



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 10, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 1/27/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#15-005 - Chuck E. Cheese's - 41 W. Rand Rd. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 1/27/15

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 1/27/15	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JANUARY 27, 2015

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo
Alan Bombick
Jonathan Kubow

Members Absent: None

Also Present: Frank LaSalvia, Owner of *602 E. Clarendon Ave.*
Joe Zivoli, Owner of *1005-1015 S. Arlington Heights Rd.*
Julio Rufo, Architect for *1005-1015 S. Arlington Heights Rd.*
Eric Larson, Principal of *Patton Elementary School*
Mike Brown, A.H. School District 25 for *Patton Elementary School*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 13, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF JANUARY 13, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY ADDITION REVIEW

DC#14-138 – 602 E. Clarendon Ave.

Mr. Frank LaSalvia, the homeowner, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a new second floor addition to an existing single story residence, as well as an expansion of the existing one car attached garage to a two car attached garage. The project complies with the R-3 zoning requirements. The proposed addition and renovation of the existing single story home includes a complete exterior makeover. In general, the proposed design looks very nice with a balanced composition, nice materials, and a single story wrapping porch roof. The primary concern is regarding the scale of the proposed addition in the context of the existing neighborhood of primarily smaller, single story homes. To reduce the visual size of the proposed addition, it is recommended that all portions of the main roof having a steep 12:12 roof pitch be reduced to 9:12, and that the area of the man roof connecting the main house to the garage roof be reduced from 9:12 to 6:12. Additionally, it is recommended to add a window on the side of the garage.

The petitioner has provided revised elevations in response to comments made by Staff. Staff feels the revised design addresses Staff's concerns, and based on the revisions, Staff recommends approval of the design.

Mr. LaSalvia appreciated the recommendations from Staff and understood the concerns about the smaller homes in the neighborhood. He was okay with reducing the volume of the roof pitch on the front of the home from 12:12 to 9:12; however, he had concerns about reducing the saddle area of the main roof that connects to the garage from 9:12 to 6:12. He felt the 6:12 pitch gave the look of 2 separate homes connected by an area in between, whereas the 9:12 pitch had more continuity. He preferred to keep to keep the entire roof at a 9:12 pitch, as opposed to the saddle area of the roof being reduced to 6:12. He also added a window on the north side of the garage, which he felt gave the elevation more continuity with the windows on the rear elevation.

Commissioner Fasolo felt the home was nicely designed, and he liked that the stone at the base of the home was wrapped around all sides of the home. He preferred the 6:12 roof pitch between the two main elements of the home (revised left elevation) because the 9:12 pitch would be too overwhelming for the neighborhood.

Commissioner Kubow liked the design and felt the petitioner did a great job with the addition. He also liked the use of materials and the stone base being carried around the entire home. He

understood the petitioner's preference for the 6:12 roof pitch at the saddle area of the roof (left elevation), which he was okay with at either 6:12 or 9:12.

Commissioner Bombick asked if there was a photo of the home located across the yard at 601 Olive Street, which there was not; however, **Mr. LaSalvia** stated that the home was similar in size and scale to the existing home on the subject property. **Commissioner Bombick** felt the proposed design was well done. He gave a suggestion to lessen the vertical bay, which was a little strong given the rest of the home. With regards to the roof, he felt it might be easier to build if the ridge was not lined up all the way across; just drop it down slightly below the ridge of the left side gable. In addition, he saw nothing gained by changing the roof pitch on the left side gable because that elevation faced the park across the street. However, he did suggest trying to align the gables on the left side where they do not align.

Commissioner Fitzgerald liked the design and the revised elevations, which he felt were more interesting, although he was okay with either option for the pitch of the roof saddle. He asked for clarification about the rectangular detail above the middle window of the three windows on the second floor, front elevation. **Mr. LaSalvia** explained this would be architectural trim above the windows. **Commissioner Fitzgerald** also suggested enlarging the two single windows on the second-floor, left side elevation to relate better to the double windows on the first floor below.

Chair Eckhardt agreed with the other commissioners about reducing the roof pitch on all areas of the main roof to 9:12. He felt the saddle area of the main roof connecting to the garage would look almost flat from the street if it were reduced; therefore, he was fine with keeping the saddle at a 9:12 roof pitch. He appreciated the petitioner adding the window in the garage on the rear elevation, which helped finish off the elevation, and he was fine with either increasing the size of the two single windows on the second-floor, left side elevation, as long as the windows are centered above the windows below.

Commissioner Kubow pointed out that the second-floor window above the front door on the front elevation did not line up with the front door. He added that he liked that the corner home would have a front entrance on both Clarendon and on Douglas.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 602 E. CLARENDON AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 12/23/14 AND RECEIVED 12/26/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO CENTER THE WINDOW ABOVE THE FRONT DOOR ON THE FRONT ELEVATION;**
- 2. A REQUIREMENT TO LOWER THE MAIN ROOF PITCH FROM 12:12 TO 9:12, WHILE KEEPING THE AREA CONNECTING THE MAIN HOUSE TO THE GARAGE ROOF AT 9:12.**

3. A RECOMMENDATION TO LOOK AT MATCHING THE SIZE OF THE WINDOWS ON THE SECOND-FLOOR, LEFT ELEVATION, TO THOSE ON THE FIRST-FLOOR.
4. A REQUIREMENT TO ADD A WINDOW ON THE SIDE OF THE GARAGE.
5. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 2. COMMERCIAL REVIEW

DC#14-135 – 1005-1015 S. Arlington Heights Rd.

Mr. Joe Zivoli, owner of the property, and **Mr. Julio Rufo**, the architect for the project, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior improvements to an existing multi-tenant retail building facing Arlington Heights Road. The scope of the project includes a complete makeover of the front elevation including removal of the existing continuous canopy and removal of the standing seam metal wall cladding. The proposed elevation will include new aluminum storefronts, as well as new brick and cast stone cladding. No site or landscaping improvements are being proposed.

Mr. Hautzinger explained that one of the Village's goals is to improve the appearance of this corridor and this project represents a great step towards realizing this goal. The existing building has a dull and dated appearance, and Staff is in full support of improvements to the building. The petitioner has indicated that the proposed design is intended to be sleek and modern, and has provided photos of "inspiration projects" to illustrate the desired appearance. The proposed design is a nice improvement to the existing building, but it appears somewhat unresolved and could benefit from further design development. Issues and suggested revisions are as follows:

1. The half brick / half stone upper wall has an unbalanced appearance. The cast stone portion of the wall lacks detail and has a blank appearance that does not relate to the bottom portion of the façade. Consider moving the brick to the top of the wall to visually expand the storefronts, which has the added benefit of raising the signage.
2. The overall appearance is long and repetitive and lacks visual interest. Consider breaking up the façade by extending the height of the brick piers.
3. The spacing of the columns is irregular and creates an unresolved appearance of varying window sizes. Furthermore, the panels in the cast stone wall do not align with the brick piers or window mullions below. Consider respacing the window mullions in each bay, and aligning the wall panels joints above with the mullions.
4. The storefront windows look small and lack a modern appearance. Consider omitting the short knee wall at the base of the windows, and provide full height storefront window mullions and glazing instead. Explore the possibility of spandrel glass above.
5. LED accent strip. Exposed LED lighting is not permitted. This detail requires clarification.

With regards to signage, the petitioner is proposing for all tenants to use the same aluminum back-lit channel letters for a consistent signage appearance. The two existing ground signs are in poor condition, and the petitioner is encouraged to update them. Signage is not included in

this review, and will be required to comply with the signage code, Chapter 30. With regards to landscaping, there is an existing, narrow landscape bed along Arlington Heights Road. The narrow strip limits the amount and types of landscape that can be planted, and there is no room on the site to expand the bed. It is recommended that the petitioner provide a landscape plan showing a combination of daylilies and ornamental grasses in the existing planting bed to provide screening of the parking area as required by code.

Mr. Hautzinger reiterated that Staff is in support of this project; the project represents a step in the right direction for the Village's goal to improve the appearance of this corridor; however, Staff would recommend further development of the proposed design before approval by the Design Commission.

Mr. Zivoli said he is the owner of the 6,000 SF shopping center, as well as a resident of Arlington Heights. In the last five years, he has had almost 70% vacancy in the center because of the appearance of the building. He anticipates the proposed improvements to attract good quality tenants, as well as hopefully motivate the owners of the adjacent center to the south to make improvements as well. **Mr. Zivoli** said that although he appreciates the comments and suggestions made by Staff about the proposed design, he also wanted to point out that working with the existing shopping center structure creates some design obstacles.

Mr. Rufo said that he and the petitioner worked on a similar project together further south at 1141 S. Arlington Heights Road approximately 15 years ago. They approached the current project by conducting an analysis of the existing building structure, which consists of a large gable roof and long span wood trusses from west to east, proposing a construction schedule with minimal impact on the existing tenants, and costs. Full brick all the way up the front facade was considered, as well as other treatments and materials; however, they ultimately decided to keep the heavier brick at the bottom portion of the wall, and use a lighter panel and cast stone cap at the top of the wall. He explained that weight limits on the existing structure were identified by their structural engineer, and they are avoiding major changes to the structure or impacting the existing tenants. He also pointed out that the existing canopy extends over the 5' wide sidewalk, which then abuts the parking in front of the building, leaving little room for building projections. Also, the vertical brick piers are existing and the spacing cannot be changed; however, they do intend on replacing the windows and can look at adjusting the mullion spacing to achieve a more regular layout.

