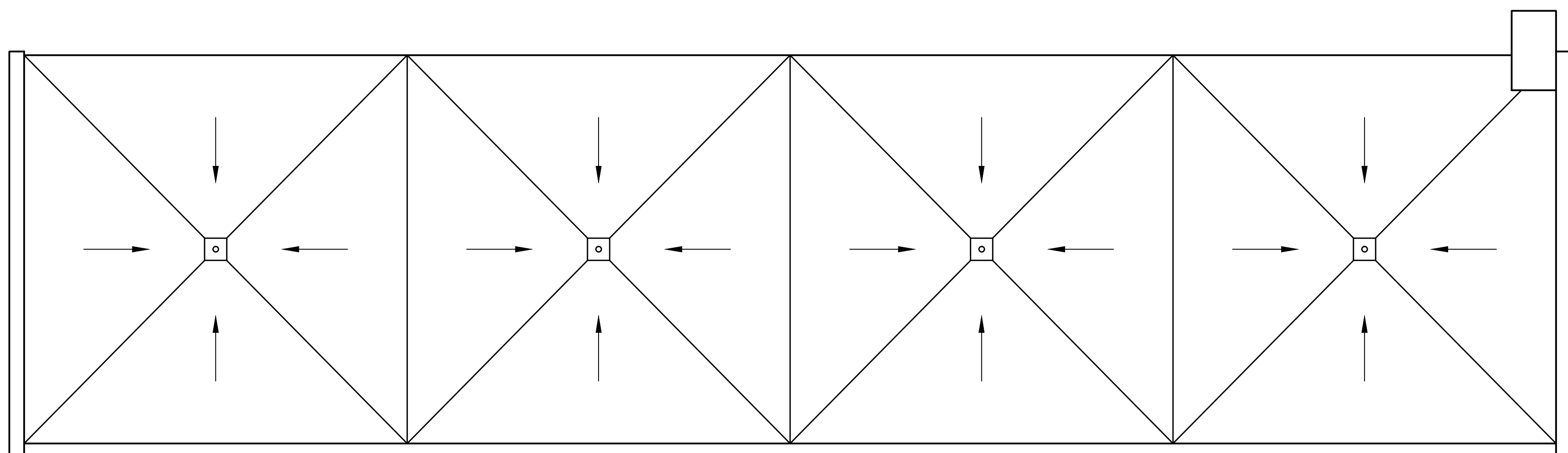


WEST ELEVATION

SOUTH ELEVATION

REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



DRIVEN EXPRESS CAR WASH

2100 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

DRIVEN CAR WASH

DESCRIPTION

FRONT OF MAIN WASH, ALTERNATE ANGLE



DRIVEN CAR WASH

DESCRIPTION

FRONT OF WASH FACING MAIN ROAD. NO
NORTH SIDE SIGNAGE



DRIVEN CAR WASH

DESCRIPTION

VACUUM AREA ON SIDE OF WASH SITE.
NO NORTHSIDE SIGNAGE

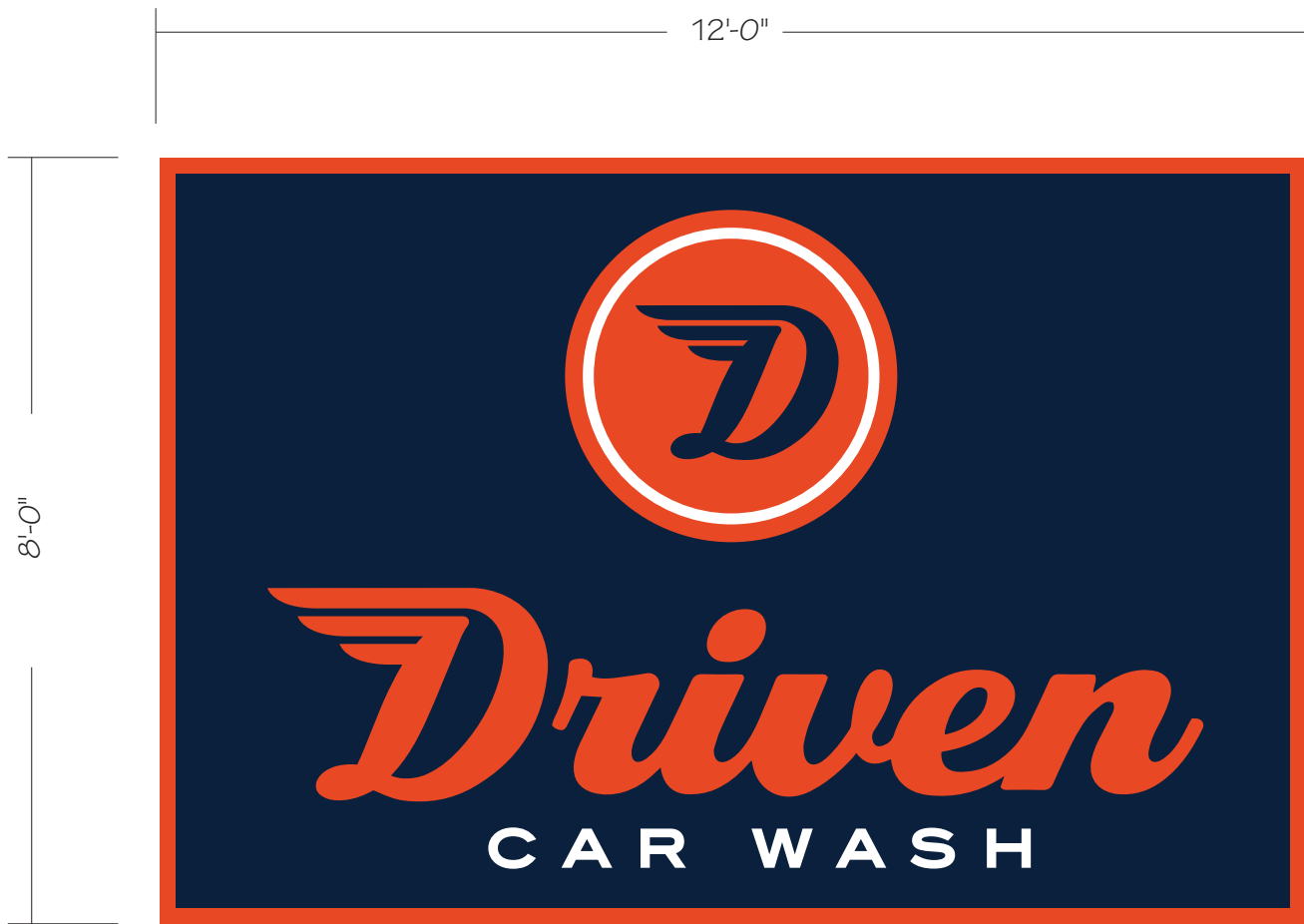


DRIVEN CAR WASH

DESCRIPTION

ENTRANCE TUNNEL ON BACK OF WASH SITE.





