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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 26, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 2/12/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#19-007 - Dunkin'/Baskin Robbins - 105 W. Dundee Rd. / Sign Variation

B. DC#19-009 - Yamada America - 955 E. Algonquin Rd. / Commercial

VII. OTHER BUSINESS

A. Taylor Morrison Townhomes - Block 425 South / Preliminary Review

B. Urban Street - Seegers & Arlington Heights Rd. / Preliminary Review

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
2/26/2019

Item: Minutes - 2/12/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 2/12/19	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 12, 2019

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

Members Present:	John Fitzgerald, Chair Ted Eckhardt Kirsten Kingsley
Members Absent:	Scott Seyer Jonathan Kubow
Also Present:	Andy & Voula Behlis, Owner of *1518 W. Thomas St.* Mike Firsel, Firsel Ross for *Arlington Block 425* Robert Losselyoung, Tinaglia Architects for *Arlington Block 425* Kelle Bruckbauer, Tinaglia Architects for *Arlington Block 425* Bruce Adreani, Norwood Builders for *Arlington Block 425* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 22, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 22, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEW

DC#18-066 – 1518 W. Thomas St.

Andy & Voula Behlis, the homeowners, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached two-car garage to allow construction of a new single-story residence with a detached two-car garage. The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf, and it is located across the street from Virginia Terrace Park. The petitioner has indicated that the design concept is to create open spaces on the front of the home to enjoy the view of the park across the street.

This project was previously reviewed by the Design Commission on November 27, 2018, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of issues discussed at that meeting is as follows:

Staff raised the following concerns:

Scale and Massing. Despite the proposed new home being a single-story, it has a scale and massing that is much larger than the surrounding single-story homes due to the first floor raised four feet above grade and 12-foot tall ceilings inside the house. The resulting ridge line is 12'-10" higher than the existing single-story house to be demolished.

- Staff recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.

Large Terrace. The design includes a large 1,000 sf raised terrace across the front of the home that is out of scale with the neighborhood. The terrace encroaches 15 feet into the required 50 foot front setback. The petitioner has indicated that they will be pursuing a variation from the Zoning Board of Appeals.

- Staff recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.

Bedroom Wing. The design includes a long narrow bedroom wing that extends deep into the lot and creates a very long flat west elevation.

- Staff recommended that the layout be revised to significantly reduce the length of the bedroom wing.

Panoramic Doors. The proposed design includes two sets of large 10-foot tall x 20-foot wide openable panoramic doors on the front of the house which dominate the front elevation. Doors of this type are more commonly seen on the rear of a house opening onto a private yard.

- Staff recommended that the large panoramic doors be replaced with smaller scale French doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.

Front Entry Gable. The front entry gable is awkwardly detailed with the doors recessed below a tall flat gable.

- Staff recommended additional design development of the front entry. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.

Exterior Materials. The exterior walls are proposed to be white EIFS with a black roof, black windows, and a black cast stone base.

- Staff recommended softening the color palette with tan or gray EIFS and a more natural color stone base.

Driveway. The design includes a large concrete driveway across the entire front yard.

- Staff recommended that the driveway layout be revised to reduce the amount of paving in the front yard.

The Design Commissioners raised the following concerns:

Front (South) Elevation:

- The Design Commissioners agreed that the front door and gable needed further study and required revisions.
- It was commented that the front elevation was dominated by the tall stone base, large roof, and large panoramic doors.
- A three-dimensional perspective color rendering was strongly encouraged to study the design.

DRAFT

West Elevation:

- The Design Commissioners agreed that the west wall was too long, flat, awkward, and out of place.
- It was encouraged to study adding a second side gable towards the rear to match the side gable towards the front.
- A landscape plan was requested to soften the appearance of the wall.

Exterior Materials:

- It was commented that the exterior materials and colors should respect the surrounding context.

Driveway:

- It was commented that the large driveway in the front yard should be softened.

In response to the comments from November 27, the petitioner has made changes to the design as follows:
Front Elevation - The gable above the front door and recessed entry have been omitted.
West Elevation - Six transom windows have been changed to full height windows.

Staff felt the revisions to the design were minimal, and the previous concerns had not been addressed. Omitting the awkward gable above the front door is good, but the front elevation still requires further design development to address the scale and massing concerns. The enlargement of the six windows on the west elevation actually accentuates the monotony of the long flat wall. Staff recommends the Design Commission require additional revisions and re-review the project again.

Mr. Behlis said that they didn't make a lot of changes since the last review, and tonight they were presenting the original plan they had in mind for their home, without the gable. More windows were added on the west elevation, and evergreen bushes will be added there as well. They felt that adding more peaks and valleys on the front of the home would deter from the terrace being the way they want it, so they kept things as they had imagined their home to look like.

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

Commissioner Eckhardt said that when he first saw this home at the previous review, he understood Staff's concerns about the compatibility of it in the Village, and after reviewing it a second time, he felt the Village needed a diverse mix of homes. He felt the home responded to some important issues that the petitioner expressed such as maintaining a great backyard by not creating a U-shaped home, and creating views and light all around the home with the detached garage, which he felt was a big commitment. The layout of rooms is a very classic international style of design, and the simplicity of the front elevation with the raised porch will be very nice when built. He had no problem with the revised design and was ready to approve it.

Commissioner Kingsley said she was in favor of the new home and she commended the petitioner for suggesting a ranch home, which this lot can sustain. She understood some of Staff's concerns; it is a taller width home compared to the adjacent homes, and because the openings are so big, the rhythm of the home is different than the others. She suggested lowering the home into the ground to make the first-floor height and eave height more compatible with the adjacent homes. With regards to the terrace, she liked that there was focus on the front yard, but felt that more of an overhang would be beneficial to the petitioner. She did not mind the colors being proposed, and suggested stucco versus EIFS because it is a more durable material. She also suggested a darker stucco color.

Mr. Behlis stated that the EIFS was not so much a white color, but more of an earth tone cream color, and they were not opposed to using stucco instead of EIFS. He added that the height of the home is well below the minimum required by code, and lowering the home into the ground would take away from the terrace; there would be no point to the terrace if the home was lowered.

Chair Fitzgerald agreed with Commissioner Kingsley's suggestion to lower the home if possible, and he really appreciated the changes that were made to the roof because it changed the home for the better. He liked the home

a lot. He felt the driveway still seemed very large, and he recommended at a minimum, pulling it forward a little bit towards the street so there is more green space between the driveway and the porch, otherwise it would look very industrial with the small green space being shown. He also felt that the curves on the driveway were too sharp and he suggested softening them to avoid tire tracks on the grass.

Commissioner Eckhardt said the height of the terrace was discussed at the last meeting, and one of the things brought up that compelled him was the purpose of the really cool doors on the front elevation that open up, with the height of the doors allowing for a better line of site over the cars parked in the street, and a better view of the park. There is a sense of separation with the extra feet of height that make the terrace a 'place' rather than a little porch, which he felt was an important element. Commissioner Kingsley clarified that her suggestion was to add some kind of coverage when the doors are open; she did not suggest lowering the ceiling height, but to shift the gable on the side elevation over, or make it taller, which would bring the front forward. Chair Fitzgerald felt the proportion of the height of the roof to the height of the main floor was really nice right now, and raising the roof might bring that out of proportion; however, he was in support of the suggestion to shift it as an option.

Commissioner Kingsley asked about the materials of the terrace, driveway, and front stairs. Mr. Behlis said the terrace would be brick pavers with glass railings and stainless steel framing, the driveway would be stamped concrete, and the stairs would probably be brick pavers. Staff pointed out that the proposed front setback is 50-feet, where 43-feet is required, and the petitioner will be seeking a variation with the ZBA.

Chair Fitzgerald asked if there would be a railing in the middle of the stairs, which he would recommend not having, and Mr. Behlis said that a railing would be located on both sides of the stairs, but not in the middle. Commissioner Eckhardt cautioned the petitioner on the code requirement for a center railing if the stairs are a certain width.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1518 W. THOMAS STREET.* THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 1/7/19 AND RECEIVED 1/18/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE ROOF EAVE CONFIGURATION BE MODIFIED TO PROVIDE FOR AN OVERHANG LARGER THAN 2-FEET AND PERHAPS AS MUCH AS 4-FEET, AT THE PETITIONER'S DISCRETION.
2. A RECOMMENDATION THAT THE DRIVEWAY BE PULLED BACK AWAY FROM THE HOME, APPROXIMATELY 3 TO 4-FEET, TO ALLOW FOR MORE GREEN SPACE.
3. A RECOMMENDATION THAT THE TWO OUTSIDE RADIUS OF THE DRIVEWAY TURNS BE MADE LARGER TO PROVIDE EASIER ACCESS FOR VEHICLES.
4. THAT THE FRONT TERRACE RAILING WILL HAVE GLASS PANELS WITH EITHER A PAINTED METAL OR STAINLESS STEEL FINISH ON THE FRAME.
5. A RECOMMENDATION TO STRONGLY CONSIDER USING STUCCO IN LIEU OF AN EIFS MATERIAL, AND THAT THE REQUIRED EXPANSION JOINTS BE SHOWN ON THE PLANS AND THE LOCATIONS BE REVIEWED BY STAFF.
6. A REQUIREMENT THAT THE PETITIONER PROVIDE THE SAME COLOR, MATERIAL, FINISH, AND DETAIL ON THE GARAGE TO MATCH THE HOUSE.
7. 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 RESPONSIBILTY 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.

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

DRAFT

ITEM 2. CBD MIXED-USE REVIEW

DC#18-104 – Arlington Block 425 - Campbell/Chestnut/Highland

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners was needed for the project to continue moving forward, unless the petitioner wanted to continue the review to the next meeting.

Michael Firsel, representing *Firsel Ross,* **Robert Losselyoung** and **Kelle Bruckbauer**, representing *Tinaglia Architects*, and **Bruce Adreani**, representing *Norwood Builders*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval of the architectural designs for 3 new multi-story apartment buildings in the Downtown. This is the design review portion of the approval process, and comments regarding the architecture or aesthetics are welcomed. However, any issues regarding zoning, parking, height, setbacks will be discussed at the Plan Commission hearing that will take place in March. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. This project received a preliminary review by the Design Commission on December 11, 2018, and those drawings were used as reference tonight.

Mr. Hautzinger reviewed the comments made at the previous review on December 11, 2018, which included the following:

General Comments:

- The Design Commission was in favor of the overall style and design direction for the three buildings, except one of the Commissioners felt that the designs of three buildings should be more cohesive, more innovative, and include more sustainable design features.

Chestnut Avenue Building:

- The two gables on the front elevation were encouraged to be omitted.
- Additional design development to highlight the front entry was encouraged.
- The keystone detailing in that flat arches was discouraged.
- Detailing of the ramp walls leading to the underground garage was encouraged.
- One Commissioner did not like the cornice design or cornice materials.

Campbell Street Building:

- Additional design development of the west façade was encouraged to add more interest to the design.
- Increasing the height of the first floor stone base was encouraged.
- Increasing the thickness of the thin cornice brackets was encouraged.
- Clarification of the balcony support structure was requested.
- Further study of the bump out on the north elevation was encouraged to resolve the imbalance of having windows on one side, but not the other.
- One Commissioner did not like the cornice design or cornice materials, stating that foam brackets and PVC panels are not sustainable building materials.

Highland Avenue Building:

- There was concern about the appearance of the glass curtain walls at the garage levels on the north and south elevations being dark at night and looking different from the apartment level curtain walls above. Further study and design development of this area was encouraged.
- One Commissioner did not agree with matching the existing Village garage design at the garage levels, had concerns about the solar heat gain of the glass curtain wall at the apartment levels, and felt the cornice detail at the top of the building should be more modern.
- One Commissioner was opposed to the large “44” sign at the top of the building.

DRAFT

Based on the feedback received at the preliminary Design Commission review, the petitioner made the following changes to the proposed design:

Chestnut Avenue Building:
- The two gables on the front elevation have been omitted.
- The design of the main entrance has been enhanced with a raised stone base.
- The keystone detailing in that flat arches has been omitted.
- A form liner pattern has been added to the ramp walls leading to the underground garage.

Campbell Street Building:
- The east and west facades have been enhanced with a taller stone base and a raised cornice to accentuate the center bay feature.
- The stone base has been increased to the middle of the second floor windows on all sides of the building, and the height of the drive-through entrance has been raised.
- The thin cornice brackets have been widened.
- Hanger rods have been added to the balconies.
- The windows on the side of the north elevation bump out have been omitted.

Highland Avenue Building:
- The glass curtain walls at the garage levels on the north and south elevations have been omitted.
- The large "44" sign at the top of the building has been omitted.

Staff comments on the revisions were as follows:

General Comments:
- Exterior Materials. Overall, the exterior materials are quality, durable stone & masonry materials, which are nicely coordinated and work well together, providing a cohesive feeling throughout the development.

Chestnut Avenue Building:
- Overall, the proposed design is very nicely done. The proposed traditional style and detailing will work very well in this location.
- The decorative cornice and bay windows add richness to the design.
- The alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a row home feel.
- Staff recommends approval of the Chestnut Avenue building as submitted.

Campbell Street Building:
- Overall, the proposed design is very nicely done, and it will fit in very well with the character of the adjacent Downtown buildings.
- The character of the first floor retail is well defined from the upper façade, and includes wall space for future retail signage.
- The only comment on the design is to clarify the color of the stone trim pieces, which are illustrated as white in the renderings, but are not labeled on the architectural elevations. The raised stone bay on the east & west ends has a thick white cap that appears oversized. It is recommended that this detail be revised to match the stone cap at the drive-through bay on the north elevation.
- Staff recommends approval of the Campbell Street building, to include the comments stated above.

DRAFT

Highland Avenue Building:

- The garage levels are nicely designed to match the existing adjacent Village garage.
- The glass curtain wall facade of the upper tower is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
- Further design development of the north and south elevations is encouraged to better integrate the upper glass residential floors with the garage levels and building entrance below, similar to the center portion of the west elevation, which is nicely balanced and carries the brick material up into the residential floors.
- The main entrance to the building on the north wall is understated for a luxury rental building. It is recommended that the design of the main entrance be enhanced with a grand appearance, and better integrated with the upper residential floors.
- The west elevation includes a nicely designed curved curtain wall bay window feature in the center of the wall. It is recommended that this feature also be included on the east elevation to enhance the appearance of the east wall.
- The first-floor of the south wall is large and blank. It is recommended that openings be added to break up the large wall area. However, consideration should be given to vehicle headlights circulating inside the garage.
- Staff recommends the Design Commission evaluate the concerns regarding this building.

Mr. Hautzinger also reiterated that all mechanical equipment, utility equipment and utility meters are required to be screened, and all 3 buildings include perimeter parapet walls to screen the rooftop equipment. All wall-mounted equipment and meters must also be screened from view. The site plan indicates preliminary meter locations on the side and rear of the buildings, and where possible, all equipment and meters should be inside the buildings. For equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the public walks, and enclosed with decorative metal screens. With regards to signage, the only proposed signs are wall-mounted street addresses on each building mounted above the main entrance. Separate sign permits and detailed sign plans will be required, but the proposed signs are nicely designed and appear to be code compliant. The petitioner should clarify the proposed sign materials and if/how the signs will be illuminated.

Ms. Bruckbauer thanked the commissioners for the comments made at the preliminary review, which were considered and incorporated into the current design as much as possible. With regards to Commissioner Kingsley's previous comments about sustainability, they realize the importance of this and after discussing with ownership, they are attempt to obtain LEED certification for the project. A material change was made on the Highland and Campbell buildings with the PVC material on the upper floors changed to either EIFS or stucco, although the color will remain the same. This change is not shown on the plans being reviewed tonight.

Mr. Losselyoung addressed a few of the comments from Staff. The rendering of the Campbell building did not correctly show the cornice line on the middle portion of the west elevation as mentioned by Staff. This cornice will be detailed with a light grey stone band, similar to the cornice above the drive-through entrance on the front elevation. The lack of openings on the south elevation of the Highland building is because of the way the ramp will be coming up and through this side and back up along the exiting Village parking garage. However, they do understand the pedestrian feel should be increased there, so they would consider some sort of screens or faux storefront panels there. In terms of signage, the intention on all 3 buildings is that signage will be face lit from a gooseneck light fixture up above.

Commissioner Eckhardt asked for clarification on the slope of the ramps, and Mr. Losselyoung said that the ramp will come up on the first-floor, and on the first-floor only there will be a ramp that leads to a flat spot on the second floor, and then that entire side will ramp up inside the building, and then it will come around and on this side the entire second-floor will be flat, and then the ramp will come back around and then it will ramp up to the third floor. The transition for most floors is abutted up against the against Village garage. Mr. Losselyoung also said that Staff comments about the front elevation of the Highland building can be further evaluated to create a better entry element, such as enlarging the entry feature, possibly tie in a glass feature or a taller element.

Chair Fitzgerald asked if there was any public comment on the project and there was response from the audience.

PUBLIC COMMENT

Ray Anderson, 200 W. Campbell St. He lives across the street from the site and has been a real estate broker for 25 years. He has concerns about the lack of detail on the entrance to the Highland building, it looks like an entrance to a parking garage. Being the biggest of the 3 buildings, he felt the entrance should be dramatic. He also asked about how the light from the setting sun would be controlled from entering the apartments, such as window blinds. Mr. Losselyoung said that the glazing being provided will be very minimal and reflective.

A resident who did not give his name, asked when, where, and how the affordable housing component fits in to this project. Mr. Firsel replied that although not a part of the design review, an affordable housing proposal was made to the Village and is currently being considered by Staff. The Village has asked for additional information, which they have provided, and they anticipate a meeting with the Village in early March regarding this matter. This would be a separate meeting of the Village Housing Commission, which is also a public meeting. Mr. Firsel added that affordable housing is currently planned for the Highland building and the Campbell building, with at least 80% of the 300 units between the two buildings. There are 60 units in the Chestnut building, so as a proportion, there will be significantly less in the Chestnut building as currently planned.

There was no further public comment.

Commissioner Kingsley thanked the petitioner for considering the comments made at the preliminary review and making the changes that were done. She gave her comments on the Chestnut building. She felt the changes that were made looked really good and the building supported the aesthetic of the Village; it has materials that have been established in the Village, and she had no issues with it. She appreciated the things that were eliminated from the previous design and as a result, felt the Chestnut building looked a lot better. She asked if the cast stone trim around the windows would be one piece, and she encouraged the use of large pieces so it looked as much like limestone as possible. Mr. Losselyoung said that although he preferred it be one piece as well; he did not know if that was feasible.

Commissioner Kingsley gave her comments on the Campbell building. She liked the west elevation presented at the preliminary review better than the revised elevation being presented tonight. She would like it if the column capital details between the windows, which Mr. Losselyoung confirmed will be a light color stone such as limestone, were lowered to be in the same line. On the front elevation, she had the same comment to lower the stone cap to below the windows so it was continuous, and less like a crenellation. In regards to the center curtain wall feature, she liked that the original design had horizontal members to break it up. She suggested that the either the brick columns go all the way up, or add a horizontal member to connect the capitals at the eight floor line. Commissioner Kingsley also asked if the drive-through entry feature would be all stone, and Mr. Losselyoung replied that it will be stone except for the brackets and soffit which will be Fypon and Eifs to match the top of the building. He added that the bracket material had not yet been finalized. Commissioner Kingsley also suggested that the corner brick columns go all the way up, and then eliminate the brackets on the corner piers, or make the corner brackets different than the others, because the two corner brackets look crowded. In summary, she was glad to see some of the changes that were made to the Campbell building, but she liked the previous design better. She appreciated the change in material from PVC to EIFS at the top of the building.

Commissioner Kingsley gave her comments on the Highland building. She asked about the inspiration for the building and what the petitioner was trying to achieve. Mr. Losselyoung replied that they envision a different lifestyle with each building; the Chestnut building will be more detailed inside and out, possibly for older individuals; the Campbell building will be similar in scale and scope to a lot of the buildings along the Campbell corridor; and the Highland building will be something that tied into the design of the Village garage because it is along the property line, creating a unique structure within the center of this, with a parking garage below, and a loft-style building up above. Commissioner Kingsley liked that each of the buildings will have their own unique vision and target; however, she felt the Highland building design still needed work. She was having a hard time with the curtain wall and the masonry base. She said that the top of the building looks like an office building with a cornice, and it did not mesh with the

masonry garage base. She was unsure if they go together, or if they do, it is not successful quite yet. She felt it could be more successful if one of the two were eliminated, suggesting to either re-dress the parking garage to be more glass, or bring the masonry up into the two glass tower ends. She was also concerned about having living space behind a curtain wall. She felt that the main entrance looked like a parking garage entrance. In general, she liked the east elevation better than the west elevation, and she was not in love with the curved bay feature and how it terminated at the top. She had a similar comment about the brackets up at the top as she did with the other building, she felt the corner piers could go straight up. If the petitioner wants the aesthetic of brick, stone and glass, then she suggested bringing up brick piers at the corners of the glass tower might help to make sense of the cornice.

Commissioner Kingsley also questioned the height of the parking walls and if they would hide most of the headlights from cars, and Mr. Losselyoung replied that the walls are being brought up at least 42 inches above the parking deck height, which should hide most of the car headlights. Commissioner Kingsley was glad to hear this. She was also concerned about the aesthetic of the parking garage facing the back of the Chestnut building, and felt the space between them would be so much nicer if the design looked less like a parking garage than it does now. Commissioner Kingsley also asked for clarification on the location of the Azek material, and Mr. Losselyoung said it was located just at the top, but it has now been changed to EIFS. Commissioner Kingsley had no further comments.