Commissioner Fitzgerald was excited about the improvements being proposed for the shopping center, and he liked the direction of the design, which would be nice and clean. He asked for clarification about the colors and materials. The petitioner replied that the trim color below and above the windows would be a beige color, the new pillars and the band above would be brick, with a lighter color above the brick, and the beige color at the bottom of the building would be repeated at the top of the building. **Commissioner Fitzgerald** was in support of the colors and materials being proposed, which in reality would not be as bright as the white shown in the rendering. He suggested adding intermittent vertical elements to help break up the fascia panel at the top of the building, similar to those shown in the inspiration photo of the

retail building at 1 W. Rand Road. He also suggested the petitioner consider either a darker bronze color or black for the window mullions and doors for more of a contrast, which the petitioner was not opposed to.

Commissioner Bombick said that he really liked the improvements being proposed for the shopping center, and he would not change a thing about the proportions of the brick and strip of white color. He pointed out that although it is a long building, compared to other locations, this could be one tenant space, and considering the scale and the way the building has been broken down, he felt it would work well. He did not see a problem with the suggestion to even out the window frames, and he liked how the corner was wrapped. However, **Commissioner Bombick** had concerns about the cost factors of using the materials being proposed, specifically the 'GFRC' panels, and the possibility of the material being changed to EIFS. He felt the GFRC material would really improve the character of this commercial strip on Arlington Heights Road, and he liked the anodized aluminum frames being proposed, which are a bit forward-looking. He felt that washing the white wall area under the cornice with a warm or incandescent color would work well and he suggested the possibility of using changing LED lighting under the cornice, if code allowed. He also felt that a combination of elements to provide protection from the weather above the doors should be considered. With regards to landscaping along Arlington Heights Road, he felt that any tree was better than no tree. **Mr. Zivoli** replied that he was not opposed to adding landscaping in the existing narrow strip of grass along Arlington Heights, which is actually parkway, as long as the Village allowed it.

Commissioner Fasolo felt the proposed changes would greatly improve the shopping center, and he liked Commissioner Bombick's suggestion to add LED lights under the cornice and light up the white panel across the top of the building. Although he preferred to see the brick brought all the way up the building, he understood the structural issues explained by the petitioner. He suggested moving the signage shown on the brick portion of the building up to the white panel at the top of the building. **Mr. Zivoli** replied that in his real estate/property management experience, he has found that signage hung on this panel would have maintenance and appearance issues when it is removed for a different tenant. **Commissioner Fasolo** agreed with Staff's recommendation to omit the knee wall below the storefront windows and extend the storefronts down to the sidewalk level.

Commissioner Kubow said that first and foremost, he felt that the improvements being proposed were fantastic and he liked that the petitioner wants to invest in his property and attract more tenants. He questioned Commissioner Fitzgerald about the survival rate of the minimal amount of landscaping that could be added along Arlington Heights Road, and **Commissioner Fitzgerald** felt that chances for survival were so minimal, it was just better to have grass. **Commissioner Kubow** felt that adding awnings would help break up the verticality of the storefront, provide a pleasing aesthetic and protection from the harsh afternoon sun. In general, he felt the improvements were great and he looked forward to completion of them.

Commissioner Bombick suggested adding roller shades or screen shades for each tenant, which would give some consistency and maintain the crisp, modern look of the building. He also

suggested an old fashioned type of roll-out awnings over the entrances, instead of typical fixed awnings.

Chair Eckhardt initially felt the materials appeared reversed, and he was concerned about signage on the brick surface; however, he could appreciate the logistics of mounting sign panels and letters on any surface, and if the petitioner was comfortable with the signage being lower on the building, then it was fine with him. He felt that adding LED lighting under the top fascia panel would help to light up the building and bring attention. Although he initially agreed with Staff's suggestion to extend the height of the brick piers, he now prefers what is currently being proposed. He also liked Commissioner Bombick's suggestion that the petitioner consider adding retractable shades. He felt the project should be approved the way it is currently proposed.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS AT 1005-1015 S. ARLINGTON HEIGHTS ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 12/08/14 AND RECEIVED 12/10/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A SUGGESTION THAT THE PETITIONER EVALUATE SOME TYPE OF ROLL-OUT FABRIC AWNING COVER ABOVE THE ENTRANCES.**
- 2. A STRONG RECOMMENDATION THAT AN LED STRIP LIGHT BE INSTALLED BENEATH THE UPPER CORNICE, (THE LIGHT SOURCE MUST BE CONCEALED FROM VIEW), TO WASH THE WHITE GFRC PANELS, IN A COLOR THAT IS APPROXIMATELY 3100 KELVIN (WARM WHITE).**
- 3. THE PETITIONER IS REQUIRED TO MEET ALL LANDSCAPE AND PARKING REQUIREMENTS, PER CHAPTER 28.**
- 4. ALL SIGNAGE MUST MEET CODE, PER CHAPTER 30.**
- 5. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT**

BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Bombick commented about the previous suggestion to darken the frame color for more contrast; however, in this particular design, he felt it would throw the building back to the 1970's, 1980's, and would not feel right. There was no further discussion.

**BOMBICK, AYE; KUBOW, AYE; FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

ITEM 3. SIGN VARIATION REVIEW

DC#15-001 – Patton Elementary School – 1616 N. Patton Ave.

Mr. Eric Larson, representing *Patton Elementary School*, and **Mr. Mike Brown**, representing *Arlington Heights School District 25*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to replace an existing non-conforming 24 sf manual change bulletin board wall sign with a new 24 sf electronic LED message board wall sign. The new sign is of similar design as the existing sign, and it will be installed in approximately the same location on the east exterior wall of the school. Electronic changeable LED signs are prohibited per the sign code. Patton Elementary School is located in an R-3 One Family Dwelling District surrounded by single-family homes. The proposed wall sign will be set back from the property line approximately 35 feet, and will face single-family homes directly across the street.

Mr. Hautzinger also gave background information regarding LED signs. He explained that electronic message board signs are currently prohibited in Arlington Heights with the exception of the price display on gas station signs. However, there are two electronic message board signs existing in Arlington Heights: one received a sign variation in 1996 (Daily Herald), and the other is an exempt Village owned Civic Events sign. There are two other existing electronic message board signs that were installed by School District 214 without Village approval, one at Hersey High School and the other at the former Forest View High School. In 2007, Walgreens and Tanita Corporation requested sign variations for electronic message signs, and both requests were denied by the Design Commission and the Village Board. Also in 2007, Southminster Presbyterian Church omitted the electronic portion of a sign variation request after the Design Commission raised concerns over an LED sign in a residential neighborhood.

In 2009, the issue of electronic message board signs was studied in detail by the Planning and Community Development Department and presented to the Design Commission. The culmination of the 2009 study resulted in multiple options for Sign Code amendments that were presented for Design Commission consideration, but the Design Commission decided to continue to not allow electronic message board signs throughout Arlington Heights. Instead, Sign Code amendments were subsequently drafted and approved to more specifically define the use of manual change bulletin board signs throughout Arlington Heights.

Mr. Hautzinger stated that the current sign variation request from Patton Elementary School must be considered by the Design Commission that if approved, the variation will set a precedent for all other schools and churches in all residential neighborhoods. The commissioners should evaluate this specific request individually, but must also consider the effect of this request on a community-wide basis. Eight of the nine schools in School District 25

alone have manual change bulletin board signs, and all of these schools share similar characteristics, and approval of this sign variation could like result in numerous other similar sign variation requests for public schools, private schools, day care centers, and churches in residential neighborhoods.

The petitioner has submitted a hardship letter addressing the hardship criteria, and while Staff does agree that manually changing the message on the bulletin board sign is an inconvenience, electronic message signs are out of character in a residential neighborhood, and the negative impact on the character of the locality needs to be considered. Additionally, safety needs to be considered, as electronic signs can be a distraction to drivers. **Mr. Hautzinger** added that Staff recently surveyed 7 communities surrounding Arlington Heights and determined that only 2 communities (Mt. Prospect & Des Plaines) allow electronic message signs at schools in residential neighborhoods (with restrictions), and of all of the schools in those 7 communities, only 2 elementary schools were reported to actually have electronic message signs.

Mr. Hautzinger also noted that if the Design Commission was to consider this request, certain restrictions for the signs operation should be evaluated, which include the following:

- Static Message. Shall not be allowed to blink, scroll, or animate.
- Hours of Operation
- Illumination Level. Should require an automatic photo sensor dimmer.
- Frequency of Message Change. Consider only once per day.
- Colors
- Setback
- Sign Type
- Window Signs
- Design Standards
- Sound

In summary, Staff has concerns regarding the precedent of this sign variation request relative to all residential neighborhoods; and therefore suggests the following options:

1. Defer action at this time to allow a comprehensive Village-wide re-evaluation of electronic LED signage.
2. Deny the request.
3. Continue the request to a future meeting to allow time for detailed restrictions to be prepared as possible conditions.
4. Approve the request with restrictions.

Of the 4 options, Staff recommends the Design Commission proceed with either Option 1 or Option 2.