Refurbish (1) 8'-0" x 12'-0" Double Face Illuminated Monument Sign

Cabinet & Support Pipes: Scuff / Spot Prime / Paint PMS 289 Blue

New Retainers: SignComp 2104 Flat Bleed Retro Flex Frame
(2121 Flat Bleed Retro Frame Cover)

- Painted PMS 289 Blue- Smooth Satin Finish

Faces: White Flex Material

Graphics: Background = 3M 7725-197 Light Navy Opaque Vinyl

Logo / "Driven" & Border = Reversed Out White w/ 3M 3630-44 Orange Translucent Vinyl applied

Logo Inline & "CAR WASH" = Reversed Out White

Illumination: Retrofit White LEDs - Sloan Prism Beam & GE Power Supplies

Power: Existing Electrical Circuit

Mounting: Install New Retainers to Existing Sign Cabinet w/ Screws

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



Existing



Proposed

Parvin-Clauss

SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive■CarolStream■Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Driven
CAR WASH

2100 S. Arlington Heights Rd.
Arlington Heights, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

5.11.20

SCALE

1/2" = 1'

SHEET NO.

1 of 3

WORK ORDER

83951

FILE NAME

DCW83951

REVISIONS:

1

2

3

4

5

6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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(1) Face Illuminated Channel Logo - 55.25 SF Total

Letter Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue

Faces: White Acrylic w/ Trimcap Painted to Match Returns

- 3M 3630-44 Orange & 3630-36 Blue Translucent Vinyls Applied

Illumination: White LEDs w/ 60W Power Supplies

Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others

Mounting: Flush to Building w/ Appropriate Hardware for Construction



(1) Face Illuminated Channel Logo - 25 SF Total

Logo Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue

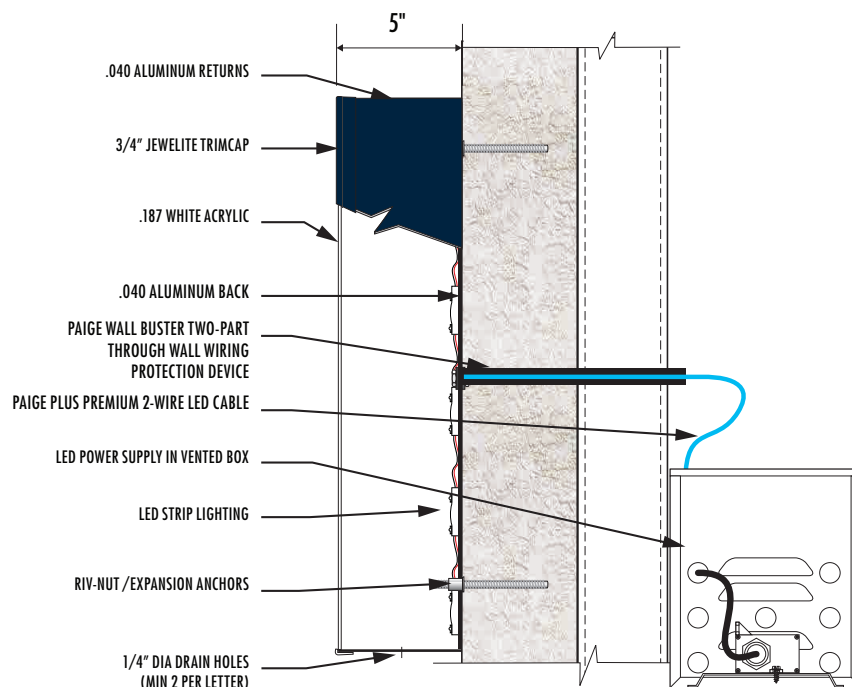
Face: White Acrylic w/ Trimcap Painted to Match Returns

Graphics: 3M 7725-197 Light Navy Opaque Vinyl w/ Reversed Out
White Inline Border and "D" w/ 3M 3630-44 Orange Translucent
Vinyl Applied

Illumination: White LEDs w/ 60W Power Supplies

Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others

Mounting: Flush to Building w/ Appropriate Hardware for Construction



EAST ELEVATION B

SCALE: 1/8" = 1'-0"

TOP/PARAPET
EL. 123'-4"

TOP/PARAPET
EL. 116'-0"

TOP/PARAPET
EL. 111'-8"

FINISHED FLOOR
EL. 100'-0"

Parvin-Clauss

SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive■CarolStream■Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Driven
CAR WASH

2100 S. Arlington Heights Rd.
Arlington Heights, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

5.11.20

SCALE

3/8" = 1'

SHEET NO.

2 of 3

WORK ORDER

83951

FILE NAME

DCW83951

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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arsa

Alan R. Schneider, Architects P.C.

associates

**1411 W. Peterson Avenue Suite 203
Park Ridge, Illinois 60068
Phone: 847 698-4438
Fax: 847 698-9889**

May 26, 2020

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Driven Express Car Wash
2100 South Arlington Heights Road

Please find the following in regard to the proposed exterior material finishes for the above referenced project.

Exterior metal wall panels:

- | | | |
|-------------|---|---|
| "Alucobond" | - | "Cadet Gray PVDF 2" upper accent |
| | - | "Brushed Feve" upper wall panels |
| | - | "Market Pearl White Mica PVDF 2" middle wall panels |
| | - | "Magnolia PVDF 2" lower wall panels |
| | - | "Spire Blue II PVDF 3" accent band |
| | - | "Patriot Red PVDF 3" parapet and door trim |

Exterior metal doors:

- | | | |
|--------|---|--|
| "Ceco" | - | "Imperial" painted to match "Patriot Red PVDF 3" |
|--------|---|--|

Exterior overhead doors:

- | | | |
|----------|---|--|
| "Clopay" | - | "Architectural Series" painted to match "Patriot Red PVDF 3" |
|----------|---|--|

Sincerely,

Alan R. Schneider

CROWN



CADET GRAY
PVDF 2

TOP



BRUSHED
FEVE

MIDDLE



MARKET PEARL WHITE
MICA PVDF 2

BOTTOM



MAGNOLIA
PVDF 2

ACCENT BLUE



SPIRE BLUE II
PVDF 3

ACCENT ORANGE



PATRIOT RED
PVDF 3

Driven Express Car Wash
"Alucobond" Exterior finishes

THE
**Stock Color
Library**



ALUCOBOND® PLUS

3A Composites is grateful to the architectural community for embracing ALUCOBOND since its global introduction over 50 years ago. We aspire to bring value to our partners through outstanding service, industry-leading quality, and continuous innovation. As we look to the future, we remain committed to servicing the architectural community by listening to our customers and responding to the evolving needs of the market.

Our trend-forward palette represents an ongoing development of colors and finishes curated to foster creativity and ingenuity. We humbly look forward to another 50 years of shared partnership and collaboration.

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ALUCOBONDUSA.COM/SAMPLES

The Classic Collection

Color plays an integral role in the architectural environment; the timeless palette in our Classic Collection reflects your passion for what's possible. From classic neutrals to biophilic hues, this line offers a wide range of options to help you give shape to great ideas.

The Spectra Collection

To add a dynamic element of fascination and movement to any architectural facade, these transitional finishes celebrate the natural color shifts that occur in the world around us – from raw natural elements to the glowing luster and sheen found in modern alloys and luxury finishes.

The Anodized Collection

In addition to the strength and high-quality appearance that comes standard with our collections, this line uses the anodizing process to enhance the intrinsic clarity and beauty of aluminum while creating a harder, smoother, more durable surface.