Chair Fitzgerald asked for clarification on why the sides of the Campbell building were raised up, and Mr. Losselyoung explained that this change came mostly from Commissioner Eckhardt's comments at the preliminary review about wanting there to be some sort of stepping of the building on that side, as well as his uneasiness with the balance of that elevation; they tried to accommodate both of those comments in a way they felt married the front elevation as well as the rear elevation.

Commissioner Eckhardt gave his comments on the Chestnut building. He questioned the dark asphalt shingle roof being proposed on this very traditional building, versus a heavy/substantial slate or faux slate roof. He referenced the 2 levels of stone on the building that give a substantial feel and help break up the massing with the light and dark, which he felt was very successful and a great solution for Chestnut Avenue, which is an elevation that is very sensitive to the neighborhood.

Commissioner Eckhardt gave his comments on the Campbell building. He appreciated the changes, and he respected Commissioner Kingsley's comments about liking the other elevation, but some of things that she liked are some of the things he was concerned about at the preliminary review. He wondered why the stone caps did not extend up above the second floor windows to form a head piece that just goes straight across. He felt that it is very odd as drawn, and he could not think of another building of historic reference where a pilaster comes up halfway through a window with just a soldier course head being superior to it. He did not like this detail, and he wanted to see this change implemented, and felt it would really balance the elevation nicely. On the north elevation, he had the same comment; concern about the stone cap stopping halfway up, which needs to be raised up to above the second floor windows. If it were lowered down, it will look so light and under-structured to carry all that visual load. It should be raised up to create a nice strong stone base for the building. He was okay with the tall glass wall on the north elevation, especially since this is the major thoroughfare into the courtyard. On the south elevation, the raised stone base has to wrap all the way around. He felt strongly about the base being stronger at the bottom of the building.

Commissioner Eckhardt gave his comments on the Highland building. He agreed with Commissioner Kingsley about some of the issues of the building, and it was unfortunate that only 3 members were here tonight because this building is the most significant and challenging in terms of its size, and its complicated functionality with most of its parking being connected to the existing garage. He felt that eliminating most of the glass coming down on the building helped, but the front door area needed something more, possibly more glass, more detail similar to the main entrance on the Campbell building that says "this is the front door". In terms of the four elements on this building, he felt the glassy areas should either be endorsed or not, and he questioned if adding masonry piers at the corners would look too tall and thin. He felt the concept of a glassy building sitting on top of a parking garage was accomplished, and he continued to support this glassy end of the building. He recommended that the curved bay on the west elevation be repeated on the east elevation. He liked the rhythm of the of the west elevation.

Mr. Losselyoung said that they recently determined that access to the building for exterior window cleaning needed to be addressed; therefore, the walls of the amenity floor on the east and west elevation need to be set back approximately 5 to 6-feet to provide for a hidden walkway behind the brick facade that will allow window cleaners to ascend the building.

Commissioner Eckhardt continued with his comments on the Highland building. He was in agreement with the comment about fenestrating the lower portion of the south elevation. He summarized by saying that he still endorsed the look of the glass box, which maybe could be cut down a little bit, but he felt the apartment residents would enjoy the floor to ceiling glass. Commissioner Eckhardt had no further comments.

Chair Fitzgerald gave his comments on the Chestnut building. He really liked this building and he appreciated everything that was done to it. He also liked the comment made by Commissioner Eckhardt to reconsider a different roofing material. He really liked this building and could not say anything more about it.

Chair Fitzgerald gave his comments on the Campbell building. When he first saw this building at the preliminary review, he thought it was the existing building to the north; there were a lot of similarities and he appreciated the petitioner's explanation of how these 3 buildings all relate to the clients and the Village. He saw both sides of the comments made by the other commissioners, but he did like what was being presented tonight, but he was fine with either option. On the north elevation, he did like the comment about adding a horizontal detail near the top of the curtain wall, which he felt would really frame that out nicely; however, this would not be a requirement for him.

Chair Fitzgerald gave his comments on the Highland building. He loved most of the building; he loved the top and he liked the contrast of super modern against traditional, almost like it could have been an addition at some point or it could have been an upgrade. He also liked the curved bay detail on the west elevation, and felt it would help to add it to the east side as well. He was thinking forward about how this building will be in the middle of a lot of different things; eventually there will be something to the south, and there is the parking garage to the east; therefore, the parking garage on the bottom did not bother him that much. He agreed with the other comments made about the front entrance that it is underwhelming, and he was open to bringing back the curtain wall at the garage levels if it were solid across the back to prevent a different color of lighting from showing through. He commented that the front entrance is actually a lot wider than it appears in the rendering, but it does need some more glass and metal somewhere. He had concerns that it is all on one plane, except for the sign. It this could be adjusted, then he would be okay with it. Looking at all 3 buildings together, this building could be his favorite because it is surprising for Arlington Heights.

Chair Fitzgerald asked if there were any further comments from the commissioners, and if there was direction for moving forward with a motion tonight. Commissioner Eckhardt reiterated that with only 3 of the 5 members here tonight, a motion tonight would require a unanimous vote from all 3 members and he did not want to jeopardize all the work that was done by the petitioner. He felt very strongly about his comments on the Campbell building, which differ from the comments made by Commissioner Kingsley, but for the most part he endorsed the other comments made tonight. He added it sounds like all the commissioners feel that additional work is needed on the front entrance of the Highland building. He felt the 2 members not here tonight would be appreciative of the work that was done on the current design, and would focus on the same concerns that the commissioners expressed tonight, and he wanted those 2 members to have an opportunity to see the current design, and because this is a major development, he felt the project should go to the Plan Commission and Village Board with a strong recommendation from the Design Commission. It would be irresponsible of this commission to ask Staff to interpret their direction. He felt a vote should not be taken tonight unless it was for only 1 or 2 of the buildings, with the remaining buildings to be discussed and continued upon.

Commissioner Kingsley concurred with the comments made by Commissioner Eckhardt that a vote could be taken tonight on some of the buildings, but she was unsure if that would do much and felt it was advisable to take the comments and go forward after tonight, which also follows what Staff suggested in their report. Specifically with the Highland building, she felt it would be difficult to have it go just to Staff after tonight. She wanted to see the Highland

building and the Campbell building come back for another review. In response to Commissioner Eckhardt stating that her comments differed from his, she felt there were in fact some similarities to their comments. For clarification on the Campbell building, she liked Commissioner Eckhardt's suggestion to bring up the stone base; it was the crenellation that she did not like at the second floor or at the eighth floor. She was in support of raising the stone at the base higher up to make a stronger base on the building, and maybe do something similar at the eighth floor, bringing it up to the head of the windows or down to the sill.

Commissioner Eckhardt liked the comments that were made about the potential for a horizontal detail across the eighth floor of the north elevation curtain wall to create square windows at the top, which would separate the top of the building and make it more grand, and he suggested using the same brick material that is rising up. Commissioner Kingsley and Chair Fitzgerald agreed, but Chair Fitzgerald added that if the brick piers were extended all the way up, then he did not like adding a horizontal band, which Commissioners Eckhardt and Kingsley agreed with. Commissioner Eckhardt said that if the stone at the base was raised up to the head of the second floor windows as suggested by Commissioner Kingsley, then he was okay with the rest of the building. Commissioner Kingsley reiterated her suggestion that both the Campbell and the Highland buildings come back to the commission for another review so the petitioner can consider the comments and suggestions made tonight. Mr. Losselyoung agreed.

Mr. Adreani appreciated all the comments made tonight, as well as the comments made at the preliminary review, which they tried to incorporate into the design being shown tonight. They are open to all the comments being made and want this development to be pleasing to not only everyone here tonight, but residents as well, and they want to make sure this is a show stopper piece that will become a legacy for the Village. The thoughts and details being given tonight are things that they can change little by little as they go forward, and the most important thing they want to do is have unison amongst all the architects here tonight. If the project is continued to next month, someone here tonight might not be at that meeting; therefore, he looked to the commissioners for a positive outcome tonight, and they could then come back with the fine details to present when all the commissioners are present. He asked for a straw poll tonight to determine where the 3 commissioners are at.

Commissioner Eckhardt was comfortable making a motion that recommending approval of the Chestnut building with a requirement on the roofing material. He felt that feedback was given to the petitioner on the other 2 buildings that will allow them to discuss with their team the significant details and concerns brought up tonight, and continue to a date specific with the commission.

Mr. Firsel asked if the commissioners and Staff were comfortable approving part, but not all of the project tonight, and Mr. Hautzinger replied that this was an unusual situation, but he would advise against this because the project is being reviewed as one proposal. The Design Commission review is one part of the review process, and the Plan Commission still needs to review the project, and they will be looking at the whole project. He felt that design approval for just one building would not accomplish anything. Mr. Firsel said that because they are trying to be as diligent and responsive as possible, he asked if they could provide revised plans that take into consideration what was given tonight and return on February 26th. Chair Fitzgerald preferred to work with the petitioner's schedule rather than when all 5 members would be in attendance because of the possibility of changes in attendance. Commissioner Eckhart said that he was not available for the next meeting on February 26th. Mr. Hautzinger added that when projects are continued, they are typically scheduled two meetings out, especially for a project this large, to allow time for the changes to be made and submitted to Staff for review. Continuation to a date specific would not require a new public notification.

Mr. Firsel said they are hoping to be on the Plan Commission agenda for March 13, which would be the day after the March 12 Design Commission review, and he asked if it was a requirement that the Design Commission review be complete with a vote before the Plan Commission review. Mr. Hautzinger replied that this n general, the Design Commission review should be completed prior to the Plan Commission review, but there is flexibility in the process. Mr. Firsel said their goal is to not go past March 12 with the Design Commission, and he was unsure if they could satisfy both Staff and their own team by the February 26th date. He also wanted to have as many commissioners present as possible so that all the commissioners could give their input and they could come up with the best solution. He was confident that they would satisfy the commissioners and Staff on the Campbell building; the ideas presented

tonight were phenomenal, and he agreed that the Highland building needs further study, but they could do so and submit as quickly as possible. He asked for an opportunity to try to make the February 26th meeting, and **Mr. Hautzinger** replied that revised drawings would be required by the end of this week for that meeting. **Mr. Firsel** asked for a 2 minute recess for his team to talk about the meeting dates.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO TAKE A SHORT RECESS TO ALLOW THE PETITIONER AND HIS TEAM TO DISCUSS FUTURE MEETING DATES.

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

The meeting resumed after a 2 minute recess.

Mr. Firsel said that in light of what needs to be done, they want as many commissioners present as possible at the next review of the project, as well as enough time to work with Staff. He asked that the project be continued to March 12th.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE ARLINGTON BLOCK 25 PROJECT (DC#18-104) TO THE MARCH 12, 2019 DESIGN COMMISSION MEETING.

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

Chair Fitzgerald asked about the timeframe of construction of the project, and **Mr. Firsel** said that the Campbell and Highland building would be built first.

DRAFT

ITEM 3. GENERAL MEETING

Chair Fitzgerald commented that signage for the new Kilwin's in the downtown is small for the scale of the wall. **Mr. Hautzinger** responded that Staff administratively approved the design of this signage. **Chair Fitzgerald** also said that the Teen Driving School on Arlington Heights Road across from the music school has enormous signage. **Mr. Hautzinger** responded that Staff has notified the Driving School that their window signage does not comply with the new window signage code amendments, and they have up to one year to remove the signage.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:25 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
2/26/2019

Item: DC#19-007 - Dunkin'/Baskin Robbins - 105 W. Dundee Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north elevation, Dundee Road frontage, where only one wall sign is allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 5.7 sf wall sign on the north elevation, Dundee Road frontage, where 0 sf is allowed.

3. A variation from Chapter 30, section 30-402.a Number, to allow one wall sign on the west elevation, where zero wall signs are allowed.

4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 17.28 sf wall sign on the west elevation, where zero sf is allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board of the following sign variations for Dunkin' / Baskin Robbins at 105 W. Dundee Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north elevation, Dundee Road frontage, where only one wall sign is allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 5.7 sf wall sign on the north elevation, Dundee Road frontage, where 0 sf is allowed.

3. A variation from Chapter 30, section 30-402.a Number, to allow one wall sign on the west elevation, where zero wall signs are allowed.

4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 17.28

sf wall sign on the west elevation, where zero sf is allowed.

This recommendation is subject to compliance with the plans received 1/23/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
DC Minutes 1/8/19	Minutes
Exhibits	Exhibits
Variation Letter	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Dunkin'/Baskin Robbins - Sign Variation
Project Address: 105 W. Dundee Road
Prepared By: Steve Hautzinger

Date Prepared: February 18, 2019

PETITION INFORMATION:

DC Number: 19-007
Petitioner Name: Jennifer Thorstenson
Petitioner Address: MRV Architects
5105 Tollview Dr., Suite 197
Rolling Meadows, IL 60008

Meeting Date: February 26, 2019

Requested Action(s):

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north elevation, Dundee Road frontage, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 5.7 sf wall sign on the north elevation, Dundee Road frontage, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-402.a Number, to allow one wall sign on the west elevation, where zero wall signs are allowed.
4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 17.28 sf wall sign on the west elevation, where zero sf is allowed.

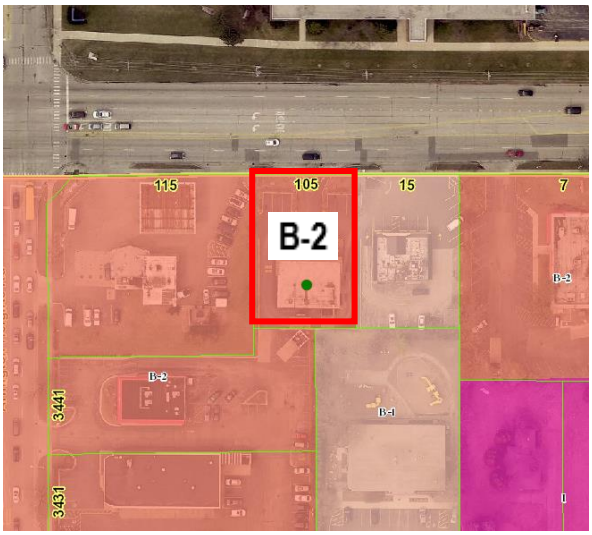
ANALYSIS:

Summary

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

The petitioner is adding Baskin Robbins ice cream to an existing Dunkin' Donuts restaurant. The exterior design of the building is being changed to include branding for both Baskin Robbins and Dunkin Donuts. As part of the exterior remodel, new wall signage is proposed. The new signage includes a code compliant combined "DUNKIN' baskinBRrobbins" wall sign above the main entrance facing Dundee Road. The petitioner is requesting sign variations to allow an additional Baskin Robbins logo sign facing Dundee Road, and an additional Dunkin' logo sign on the west side of the building.

Aerial of Property



Zoning Map of Property

Ground Sign:

In addition to the proposed wall signs, the petitioner is proposing to keep an existing ground sign facing Dundee Road. The existing ground sign will be updated with a new combined "DUNKIN' baskinBRrobbins" panel to match the new wall signs. It is recommended that the petitioner consider replacing the ground sign with a new decorative monument style ground sign to enhance the overall appearance of the property.

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	Dunkin Donuts
North	Outside of Village boundary (Buffalo Grove)	Buffalo Grove High School
South	B-2, General Business District	Spunky Dunkers Donuts
East	B-1, Business District Limited Retail	Pizza Hut
West	B-2, General Business District	Marathon gas station

WALL SIGN PROPOSAL:

Table 1: Proposed Wall Signs for Dunkin' / Baskin Robbins

SIGN	**ELEVATION / FRONTAGE** **One wall sign allowed per street frontage.**	**SIGNABLE AREA**	**25% ALLOWED BY CODE**	**PROPOSED SIZE**	**REMARKS**
Combined "DUNKIN' baskinBRrobbins" sign	North / Dundee	170 sf	42.5 sf	38 sf	Complies with code.
"BR baskin robbins" logo sign	North / Dundee	155 sf	0 sf	5.7 sf	Variation required for number. Variation required for size. (Note: If the proposed sign were approved, it would comply with the 25% signable area.)
"DD" logo sign	West / (no frontage)	129 sf	0 sf	17.28 sf	Variation required for number. Variation required for size. (Note: If the proposed sign were approved, it would comply with the 25% signable area.)
TOTAL		454 sf	42.5 sf	60.98 sf	

Preliminary Design Commission Review:

The proposed signage received preliminary Design Commission feedback during the review of the new exterior architectural design on January 8, 2019. At that time, Staff encouraged the petitioner to have only one combined wall sign above the main entrance door to comply with code, which is consistent with other Dunkin/Baskin Robbins restaurants in Arlington Heights. However, the Design Commission expressed their support for the two additional wall signs because they were important to the overall appearance and balance of the building façade.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed signage is required based on current national prototype standards and to help with visibility since the existing building is set back behind the adjacent buildings.

Staff does not object to the proposed wall signs due to the unique circumstance of having two separate business brands in the same building, as well as the hardships of working within the design constraints of an existing building and the existing building setback.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board of the following sign variations for *Dunkin'/ Baskin Robbins* at 105 W. Dundee Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north elevation, Dundee Road frontage, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 5.7 sf wall sign on the north elevation, Dundee Road frontage, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-402.a Number, to allow one wall sign on the west elevation, where zero wall signs are allowed.
4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 17.28 sf wall sign on the west elevation, where zero sf is allowed.

This recommendation is subject to compliance with the plans received 1/23/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A recommendation to consider replacing the existing pole-mounted ground sign with a new decorative monument style ground sign to enhance the overall appearance of the property.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

_____ February 19, 2019

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 19-007

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 8, 2019

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

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

Members Absent: None

Also Present: Jennifer Thorstenson, MRV Architects for *Dunkin/Baskin Robbins*
Ivan Nockov, Vequity for *7-Eleven*
Yousuf Ghori, ILekis Associates for *7-Eleven*
Mark Bettenhausen for *7-Eleven*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM DECEMBER 11, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF DECEMBER 11, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW

DC#18-106 – Dunkin / Baskin Robbins – 105 W. Dundee Rd.

Jennifer Thorstenson, representing *MRV Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for a façade renovation of an existing fast food restaurant building. The existing Dunkin' Donuts restaurant was reviewed by the Plan Commission and approved by the Village Board as a Special Use in 1996. Amendment to the existing Special Use may be required due to the addition of Baskin Robbins to the existing facility. Since this project involves the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to add Baskin Robbins ice cream to an existing Dunkin' Donuts restaurant. The interior layout of the restaurant is being completely changed to accommodate the new Baskin Robbins. The exterior of the building is also being changed to a design that includes branding for both Baskin Robbins and Dunkin Donuts. There are no changes to the existing site or landscaping, which are required to comply with the approved plans pursuant to Special Use Ordinance 96-001.

Overall, the proposed exterior changes are a nice refreshing look for the existing building, and the proposed pink "tower" is appropriate due to the addition of Baskin Robbins. However, the color scheme is somewhat busy, and the proposed dark gray painted side and rear walls are quite dark. In 1996, the brick building was proposed to be painted gray, but the Special Use Ordinance included a condition to preserve the building's existing red/brown brick walls (unpainted). In regards to the current proposal, it is recommended that the existing brick walls remain unpainted in order to comply with the existing Ordinance as well as to soften the proposed color palette.

With regards to signage, the proposed design includes six wall signs and one existing ground sign. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. There are no previous sign variations approved for this property, and the existing building only has one wall sign. Other Dunkin' / Baskin Robbins restaurants in Arlington Heights utilize one combined wall sign to comply with code, as shown in the photos in the Staff report. Staff recommends that only one combined 'Dunkin' / Baskin Robbins' wall sign be included in the design, to comply with code, and all other proposed wall signs be omitted. Separate permits are required for all signage.

Staff recommends approval of the proposed design with the previous comment that the existing brick remain unpainted, and only one wall sign be included in the design.

Ms. Thorstenson stated that the wall sign shown at other Dunkin Donuts stores does not meet the current standards and re-image to "Dunkin". Their preference is to go with one wall sign for Dunkin' and one wall sign for Baskin Robbins, in order to be consistent with the new standard image for Dunkin'. There was discussion with Staff about the code requirements for wall signage and what is considered the signable area on the building. Ms. Thorstenson said that they are okay with leaving the existing red/brown brick exposed, but they want to keep the new wood panels as proposed, but without the signage.

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

Commissioner Eckhardt appreciated that the existing red/brown brick would remain, although he preferred to see the brick completely painted, even with the maintenance issues associated with doing so. He was comfortable approving the project tonight without the "DD" and the round "BR" wall signs, and felt the combined wall sign shown above the entry was okay proportionately. He also felt the signable area was the entire white portion, top and bottom, which looks proportionately correct to him. He had no issues with the bright colors being proposed that are part of the branding.

Commissioner Kingsley agreed with the comments made by Commissioner Eckhardt regarding the brick and the signage; however, she really liked the small "BR" circle sign and felt that it added something to that side of the front elevation. She was in favor of the wall sign above the main entry, which is necessary to reflect the new branding, and felt that the "DD" sign also added to the building design but was better suited around the corner on the west side of the building. Mr. Hautzinger explained the option of a sign variation request, which would involve a separate review by this commission and approval by the Village Board. The commissioners could provide their preliminary comments about the signage being shown tonight. Ms. Thorstenson said that additional signage will help the business, and if comments are favorable tonight, they would probably pursue a sign variation.