Mr. Larson gave background information on the variation request. He stated that Patton School has a very involved PTA who raise funds to purchase items in the district, signs being one of them. It was the PTA's desire that drove the request for the LED sign. School representatives went door-to-door to the homes that face the school to explain the proposed sign, and they distributed flyers to all parents in the school inviting feedback from them. The only feedback received was from one person who thought the LED sign was "really neat". **Mr. Larson** also addressed some of the concerns from the 2009 study and concerns that the commissioners might have. He said that the school does not want to be a distraction and are very much in favor of limiting when the LED sign would be on/off, such as on school days during school hours. The proposed LED sign has a photo sensor built in, which will adjust its brightness/darkness based on outside conditions, and the amount of light the LED sign is actually casting is no different than a back-lit, fluorescent sign. It was noted that the school is a no bus school, with students either walking or being dropped off by parents, and the LED sign would provide a lot of important information to the high amount of foot traffic outside the school. **Mr. Brown** reiterated that safety in the school is a big concern for them with the parent volunteers that change information on the existing bulletin board sign. He saw the LED sign as no more than a civic desire; the school is a representation and a support for the community.

Chair Eckhardt asked if there was any written response from residents living directly across the street from the school regarding the new LED sign. He also noted there was nobody in the audience tonight other than the petitioner's team. **Mr. Larson** replied that written responses were not received from any residents about the new sign. **Chair Eckhardt** recalled the previous variation request from the church on Central Road for an LED sign, which was denied by the Design Commission.

Commissioner Bombick was concerned about the pixels of the proposed LED sign, which did not allow for the same amount of text as the existing manual change bulletin board sign without continuously moving. He was also concerned that a changing LED sign could be annoying to surrounding neighbors, even during the day, and the brightness of the sign should be considered as well. He explained that he was not opposed to the LED sign; however, the color of the letters, the brightness, and amount of information and how often it would change, need to be considered.

Commissioner Fasolo felt the proportions and design of the LED sign were fine; however, he was unsure if this type of sign is appropriate in a residential neighborhood, instead of across from commercial properties or on a busy road. He felt the sign would be a nuisance to the surrounding homes and he was surprised that more feedback was not received from neighbors. He also acknowledged that approving this LED sign would set a precedent for other schools.

Commissioner Kubow questioned how necessary a sign really is in this day and age with information technology. His biggest concern is the snowball effect of allowing this type of sign, especially in a residential neighborhood. Although he wants to help the school get their message out there, he was in favor of Option 1, which is to defer action at this time. He felt additional research was needed, with the snowball effect concerning him the most.

Additionally, a rendering of how the LED sign will look both during the day and at night would be very helpful.

Commissioner Fitzgerald felt the existing bulletin board sign was very unattractive, and he wanted to keep an open mind about the proposed LED sign, as long as the sign was not going to change, or it changed only once a day. He felt a changing LED sign would be a huge distraction and a safety issue. He commented that in the past, he has not cared for LED signs; he does not like them or how the text message changes into other moving symbols, which he is definitely opposed to.

Chair Eckhardt reiterated that the only LED sign the Design Commission ever approved was the Daily Herald sign located near the tollway, and all other previous LED sign requests were denied by the commission, including the church on Central Road who had all good reasons for wanting an LED sign. He understood that the LED sign being proposed by the school is a convenient way to digitally spread information, and he appreciated the efforts of the PTA. He also felt that it might be time to allow the convenience of technology through signs in the Village; if it's good for the Village, then maybe it's good for churches and schools. However, until a comprehensive plan is developed to control LED signs, he felt the sign had to be static with a change only once or twice daily. He had concerns about the neighbors and about distractions with a changing LED sign, even though the sign sits far back from the street. Although he wanted to help the school get their message out, he agreed with Staff about the precedent that approving this sign would set.

Chair Eckhardt said that if a vote is taken tonight, he would vote for Option 1, to defer action at this time to allow a comprehensive Village-wide re-evaluation of LED signs, with plenty of input from residents.

Commissioner Bombick commented that part of the issue and anguish with LED signs is the change from a typical static sign with black and white letters, to a sign that consists of red lights and a black background with moving/changing letters. He referenced the LED signage at the fashion mall in Rosemont and asked Staff if there were any statistics on traffic accidents before and after that sign was put up. He felt that the Village could allow a digital sign with black letters on a white background that changed 2 or 3 times a day and was dimmed at night, which he thought could be a good solution.

Chair Eckhardt questioned whether the technology being shown tonight for the proposed LED sign was considered 'old technology', because that was how it looked to him. He wanted to see a high quality resolution display for the sign, because it will set a precedent if it is approved. He felt that additional education on the technology for the proposed electronic sign was important to share with the commissioners. **Mr. Brown** replied that they are not opposed to providing a presentation of the sign technology if necessary. He added that the existing sign is dated and dirty and makes the building look bad, which is why they are trying to propose signage that not only meets the community's desire, but also is a communication piece.

Commissioner Kubow reiterated his preference for Option 1; defer action at this time to allow a comprehensive Village-wide re-evaluation of electronic LED signs. He added that although the commissioners want to help the school, he felt this LED sign was a 'big picture' item that really needed to be evaluated further.

Mr. Larson clarified that the proposed LED sign can provide for 4 lines of text, consistent with the existing bulletin board sign; the sign can be static or change only once a day, which is appropriate for the school; and the color of the lettering can be changed. They have no interest in making things bounce across the sign, and understand the need to find a balance between modern technology and not being obtrusive to the neighbors. They want to work with the Village to be pro-active in accommodating the concerns of the commission.

Commissioner Fasolo stated he was in favor of Option 1; defer action at this time to allow a comprehensive Village-wide re-evaluation of LED signs. He also agreed with Commissioner Kubow's comment about how necessary a sign really is in this day and age with information technology being what it is.

Chair Eckhardt said that it appears as though the commissioners all prefer to defer the request at this time, and commented that the Village-wide re-evaluation could take a long time.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO PROCEED WITH OPTION 1 TO DEFER ACTION AT THIS TIME OF THE SIGN VARIATION REQUEST FOR PATTON ELEMENTARY SCHOOL (DC#15-001), TO ALLOW FOR A COMPREHENSIVE VILLAGE-WIDE RE-EVALUATION OF ELECTRONIC LED SIGNAGE.

Commissioner Kubow did not want to see the project delayed while the Village put together an ordinance on LED signs. **Chair Eckhardt** agreed and felt that a time limit should be put on the re-evaluation by the Village. **Commissioner Bombick** agreed as well and felt this was a specific and unique situation with the school that the commissioners should make a decision about, after which time could be taken to discuss LED signs relative to commercial projects.

Chair Eckhardt said that it appeared as though the commissioners all agreed that there needs to be a comprehensive Village-wide change to the sign ordinance with regards to LED signs. In the meantime, he questioned why the commissioners would discourage the petitioner from continuing their variation request and bringing additional information back to help educate the commissioners and help in their variation being approved. He preferred a motion stating that while the commissioners agree to defer action for a comprehensive Village-wide re-evaluation at this time, they did not want to discourage the petitioner from continuing their request, and continuing to educate and bring something back before the Design Commission that may or may not be approved. The other commissioners agreed.

A MOTION WAS MADE BY COMMISSIONER FASOLO TO AMEND THE PREVIOUS MOTION, SECONDED BY COMMISSIONER FITZGERALD.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO PROCEED WITH OPTION 1 AND DEFER ACTION AT THIS TIME OF THE SIGN VARIATION REQUEST FOR *PATTON ELEMENTARY SCHOOL* (DC#15-001), AND THE FOLLOWING:

1. TO CONTINUE THE PETITIONER'S VARIATION REQUEST AND ALLOW TIME FOR THE PETITIONER TO PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED LED SIGN, AND A PRESENTATION BY THE SIGN MANUFACTURER, SO THE DESIGN COMMISSION CAN EXPLORE THE TECHNOLOGY REQUESTED.
2. TO ALLOW FOR A COMPREHENSIVE VILLAGE-WIDE RE-EVALUATION OF ELECTRONIC LED SIGNAGE, AND SIMILAR LED SIGN VARIATION REQUESTS IN RESIDENTIAL NEIGHBORHOODS.

It was noted that the motion should include a date specific to continue the project to, which would eliminate additional notification requirements. The petitioner agreed to return to the Design Commission on February 24, 2015 with additional information on the technology of the proposed LED sign. **Mr. Hautzinger** referred the petitioner to the "Possible Restrictions" listed on Page 5 of the Staff report, and recommended these items be reviewed with the sign contractor and information provided to Staff on how the LED is intended to be used.

3. TO CONTINUE THE PROJECT TO THE DESIGN COMMISSION MEETING ON FEBRUARY 24, 2015.

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

ITEM 4. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMICK, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 8:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#15-005 - Chuck E. Cheese's - 41 W. Rand Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an exterior renovation to an existing multi-tenant retail building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Chuck E. Cheese's to be located at 41 W. Rand Road. This recommendation is subject to compliance with the plans dated and received 1/26/15, 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. Consider a revised kitchen layout to allow additional storefront windows to the right of the main entry, or consider adding the storefront windows with false spandrel glass (black color to match the appearance of the vision glass).
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. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
4. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chuck E. Cheese's
Project Address: 41 W. Rand Road
Petitioner Name: Lorena Gatsos

Date Prepared: February 3, 2015

PETITIONER INFORMATION:

DC Number: 15-005
Prepared By: Steve Hautzinger
Petitioner Address: 221 Bedford Rd., Suite 112
Bedford, TX 76022

Meeting Date: February 10, 2015

Requested Action(s):

1. Approval of the proposed architectural design for an exterior renovation to an existing multi-tenant retail building.

ANALYSIS:

Summary

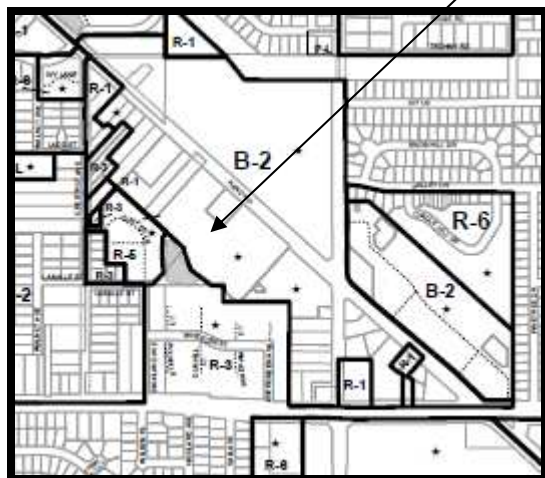
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code." The Design Commission reviews commercial buildings to ensure that the proposed design is in character with the area.