The Natural Collection

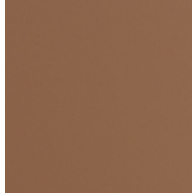
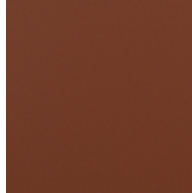
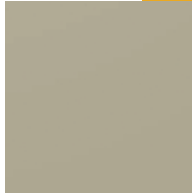
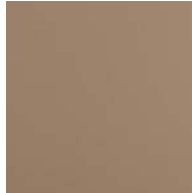
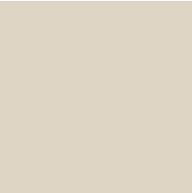
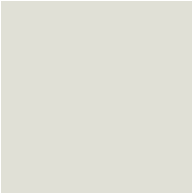
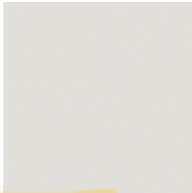
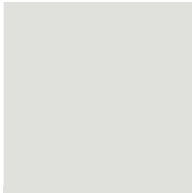
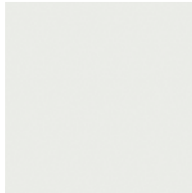
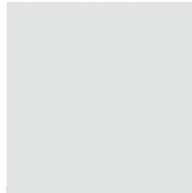
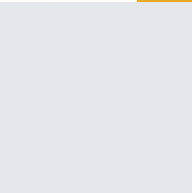
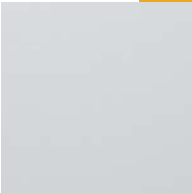
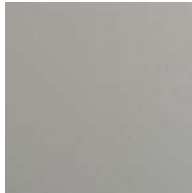
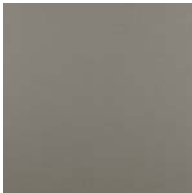
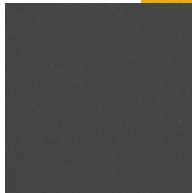
Biophilic design conceptualizes spaces in a way that acknowledges the human need to connect with nature. The finishes in the Natural Collection amplify the organic beauty and character of different elements & materials found in the world around us.

The Element Series finishes unify the effortless appearance of organic metals & finely textured patterns to create a vivid & memorable impression while retaining the luster of aluminum from afar.

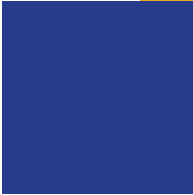
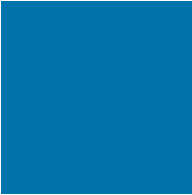
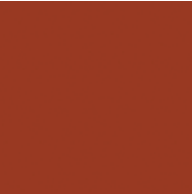
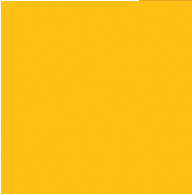
The Terra Series is inspired by iridescent stone & the mesmerizing beauty of crystalline surfaces, creating a unique, organic and natural ambiance.

The Woodgrain Series exemplifies the inherent beauty & character of natural wood unifying its effortless appearance with the outstanding durability & lightweight properties of aluminum composite.

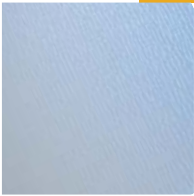
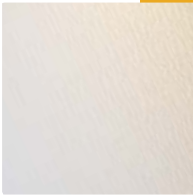
The Classic Collection

					
Statuary Bronze PVDF 2 Gloss 25–35	New-Age Dark Bronze Mica PVDF 2 / Gloss 20–30	Driftwood Mica PVDF 2 Gloss 15–25	Atacama Bronze Metallic PVDF 3 Gloss 25–35	Hazelnut Mica PVDF 2 Gloss 15–25	Russet Mica PVDF 3 Gloss 25–35
					
Beige PVDF 2 Gloss 35–45	Castle Gray PVDF 2 Gloss 25–35	JLR Champagne Metallic PVDF 2 Gloss 20–30	Anodic Satin Mica PVDF 2 Gloss 20–30	Epernay Champagne Metallic PVDF 3 Gloss 25–35	Harvest Gold Mica PVDF 2 Gloss 20–30
					
Oyster PVDF 2 Gloss 20–30	Polyester White Polyester Gloss 25–35	Alabaster PVDF 2 Gloss 25–35	Bone White PVDF 2 Gloss 25–35	Pure White (RVW) PVDF 2 Gloss 45–55	HWH Bio White PVDF 2 Gloss 40–50
					
Magnolia PVDF 2 Gloss 30–40	Market Pearl White Mica PVDF 2 Gloss 15–25	Sunrise Silver Metallic II PVDF 3 Gloss 25–35	Brilliant Silver Metallic PVDF 3 Gloss 25–35	Anodic Clear Mica PVDF 2 Gloss 20–30	Champagne Metallic PVDF 3 Gloss 25–35
					
Platinum Mica PVDF 2 Gloss 15–25	Silver Metallic PVDF 3 Gloss 25–35	Cadet Gray PVDF 2 Gloss 20–30	West Pewter Mica II PVDF 2 Gloss 15–25	Beachstone Gray Metallic PVDF 3 Gloss 25–35	JLR Gray Metallic PVDF 2 Gloss 25–35
					
Steel City Silver Mica PVDF 2 Gloss 15–25	MZG Gray Mica II PVDF 2 Gloss 30–40	Greyhound PVDF 2 Gloss 5–15	Anthracite Silver Metallic PVDF/FEVE Gloss 70–80	Graphite Mica PVDF 3 Gloss 25–35	Dusty Charcoal II PVDF 2 Gloss 25–35

The Classic Collection (continued)

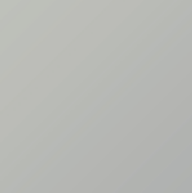
				
Nissan Gray PVDF 3 Gloss 45-55	Tri-Corn Black SMP Gloss 25-35	Focus Black II PVDF 2 Gloss 25-35	TBL Black SMP Gloss 70-80	Black Metallic PVDF 3 Gloss 25-35
				
Spire Blue II PVDF 3 Gloss 25-35	Azure Blue PVDF 3 Gloss 25-35	Ultramarine Blue PVDF 2 Gloss 25-35	Bowtie Blue II SMP Gloss 65-75	Image Blue SMP Gloss 25-35
				
Red Fire PVDF 3 Gloss 25-35	Patriot Red PVDF 3 Gloss 45-55	Carb Red SMP Gloss 75-85	Tuscan Sun PVDF 2 Gloss 25-35	Botanical PVDF 2 Gloss 25-35