Commissioner Kubow thanked the petitioner for renovating the existing building. He agreed with Commissioner Kingsley's suggestion to keep the circular "BR" sign on the front elevation, and to move the "DD" sign to the west elevation, because the symmetry of the building would be lost if both of those signs were removed from the front elevation. He was in full support of the project as proposed; keep the existing brick unpainted, and the code compliant signage being shown on the front elevation, but move the proposed "DD" wall sign from the front elevation to the west elevation.

Commissioner Seyer supported the comments previously made about the signage and was okay with keeping the existing brick unpainted; however, he was concerned about how the warm brick color would look with the cool grey colors being proposed, as well as how the brick color would look with the proposed wood panels. There are a lot of different materials and colors being proposed and he was unsure if they all worked together. Ms. Thorstenson replied that ideally they would like to use the grey paint colors being shown tonight that reflect the new image for Dunkin', and they prefer to paint the existing brick.

Commissioner Kingsley agreed with Commissioner Seyer's concerns about the brick color with the grey paint colors; she would rather see the brick painted, although she acknowledged the maintenance issues with doing that. She wholeheartedly agreed with the colors and materials being proposed and felt the building would look better if the brick was painted. Ms. Thorstenson pointed out that with the wood paneling on the sides of the building, there is not much exposed brick left there; the brick is primarily at the rear of the building. Commissioner Seyer also acknowledged the maintenance issues with painted brick, but felt that leaving the brick unpainted was one thing too many and did not go very well with the grey colors of the branding.

Chair Fitzgerald preferred that the brick be painted, but he understood if the petitioner did not want to do so because of maintenance reasons. He was okay with Staff resolving this issue with the petitioner, so the project did not have to come back to the commissioners. Chair Fitzgerald was okay with the comments made tonight about wall signage, and asked if the rooftop utilities would be hidden. Ms. Thorstenson replied that only the parapet on the west side of the building would be extended back, and that no new rooftop equipment was being proposed. Chair Fitzgerald felt that all rooftop equipment should be screened, even if the screening was simple, which could be approved by Staff. Mr. Hautzinger said that the Commercial Design Guidelines state that all mechanical equipment be screened from view. However, this is existing equipment on an existing building that is not being changed, and the equipment is located towards the back

of the building with most of it currently screened; however, the commissioners can require improvements to the screening if they deem it necessary. Chair Fitzgerald agreed and said that this could be approved by Staff. Ms. Thorstenson pointed out that the drive-thru tower on the east side of the building is well screened, and screening on the west side is being extended, making it less visible than what is shown in the picture submitted. Commissioner Seyer referred to Sheet A6 that shows the extension of that parapet, which is approximately 50% more than what is currently there.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *DUNKIN' / BASKIN ROBBINS* LOCATED AT 105 W. DUNDEE ROAD, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 11/27/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THAT THE "DD" WALL SIGN AND THE ROUND "BR" WALL SIGN ON THE FRONT ELEVATION BE ELIMINATED, AND THAT THERE BE ONLY ONE COMBINED, CODE COMPLIANT WALL SIGN ABOVE THE MAIN ENTRANCE ON THE FRONT ELEVATION.
2. THAT THE PETITIONER HAVE THE OPTION TO PAINT THE EXISTING BRICK WALLS OR LEAVE THEM UNPAINTED, TO BE WORKED OUT WITH STAFF.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kubow asked for clarification on the signs on the front and side elevations, and Commissioner Eckhardt replied that the motion recognizes that only one code complaint wall sign is allowed on the front elevation, which would be the "Dunkin' / Baskin BR Robbins" acknowledged as one sign. Commissioner Seyer asked if language would be added about the screening of rooftop mechanical equipment, and Commissioner Eckhardt felt this was unnecessary because it is an existing building, and he did not want to see the parapet go down any further. Mr. Hautzinger asked for clarification regarding the two additional wall signs on the side elevations, and Commissioner Eckhardt clarified that only one code compliant wall sign is allowed on the front elevation, and the motion supports a combined wall sign above the main entrance. He also gave his preliminary support for a sign variation to allow the additional Baskin Robbins and Dunkin Donuts logo signs through a separate variation review, and the other commissioners agreed.

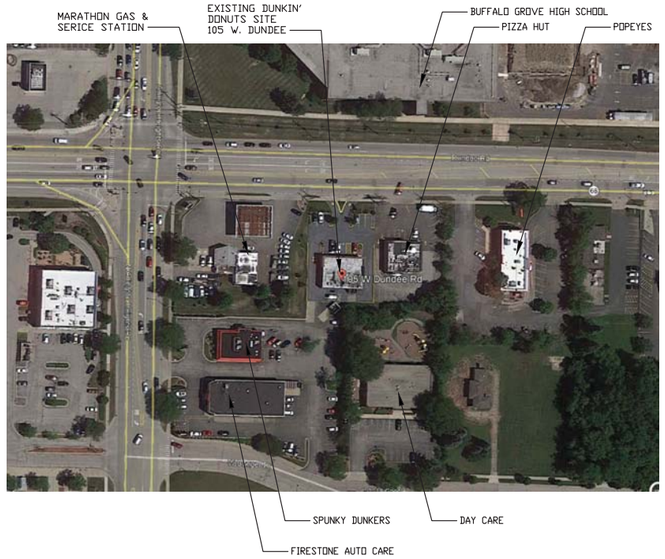
Commissioner Kingsley asked if the 2 existing wall pack lights above the wall sign on the front elevation would be removed, and if lights were being proposed on the east and west elevations. Ms. Thorstenson replied that the 2 existing lights above the main entry would be removed, although additional site lighting would be needed somewhere on the building, and decorative light fixtures are shown above the wood panel

areas on the side elevations, even though the signage being shown there will be removed. Commissioner Kingsley suggested the motion include something about the light fixtures being approved by Staff, since details are not being shown tonight.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

4. A REQUIREMENT THAT WALL MOUNTED SITE LIGHTING FIXTURES TO BE MOUNTED ON THE FRONT ELEVATION BE APPROVED BY STAFF.

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



LOCATION MAP
N.T.S.

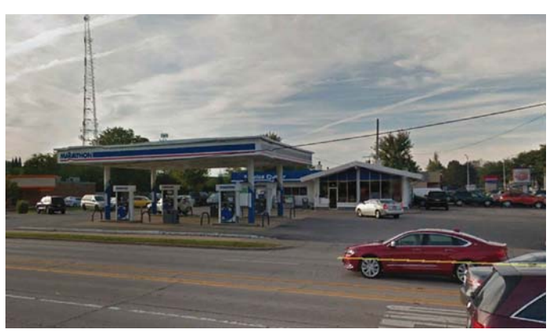
SITE ACROSS STREET NW OF INTERSECTION

SITE ACROSS STREET (DUNDEE RD.)

1 SITE TO THE EAST

2 SITES TO THE EAST

3 SITES TO THE EAST



1 SITE TO THE WEST

2 SITES TO THE WEST

3 SITES TO THE WEST

dunkin' brands

MRV
ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE, THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS

REVISION	DESCRIPTION	ISSUE DATES
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DRAWN	JT
CHECKED	MV
DATE	10-10-18
PROJECT No	18037

SITE LOCATION

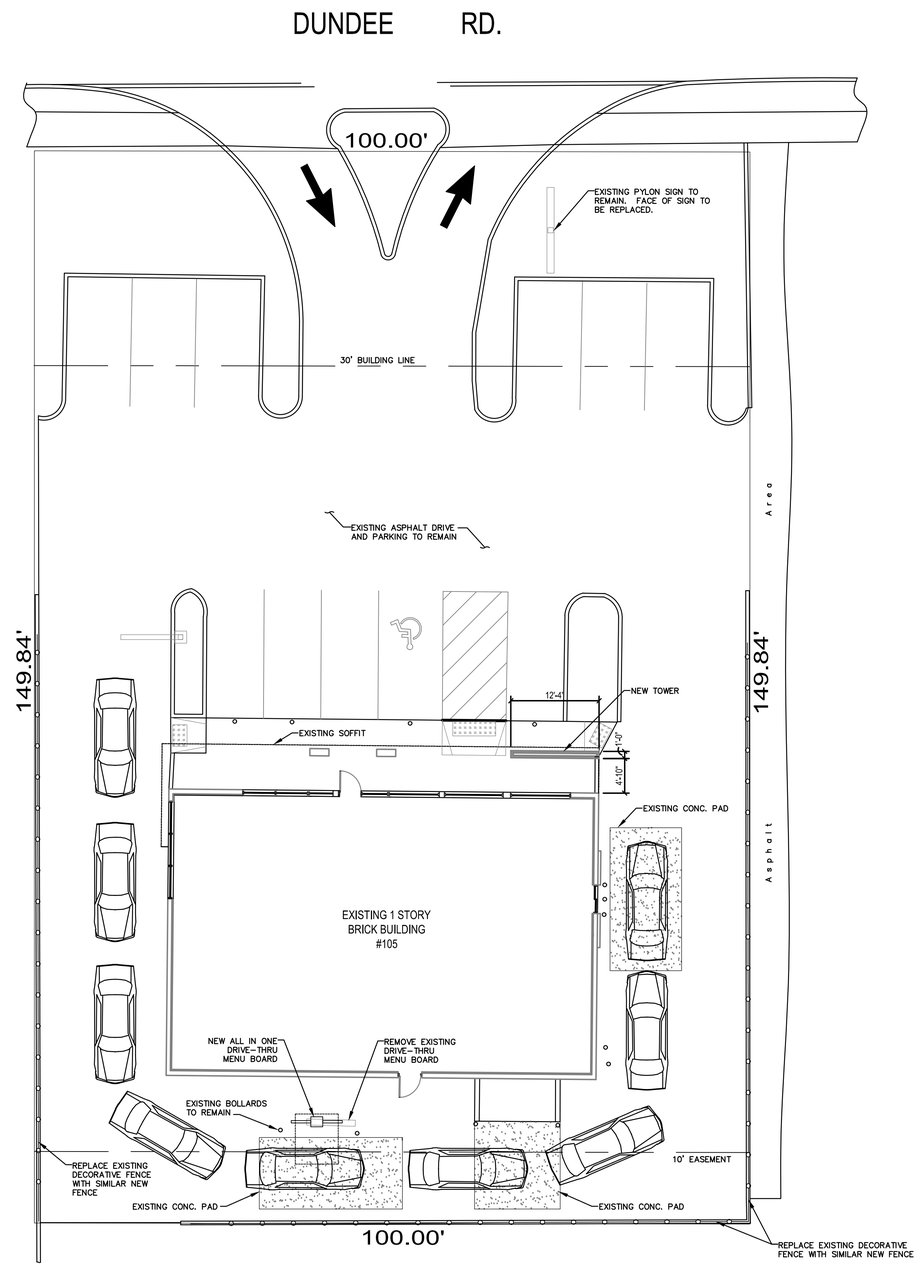
DUNKIN' DONUTS
105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL

PC# 310168

SHEET

A-1

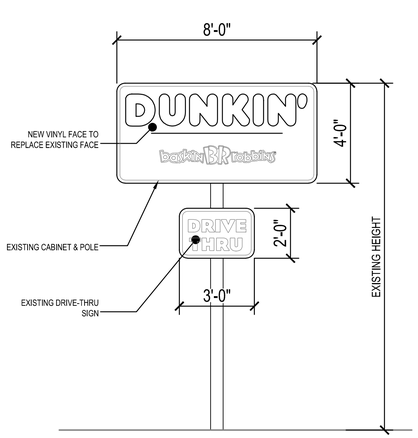
1 OF 7



1 SITE PLAN

SP-1 1"= 10'-0"

N



2 PYLON SIGN

SP-1 N.T.S.

dunkin' brands

MRV ARCHITECTS, INC.

5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE. THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS.

DRAWN	JT
CHECKED	MV
DATE	10-10-18
PROJECT No	18037

REVISION	DESCRIPTION	ISSUE DATES
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

SITE PLAN AND DETAILS

DUNKIN' DONUTS
105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL

PC# 310168

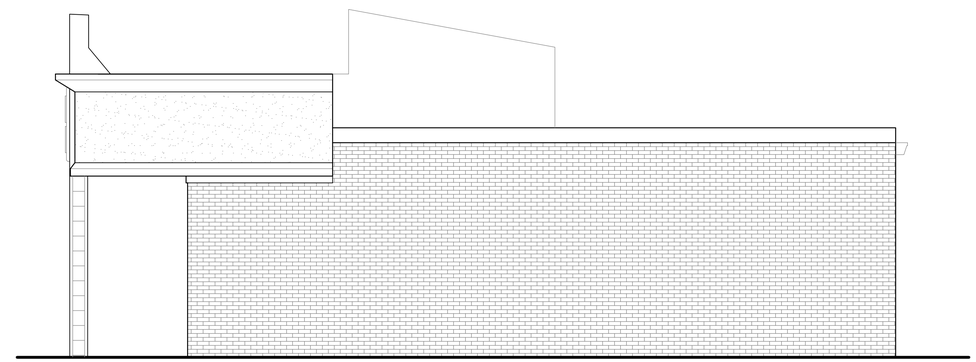
SHEET

SP-1

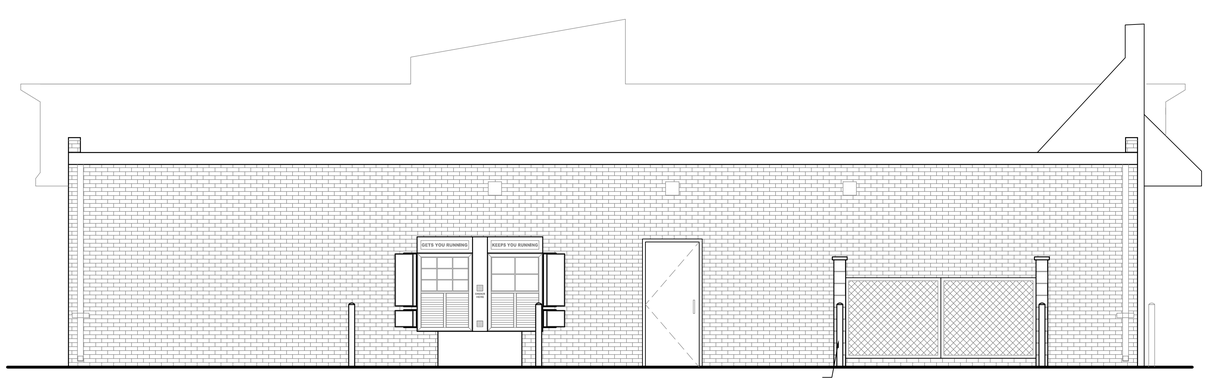
1 OF 1

1 NORTH ELEVATION
1/4" = 1'-0"

3 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



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

dunkin' brands.

MRV
ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE; THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS

DRAWN	JT
CHECKED	MV
DATE	10-10-18
PROJECT No	18037

REVISION	DESCRIPTION	ISSUE DATES
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

EXISTING CONDITIONS

DUNKIN' DONUTS
105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL

PC# 310168

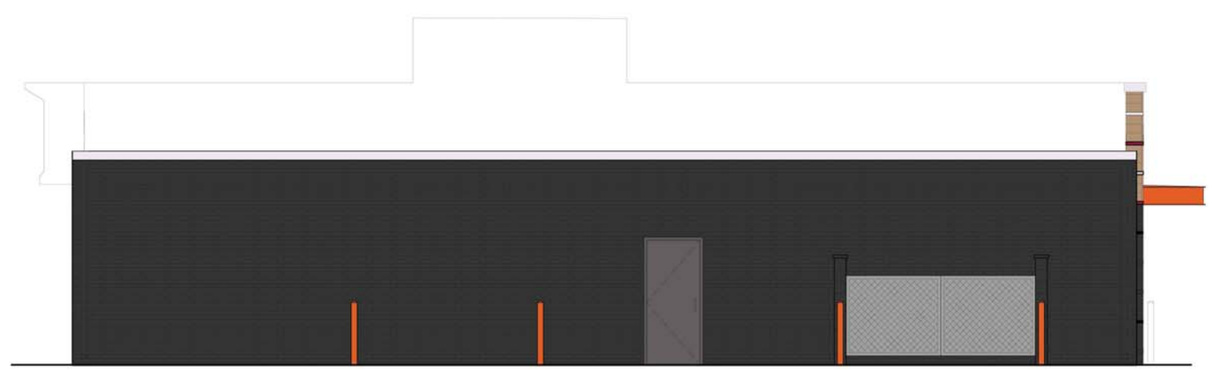
SHEET

A-4

1 NORTH ELEVATION
1/4" = 1'-0"

3 EAST ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"



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

DUNKIN' DONUTS

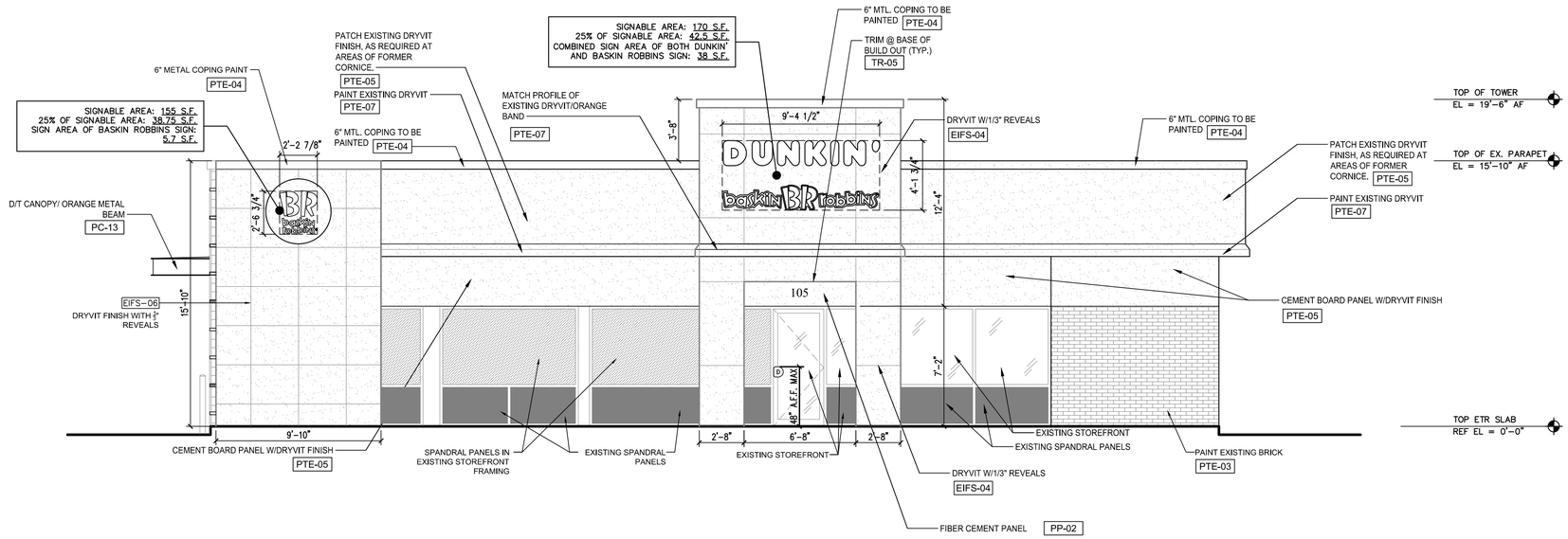
MRV
ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE. THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS.