The petitioner is proposing exterior improvements to an existing multi-tenant retail building to create a new storefront for Chuck E. Cheese's family fun and entertainment center. The proposed business will occupy a vacant space within the Annex of Arlington retail center which contains existing retail tenants such as Petco, HH Gregg, Trader Joe's, Panera Bread, and Barnes & Noble. The scope of the project includes interior tenant improvements and a new exterior storefront entry. There are no site or landscaping improvements being proposed. The property is zoned B-2, General Business District. The overall site area is approximately 16 acres, and Chuck E. Cheese's space is approximately 13,263 sf. This project does require Plan Commission review and Village Board approval as a Special Use for a restaurant and amusement device arcade.

Site

ANALYSIS

Subject Property



Zoning Map of Subject Property



Aerial of Subject Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Northwest	B-2 Zoning District	Commercial / Retail	Commercial
South	R-5 & R-3 Zoning District	Multiple Family Dwelling District Single Family Dwelling District	Moderate Density Multi Family Single Family Attached
East	B-2 Zoning District	Commercial / Retail	Commercial
West	R-1 Zoning District	One Family Dwelling District	Moderate Density Multi Family

Architectural Design:

The proposed new storefront design is consistent with Chuck E. Cheese's national prototype brand. Overall, the materials, colors, design composition, and scale of the proposed new storefront is nicely done and will work well in this location. The storefront design has a fun and whimsical appearance that caters towards Chuck E. Cheese's unique business, but it still retains a nice appearance that fits in with the overall retail center. The only comment on the design is that adding more storefront windows to the right side of the main entrance would balance out the composition and provide greater visibility for the business as well as add more liveliness to the retail center. However, the proposed layout of the kitchen abuts the front wall of the building preventing additional windows. A revised kitchen layout to accommodate the additional storefront windows, or false spandrel glass storefront windows (black color to match the appearance of the vision glass) should be considered to the right of the main entrance.

Dumpster Screening:

All dumpsters and loading are located on the rear service area for the retail center which is screened from public view with a continuous fence.

Rooftop Mechanical Screening:

Rooftop mechanical units are located away from the front wall of the building and they will be screened from public view by the building parapet walls. The petitioner has provided a sightline diagram to illustrate compliance.

Signage:

Signage is not included in this review, but will be required to comply with the Chapter 30 sign code.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Chuck E. Cheese's to be located at 41 W. Rand Road. This recommendation is subject to compliance with the plans dated and received 1/26/15, 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. Consider a revised kitchen layout to allow additional storefront windows to the right of the main entry, or consider adding the storefront windows with false spandrel glass (black color to match the appearance of the vision glass).
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. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
4. All signage must meet code, Chapter 30.

Chuck E. Cheese's
41 W. Rand Rd.
DC 15-005
(Commercial)
PIN #: 03-17-300-006

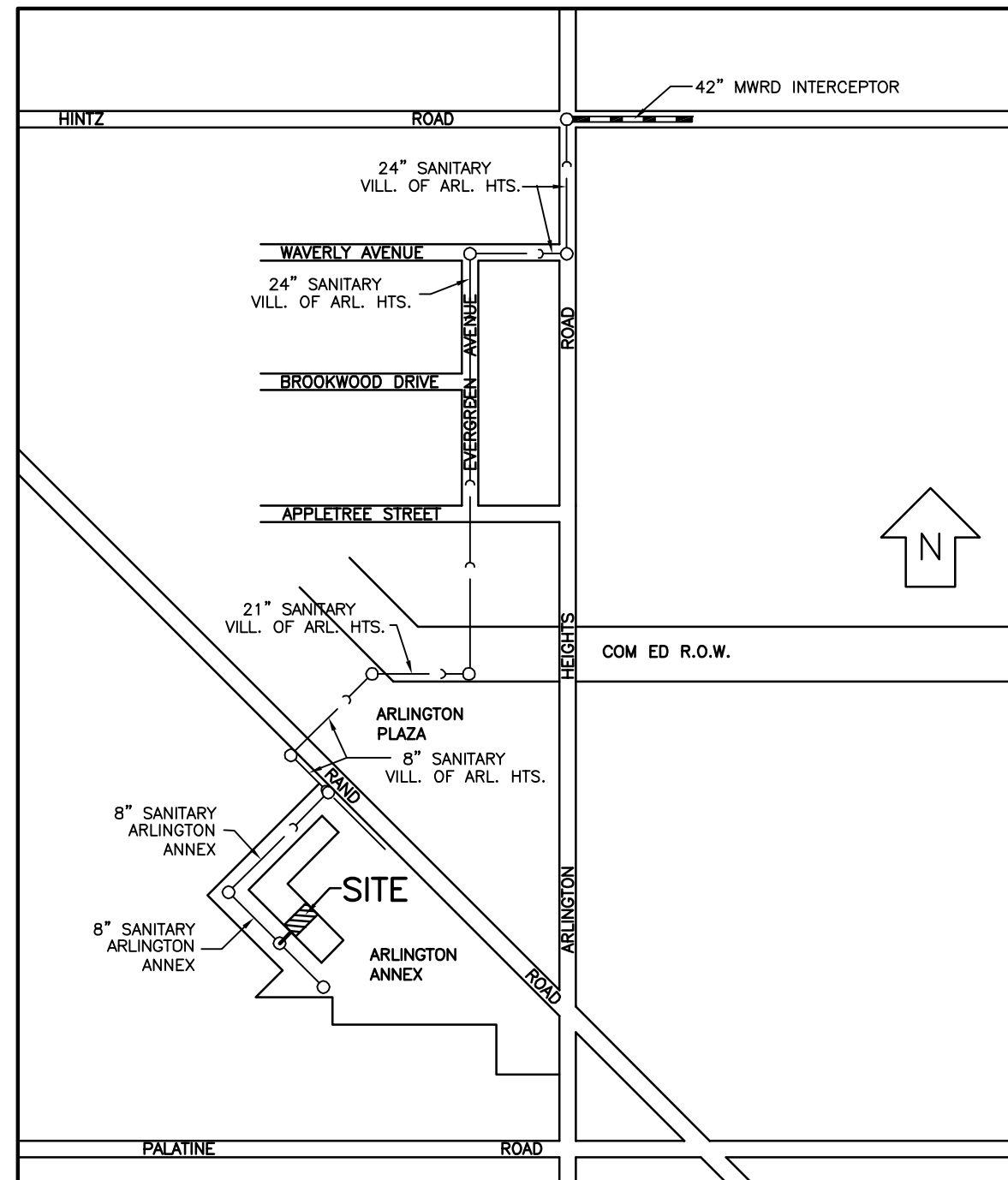
February 3, 2015

Steve Hautzinger, Design Planner

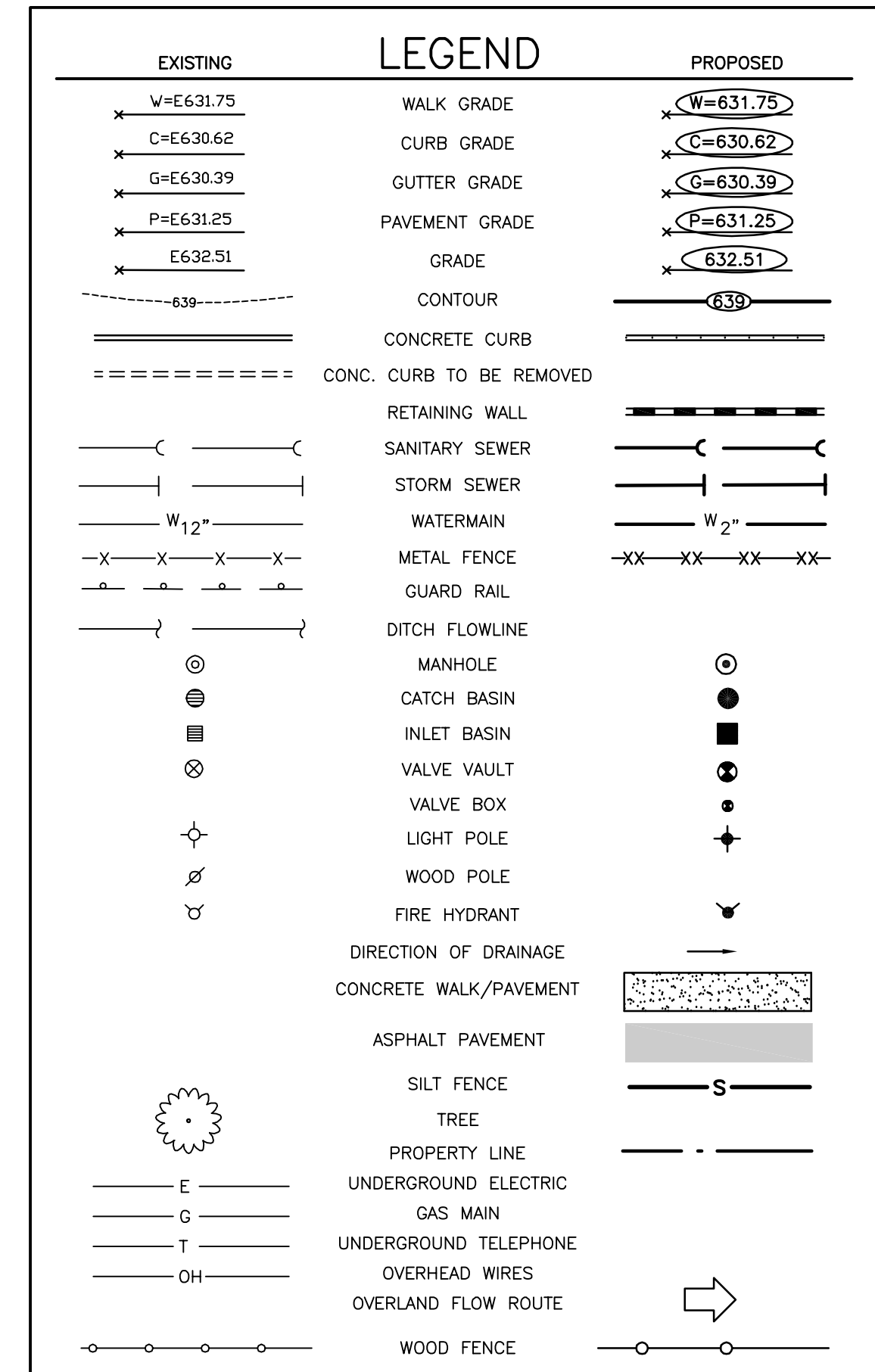
Cc: Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services,
Petitioner, DC File 15-005