The Spectra Collection

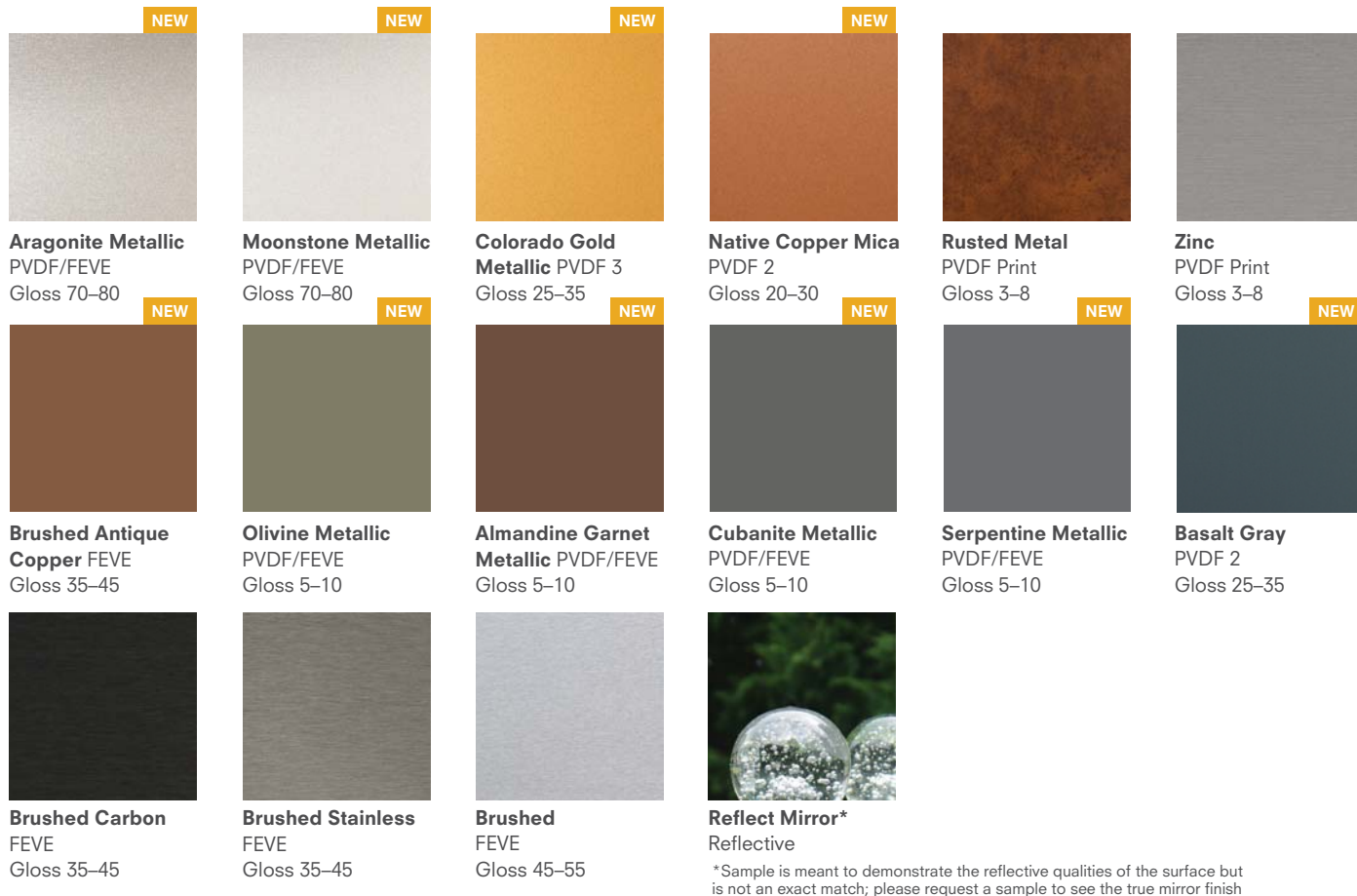
				
Ocean PVDF/FEVE Gloss 70-80	Galaxy Blue PVDF/FEVE Gloss 70-80	White Gold PVDF/FEVE Gloss 70-80	Cupral PVDF/FEVE Gloss 70-80	Sakura PVDF/FEVE Gloss 70-80

The Anodized Collection

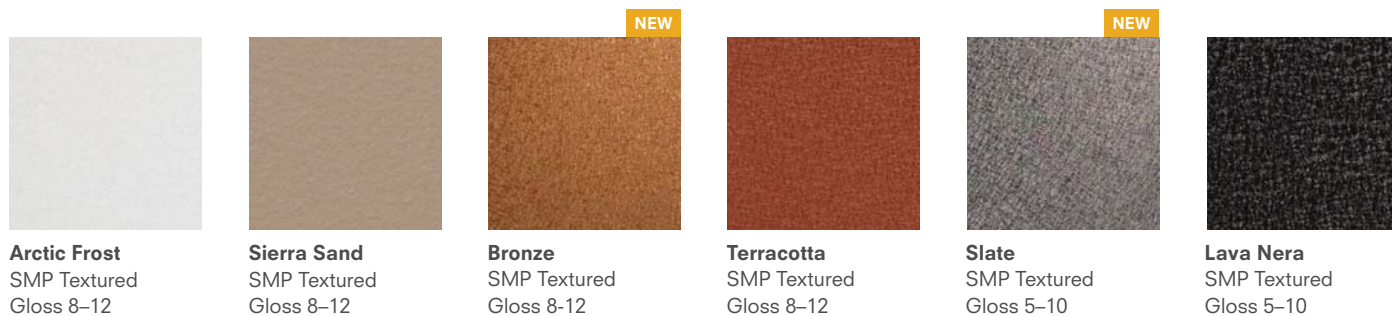
Lead time of 3-4 weeks

				
Clear Anodized Anodized Gloss 15-25	Light Bronze Anodized Anodized Gloss 15-25	Medium Bronze Anodized Anodized Gloss 15-25	Dark Bronze Anodized Anodized Gloss 15-25	Black Anodized Anodized Gloss 15-25

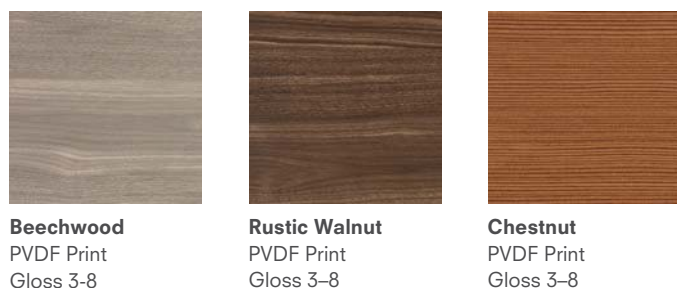
The Natural Collection **Element Series**



The Natural Collection **Terra Series**



The Natural Collection **Woodgrain Series**



Scan QR code with mobile camera to order samples or visit
ALUCOBONDUSA.COM/SAMPLES

PRODUCT DESCRIPTION

MATERIAL COMPOSITION

- Aluminum interior and exterior facings in 0.020" nominal thickness
- 4mm total nominal thickness, including proprietary fire retardant core

SHEET WIDTHS

- Standard coil-coated width of 62"*
- *Some finishes are stocked in 40", 49.2" and 50"
- Please refer to stock material list.
- Custom widths of 40" and 50" available on request

SHEET LENGTHS

- Standard coil-coated length of 196"
- Reflect Mirror is offered in 146"
- Custom lengths for coil coating: maximum of 400"
- Custom lengths for anodized: maximum of 216"

MINIMUM BENDING RADIUS

- The minimum bending radius of ALUCOBOND PLUS without routing the interior skin is 4"