DRAWN	JT
CHECKED	MV
DATE	10-10-18
PROJECT No	18037

REVISION	DESCRIPTION	ISSUE DATES

DUNKIN' DONUTS
105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL
PC# 310168



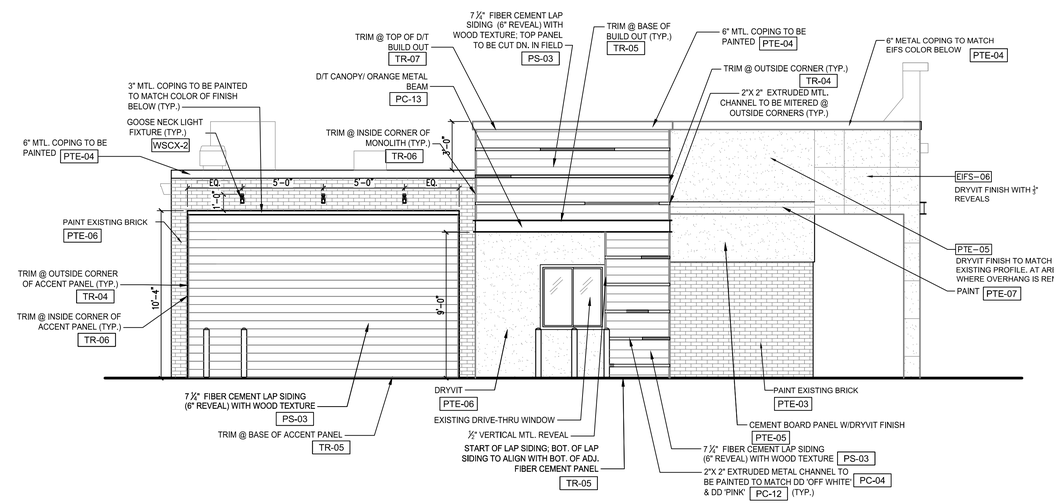
1 NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE – NEXT GEN IMAGE – ALL FINAL FINISHES TBD – TRESPA SIDING

CODE	MATERIAL	MANUFACTURER	PRODUCT NO	DESCRIPTION/REMARKS
EIFS-04	EIFS	DRYVIT SYSTEMS, INC.	"WHITE" EIFS; DRYVIT #DUDO 23 2736 ST: MATCH SW 7063 NEBULOUS WHITE SANDPEBBLE FINISH	ROBERT DAZAL C: 734-276-0404 BOB.DAZAL@DRYVIT.COM
EIFS-05	EIFS	DRYVIT SYSTEMS, INC.	DUDO-10-1020	
EIFS-06	EIFS	DRYVIT SYSTEMS, INC.	MATCH PTE-08	
PTE-02	PAINT	SHERWIN WILLIAMS	SW 7069 "IRON ORE"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE. FOR A STORE NEAR YOU CALL: 800-474-3794 JIM COOLEY NATIONAL ACCOUNT EXECUTIVE 770 DEDHAM ST. SUITE 5 CANTON, MA 02021 M: 617-595-7126 O: 781-828-3551 F: 781-828-3199 EMAIL: JAMES.COOLEY@SHERWIN.COM
PTE-03	PAINT	SHERWIN WILLIAMS	SW 7064 "PASSIVE"	
PTE-04	PAINT	SHERWIN WILLIAMS	SW 7063 "NEBULOUS WHITE"	
PTE-05	PAINT	SHERWIN WILLIAMS	SW7066 "GRAY MATTERS"	
PTE-06	PAINT	SHERWIN WILLIAMS	SW 7069 "CHARCOAL"	
PTE-07	PAINT	SHERWIN WILLIAMS	SW 6885 "OBSTINATE ORANGE"	
PTE-08	PAINT	SHERWIN WILLIAMS	PINK CUSTOM MIX	
TR-04	METAL	TAMLYN	(XOCLP34) OUTSIDE CORNER TRIM. USED AT TOWER ELEMENT.	WHITE PATTERN, SEE PTE-04
TR-05	METAL	TAMLYN	(XS516) BOTTOM "STARTER" TRIM. USED AT TOWER ELEMENT.	CLEAR ANODIZED
TR-06	METAL	TAMLYN	(JMH34) VERTICAL TERMINATION TRIM-TYP. USED AT TOWER ELEMENT.	FACTORY FINISH TO MATCH WOOD FINISH
TR-07	METAL	TAMLYN	(JMH716) TOP TRIM USED AT TOWER ELEMENT.	FACTORY FINISH TO MATCH WOOD FINISH
PC-04				
PC-12				
PC-13				
PS-03	FIBER CEMENT	WOODTONE	WOOD PATTERN RUSTIC SERIES WOODTONE	COLOR: "25% SUMMER WHEAT" WOOD PATTERN SURFACE: WOOD PATTERN PLANK DIMENSIONS: 7 1/4"X12'X5/16" THK WITH 6" SIDING EXPOSURE PAUL ADOLPHE P: 800-663-9844 X1124 PAUL@WOODTONE.COM
BC-1	BOLLARD COVERS	IDEAL SHIELD	BC-1CC-4-52-S	4"W X 52"H ORANGE BOLLARD SLEEVE

EXTERIOR FINISH SCHEDULE



2 EAST ELEVATION

dunkin' brands

MRV ARCHITECTS, INC.

5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE. THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC.. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS.

DRAWN	JT
CHECKED	MV
DATE	10-10-18
PROJECT No	18037

REVISION	DESCRIPTION	ISSUE DATES
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

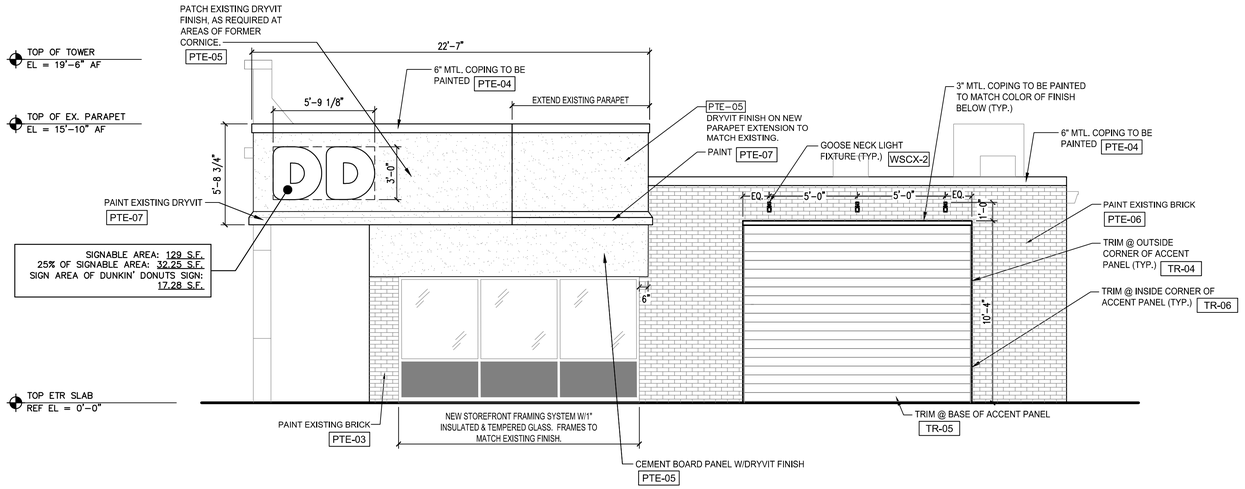
PROPOSED EXTERIOR ELEV.

DUNKIN' DONUTS
105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL

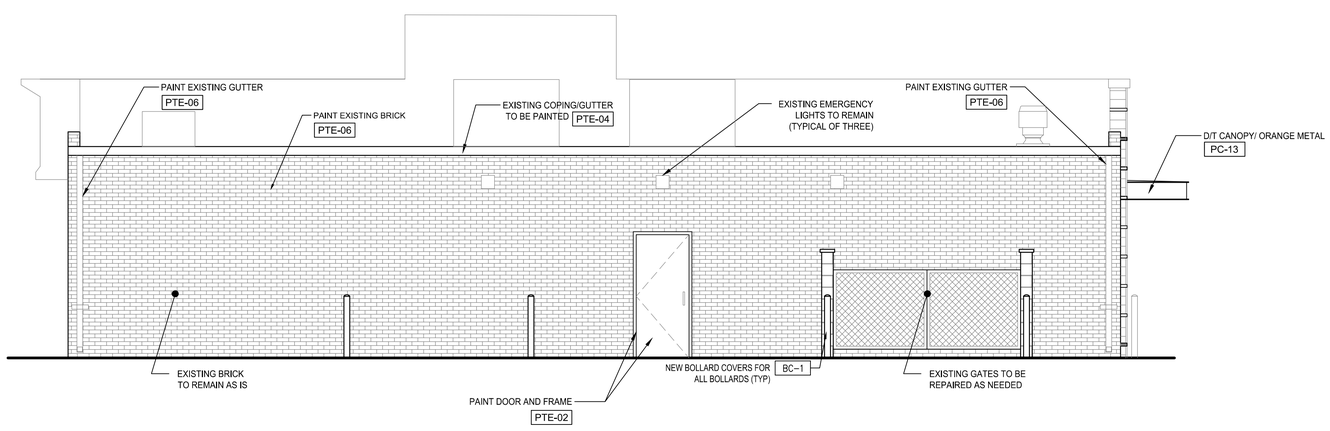
PC# 310168

SHEET

A-5



1 WEST ELEVATION
1/4" = 1'-0"



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

dunkin' brands.

MRV ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008

ALL DRAWINGS, SPECIFICATIONS AND PLANS ARE INSTRUMENTS OF SERVICE, THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT OF MRV ARCHITECTS.

DRAWN	JT
CHECKED	MV
DATE	10-10-18
PROJECT No.	18037

REVISION	DESCRIPTION	ISSUE DATES
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

PROPOSED EXTERIOR ELEV.

DUNKIN' DONUTS
105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL

PC# 310168

SHEET

A-6

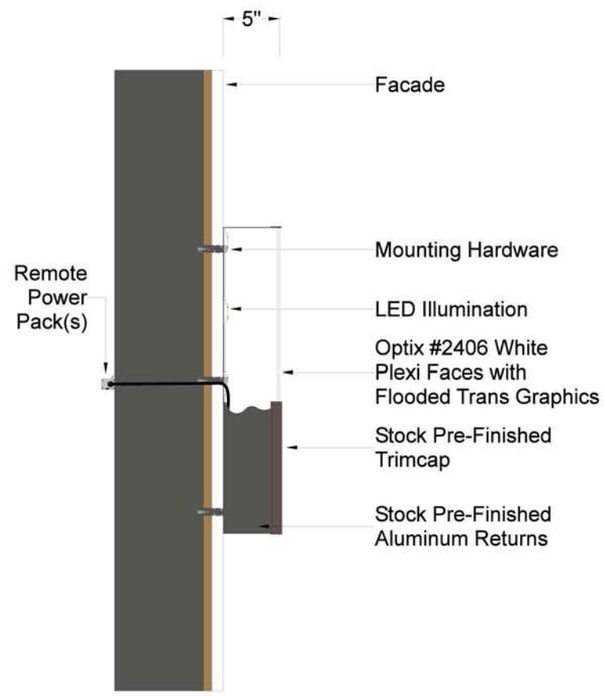
MRV ARCHITECTS, INC.
5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008 Ph. (224) 318-2140

SAMPLE MATERIAL LIST

1. Petitioner Name: MRV Architects, Inc.
2. Date: 1-17-19
3. Project: Dunkin'/Baskin Robbins
4. Location: 105 W. Dundee Road

Commercial Signage:

Signage: Plexi-glass internally illuminated, channel sign w/ aluminum returns.



DD LOGO

PMS	Vinyl / Paint	SIZE	PMS	Vinyl / Paint	SIZE	H1	W1		S.F (BOX)	S.F (ACT)
PMS 165	3M #3630-3123			3M #3630-3123	Sm.	18"	102"			
PMS 219	3M #3630-1379			3M #3630-1379	Med.	24"	136"			
PMS 7540	3M #-220-41				Lrg.	30"	170"			
PMS COOL GRAY 1C					Custom	- -				

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing devices and substrates the finished product may differ sightly from drawings

DUNKIN' CHANNEL - Fabrication / Install Details

Date: 10/24/2018
Scale: 1/16"
Drawn: P.Charboneau

DD-BS-01
DRAWING NAME:

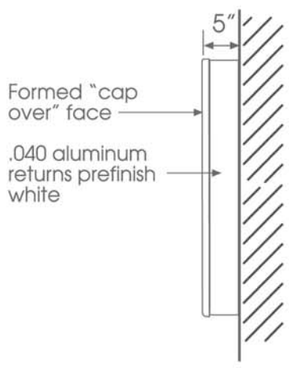
DUNKIN'

"STACKED" CONFIGURATION

"STACKED" CONFIGURATION

Nominal Size	H	L	W	*Area (sq ft)	ILLUMINATION
12" Letter	23"	12"	6'-5 1/2"	12.37	High output fluorescent lamps and ballasts
18" Letter	34-1/2"	18"	9'-8 1/4"	27.85	
24" Letter	46"	24"	12'-11"	49.51	

NOTE: Dimensions may vary slightly per final engineering of letter sets and signage.



Stacked Cloud Sign- Side View

"IN-LINE" CONFIGURATION- FULL SIZE "BR" LOGO

"IN-LINE" CONFIGURATION- REDUCED SIZE "BR" LOGO

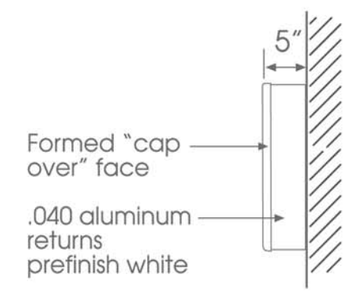
"IN-LINE CONFIGURATION- FULL SIZE "BR"

Nominal Size	H	L	W	*Area (sq ft)	ILLUMINATION
12" Letter	1'-6"	12"	9'-3 3/4"	13.77	High output fluorescent lamps and ballasts
18" Letter	2'-3"	18"	13'-11 5/8"	30.99	
24" Letter	3'-0"	24"	18'-7 1/2"	55.09	

"IN-LINE CONFIGURATION- REDUCED SIZE "BR"

Nominal Size	H	L	W	*Area (sq ft)	ILLUMINATION
12" Letter	12"	12"	9'-0"	9.0	High output fluorescent lamps and ballasts
18" Letter	18"	18"	13'-6"	20.25	
24" Letter	24"	24"	18'-0"	36.0	

NOTE: Dimensions may vary slightly per final engineering of signage.



Inline Cloud Sign- Side View

***Area** (sq ft)= Square Footage identified is calculated by boxing all elements of the cloud sign including the dead space.

COLOR & MATERIAL NOTES:

Faces to be white SG Poly vacuum formed with flat vinyl copy leaving white border
Faces decorated second surface with 3M vinyl films:
BR Pink- 3M #3630-1091 and BR Blue- 3M #3630-8508
Cap over design fits over aluminum backs of letters
Letters to be prefinish white .040 aluminum returns and backs
Weepholes as required in cans
H.O. Fluorescent illumination

If questions regarding 3M films, please contact:
Deborah Giampolo-3M Corporation at 800.714.9865

NOTE: THESE DRAWINGS ARE FOR IMAGE DESIGN GUIDANCE ONLY. IT IS THE SOLE RESPONSIBILITY OF THE ARCHITECTS AND ENGINEERS RETAINED BY THE FRANCHISEE TO PREPARE ALL NECESSARY CONSTRUCTION DOCUMENTS FOR THE PARTICULAR PROJECT LOCATION. DUNKIN' BRANDS, INC., THEIR AGENTS AND EMPLOYEES, DO NOT WARRANT THE ACCURACY OF THESE DRAWINGS, NOR DOES DUNKIN' BRANDS, INC. GUARANTEE THAT THESE DRAWINGS AND THEIR COMPONENTS MEET THE REQUIREMENTS OF ANY FEDERAL, STATE OR LOCAL LAWS, REGULATIONS, ORDINANCES, BUILDING CODES OR INDIVIDUAL SITE CONDITIONS. IT IS THE SOLE RESPONSIBILITY OF THE FRANCHISEE AND OF THE ARCHITECT AND ENGINEERS RETAINED BY THE FRANCHISEE TO ENSURE COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, CODES AND OTHER REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, AMERICANS WITH DISABILITIES ACT.

Everbrite
4949 South 110th Street
PO Box 20020
Greenfield, WI 53220-0020
414.529.7131

DUNKIN' BRANDS™
[eat drink think™]

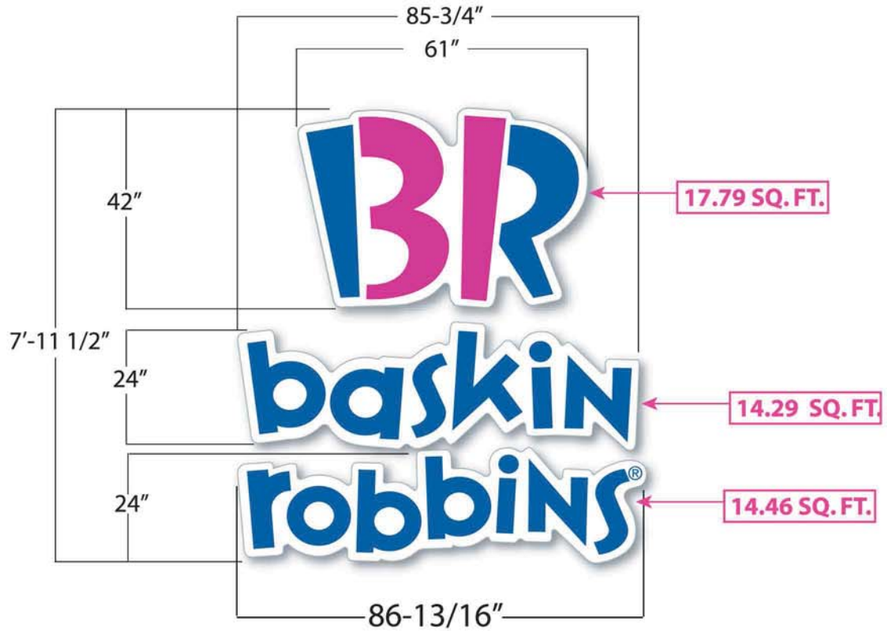
Revisions:

BR Cloud Logo/Letters

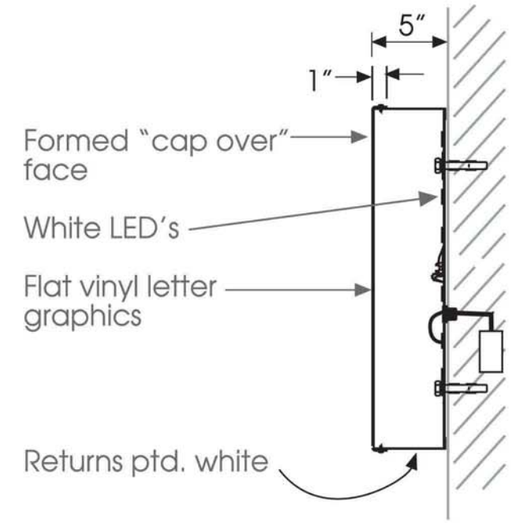
FILE

Date: 8/26/08
Scale: NTS
Drawn: C HART

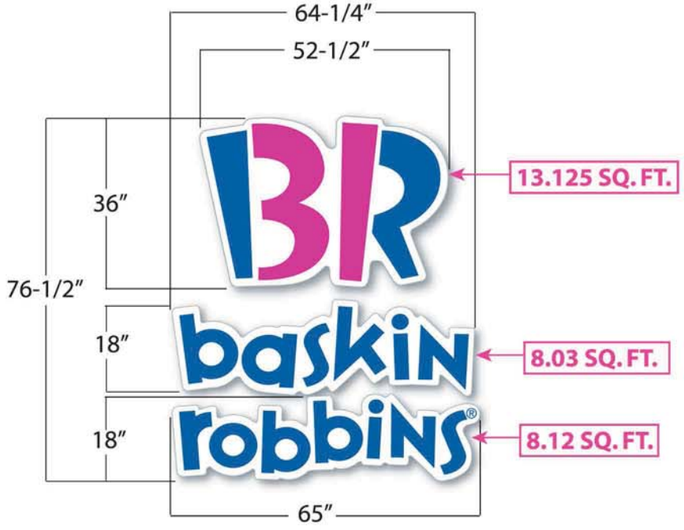
BS-1

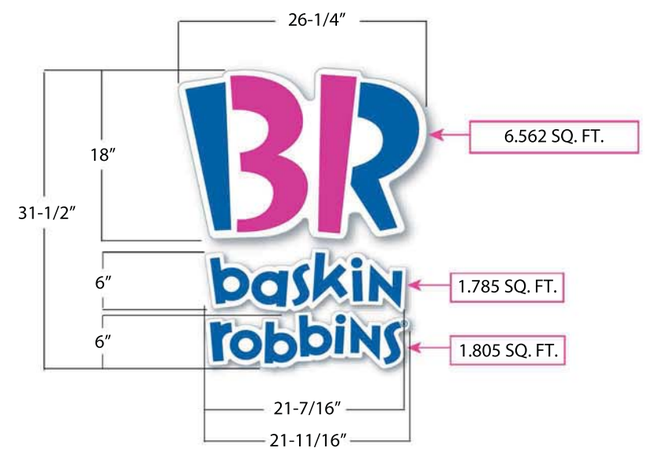


42" LED BR CLOUD LOGO/24" LED BR CLOUD LETTERS- **57.57 SQ.FT.**



LED Cloud Logo/Letters- Side View





18" LED BR CLOUD LOGO/ 6 " LED BR CLOUD LETTERS-**11.48 SQ. FT.**

36" LED BR CLOUD LOGO/18" LED BR CLOUD LETTERS- **34.53 SQ.FT.**

COLOR & MATERIAL NOTES:

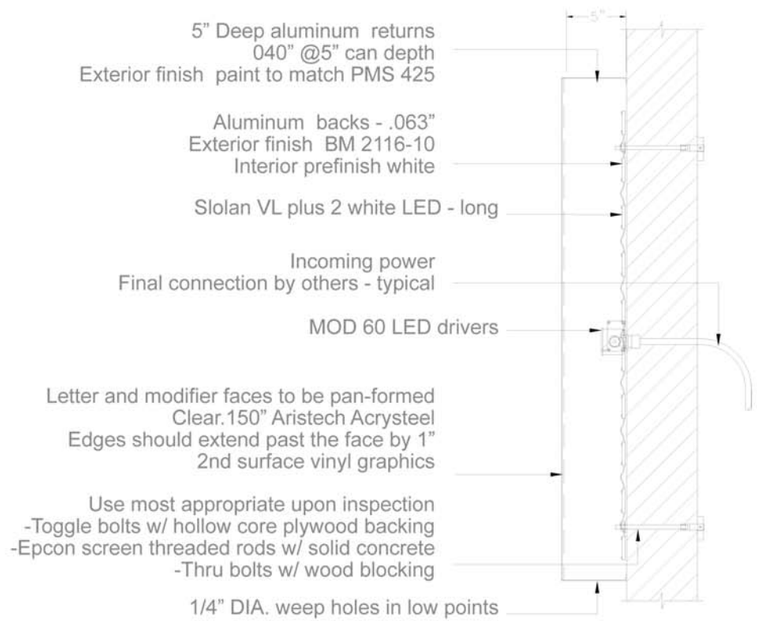
Faces: Formed clear solar grade polycarbonate, decorated 2nd surface vinyl.
Vinyl colors: BR Pink- 3M #3630-1091; BR Blue- 3M #3630-8508
Formed cap-over face fits over aluminum returns ptd. white
Cabinet is 5" deep
Illumination: White LED's

NOTE: THESE DRAWINGS ARE FOR IMAGE DESIGN GUIDANCE ONLY. IT IS THE SOLE RESPONSIBILITY OF THE ARCHITECTS AND ENGINEERS RETAINED BY THE FRANCHISEE TO PREPARE ALL NECESSARY CONSTRUCTION DOCUMENTS FOR THE PARTICULAR PROJECT LOCATION. DUNKIN' BRANDS, INC., THEIR AGENTS AND EMPLOYEES, DO NOT WARRANT THE ACCURACY OF THESE DRAWINGS, NOR DOES DUNKIN' BRANDS, INC. GUARANTEE THAT THESE DRAWINGS AND THEIR COMPONENTS MEET THE REQUIREMENTS OF ANY FEDERAL, STATE OR LOCAL LAWS, REGULATIONS, ORDINANCES, BUILDING CODES OR INDIVIDUAL SITE CONDITIONS. IT IS THE SOLE RESPONSIBILITY OF THE FRANCHISEE AND OF THE ARCHITECT AND ENGINEERS RETAINED BY THE FRANCHISEE TO ENSURE COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, CODES AND OTHER REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, AMERICANS WITH DISABILITIES ACT.