CHUCK E CHEESE RESTAURANT

ANNEX OF ARLINGTON HEIGHTS SHOPPING CENTER SWC ARLINGTON HEIGHTS ROAD & RAND ROAD ARLINGTON HEIGHTS, ILLINOIS



SITE LOCATION MAP
N.T.S.



GENERAL DEVELOPMENT NOTES

- All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
- At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
- Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

GENERAL NOTES AND SPECIFICATIONS

- All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
- All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
- Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses below a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5'-6". Minimum horizontal separation of 10' between sewer and water main is required.
- All sewer and water main trenches under or within two feet of existing or proposed curbs, sidewalks, or pavement shall be backfilled with compacted porous granular backfill (DOT gradation CA-6).
- Commonwealth Edison, A.T. & T., Nicor Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
- Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
- Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
- All elevations shown are NAVD 1988 datum.
- The Village of Arlington Heights Building, Engineering, and Public Works Departments shall be notified at least two working days prior to start of construction.
- All structures shall be clean at time of final acceptance by the Village at no additional cost.
- All work to meet all State and Local codes and requirements.
- Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
- Valve vault lids shall be stamped "Water", storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary". All covers shall be stamped "Arlington Heights".
- Sanitary sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, unless otherwise noted on the drawings.
- D.I. sewer pipe to be cement-lined ductile iron pipe, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints ANSI A21.11. All D.I. sewer pipe shall be polyethylene wrapped, 8 mil thick per ANSI 221.5-1972 and AWWA C-105-72.
- Stone bedding 1/4" to 1" in size, with a minimum depth of 6" below the pipe and 12" above the pipe shall be provided for all sanitary sewer construction (DOT gradation CA-11 or CA-13).
- All floor drains shall be connected to the sanitary sewer system. All down spouts and footing drains shall discharge into the storm sewer system.
- "Band Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4" and greater.
- PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
- Water service line (2" and smaller) shall be copper water tube, type K, soft temper for underground service conforming to ASTM B-88 and B-251 and also conforming to all Village of Arlington Heights requirements. Water mains and service lines larger than 2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included. All ductile iron watermain shall be polyethylene wrapped, 8 mil thick per ANSI 221.5-1972 and AWWA C-105-72.
- The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants P.C., and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The Contractor(s) is (are) solely responsible for jobsite safety.
- All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be I.D.O.T. Class PV.
- All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful material. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
 - Circular saw-cut of sewer main by proper tools ("Sewer-Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
 - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
 - With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
- Not used.
- The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
- The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
- The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
- All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install materials, equipment, and/or manpower necessary to accomplish this.
- In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with the standard drawings 19.20,21,22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2009 edition.
- Any new sanitary sewer shall be tested in accordance with the specifications in the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Arlington Heights and MWRD requirements.
- All construction and traffic control within the highway rights-of-way shall comply with all I.D.O.T. and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operation's shall be replaced in kind. Cost of traffic control and replacement of disturbed items shall be considered incidental to the contract.
- All excess excavated material shall become the property of the contractor and shall be removed from the site and be legally disposed of by him. The contractor shall comply with all current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
- The MWRD Local Sewer Section (708) 588-4455 must be notified at least two working days prior to the start of construction.
- Reinforced concrete storm sewer pipe shall be ASTM C-76 with rubber gasket joints (ASTM C443), except as noted.
- Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
- All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or precast reinforced concrete. Flexible connectors conforming to ASTM C-923 are required at all manhole pipe connections.
- Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
- The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
- All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.
- Except for foundation/footing drains provided to protect buildings, and for underdrains serving green infrastructure, drain tiles/field tiles/underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes other than those serving green infrastructure, encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
- All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.

MWRD NOTE #8:
WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CAN NOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATERMAIN, THE SEWER SHALL BE CONSTRUCTED TO WATERMAIN STANDARDS.

SPECIAL NOTE:
THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND REQUIREMENTS.

OPERATES
24 HOURS
365 DAYS

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY _____ COOK
CITY-TOWNSHIP _____ ARLINGTON HEIGHTS
SEC. & 1/4 SEC. NO. # _____
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

INDEX OF DRAWINGS

- C-1 TITLE SHEET
- C-2 UTILITY PLAN
- C-3 DETAILS

BENCHMARK:
BENCHMARK NO. 1=701.12=ELEVATION OF NORTH UPPER FLANGE BOLT ON FIRE HYDRANT 14' NORTHWEST AND 41' SOUTHWEST OF THE SOUTHWEST CORNER OF THE PETCO TRUCK DOCK. (NAVD 1988 DATUM).

ARCHITECT
JAMES M. HAMILL, A.I.A.
221 BEDFORD ROAD, SUITE 212
BEDFORD, TX 76022
817-354-6010

SPECIAL NOTE

Prior to the commencement of construction, the contractor shall meet with the construction representatives of both Chuck E Cheese and The Annex of Arlington to discuss the construction schedule for the project. The existing retail stores both southeast and northwest of Chuck E Cheese shall remain in full operation and open to employees and customers at all times during the course of this project. Work shall be scheduled and performed so as not to interrupt the operation of the existing facilities. The contractor shall provide and maintain barricades, warning devices, flag men, etc. as required to insure safe passage for vehicular and pedestrian traffic to and from the facilities. The contractor shall so conduct and stage his work such that there is always an adequate parking area available. The existing parking areas and walkways shall remain free from mud, dirt, debris and contractor's stored materials at all times during construction, except for those areas shown on the plans as being removed and replaced. Saw cutting, removal and replacement of pavement shall be conducted so as to minimize inconvenience to vehicles and pedestrians, and shall allow safe access to entrances at all times. The contractor shall use only rubber tired equipment on and over those areas of existing pavement to remain, and shall remove and replace in kind any sections of existing pavement shown to remain that are damaged by his operations at no additional cost.

REVISIONS

NO.	DATE	DESCRIPTION

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES APRIL 30, 2015
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
NOVEMBER 20, 2014