AVAILABLE FINISHES

- | | | | |
|--------|-------------|------------------|------------------|
| - PVDF | - Polyester | - Textured | - Solids, Micas, |
| - FEVE | - Anodized | - Print | & Metallics |
| - SMP | - Brushed | - Color-Shifting | |

TECHNICAL SUMMARY

TECHNICAL PROPERTIES

ALUCOBOND PLUS

- | | |
|--|-------------------------------|
| - Nominal thickness: | 4mm |
| - Nominal weight: | 1.56 lb/ft ² |
| - Coefficient of Expansion x 10 ⁻⁵ (in/in/°F) | 1.11 |
| - Temperature Resistance: | -55° to 175° F (-48° to 80°C) |
| - Rigidity: | 2143 lb-in ² /in |

NORTH AMERICAN BUILDING CODE ACCEPTANCE

- IBC
- Miami-Dade County, Florida
- National Building Code of Canada
- State of Florida
- City of Los Angeles, California

MANUFACTURING

- ALUCOBOND PLUS is made in Benton, Kentucky USA

PAINT FINISHES

All ALUCOBOND PLUS PVDF & FEVE finishes are coated in accordance with AAMA 2605 signifying the highest-performance exterior finish standard in the industry. AAMA 2605 finishes have the best chalk, humidity, and color change performance. SMP finishes meet AAMA 2604.

- **PVDF (Polyvinylidene Fluoride)** Two coat PVDF paint systems are applied to solid & mica finishes which are coil-coated over a pre-treated aluminum substrate with a primer & color coat at a nominal 1.0 mil thickness. When a two coat PVDF system is used, the primer allows bonding & color consistency in the color coat to show, in lieu of having the underlying metal affect color consistency. Note, the pre-treatment is not considered one of the paint "coats." Three coat systems are solid & metallic finishes which are coil-coated over a pre-treated aluminum substrate with a primer, color coat, & clear coat at a nominal 1.5 mil thickness. The clear coat protects the aluminum flake from oxidizing & adds increased weatherability & protection against the elements.

- **FEVE (Fluoropolymer Based)** Base coat plus a clear coat are often used to protect bare finishes, ie. various brushed patterns. A transparent top coat is applied to the coil protecting the surface from the elements & preserves the aesthetic of the bare finish. Various tints can be applied to broaden the color palette & add to the aesthetics of a project.

- **PVDF/FEVE Finish** consists of 2 coats of PVDF & a clear coat of FEVE. On our Spectra finishes, the FEVE coat provides a higher gloss level & depending on the viewing angle, different wave-lengths of light are reflected, resulting in an ever-changing color gradient with iridescent highlights.

- **SMP (Silicone Modified Polyester)** Paint systems are a blend of polyester & silicon intermediates. Silicone acts to improve the gloss retention & weather resistance of the polyester coating.

For warranty information please contact your local ALUCOBOND Sales Manager.

CUSTOM COLORS

If you require a custom color for your next project, our color technicians will strive to match your desired color. Please note, custom color orders are subject to set-up charges and require a 1,000 sq. ft. minimum per color. Exact matches are not always possible due to different inks & pigments used in various industries & application methods. Matching a color created by a spray method, particularly a metallic, may not match with a color created on a roll coated method.

To ensure that we identify your color correctly, we require either:

- A hand sample of at least 1" x 1", OR
- Pantone®, RAL, NCS or paint code reference

Please reach out to your local sales manager to aid with the process at:
ALUCOBONDUSA.COM/SALES-REP

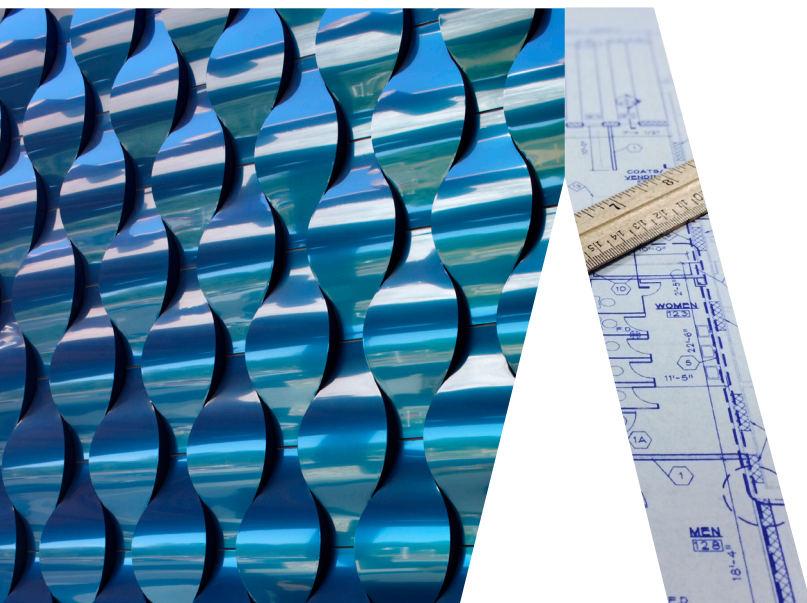
Send the color sample along with your name, company name, address, phone number & email, as well as the project name, project location, type of finish and gloss level to:

3A Composites USA
Attn: Color Lab
208 West Fifth Street
Benton, KY 42025



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01-2020-20000

ALUCOBONDUSA.COM / 800.626.3365



As the original “aluminum composite material,” ALUCOBOND® PLUS has been developed exclusively to allow architects and designers to meet the fire performance requirements of today’s building standards while using ACM as the material of choice. Consisting of two sheets of smooth .020” aluminum thermo-bonded to a solid, fire retardant core, ALUCOBOND PLUS is one component of the assembly that meets the requirements of fire classifications while offering the proven product properties such as flatness, form-ability, durability and ease of fabrication.

The versatile characteristics of ALUCOBOND PLUS provide for a plethora of applications such as exterior and interior cladding, column covers, canopies, soffits and even signage, allowing architects to offer inspiring, creative, and innovative designs while meeting the standards of sustainable planning.

ALUCOBOND PLUS is available in all of our current finishes and custom colors.

PRODUCT DESCRIPTION

MATERIAL COMPOSITION

- Aluminum interior and exterior facings in 0.020” nominal thickness
- 4mm total nominal thickness, including proprietary fire retardant core

SHEET WIDTHS

- Standard coil-coated width of 62”*
- * Some finishes are stocked in 40”, 49.2” or 50”. Please refer to stock material list
- Custom widths of 40” and 50” available on request

SHEET LENGTHS

- Standard coil-coated length of 196”
- Reflect Mirror is offered in 146”
- Custom lengths for coil coating: maximum 400”
- Custom lengths for anodized: maximum 216”

MINIMUM BENDING RADIUS

- The minimum bending radius of ALUCOBOND PLUS without routing the interior skin is 15 times the thickness
- $4\text{mm} \times 15 = 60\text{mm}$ (2.36”)

MANUFACTURING

- ALUCOBOND PLUS is made in Benton, Kentucky USA

TECHNICAL SUMMARY

TEMPERATURE RESISTANCE

- Withstands environmental temperature changes from -55°F to +180°F
- Coefficient of linear expansion is governed by the aluminum sheet

TECHNICAL PROPERTIES

- | | |
|-----------------------|-----------------------------|
| - Nominal thickness: | 4mm |
| - Nominal weight: | 1.56 lb/ft ² |
| - Moment of inertia: | .000212 in ⁴ /in |
| - Section of modulus: | .00275 in ³ /in |
| - Rigidity: | 2143 lb-in ² /in |

SUSTAINABILITY DESIGN

- LEED 3
- LEED v4/4.1
 - LCA Industry Standard
 - EPD Industry Standard

ACCEPTED EVALUATION REPORTS

- ICC-ES: 1185
- Florida Product Approval: FL29842
- Miami Dade County NOA: 15-0923.03
- Los Angeles Research Report: 24868
- Underwriters Laboratory: 19980

To download PDF or AutoCAD details and specifications, visit our website at www.alucobondusa.com

Information contained herein, or related to, is intended for use at one’s own discretion. Such information is believed to be reliable, but 3A Composites shall have no responsibility or liability for results obtained or damages resulting from such use. 3A Composites USA, Inc. does not make any warranties, expressed or implied.