Everbrite
4949 South 110th Street
PO Box 20020
Greenfield, WI 53220-0020
414.529.7131

DUNKIN' BRANDS™
[eat drink think™]

Revisions:	Fresh Brew BR LED S/F Cloud Signs	Date: 2/07/13
		Scale: NTS
		Drawn: C HART
	FILE	BS-7



SIDE VIEW LETTERS DETAIL

TYPICAL - N.T.S.

PMS	Vinyl / Paint	SIZE	H1	W1		S.F (BOX)
PMS 165	3M #3630-3123	Sm.	36"	69.4"		
PMS 219	3M #3630-1379	Med.	45"	86.75"		
PMS 7540	3M #-220-41	Lrg.	54"	104"		
PMS COOL GRAY 1C		Custom	- -	- -		

The intent of this drawing is to show a conceptual representation of the proposed signage. Due to variations in printing devices and substrates the finished product may differ sightly from drawings

DD CHANNEL - Fabrication / Install Details

Date: 10/24/2018
Scale: 1/16"
Drawn: P.Charboneau

DD-BS-02
DRAWING NAME:

DUNKIN'

MRV ARCHITECTS, INC.
5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008 Ph. (224) 318-2140

Planning & Community Development Department
Village of Arlington Heights
22 S. Arlington Heights Road
Arlington Heights, IL 60005

January 18, 2019

Re: Sign Variation Request- Dunkin' Donuts/Baskin Robins - 105 W. Dundee Rd., Arlington Heights, IL

To Whom It May Concern,

We are requesting a sign variation for the remodel of the existing Dunkin' Donuts building at 105 W. Dundee Rd. Since we are adding the Baskin Robbins brand to the existing business, we would request to be allowed a separate Baskin Robbins sign above the front entry. We would propose individual cloud signs for both the Dunkin' and Baskin rather than a combined box sign. This would allow for the Dunkin' sign to better depict the direction of the Brand, and the new prototype that is currently being rolled out with the new Dunkin' name. We would still be within the allowable 25% of the signable area, when drawing a box around both individual signs.

When remodeling the exterior to incorporate the Baskin Robbins image, we are adding a pink tower. We are requesting that we be allowed the Baskin Robbins small sign to break up the surface of the tower, with the cut-out circle and sign located within the circle.

In addition, since there is visibility from the intersection at Dundee & Arlington Heights Rd., we would request to locate the 'DD' letters on the West side of the building to gain exposure from that direction, which will allow increased visibility to the building that is setback from the adjacent businesses.

We do not believe that the granting of the variation would create a traffic hazard, depreciate the nearby property values, or be detrimental to the public health, safety, morals or welfare. We do not believe the variation will alter the essential character of the locality. Since the existing building is set back significantly from the adjacent businesses, we believe the variation will serve to increase exposure on both Dundee Rd. and the intersection at Arlington Heights.

We appreciate your consideration of the requested variation.

Sincerely,

Jennifer Thorstenson
Associate

Design Commission
2/26/2019

Item: DC#19-009 - Yamada America - 955 E. Algonquin Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing office/warehouse building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Yamada America at 955 E. Algonquin Road. This recommendation is subject to compliance with the plans dated 1/11/19 and received 1/22/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed undulating blue wave graphic across the bottom of the office windows.

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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

3. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITIONER INFORMATION:	
Project Name:	Yamada America	DC Number:	19-009
Project Address:	955 E. Algonquin Road	Petitioner Name:	Kevin Sherman
Prepared By:	Steve Hautzinger	Petitioner Address:	Sherman Construction 62 Surrey Lane E. Barrington, IL 60010
Date Prepared:	February 19, 2019	Meeting Date:	February 26, 2019

Requested Action(s):
Approval of the proposed architectural design for an addition to an existing office/warehouse building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for amendment to existing Ordinances and zoning variations to allow the proposed addition. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing a new 8,063 square foot second floor office addition to an existing 42,422 square foot office/warehouse building. The new addition is proposed to be built above an existing parking area on the east side of the building. The subject property is zoned M-2, Limited Heavy Manufacturing District, and the property is 95,082 square feet (2.18 acres).

Architectural Design:
The proposed addition has an attractive appearance that fits seamlessly with the existing building. The addition is designed to match the existing building materials, colors, and details. The addition will be a very nice enhancement to the appearance of the existing building.

The only comment on the proposed design is regarding the undulating blue wave graphic shown across the bottom of the new office windows, which the Design Commission should evaluate. It is assumed that the "wave" graphic is inspired by the fluid pumping equipment that is manufactured by Yamada. However, it may create a misleading image of an indoor swim center. The petitioner should clarify the design intent for these graphics, and confirm that they comply with the code limitation of 40% maximum window coverage of each individual window pane.

Mechanical Equipment Screening:
All mechanical and utility equipment/meters are required to be screened from view. The drawings indicate unit screens for the new rooftop mechanical equipment.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for the addition to *Yamada America* at 955 E. Algonquin Road. This recommendation is subject to compliance with the plans dated 1/11/19 and received 1/22/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed undulating blue wave graphic across the bottom of the office windows.
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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. All signage must meet code, Chapter 30.

_____ February 19, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 19-009

PROJECT SITE

YAMADA

AMERICA

ARLINGTON HEIGHTS, ILLINOIS

SHEET INDEX - ARCHITECTURAL		
A0.0	COVER SHEET	01/11/19
A1.0	SITE PLAN	01/11/19
A2.0	COMPOSITE FIRST FLOOR PLAN	01/11/19
A2.1	MEZZ PLAN WITH FURNITURE	01/11/19
A3.0	FIRST FLOOR - REFLECTED CEILING PLAN	01/11/19
A3.1	MEZZANINE - REFLECTED CEILING PLAN	01/11/19
A4.0	ROOF PLAN	01/11/19
A5.0	EXTERIOR ELEVATIONS	01/11/19
A14.1	3D PERSPECTIVES	01/11/19

SHEET INDEX - ARCHITECTURAL EXISTING		
X.1	EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS	01/11/19

SHEET INDEX - CIVIL		
C1.0	CIVIL DRAWING	01/11/19
C2.0	ALTA SURVEY 2006	01/11/19
C3.0	TOPO	01/11/19

SHEET INDEX - LANDSCAPING		
L1.0	LANDSCAPE & TREE PRESERVATION PLAN	01/11/19

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED
555 PERRY ROAD, SUITE 100
ITASCA, ILLINOIS 60143, USA
TEL. 630.773.0051
FAX. 630.773.3599

project number
1808/216063

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date 01/11/19

Revision/update date

VAH Review 1-11-2019
Des.Dev. 12-7-2018

Drawing type

- [x] Review
- [ ] Permit
- [ ] Construction

Sheet title
COVER SHEET

Sheet
A0.0

_ of _ sheets

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 1 IN ALGONQUIN ROAD COMMERCE CENTER RESUBDIVISION OF LOT 4 IN OWNER'S SUBDIVISION OF THE WEST15 RODS OF THE SOUTHEAST QUARTER AND THE EAST 46/80THS(AS MEASURED ON THE NORTH AND SOUTH LINES) OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID:DM3900)
BRASS SURVEY DISK SET IN THE EAST ABUTMENT ON THE SOUTH SIDE OF A LARGE BRIDGE ON GOLF ROAD OVER SALT CREEK MORE PARTICULARLY LOCATED 1744 FEET WEST OF THE CENTERLINE OF SOUTH NEW WILKE ROAD AND 48' SOUTH OF THE CENTERLINE OF GOLF ROAD .

ELEVATION=695.85 DATUM=NAVD88–GEOID 12B

SITE BENCHMARK#1:
NORTH FLANGE BOLT ON HYDRANT LOCATED ON THE WEST SIDE OF SOUTH CEDAR GLEN DRIVE MORE PARTICULARLY LOCATED 20 FEET WEST OF THE CENTERLINE OF CEDAR GLEN DRIVE AND 177 FEET SOUTH OF THE CENTERLINE OF EAST ALGONQUIN ROAD.
ELEVATION= 694.49 DATUM=NAVD88–GEOID 12B

SITE BENCHMARK#2:
NORTH FLANGE BOLT ON HYDRANT LOCATED ON THE SOUTH SIDE OF EAST ALGONQUIN ROAD MORE PARTICULARLY LOCATED 209 FEET WEST OF THE CENTERLINE OF SOUTH EMBERS LANE AND 50 FEET SOUTH OF THE CENTERLINE OF EAST ALGONQUIN ROAD.
ELEVATION= 697.02 DATUM=NAVD88–GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 05/16/2018

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL–TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

SHERMAN CONSTRUCTION LLC
62 E. SURREY LANE
BARRINGTON HILLS, IL 60010

ABBREVIATIONS

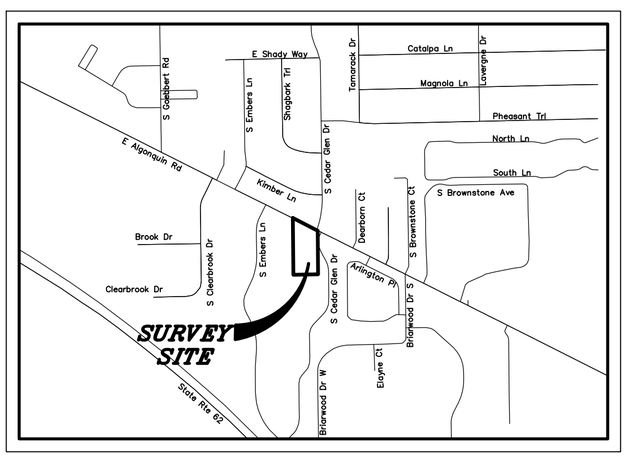
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
DIP = DUCTILE IRON PIPE
CPP = CORRUGATED PLASTIC PIPE
FOW = FULL OF WATER
CES = CONCRETE END SECTION
MES = METAL END SECTION
PES = PLASTIC END SECTION
TP = TOP OF PIPE
FF = FINISHED FLOOR
TF = TOP OF FOUNDATION

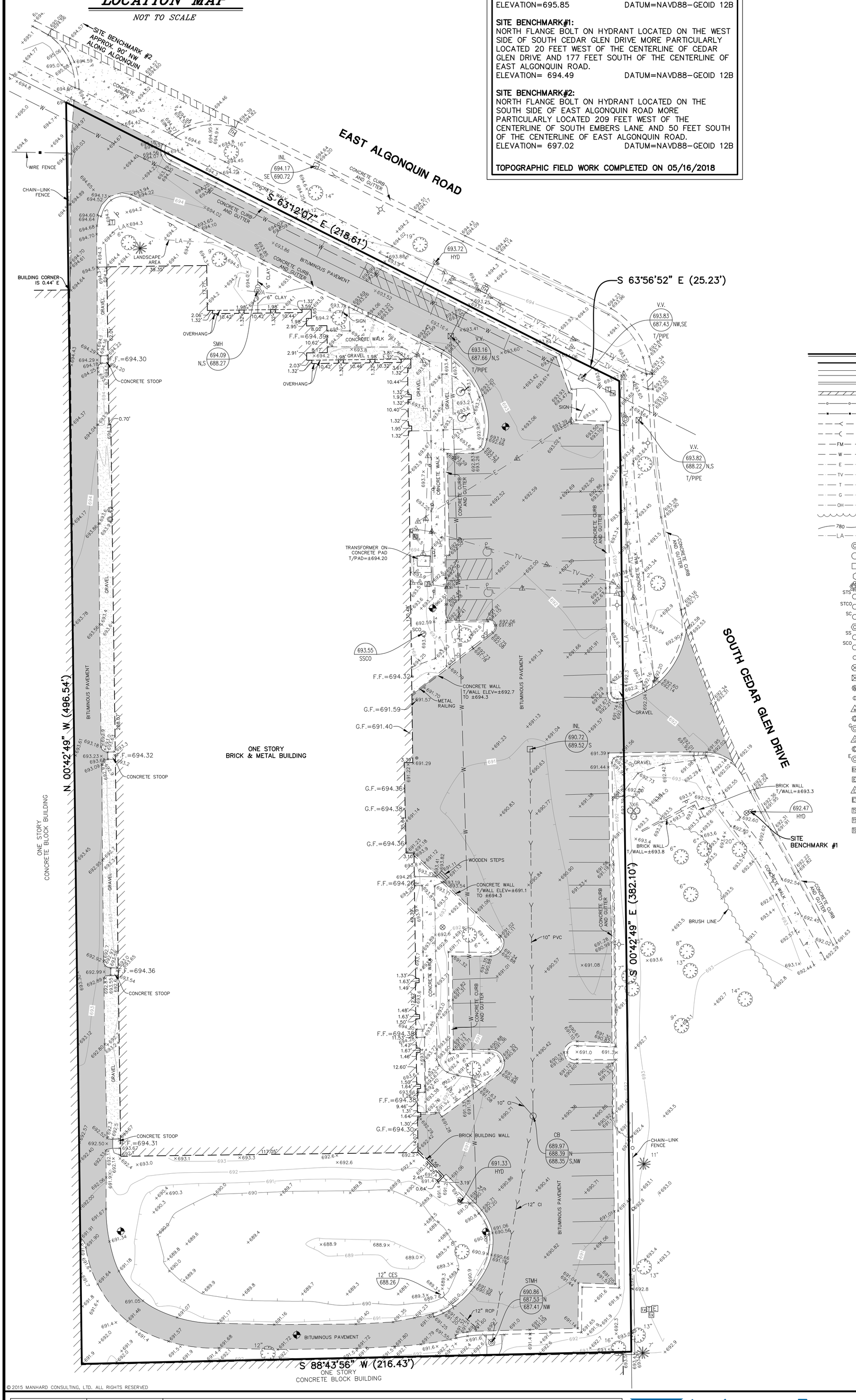
LEGEND

= EX. PROPERTY LINE
= EX. SIDEWALK
= EX. CONCRETE CURB & GUTTER
= EX. DEPRESSED CURB
= EX. CHAIN–LINK FENCE
= EX. WROUGHT IRON FENCE
= EX. STORM LINE
= EX. SANITARY LINE
= EX. FORCEMAIN LINE
= EX. WATERMAIN LINE
= EX. UNDERGROUND ELECTRIC
= EX. UNDERGROUND CABLE TELEVISION
= EX. UNDERGROUND TELEPHONE
= EX. UNDERGROUND GAS
= EX. OVERHEAD WIRES
= EX. TREE/BRUSH LINE
= EX. 1 FOOT CONTOURS
= EX. LANDSCAPE AREA
= EX. STORM MANHOLE (MH)
= EX. STORM CATCH BASIN (CB)
= EX. STORM INLET (INL)
= EX. FLARED END SECTION (FES)
= EX. RIP–RAP
= EX. STORM SERVICE POST
= EX. STORM CLEANOUT
= EX. SUMP CONNECTION
= EX. SANITARY MANHOLE (SMH)
= EX. SANITARY SERVICE POST
= EX. SANITARY CLEANOUT
= EX. FIRE HYDRANT/AUX. VALVE
= EX. VALVE BOX
= EX. VALVE VAULT (V.V.)
= EX. WATER METER
= EX. BUFFALO BOX
= EX. WATER MARKER
= EX. GAS METER
= EX. GAS MANHOLE
= EX. JULIE GAS MARKER
= EX. ELECTRICAL METER
= EX. ELECTRICAL MANHOLE
= EX. ELECTRIC HANDHOLE
= EX. ELECTRIC PEDESTAL/BOX
= EX. JULIE ELECTRIC MARKER
= EX. ELECTRIC TRANSFORMER
= EX. TRAFFIC SIGNAL MANHOLE
= EX. TRAFFIC SIGNAL HANDHOLE
= EX. TRAFFIC SIGNAL CONTROL BOX
= EX. HANDHOLE
= EX. TELEPHONE MANHOLE
= EX. TELEPHONE HANDHOLE
= EX. TELEPHONE PEDESTAL
= EX. TELEPHONE MARKER
= EX. TELEVISION MANHOLE
= EX. TELEVISION PEDESTAL
= EX. TELEVISION LINE MARKER
= EX. FIBER OPTIC MANHOLE
= EX. FIBER OPTIC HANDHOLE
= EX. FIBER OPTIC LINE MARKER
= EX. PETROLEUM MARKER
= EX. UTILITY POLE
= EX. UTILITY POLE WITH LIGHT
= EX. GUY WIRE
= EX. LIGHT STANDARD
= EX. STREET LIGHT
= EX. BOLLARD LIGHT
= EX. SIGN
= EX. MAILBOX
= EX. BOLLARD
= EX. FLAG POLE
= EX. FIRE SIAMESE/ALARM BOX
= EX. AIR CONDITIONING UNIT
= EX. TEST/SOIL BORING
= EX. HANDICAPPED PARKING
= EX. SPOT ELEVATION
= EX. BUSHES
= EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
= EX. CONIFEROUS TREE WITH HEIGHT IN FEET
= EX. RIM ELEVATION / EX. INVERT ELEVATION
= EX. BITUMINOUS PAVEMENT
= EX. CONCRETE
= EX. AGGREGATE

LOCATION MAP

NOT TO SCALE





SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.

7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1–800–892–0123.

8. THIS SURVEY WAS PREPARED FOR SHERMAN CONSTRUCTION LLC BASED ON A FIELD SURVEY COMPLETED ON MAY 16, 2018. BOUNDARY LINES SHOWN HEREON ARE BASED ON A PLAT OF SURVEY (ALTA SURVEY) PREPARED BY WILLIAM R. WEBB P.L.S. DATED MAY 18, 2006. THIS IS NOT A BOUNDARY SURVEY.

9. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2019.

ERIC R. VESELY
ILLINOIS
PROFESSIONAL LAND SURVEYOR
NO. 3855
VERNON HILLS, ILLINOIS

DATE: MAY 25, 2018
EXPIRES: 11/30/18

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

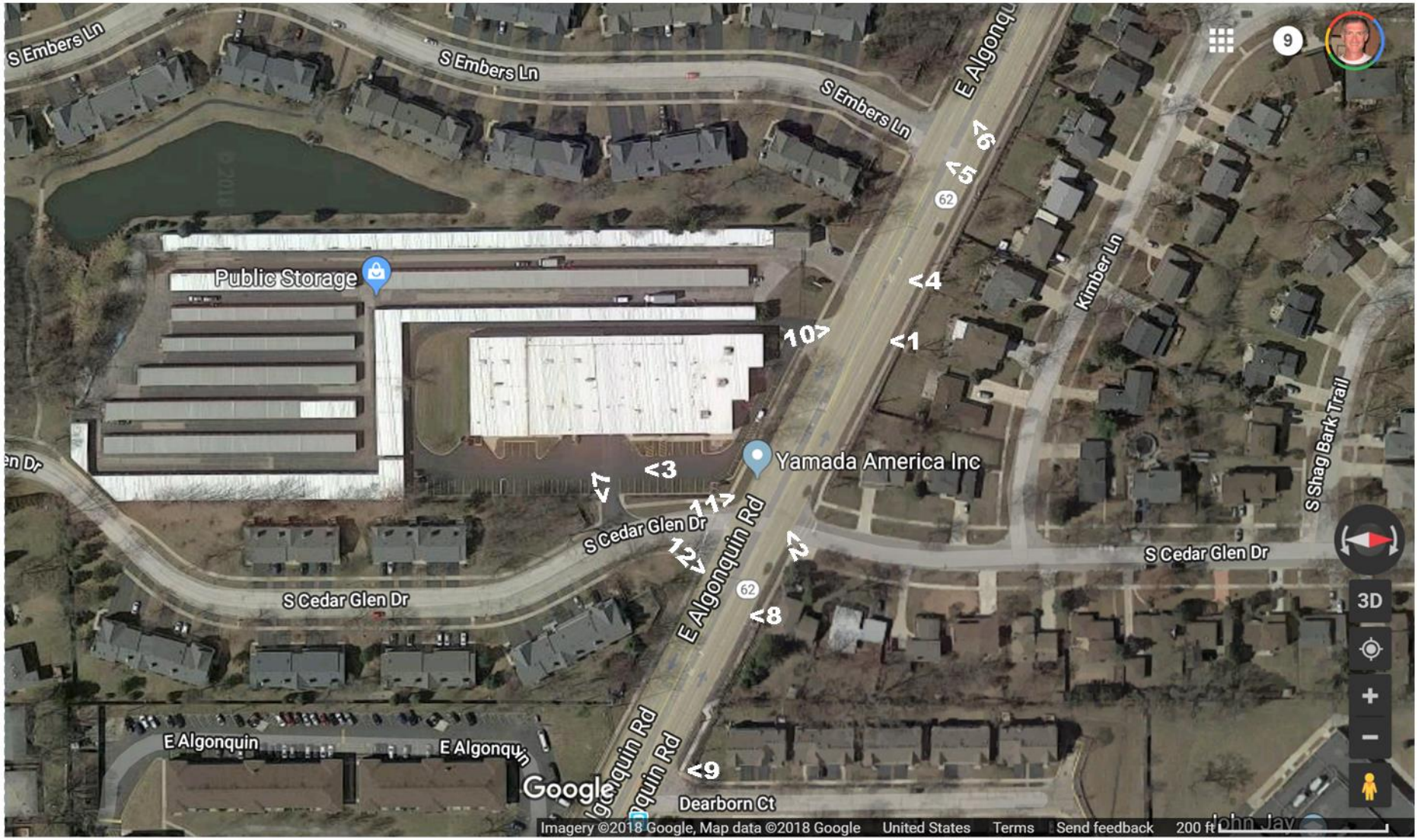
SHEET 1 OF 1
SHRAHIL01

PROJ. MGR.: #
PROJ. ASSOC.: ERV
DRAWN BY: SJK
DATE: 05/16/18
SCALE: 1" = 20'

955 E. ALGONQUIN ROAD
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
TOPOGRAPHIC SURVEY

Manhard CONSULTING LTD
900 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY



LOCATION MAP & PHOTO REFERENCES

NORTH

YAMADA AMERICA, 955 E Algonquin Rd

<# = Photograph number & POV location

PROJECT:

YAMADA AMERICA INC.