Marshall K. Skibbe
11-20-14
LIC. EXP. 11-30-15



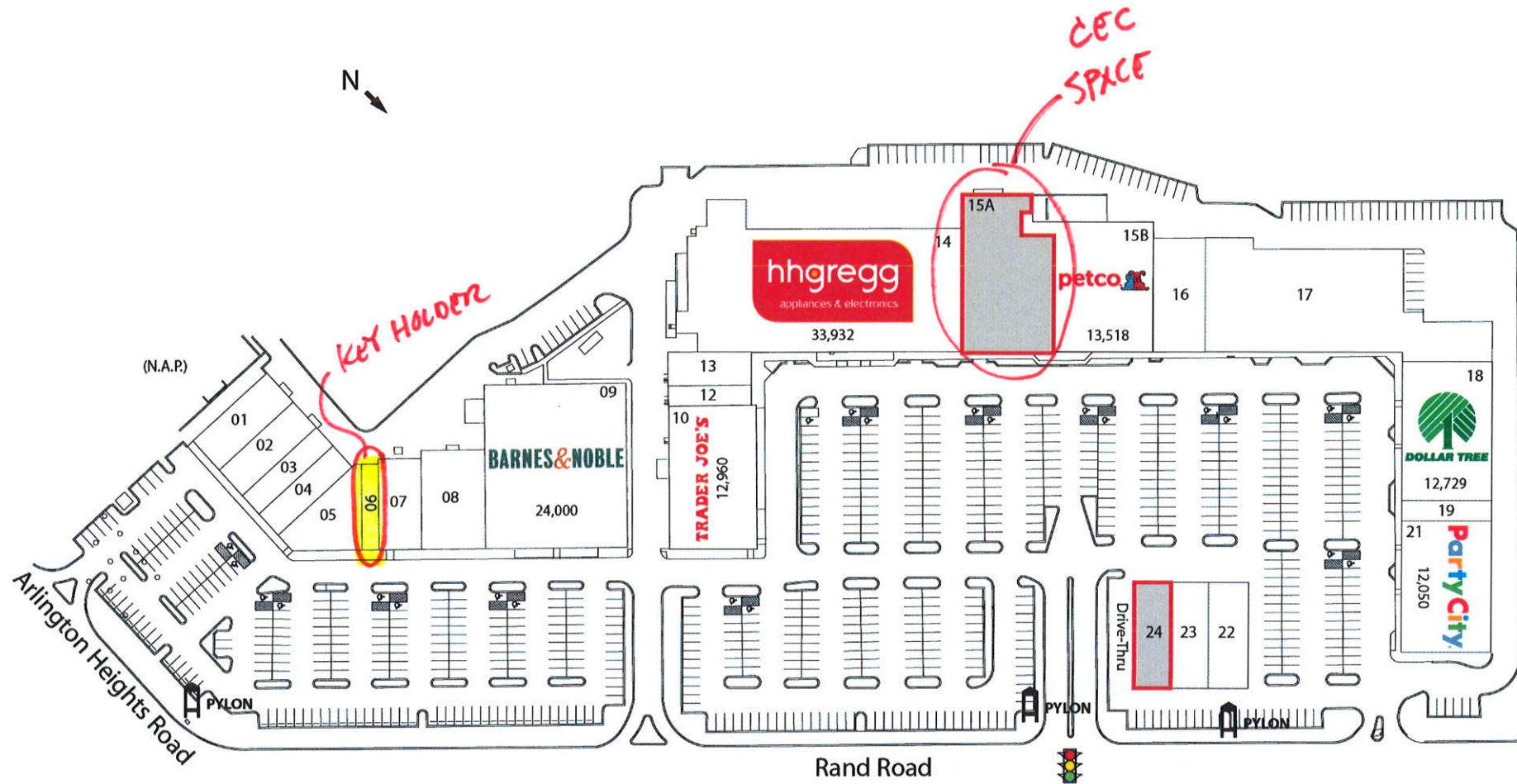
Annex of Arlington

1-115 West Rand Road, Arlington Heights, IL - 60004 (42.113461, -87.983431)

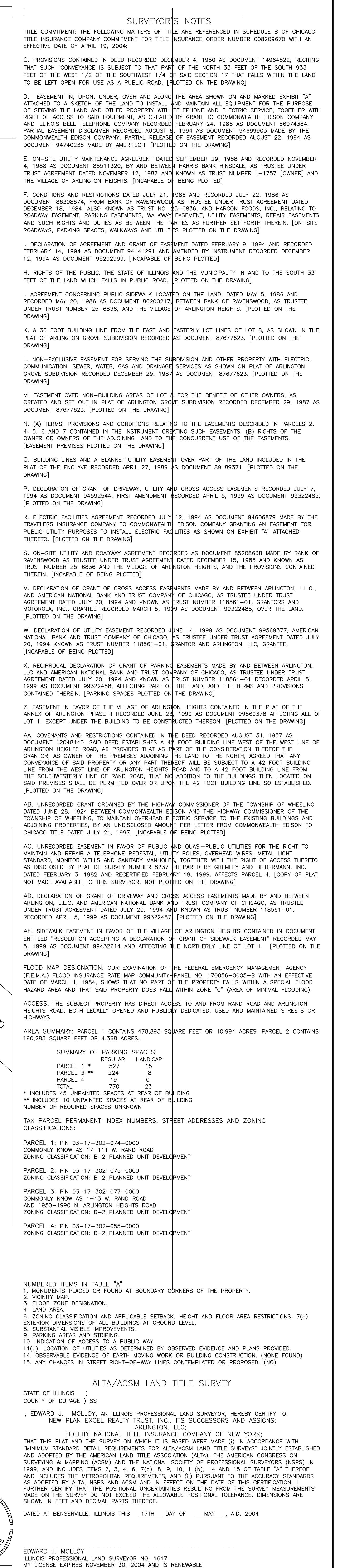
GLA: 193,175

Major Tenants: Trader Joe's, Barnes & Noble Booksellers, hhgregg, Petco, Binny's Beverage Depot, Dollar Tree, Party City

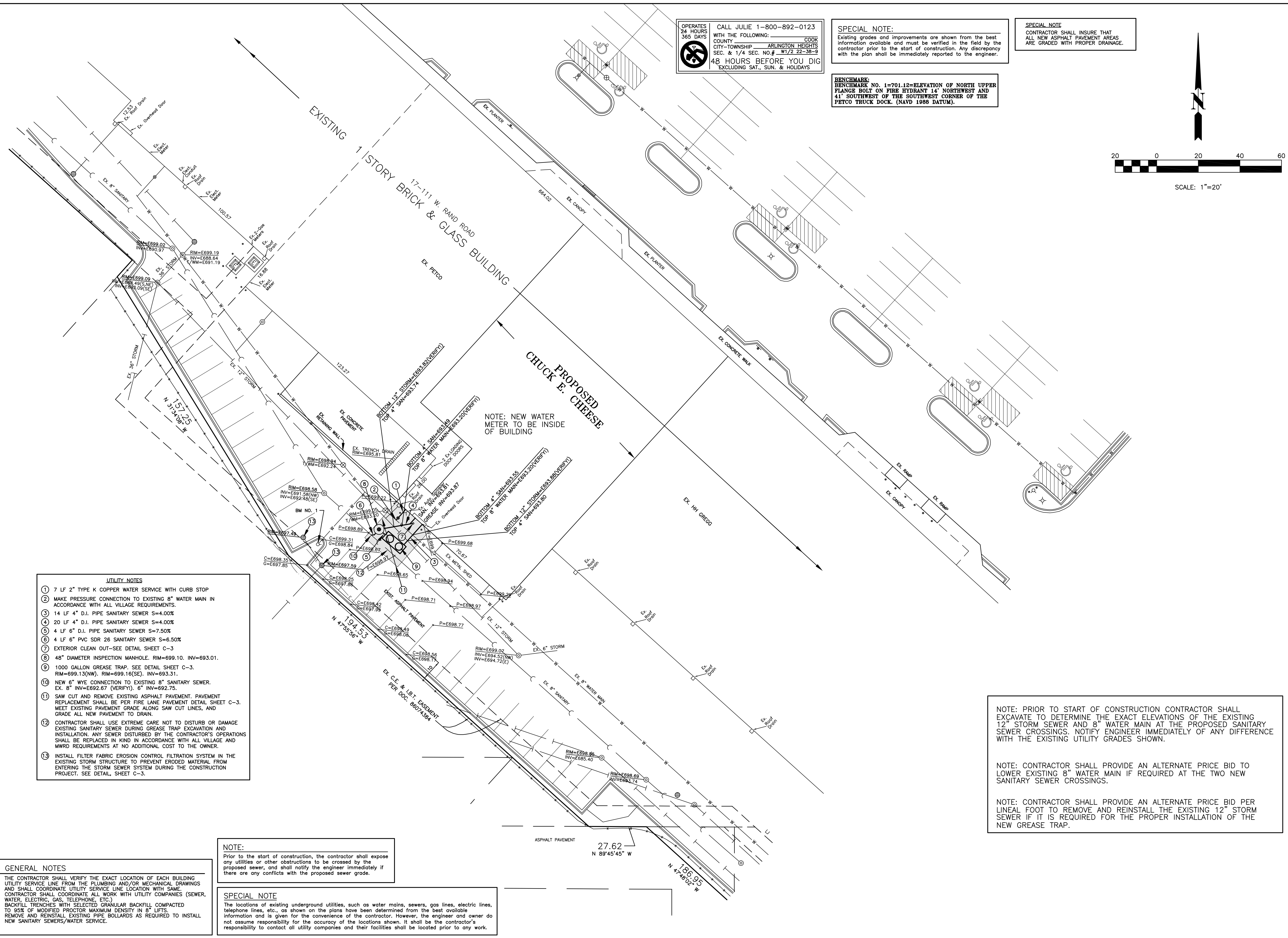
BRIXMOR™



Unit	Retailer	Sq. Ft.
N.A.P	McDonalds	0
01	Garibaldi's	4,000
02	Bedding Experts	3,500
03	For Eyes Optical	2,500
04	T-Mobile	2,338
05	The Vitamin Shoppe	4,881
06	Edward's Cleaners	1,417
07	Panera Bread	4,000
08	Hallmark	6,500
09	Barnes & Noble Booksellers	24,000
10	Trader Joe's	12,960
12	Weight Watchers	1,700
13	Life Source	2,832
14	hhgregg	33,932
15A	Available	13,515
15B	Petco	13,518
16	West Marine	7,403
17	Binny's Beverage Depot	21,808
18	Dollar Tree	12,729
19	H&R Block	1,800
21	Party City	12,050
22	Smash Burger	2,201
23	Jersey Mike's Subs	1,473
24	Available	2,099



THE RECORD OF ELECTRONIC DATA TRANSMISSION BY USE, STORAGE, AND ACCESS AS FOLLOWS:
PROVIDE ALL OF THE CHANGES TO THE PROJECT AND BE TRANSMITTED TO THE USER. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE
IMPROVEMENTS AND LOCATIONS IN THE CAD FILES HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF PLANS AND LEGALLY 20 FEET PAPER DOMAINS. DIFFERENCES MAY EXIST BETWEEN THE
DOCUMENTS AND ELECTRONIC FILES. THE USER OF SCALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL VERIFY THE ACCURACY OF THE DATA FILES DUE TO DATA
INCONSISTENCIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL NOT BE RESPONSIBLE FOR ANY
NOT GUARANTEED ACCURACY AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL NOT BE RESPONSIBLE FOR ANY
AND ATTORNEYS' FEES ARISING OUT OF THE UNAUTHORIZED REPRODUCTION OR ANY USE OF THE INFORMATION IN THESE DRAWINGS. THE USER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL NOT BE RESPONSIBLE FOR ANY
AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THIS DATA.