Standard Test Method*	Description	Category	4mm
ASTM C-365	Flatwise Compression Strength (Ultimate)	Mechanical	9291 psi
ASTM C-393	Core Shear Properties (Perpendicular) Ultimate Facing Bending Stress	Mechanical	24,720 psi
ASTM C-393	Core Shear Properties (Parallel) Ultimate Facing Bending Stress	Mechanical	22,732 psi
ASTM D-790	Flexural Modulus (Perpendicular)	Mechanical	1891 ksi
ASTM D-790	Ultimate Flexural (Perpendicular)	Mechanical	18,573 psi
ASTM D-790	Flexural Modulus (Parallel)	Mechanical	1815 ksi
ASTM D-790	Ultimate Flexural (Parallel)	Mechanical	17,703 psi
ASTM D-790	Yield Flexural Stress (Perpendicular)	Mechanical	6667 psi
ASTM D-790	Yield Flexural Stress (Parallel)	Mechanical	6930 psi
ASTM D-638	Modulus of Elasticity (Perpendicular)	Mechanical	2930 ksi
ASTM D-638	Tensile Strength (Perpendicular)	Mechanical	7750 psi
ASTM D-638	Tensile Yield at 0.2% Offset (Perpendicular)	Mechanical	6570 psi
ASTM D-638	Elongation (Perpendicular)	Mechanical	14.2%
ASTM D-732	Punching Shear (Maximum Shear Load)	Mechanical	2198 lbs.
ASTM D-732	Punching Shear (Shear Strength)	Mechanical	4615 psi
ASTM C-518	Thermal Conductivity	Thermal	U=6.5 Btu/hr ft² °F
ASTM C-518	Thermal Resistance	Thermal	R=0.16
ASTM C-518	Thermal Conductance	Thermal	6.25
ASTM D-648	Deflection Temperature - Perpendicular	Thermal	185°F
ASTM D-648	Deflection Temperature - Parallel	Thermal	189°F
ASTM C-273	Shear Test in Flatwise Plane (Ultimate Core Shear Strength)	Bond Integrity	765 psi
ASTM C-297	Tensile Bond Strength Test in Flatwise Plane (Ultimate)	Bond Integrity	1016 psi
ASTM D-1781	Bond Integrity	Bond Integrity	> 22.5 in-lb/in
ASTM E-90	Sound Transmission (STC)	Acoustical	30
ASTM E-90	Sound Transmission (OITC)	Acoustical	24
ASTM C-272	Water Absorption	Physical	0.003%
ASTM D-696	Coefficient of Linear Thermal Expansion	Physical	1.11x10 ⁻⁵ in/in °F
ASTM D-635	Rate of Burning	Fire Performance	Classified CC1
ASTM D-1929	Ignition Temperature - Self	Fire Performance	783°F
ASTM D-1929	Ignition Temperature - Flash	Fire Performance	784°F
ASTM E-84	Surface Burning Characteristics (Flame Spread)	Fire Performance	< 25
ASTM E-84	Surface Burning Characteristics (Smoke Development)	Fire Performance	< 100
CAN/ULC-S102	Surface Burning Characteristics (Flame Spread)	Fire Performance	< 25
CAN/ULC-S102	Surface Burning Characteristics (Smoke Development)	Fire Performance	< 100
CAN/ULC-S134	Flame Spread of Exterior Wall Assemblies	Fire Performance	Meets Criteria**
NFPA 285	Flame Spread of Exterior Wall Assemblies	Fire Performance	Meets Criteria**

*The ASTM (American Society for Testing & Materials) Standard Test Method defines the way a test is performed and the precision of the result. The result of the test is then used to assess compliance with a standard specification.

** Results based upon tests made with ALUCOBOND PLUS panels in specific wall assemblies. For more information about assemblies that have been tested, please contact technical support: Thomas.rogers@3acomposites.com