955 E. ALGONQUIN ROAD

ARLINGTON HEIGHTS, IL

SHERMAN CONSTRUCTION LLC

Jan 21, 2019

PROJECT:

YAMADA AMERICA INC.

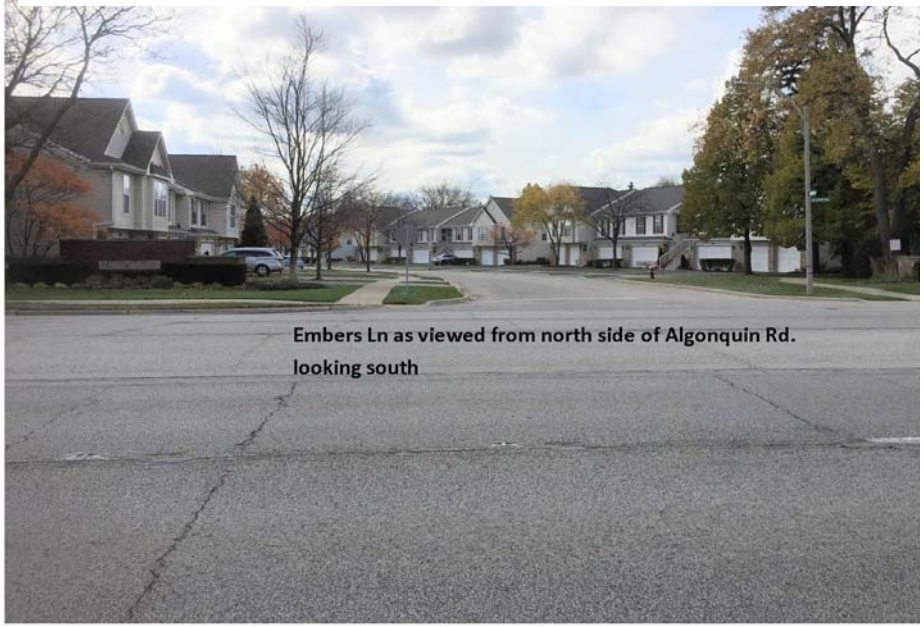
955 E. ALGONQUIN ROAD

ARLINGTON HEIGHTS, IL

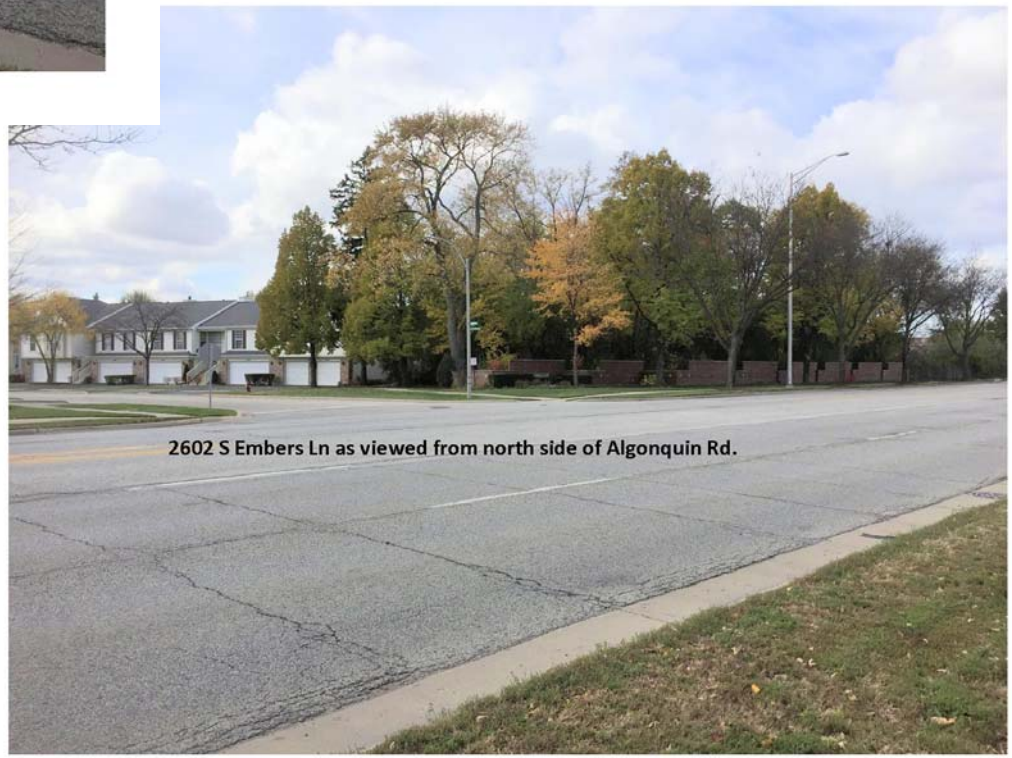
SHERMAN CONSTRUCTION LLC

Jan 21, 2019

903 E Algonquin Rd as viewed from north side of Algonquin Rd.



Embers Ln as viewed from north side of Algonquin Rd. looking south



2602 S Embers Ln as viewed from north side of Algonquin Rd.

PROJECT:

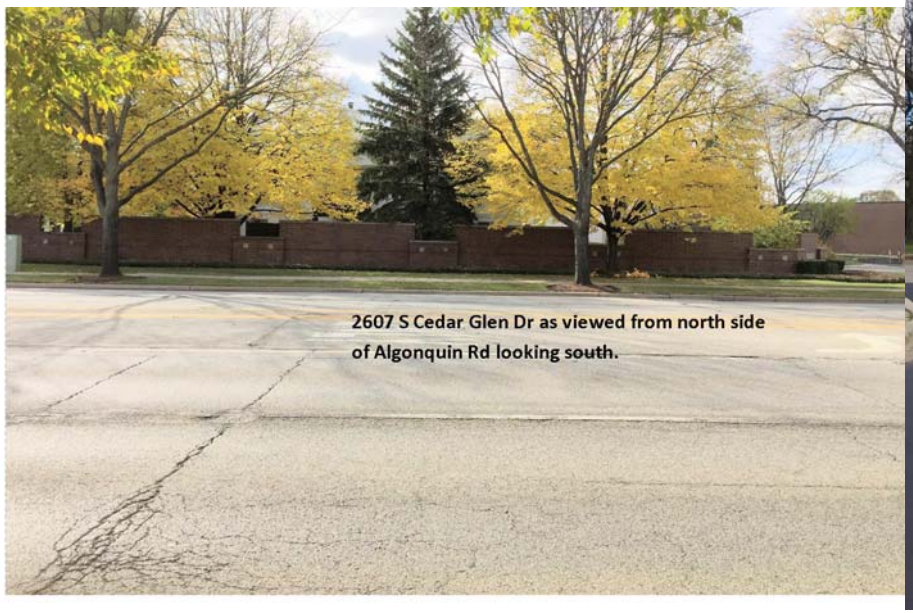
YAMADA AMERICA INC.

955 E. ALGONQUIN ROAD

ARLINGTON HEIGHTS, IL

SHERMAN CONSTRUCTION LLC

Jan 21, 2019



PROJECT:

YAMADA AMERICA INC.

955 E. ALGONQUIN ROAD

ARLINGTON HEIGHTS, IL

SHERMAN CONSTRUCTION LLC

Jan 21, 2019

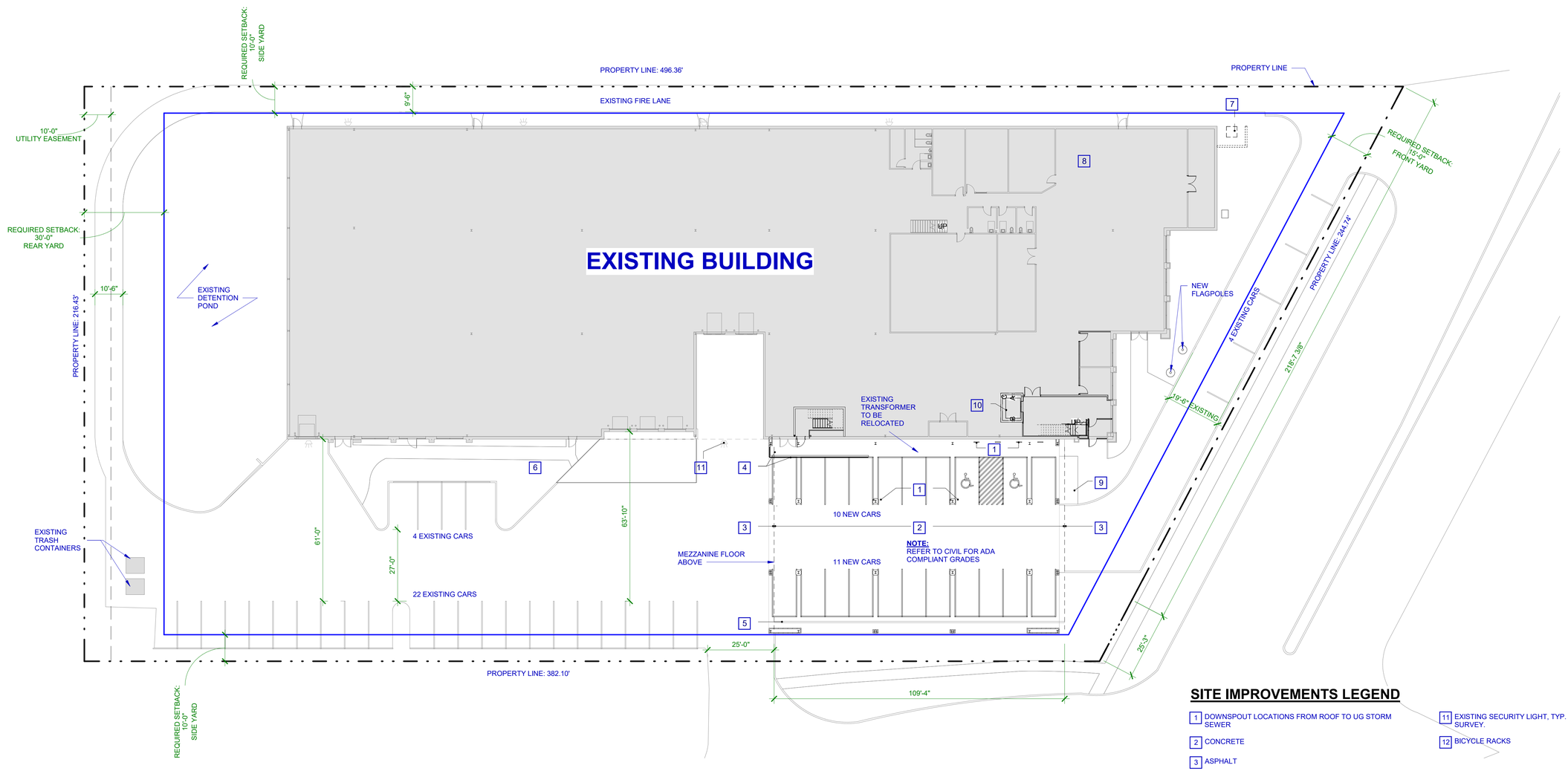
BUILDING DATA

BUILDING DATA	EXIST SF	PROPOSED TOTAL
BUILDING FOOTPRINT AREA	38,709	46,772
BUILDING GROSS FLOOR AREA	42,422	50,485
WAREHOUSE GROSS FLOOR AREA	28,891	36,862
WAREHOUSE STORAGE MEZZANINE	2,230	2,230
FACTORY GROSS FLOOR AREA	2,000	2,000
LOADING DOCK GROSS AREA	1,101	1,101
FIRST FLOOR GROSS OFFICE AREA	8,947	976
MEZZANINE OFFICE AREA	1,483	1,483
BUILDING HEIGHT (ABOVE 1ST FLOOR LEVEL)	21'-5"	22'-7"
FAR	45% EXISTING	53% PROPOSED

PARKING CALCULATIONS

1. TOTAL OFFICE AREA(NEW 2ND FLOOR OFFICE+EXISTING TO REMAIN 1ST FLOOR OFFICE+EXISTING OFFICE MEZZANINE)/300 = (8063+1483+2551)/300 = 40.32
2. WAREHOUSE = 17 EMPLOYEES/2 + 1 COMPANY VEHICLE = 8.5+1 = 9.5

TOTAL = 50



SITE IMPROVEMENTS LEGEND

1. DOWNSPOUT LOCATIONS FROM ROOF TO UG STORM SEWER
2. CONCRETE
3. ASPHALT
4. RETAINING WALL
5. CONCRETE CURB
6. LOCATION OF NEW COMED SERVICE TRANSFORMER. TBD AFTER REVIEW WITH COMED
7. ALTERNATE COMED TRANSFORMER LOCATION. TBD WITH COMED IF SIDEYARD LOCATION NOT POSSIBLE.
8. SEE SC SPACE PLAN FOR LAYOUT OF EXISTING OFFICES CONVERTED INTO WAREHOUSE USE
9. PLANTING BED 5'X18'
10. ELEVATOR CAR SHALL BE OF SUCH SIZE AND ARRANGEMENT TO ACCOMODATE AN AMBULANCE STRETCHER 24-INCH BY 76-INCH WITH NOTLESS THAN 5-INCH RADIUS CORNERS, IN THE HORIZONTAL, OPEN POSITION.
11. EXISTING SECURITY LIGHT, TYP. SEE ALTA LAND TITLE SURVEY.
12. BICYCLE RACKS

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

1 / A1.0 **SITE PLAN**
1" = 20'-0"

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED
555 PERRY ROAD, SUITE C30
BRAGA, ILLINOIS 60181, USA
TEL. 630.773.3551
FAX. 630.773.3599

project number
1808/216063

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date 01/11/19

Revision/update date

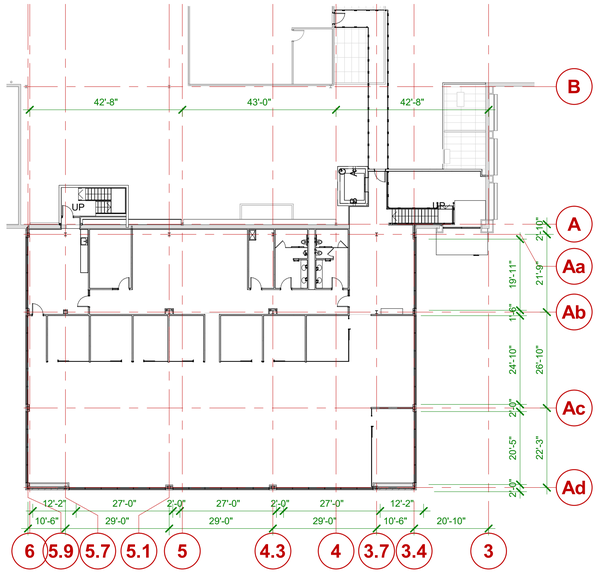
VAH Review 1-11-2019
Des.Dev. 12-7-2018

Drawing type
- [x] Review
- [ ] Permit
- [ ] Construction

Sheet title
SITE PLAN

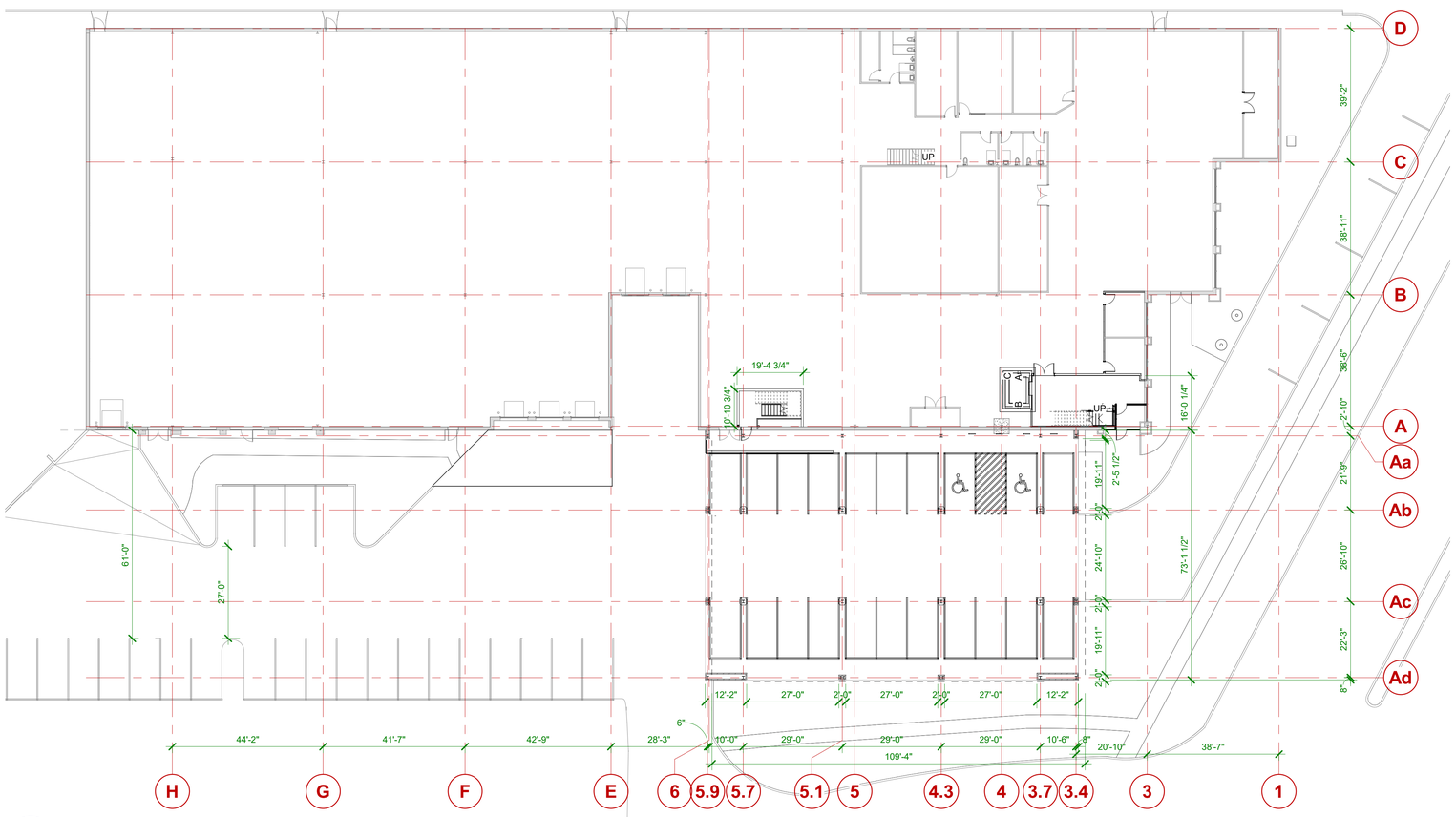
Sheet
A1.0

_ of _ sheets



1 A2.0 **2ND FLOOR PLAN**
1" = 20'-0"

N



2 A2.0 **COMPOSITE FIRST FLOOR PLAN**
1" = 20'-0"

N

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED
555 PERRY ROAD, SUITE 100
ITASCA, ILLINOIS 60143, USA
TEL. 630.773.0051
FAX. 630.773.3599