CIVIL ENGINEERS
SITE PLANNERS
LAND SURVEYORS

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT
PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-15

UTILITY PLAN

CHUCK E. CHEESE'S PIZZA

ARLINGTON HEIGHTS RD & RAND RD

ARLINGTON HEIGHTS, ILLINOIS

REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE

DRAWN BY: KRL

CHECKED BY: MKS

DATE: 11-20-14

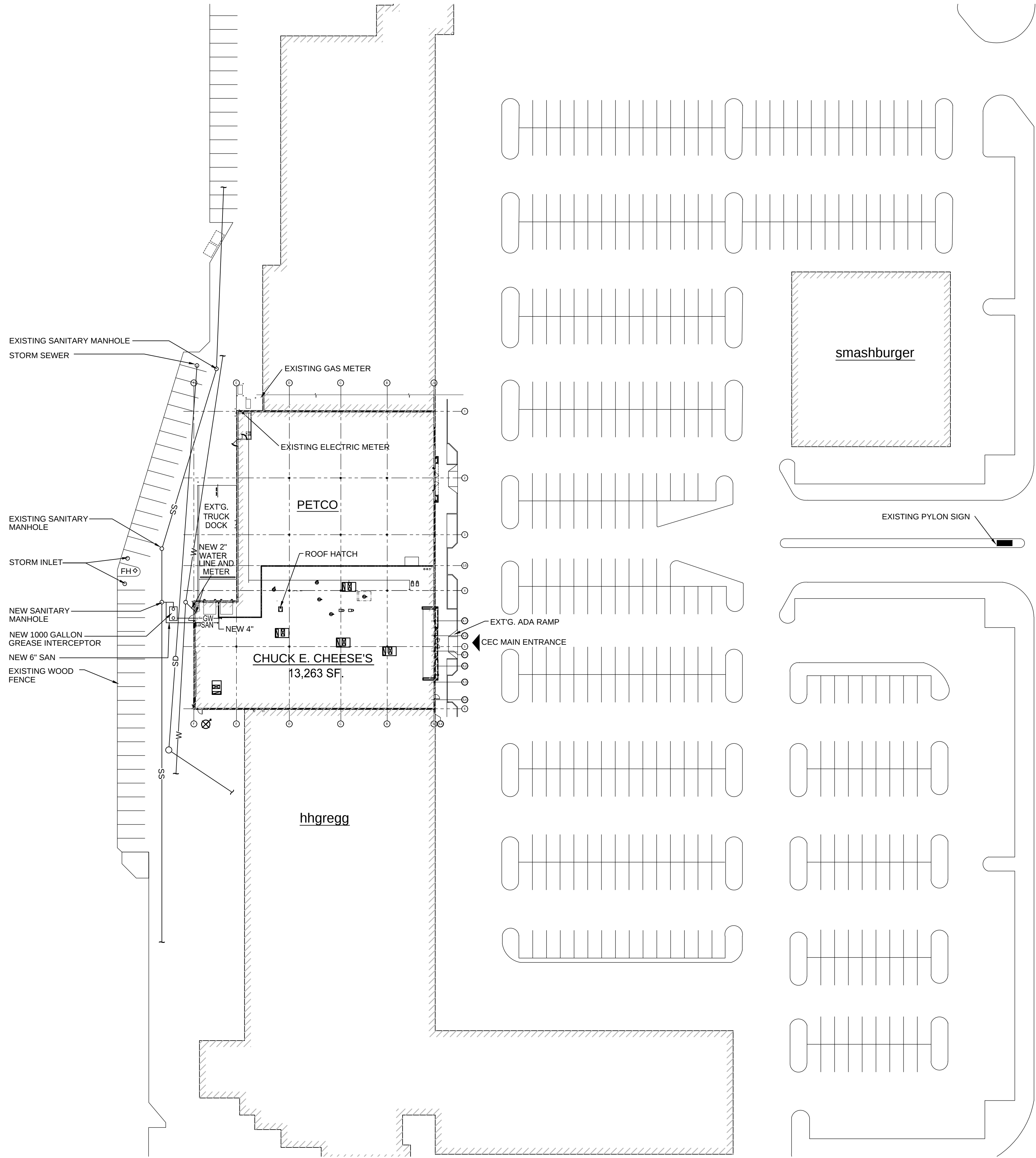
SCALE: 1"=20'

DRAWING NO.

C-2

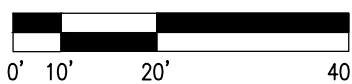
JOB NO.

14-45



01 ARCHITECTURAL SITE SKETCH

SCALE: 1" = 40'-0"



AERIAL VIEW



ARCHITECTURE - PLANNING - DESIGN
JAMES M. HAMIL, AIA
221 BEDFORD ROAD, SUITE 212
BEDFORD, TX 76022 817.354.6010

CHUCK E. CHEESE'S PIZZA
ANNEX OF ARLINGTON HEIGHTS SHOPPING CENTER
41 W. RAND ROAD
ARLINGTON HEIGHTS, IL. 60004
C.E.C. ENTERTAINMENT, INC.
41 WEST AIRPORT FREEWAY
IRVING, TX 75002

#688

ARLINGTON HEIGHTS, IL.

ARCHITECTURAL SITE SKETCH

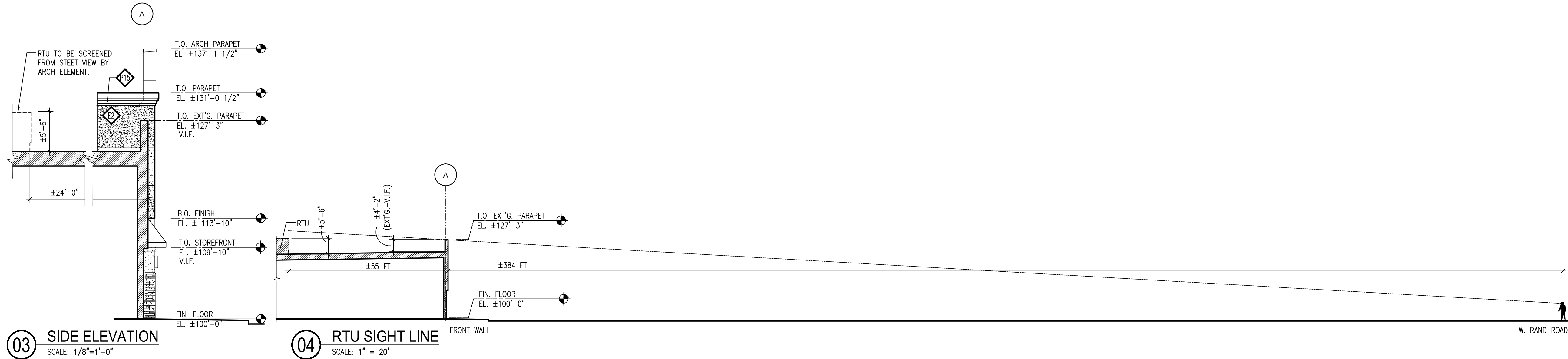
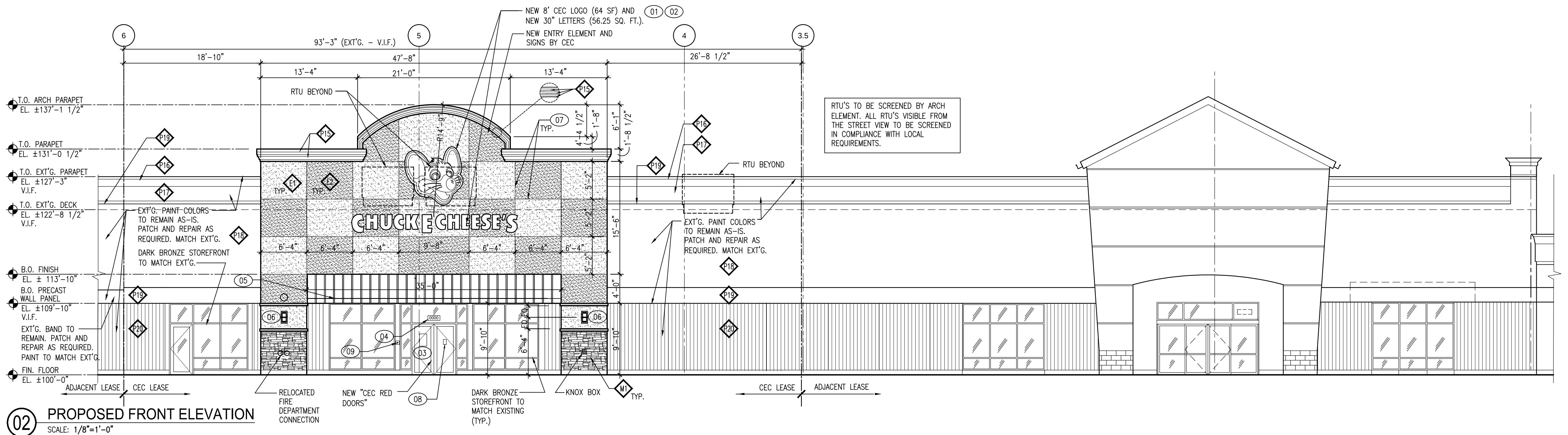
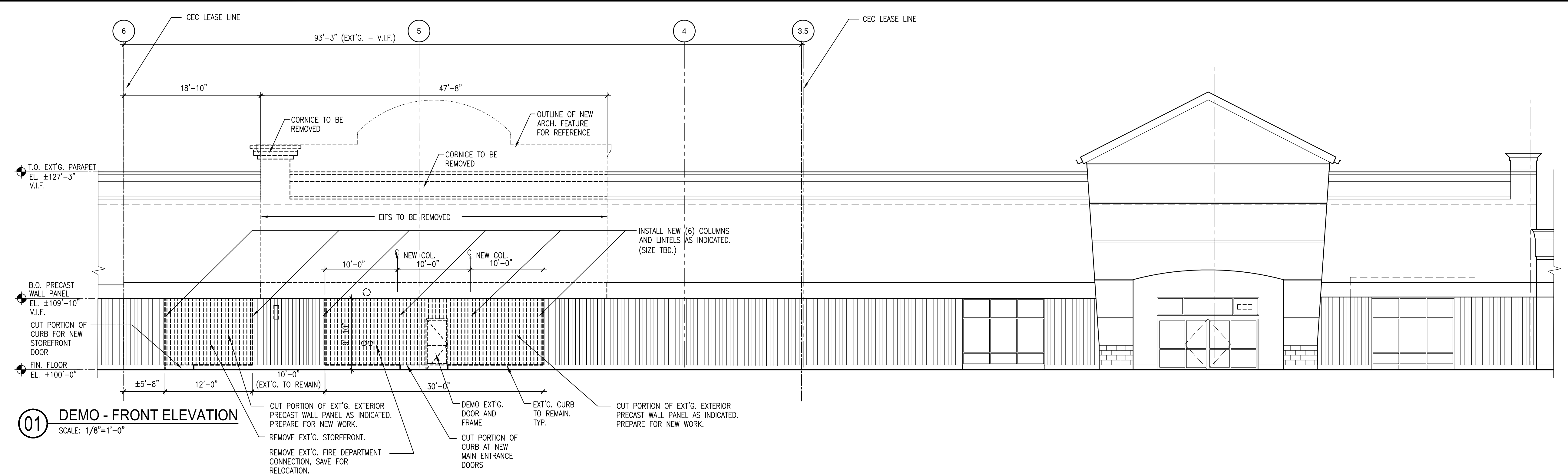
DATE
01-23-2015