THREE SITES TO THE SOUTH



TWO SITES TO THE SOUTH



ONE SITE TO THE SOUTH



SUBJECT PROPERTY



ONE SITE TO THE NORTH



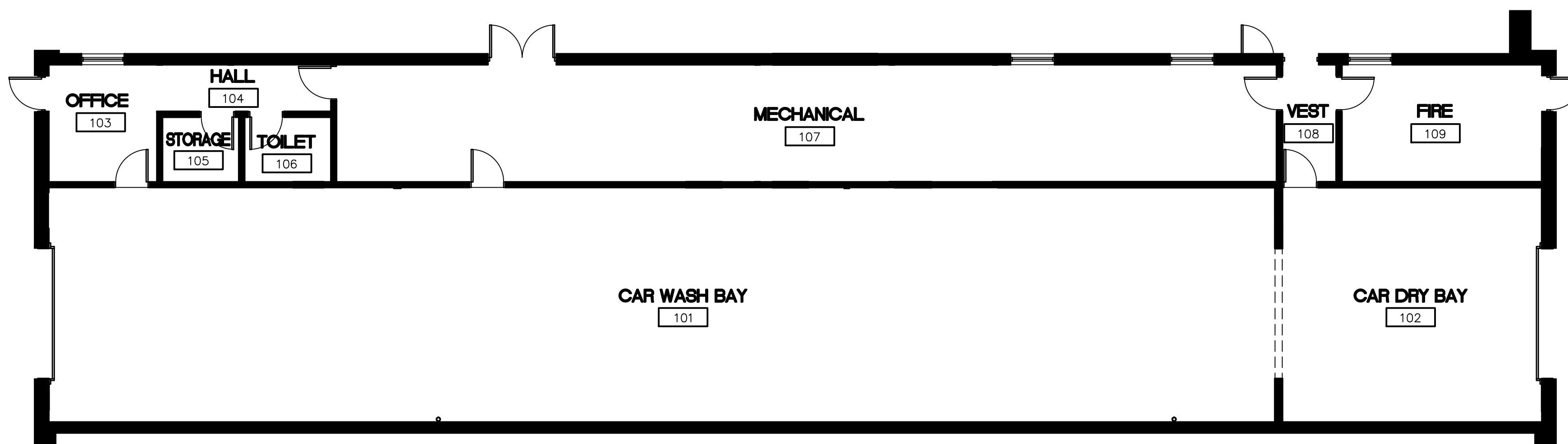
TWO SITES TO THE NORTH



ACROSS THE STREET



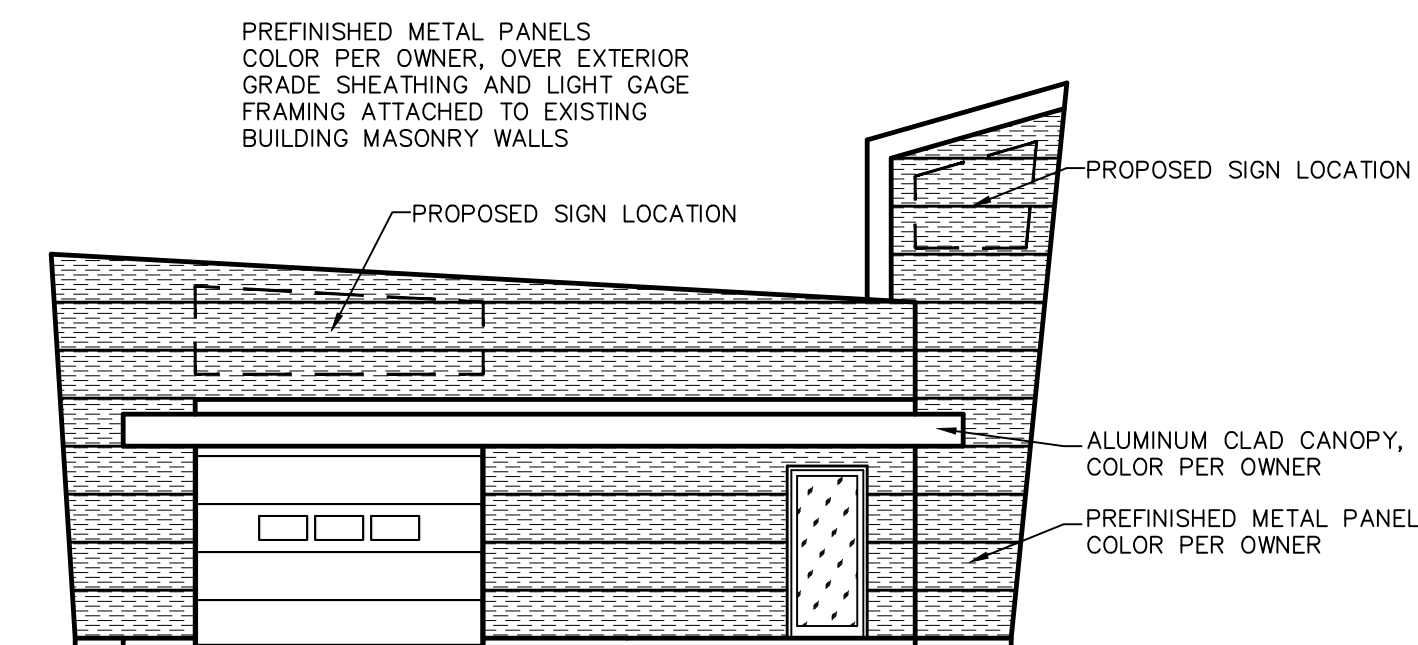
ACROSS THE STREET



FLOOR PLAN B
SCALE: 1/8" = 1'-0"

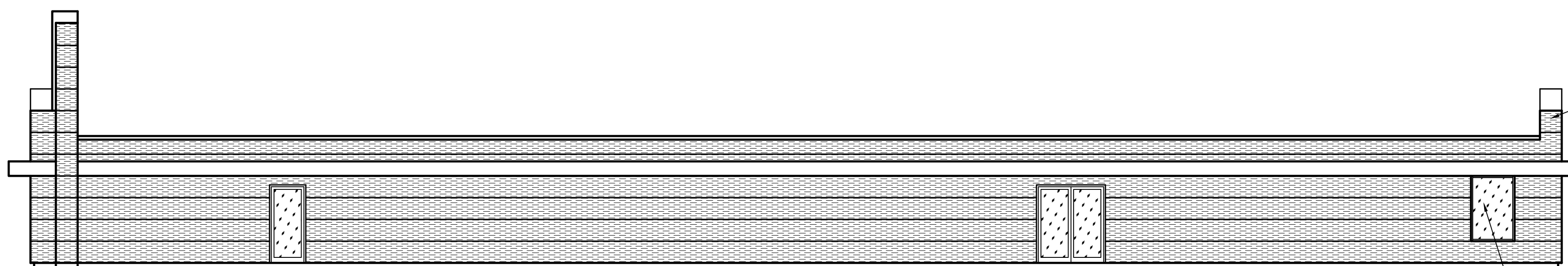


- TOP/PARAPET
EL. 123'-4"
- TOP/PARAPET
EL. 116'-0"
- TOP/PARAPET
EL. 111'-8"
- FINISHED FLOOR
EL. 100'-0"



EAST ELEVATION B
SCALE: 1/8" = 1'-0"

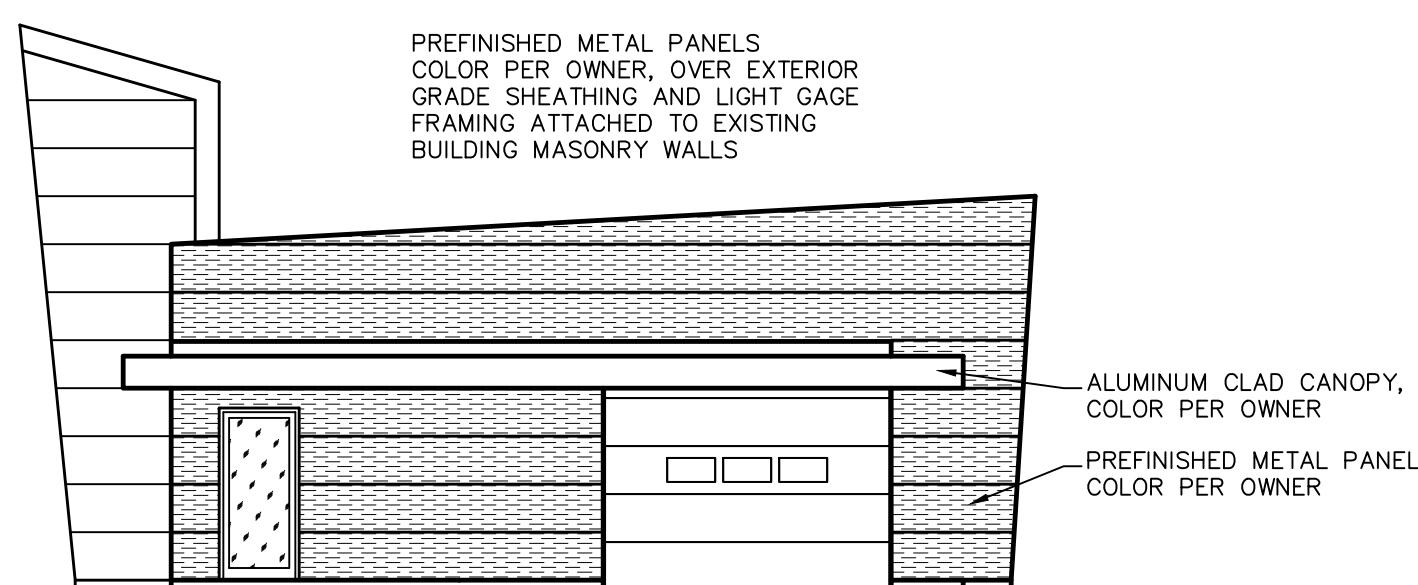
- TOP/PARAPET
EL. 123'-4"
- TOP/PARAPET
EL. 116'-0"
- TOP/PARAPET
EL. 111'-8"
- FINISHED FLOOR
EL. 100'-0"