project number
1808/216063

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date 01/11/19

Revision/update date

VAH Review 1-11-2019
Des.Dev. 12-7-2018

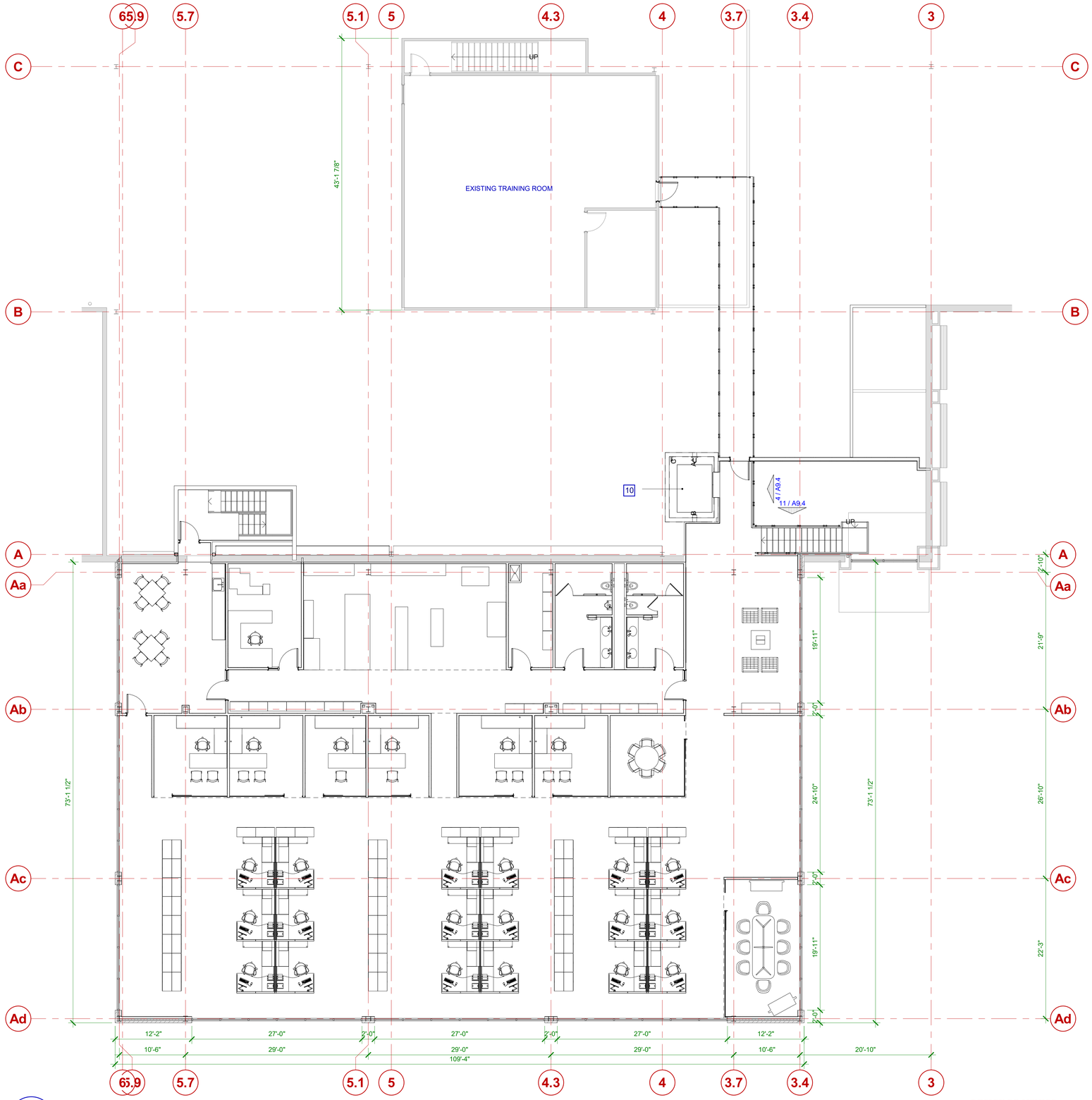
Drawing type

- ■ Review
- ☐ Permit
- ☐ Construction

Sheet title
COMPOSITE FIRST FLOOR PLAN

Sheet
A2.0

_ of _ sheets



1 / A2.1 **SECOND FLOOR PLAN ENLARGED** (FURNITURE SHOWN FOR REFERENCE ONLY)

1/8" = 1'-0"

N

DESIGN DRAWINGS: NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED
555 PERRY ROAD, SUITE 100
ITASCA, ILLINOIS 60143, USA
TEL. 630.773.0551
FAX. 630.773.5599

project number
1808/216063

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date 01/11/19

Revision/update date

VAH Review 1-11-2019
Des.Dev. 12-7-2018

Drawing type

- [x] Review
- [ ] Permit
- [ ] Construction

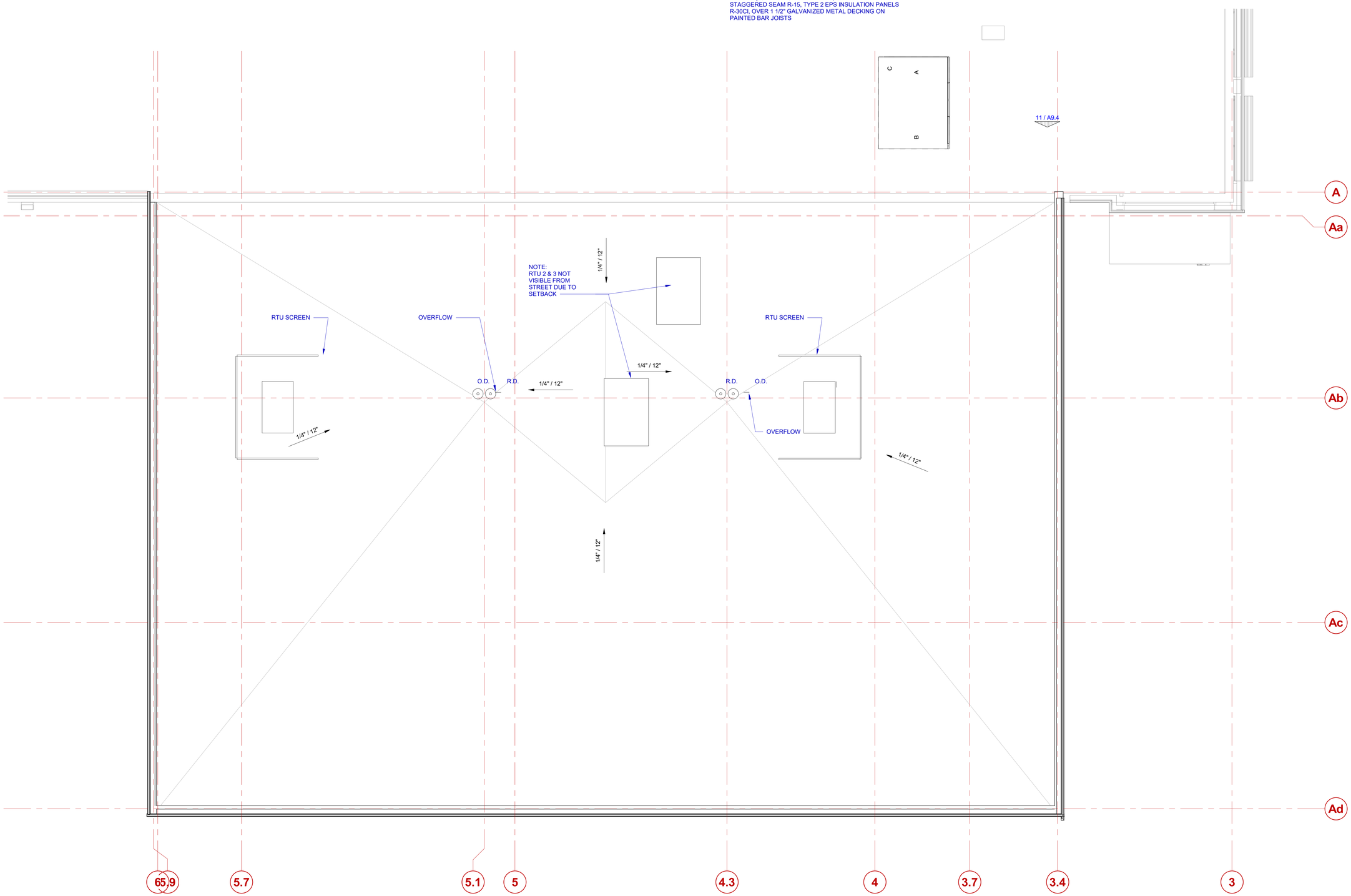
Sheet title
MEZZ PLAN WITH FURNITURE

Sheet
A2.1

_ of _ sheets

ADDITION ROOF ASSEMBLY:

60 MIL WHITE TPO SINGLE ROOF PLY ROOF MEMBRANE SYSTEM (20YR MANUF. WARRANTY, OVER 2 LAYERS STAGGERED SEAM R-15, TYPE 2 EPS INSULATION PANELS R-30CI, OVER 1 1/2" GALVANIZED METAL DECKING ON PAINTED BAR JOISTS



1 / A4.0 **ROOF PLAN**

3/16" = 1'-0"

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

N

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED
555 PIERCE ROAD, SUITE 130
itasca, illinois 60143, usa
tel. 630.773.0551
fax. 630.773.3594

project number
1808/216063

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date 01/11/19
Revision/update date

VAH Review 1-11-2019
Des.Dev. 12-7-2018

Drawing type
- [x] Review
- [ ] Permit
- [ ] Construction

Sheet title
ROOF PLAN

Sheet
A4.0

_ of _ sheets

3D VIEW - NORTH EAST CORNER - ENTRANCE

Architect & General Contractor

SHERMAN CONSTRUCTION LLC

62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel

Yamada America

955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED

555 PIERCE ROAD, SUITE 130
ITASCA, ILLINOIS 60143, USA
TEL. 630.773.3551
FAX. 630.773.3599

project number
1808/216063

Date
01/17/19

Sheet title
3D PERSPECTIVE
(11X17)

Sheet
A-14.2

3D VIEW - NORTH EAST CORNER - ENTRANCE

3D VIEW - NORTH EAST CORNER - AERIAL

3D VIEW - SOUTH EAST CORNER - DOCKS

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED
555 PIERCE ROAD, SUITE 130
ITASCA, ILLINOIS 60143, USA
TEL. 630.773.9051
FAX. 630.773.5399

project number
1808/216063

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date
01/11/19

Revision/update date

VAH Review 1-11-2019
Des.Dev. 12-7-2018

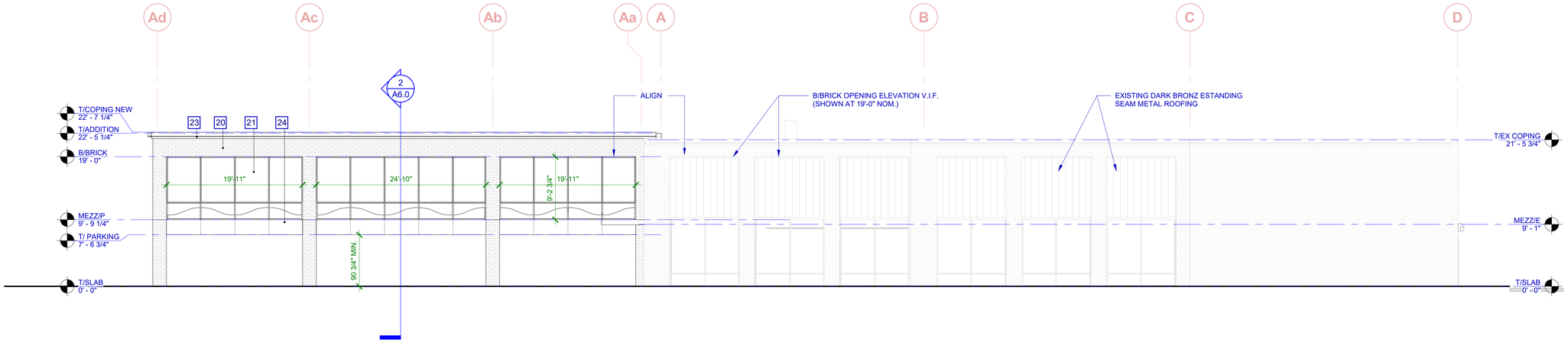
Drawing type

- [x] Review
- [ ] Permit
- [ ] Construction

Sheet title
3D PERSPECTIVES

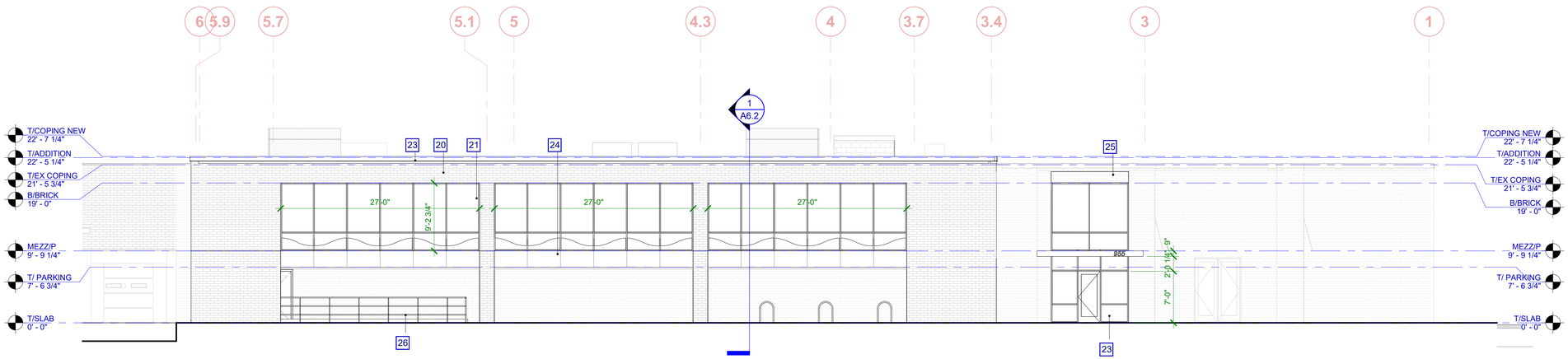
Sheet
A14.1

_ of _ sheets



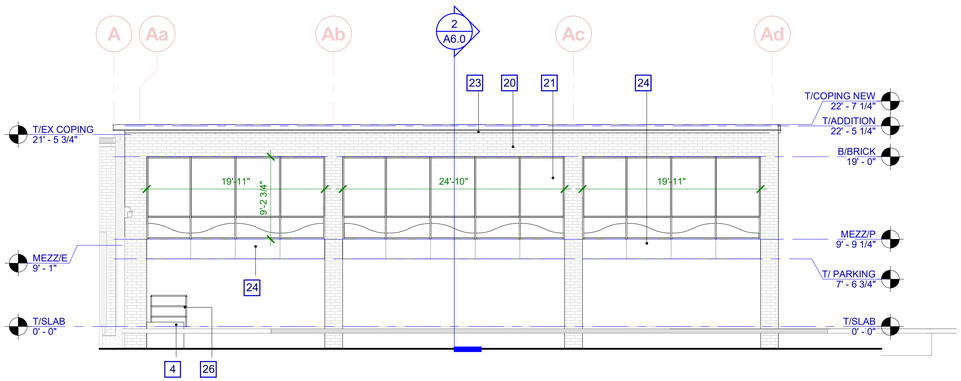
1 A5.0 ELEVATION NORTH

1/8" = 1'-0"



2 A5.0 EAST ELEVATION

1/8" = 1'-0"



3 A5.0 ELEVATION SOUTH

1/8" = 1'-0"

EXTERIOR ELEVATION LEGEND

20 BRICK TO MATCH EXISTING (BOWERSTON #7210 DARK WC F/R I.S. UTILITY (3 5/8"x 3 5/8" x 11 5/8"). COLOR: REDS & BROWNS.

21 CURTAINWALL: TUBELITE 400 SERIES CURTAINWALL 2 1/2"x5 5/8" BUTT GLAZED VERTICALS AND CLEAR LOW-E INSULATED GLASS (VITRO SOLARBAN 60, VLT=70%, EXT REFLECTANCE11%, INTERIOR REFLECTANCE 12%, U-VALUE 0.29, SHGC 0.39). DARK BRONZE ANODIZED EXTERIOR ALUMINUM ON EXTERIOR & CLEAR ANODIZED ON INTERIOR.

22 STOREFRONT (ENTRY VESTIBULE) & WINDOW ABOVE: TUBELITE 4500 SERIES 1 3/4"X4 1/2" (DARK BRONZE ANODIZED ON EXTERIOR & CLEAR ANODIZED INTERIOR) WITH INSULATED CLEAR EXTERIOR TEMPERED GLASS & 1/4" CLEAR TEMPERED INTERIOR GLASS. MEDIUM STILE DOORS WITH 10" BOTTOM RAILS AND STANDARD EXIT DEVICES, CLOSERS, AND MISC. HARDWARE.

23 METAL ROOF FASCIA: SMOOTH DARK BRONZE ANODIZED ALUMINUM (ECONOSNAP - SAME AS EXISTING).

24 METAL SKIRT PANELS UNDER WINDOWS & ENTRY CANOPY FASCIA: SMOOTH DARK BRONZE ANODIZED ALUMINUM (ALUCOBOND-PE).

25 LED BACKLIT DARK BRONZE ANODIZED SIGNAGE BOX SURFACE MOUNTED ON FACADE

26 PAINTED STEEL RAILING AND GUARD RAIL

DESIGN DRAWINGS:
NOT FOR CONSTRUCTION

This plan is not to be used for construction. Plan layouts are for concept design only, and are subject to change based on detailed local code analysis and thorough evaluation of specific existing building conditions. Employee counts, furniture inventories and product inventories are provided as preliminary guideline estimates only. Detailed design documents will be required by licensed design professionals of record, as project moves forward.

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

HEITMAN ARCHITECTS INCORPORATED
555 PIERCE ROAD, SUITE 130
ITASCA, ILLINOIS 60143, USA
TEL. 630.773.0551
FAX. 630.773.5399

project number
1808/216063

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date 01/11/19

Revision/update date

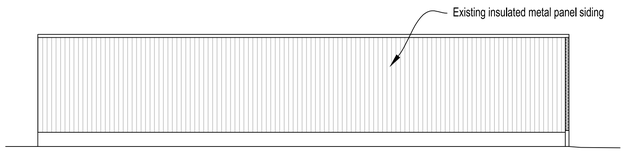
VAH Review 1-11-2019
Des.Dev. 12-7-2018

Drawing type
- [x] Review
- [ ] Permit
- [ ] Construction

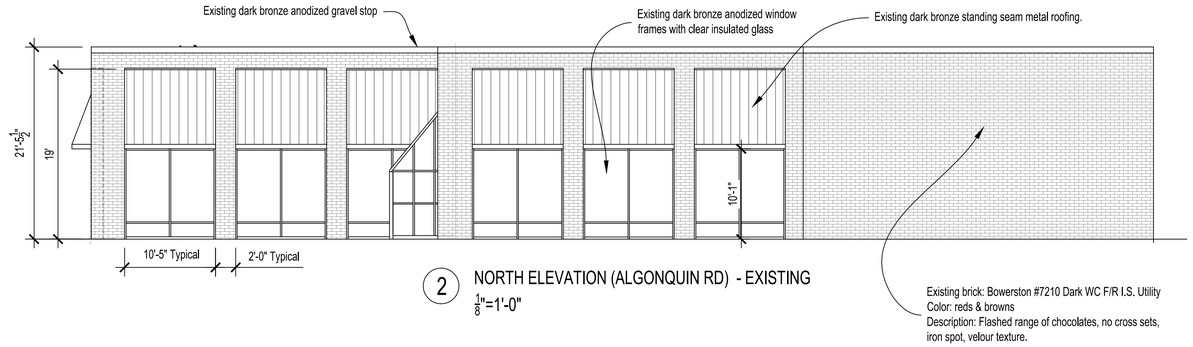
Sheet title
EXTERIOR ELEVATIONS

Sheet
A5.0

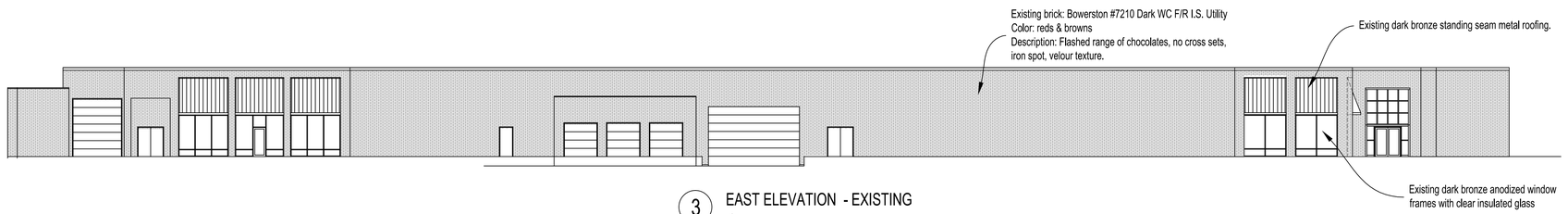
_ of _ sheets



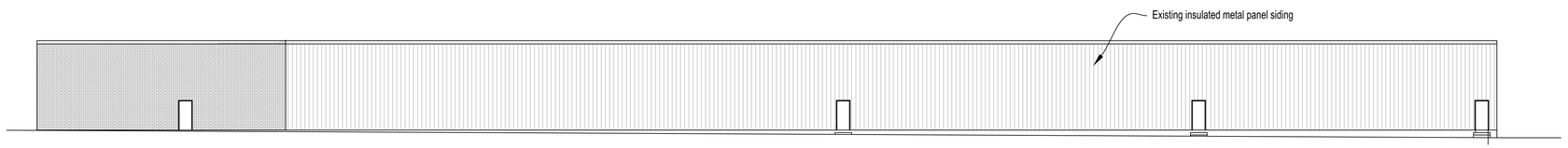
1 SOUTH ELEVATION - EXISTING
$\frac{1}{16}$"=1'-0"



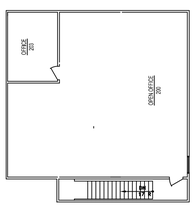
2 NORTH ELEVATION (ALGONQUIN RD) - EXISTING
$\frac{1}{8}$"=1'-0"



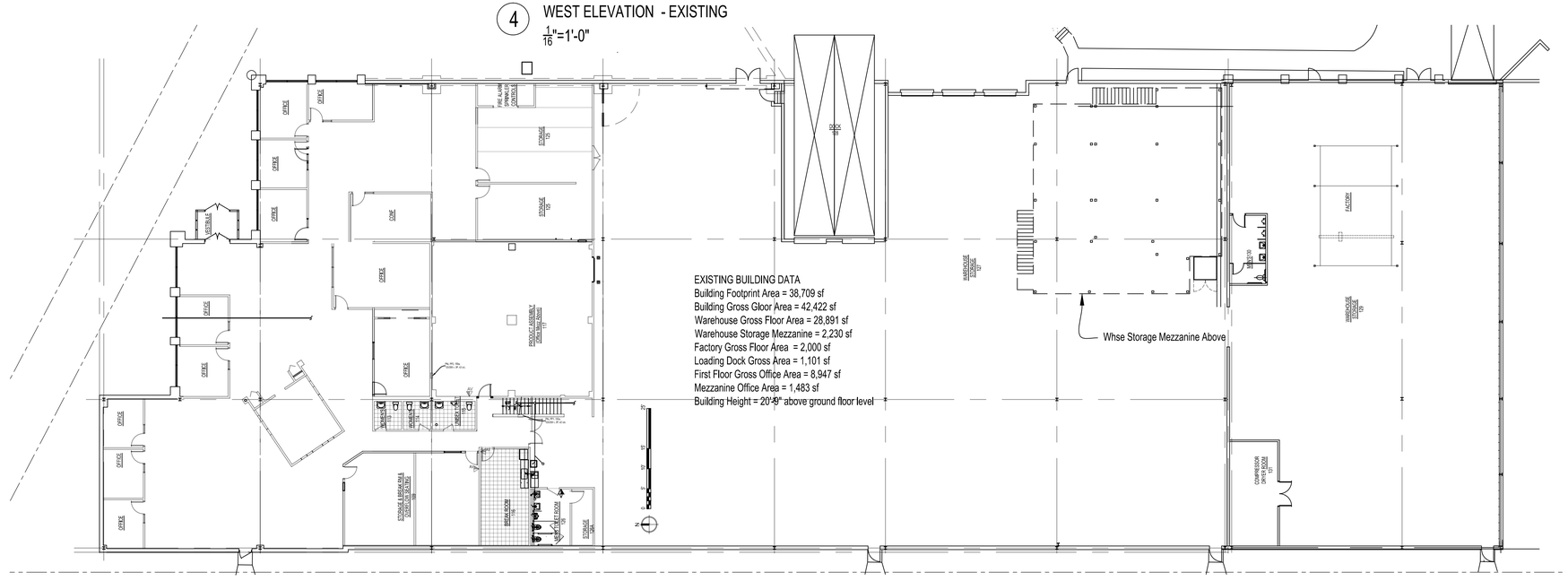
3 EAST ELEVATION - EXISTING
$\frac{1}{16}$"=1'-0"



4 WEST ELEVATION - EXISTING
$\frac{1}{16}$"=1'-0"



Mezzanine Office Floor Plan



5 FIRST FLOOR PLAN - EXISTING
$\frac{1}{16}$"=1'-0"

Architect & General Contractor
SHERMAN CONSTRUCTION LLC
62 Surrey Lane East
Barrington Hills, IL 60010
847.858.6083 phone
ShermanConstruction@gmail.com

Office Addition & Remodel
Yamada America
955 E Algonquin Rd.
Arlington Heights, IL 60005

project number
1808

Project Description
Office addition & conversion of portion of existing office to warehouse use.

Date
6-15-2018

Revision/update date

Drawing type
- ■ Review
- ☐ Permit
- ☐ Construction

Sheet title
EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS

Sheet
EX1

YAMADA EXTERIOR MATERIALS LIST

Kevin Sherman, Architect
1/7/2019

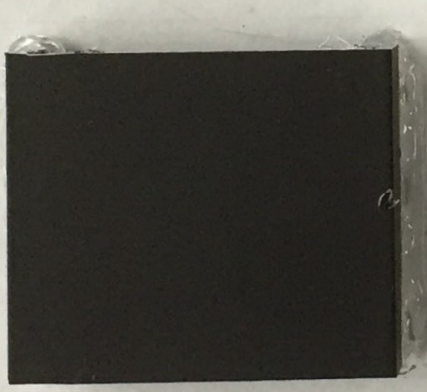
Project: Office building addition to an Industrial Building
955 E. Algonquin Rd., Arlington Heights

Industrial Building:

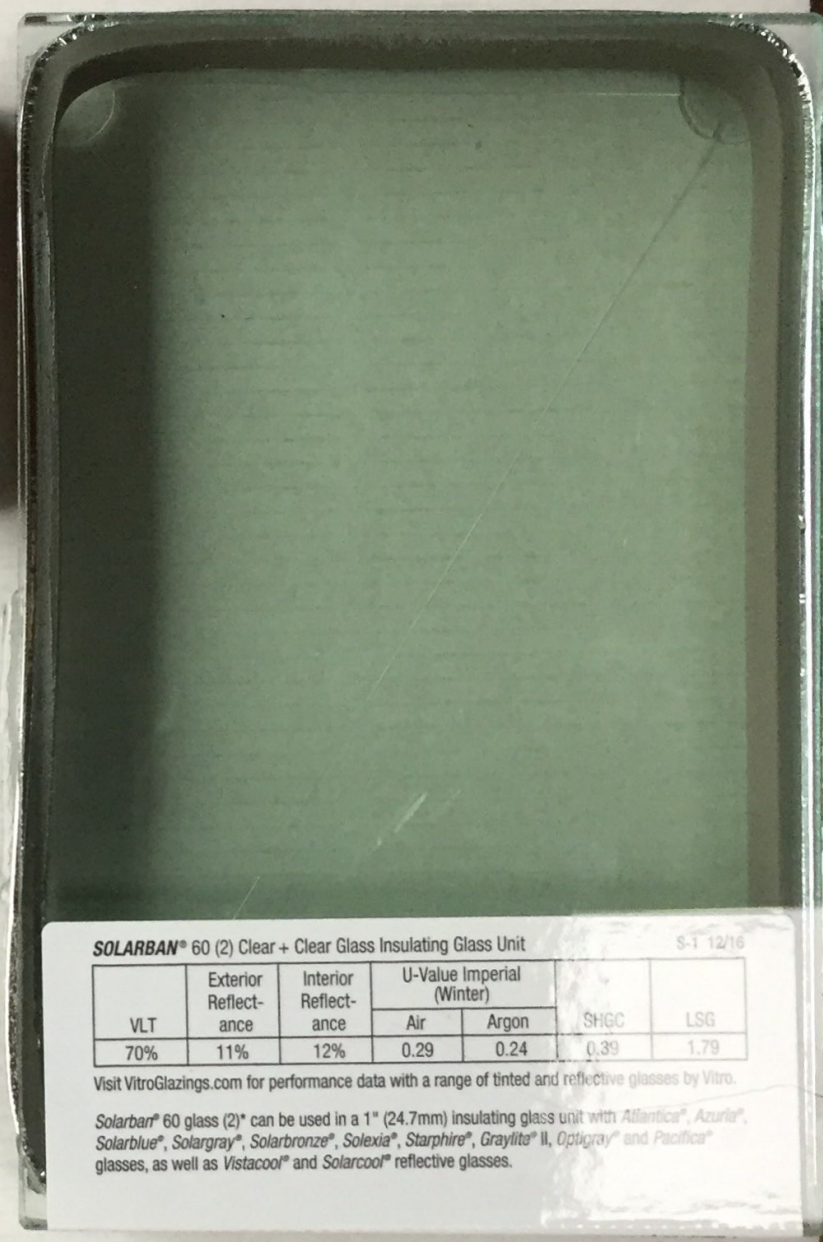
Brick: Bowerston Shale Co. #7210 Dark WC F/R I.S. Utility
Glass/Curtainwall/Storefront: Dark bronze anodized aluminum framing & clear insulated glass.
Metal Roof Coping & Skirt Panels Under Windows & Entry Canopy Fascia: Dark bronze anodized aluminum.

MATERIALS SAMPLE BOARD
Office building addition to a 1 story Industrial Building
955 E. Algonquin Rd., Arlington Heights, IL

Brick (matches existing):
Bowerston Shale Co.
#7210 Dark WC F/R I.S. Utility



Metal Roof Fascia & Skirt Panels Under Windows & Entry Canopy: Dark bronze anodized aluminum.



SOLARBAN® 60 (2) Clear + Clear Glass Insulating Glass Unit S-1 12/16

VLT	Exterior Reflect-ance	Interior Reflect-ance	U-Value Imperial (Winter)		SHGC	LSG
			Air	Argon		
70%	11%	12%	0.29	0.24	0.39	1.79

Visit VitroGlazings.com for performance data with a range of tinted and reflective glasses by Vitro.

Solarban® 60 glass (2)* can be used in a 1" (24.7mm) insulating glass unit with *Atlantica®*, *Azuria®*, *Solarblue®*, *Solargray®*, *Solarbronze®*, *Solexia®*, *Starphire®*, *Graylite®* II, *Optigray®* and *Pacifica®* glasses, as well as *Vistacool®* and *Solarcool®* reflective glasses.

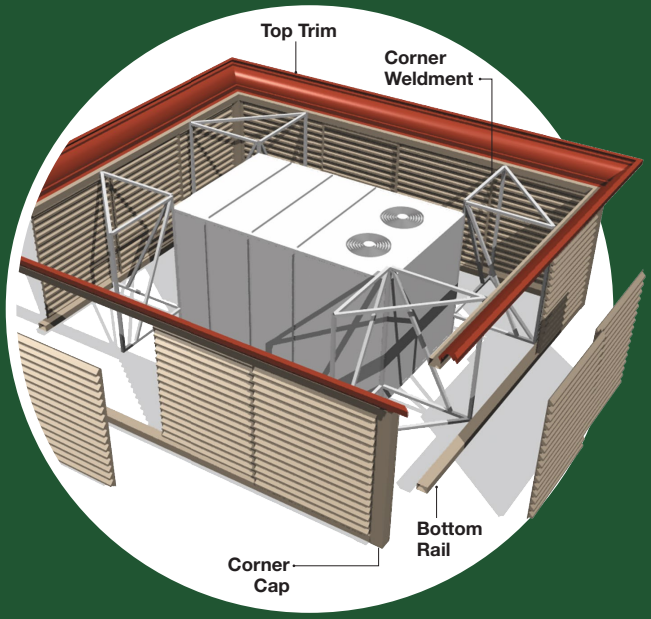
Glass/Curtainwall/Storefront (matches existing): Dark bronze anodized aluminum framing & clear insulated glass.

INNOVATIVE ROOFTOP SCREENS

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

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

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



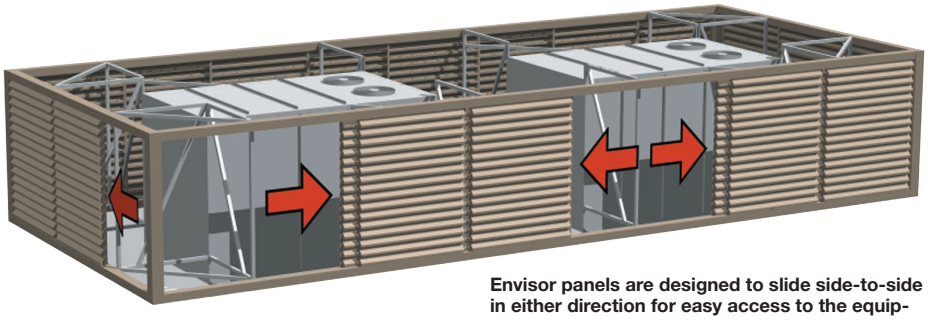
envisor®

U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

envisor®

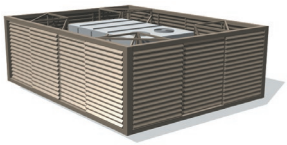
Customizing a screen to fit your needs is easy. Simply choose your design, panel style, trim option and color and tell us about the units you want to screen, our project managers will take care of it.

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

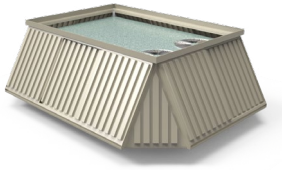


Envisor panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

DESIGN OPTIONS



Vertical



Canted

Perimeter Wall

PANEL STYLES

ACRYLICAP ABS

Louver

Horizontal Rib

Brick

7.2 Rib

METAL

7.2 Rib Metal

Pan Metal

Pan

Forest

Batten

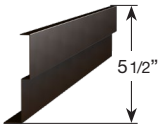
Vertical Rib

Vertical Rib Metal

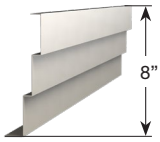
Perforated Metal

TOP TRIM OPTIONS

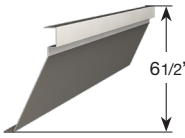
Band



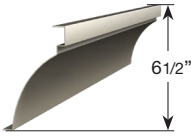
Step 2



Step 3



Alamo



Cove

COLOR OPTIONS

Alabaster	Almond	Cypress Moss	Dark Bronze
Forest Green	Khaki	Oyster	Mansard Brown
Putty	Ranchero Red	Sagebrush	Shadow Gray
Slate Gray	Custom Color		

CUSTOM SOLUTIONS

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

Design Commission
2/26/2019

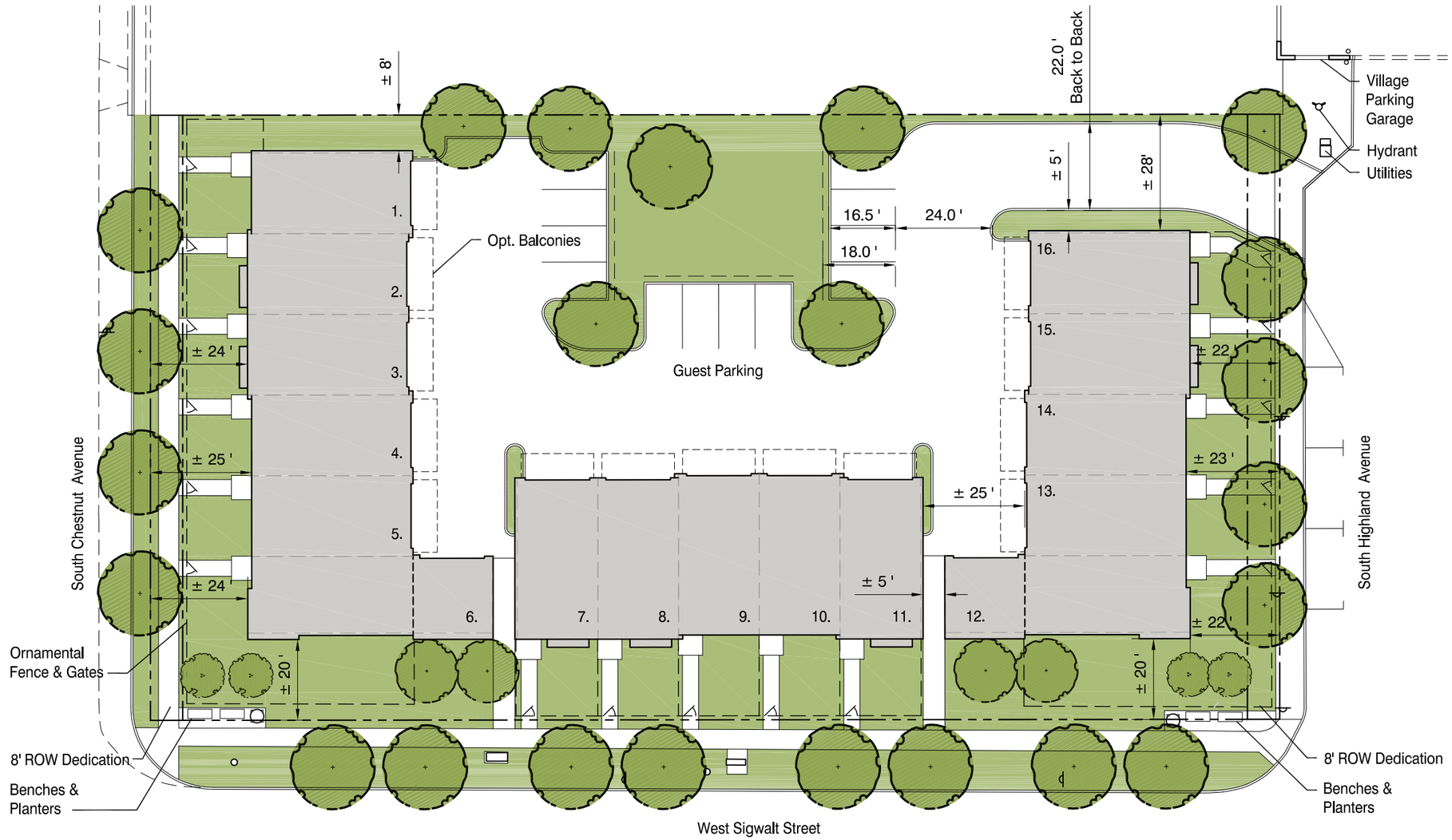
Item: Taylor Morrison Townhomes - Block 425 South / Preliminary Review

Department: Planning & Community Development

Preliminary review of the proposed architectural design for three new townhome buildings on the south end of Block 425.

ATTACHMENTS:

Description	Type
Taylor Morrison Townhomes - Exhibits	Exhibits
Taylor Morrison Townhomes - Context Photos	Exhibits



Project Data		R-7
	Provided	Required
Site		
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	14,400 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback (after 8' Ded.)	± 14'	25'
West (front) Setback (after 8' Ded.)	± 14'	25'
North (side) Setback	± 8'	15'
South (exterior side) Setback	± 20'	20'
Residential Site Data		
Dwelling Units	16	
Three Bedroom Min. sf	2400 sf	900 sf
Building Footprint	± 13,865 sf	
Gross Building Area	± 46,740 sf	
Building Area (Not Including Parking)	± 40,340 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 35%	55%
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 1.02	2.00
Parking	44	24
Stalls/Unit	2.75	1.50

North 0 15' 30' 60'

TaylorMorrison

Sigwalt Townhomes
Arlington Heights, IL

Conceptual Site Plan

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 19002 © 2019
February 15, 2019

HKM ARCHITECTS + PLANNERS, INC.

TaylorMorrison

Sigwalt Townhomes
Arlington Heights, IL

South West Sigwalt Street View

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 19002 © 2019

February 15, 2019

HKM ARCHITECTS + PLANNERS, INC.

TaylorMorrison

Sigwalt Townhomes
Arlington Heights, IL

South West Sigwalt Aerial View

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 19002 © 2019

February 15, 2019

HKM ARCHITECTS + PLANNERS, INC.

TaylorMorrison

Sigwalt Townhomes
Arlington Heights, IL

South West Sigwalt View

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 19002 © 2019

February 15, 2019

HKM ARCHITECTS + PLANNERS, INC.

Context Photo 1 - To Northeast.JPG

Context Photo 2 - To East.JPG

Context Photo 3 - To Southeast.JPG

Context Photo 4 - To South.JPG

Context Photo 5 - To South.JPG

Context Photo 6 - To Southwest.JPG

Context Photo 7 - To West.JPG

Context Photo 8 - To West.JPG

Context Photo 9 - To West.JPG

Context Photo 10 - To North.JPG

Design Commission
2/26/2019

Item: Urban Street - Seegers & Arlington Heights Rd. / Preliminary Review

Department: Planning & Community Development

Preliminary review of the proposed architectural designs for a new Mixed-Use Planned Unit Development including four, five-story apartment buildings, a clubhouse, and future retail.

ATTACHMENTS:

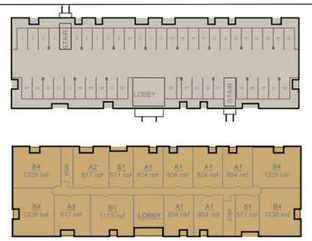
Description	Type
Urban Street - Exhibits	Exhibits

SITE INFORMATION:

Total Site Area	10.6 acres
Residential Site Area	8.7 acres
Retail Site Area	1.9 acres

Residential Program:

Total Units:		240 units
Program:		
80 - 2 bed		34%
128 - 1 bed		53%
32 - Studio		13%
Club		5,500 gsf
Parking:		408 sp.
Podium Garage	180	
Surface	228	
Ratio (410:240)	1.7:1	



4 STORY OVER PODIUM
60 UNITS

20 - 2 bed	33%
32 - 1 bed	53%
8 - studio	13%

PARKING
45 Garage Spaces

North

Scale: 1" = 40'

0 40 80 120

URBANSTREET GROUP LLC

Concept Plan
the BOULEVARD
Arlington Heights, Illinois

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

December 19, 2018

URBANSTREET GROUP LLC

Conceptual Architectural Character

the BOULEVARD
Arlington Heights, Illinois

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

January 25, 2019

URBANSTREET GROUP LLC

Conceptual Architectural Character

the BOULEVARD
Arlington Heights, Illinois

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2018 BSB Design, Inc.

January 25, 2019