NORTH ELEVATION B
SCALE: 1/8" = 1'-0"

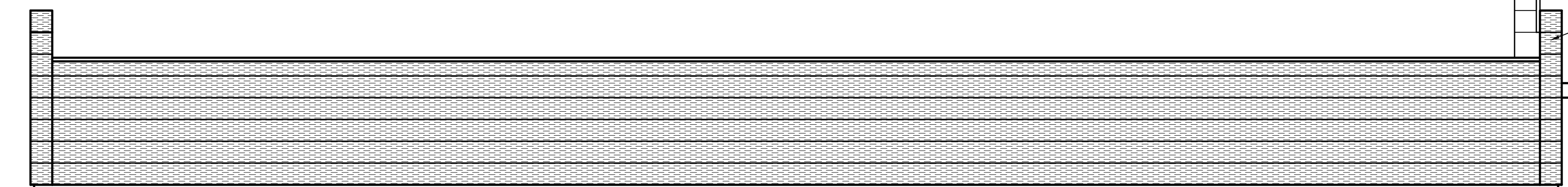
- PREFINISHED METAL PANELS
COLOR PER OWNER
- ALUMINUM CLAD CANOPY,
COLOR PER OWNER
- ANODIZED ALUMINUM, THERMALLY BROKEN
STOREFRONT, FINISH PER OWNERS
REQUIREMENTS. INSULATED CLEAR GLAZING,
TYPICAL ALL WINDOWS

- TOP/PARAPET
EL. 123'-4"
- TOP/PARAPET
EL. 116'-0"
- TOP/PARAPET
EL. 111'-8"
- FINISHED FLOOR
EL. 100'-0"



WEST ELEVATION B
SCALE: 1/8" = 1'-0"

- TOP/PARAPET
EL. 123'-4"
- TOP/PARAPET
EL. 116'-0"
- TOP/PARAPET
EL. 111'-8"
- FINISHED FLOOR
EL. 100'-0"



SOUTH ELEVATION B
SCALE: 1/8" = 1'-0"

- PREFINISHED METAL PANELS
COLOR PER OWNER
- ALUMINUM CLAD CANOPY,
COLOR PER OWNER

ARLINGTON HEIGHTS EXPRESS CARWASH
2100 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS











APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 10, 2020

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

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

Members Absent: Scott Seyer

Also Present: Kathleen Egan, Itasca Brewing Co. for *Arlington Beer*
John Carlson, Carlson Landscape Associates for *Arlington Beer*
Ken Kelly, Sign Palace for *Arlington Beer*
Chris Jenks for *Car Wash at 2100 S. Arlington Heights Rd.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR FEBRUARY 25, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 25, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. COMMERCIAL – PRELIMINARY REVIEWCar Wash – 2100 S. Arlington Heights Rd.

Chris Jenks was present on behalf of the project. He said that he is a resident of the Village and recently purchased the existing car wash with the intention of giving it a much needed facelift. He presented renderings of the modern, retro design they want for the building, and added that the 2 wall signs shown in the rendering are merely place holders at this time, and he is aware of the sign ordinance that only allows 1 wall sign per street frontage. The footprint of the existing building will remain the same, and a new composite metal siding will be attached to the outside of the building using a metal framing system to allow for drainage.

Mr. Hautzinger clarified that the petitioner has a preference for Option 2 (B), from the 2 options that were provided for tonight's review. Mr. Jenks said that their intention is to go with more of a modern, retro design, similar to the design of their other car wash location in Hickory Hills.

Commissioner Eckhardt preferred Option B, which was more economical than Option A. He liked the blue color being proposed in the rendering, and also pointed out the 3 different gray colors, and the blue stripe that is interrupted by the retro signage, which he encouraged the petitioner to have a little more fun with at the top of the building. He liked the butterfly effect of the roof design, and felt the shape of the vacuums was a tremendously cool visual effect. He also felt the area below the wall sign on the front elevation could be an area of concern and needed to be redesigned. In general, he was in favor of the project and felt it was a very nice improvement to the existing building.

Commissioner Kingsley was glad to see the petitioner's preference for Option B. She asked if the slope of the angle on the front elevation was the same as the angle on the roof, and Mr. Jenks said it was close to the same. Commissioner Kingsley felt there was something missing with the angle on the building; it did not appear to be much of an angle when looking at it straight on; the angle is just off and needs to be slightly increased. Commissioner Kingsley also felt there was a missed opportunity with the signage on the front elevation; the signage should be more vertical, similar to how it was in the old days, and the whole tower feature could be treated a little differently than the front of the building, such as a different color, instead of just being an extension of the building siding as currently shown.

Commissioner Kubow completely agreed with Commissioner Kingsley's comments. He loved the 1950's drive-thru retro design being proposed for the building, and the color gradient going up the building with the grey colors. He felt something could be done on the big blank wall on the north elevation; however, not more signage. He suggested painting an old-school car logo, or some type of 1950's mural on that elevation to add interest, and Mr. Hautzinger said that would be considered signage. Commissioner Kubow said he would support a variation to do something interesting on the north wall. In general, he felt the project was super cool and another good refresh on an old building that really needs a refresh.

Mr. Hautzinger agreed with the comment that the slope of the angle on the front elevation needs to be slightly increased, and Commissioner Kubow agreed as well. Commissioner Eckhardt felt the rendering was slightly flawed with regards to the slope of the angle, and Mr. Jenks clarified that the height of the angle would be 18-feet from the ground. Commissioner Eckhardt suggested the petitioner further study the slope of the 2 angles to determine whether or not they should be the same, or one taken up higher than the other. He liked the contrasting slopes that are a cool idea and a retro design element, and he encouraged the petitioner to have fun with the signage and try something daring, which could include accent lighting. Commissioner Kubow agreed that accent lighting was a good idea.

Chair Fitzgerald agreed with the comments made by Commissioner Kingsley. He asked about the thickness of the angled fin on the front of the building because he was concerned about it being too thin, and he liked the idea of making the fin a different material to help break up the materials. With only one wall sign on the front elevation, he asked what would be done architecturally in the area above the overhead door and the area between the doors on the front elevation. Mr. Jenks said they are currently working with the sign company to get proposals on options between the fin, and the upper left side of the front elevation. Chair Fitzgerald said that he would have difficulty supporting 2 wall signs on the front elevation, and he

3/10/20 DC

reiterated that the thickness of the fin should be substantial, he liked the idea of a different material on the fin, and he had concerns about too much blank wall on the front elevation.

Mr. Jenks thanked the commissioners for their comments and suggestions.