REVISIONS

PROJECT NUMBER
SB-688-RELO-2015

SHEET
A0.0
OF 6

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GENERAL NOTES

- SIGN COMPANY SHALL OBTAIN ALL REQUIRED SIGNAGE PERMITS PRIOR TO INSTALLATION OF NEW WORK AND REPAIRS.
- PAINTED FEATURES: ALL DOWNSPOUTS, SCUPPERS, ELECTRICAL PANELS, GRILLES, CONDUIT AND PIPING, VISIBLE TO PUBLIC, SHALL BE PAINTED TO MATCH ADJACENT MATERIAL FINISH AND BANDING, U.N.O.
- UNPAINTED ITEMS: DO NOT PAINT OVER SECURITY CAMERAS, SECURITY/FIRE ALARM BELLS AND ASSOCIATED PUMPS FIXTURES FITTINGS AND OTHER LIFE SAFETY FIXTURES. DO NOT PAINT OVER ELECTRICAL AND PLUMBING LABELS.
- VEGETATION: ALL PLANTS, TREES, VEGETATION, GARDEN BEDS AND ASSOCIATED PATHWAYS TO BE PROTECTED FROM ANY PHYSICAL OR PAINT DAMAGE PRIOR TO PAINTING. PLANTS TO BE TRIMMED AND MAINTAINED PER INSTRUCTION FROM C.E.C. ENTERTAINMENT INC.

EXTERIOR ELEVATION LEGEND

- A4.01 SIGNAGE - LOGO: PROVIDE ILLUMINATED "CHUCK E LOGO" SIGNAGE. SIGN COMPANY TO PROVIDE AND INSTALL SIGNAGE. POWER THROUGH TIME CLOCK.
- A4.02 SIGNAGE - LETTERS: SIGN COMPANY TO PROVIDE AND INSTALL ILLUMINATED CHUCK E CHEESE LETTERING SIGNAGE. SIGN COMPANY TO PROVIDE AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE INSTALLATION. POWER THROUGH TIME CLOCK.
- A4.03 SIGNAGE - HOURS DECAL: G.C. TO INSTALL HOURS OF OPERATION DECAL ON DOOR. SEE ELEVATION FOR LOCATION.
- A4.04 SIGNAGE - ADDRESS: G.C. TO PROVIDE AND INSTALL ADDRESS SIGNAGE. SEE EXTERIOR ELEVATION FOR LOCATION AND SIZES.
- A4.05 CANOPY - SIGN COMPANY TO PROVIDE AND INSTALL PRE-FINISHED METAL CANOPY.
- A4.06 TERON ZENITH W SMALL LIGHT: G.C. TO INSTALL AND PROVIDE POWER TO 15"SQ. ZENITH W SMALL LIGHT.
- A4.07 REVEAL: "V" GROOVE REVEAL - SEE DETAIL 09/A7.2.
- A4.08 ADA SIGNAGE: ADA DECAL SYMBOL APPLIED TO MAIN ENTRANCE DOOR.
- A4.09 DOOR BELL: PROVIDE DOOR BELL AT SERVICE DOOR FOR DELIVERIES AT 72" AFF. SEE ELECTRICAL DRAWINGS.

EXTERIOR ELEVATION LEGEND

- P1 PANELIZED STONE VENEER: VERSETTA STONE. TYPE - TERRA ROSA VENEER. STYLE- LEDGE. COLOR - TAN.
- P1 HOLLYBERRY RED
- P10 PAINT SAND
- P1 EIFS DRYVIT SYSTEM SAND BLAST TEXTURE - TO MATCH P-12 SAND SW2059. BUCKSKIN #449 BASE: PASTEL
- P1 EIFS DRYVIT SYSTEM SAND BLAST TEXTURE - TO MATCH P-14 CANOE SW 2043
- P10 PAINT CANOE
- P15 PAINT AUGUST MOON.
- P10 EXISTING METAL COPING AND PAINT COLOR TO REMAIN
- P10 EXISTING EIFS CORNICE AND PAINT COLOR TO REMAIN
- P10 EXISTING EIFS WALL AND PAINT COLOR TO REMAIN
- P10 EXISTING EIFS ACCENT BAND AND PAINT COLOR TO REMAIN
- P10 EXISTING GROOVED PRECAST WALL PANEL AND PAINT COLOR TO REMAIN.

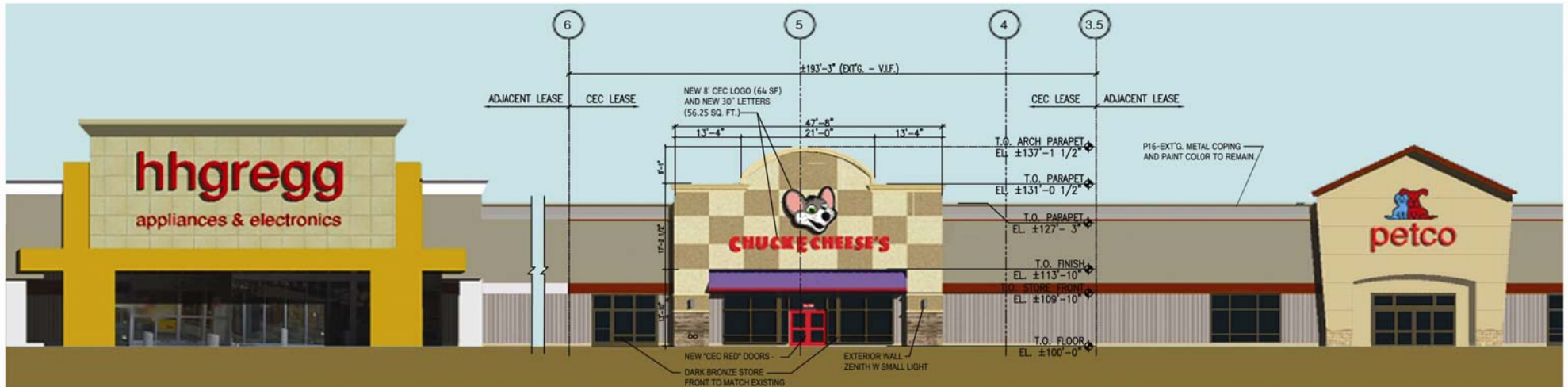
- P-1 HOLLYBERRY RED USED ON EXTERIOR METALS. METAL PRIMER - SW KEN KROMICK UNIVERSAL PRIMER, B50Z SERIES. METAL PAINT - CUSTOM FORMULA: BASE - SW INDUSTRIAL ENAMEL SAFETY RED - 654R38 TINTED TO THE FOLLOWING: 844 COLORANTS - QV-40, QR-32, TW-16 THESE COLORANTS ARE 844 COLORANTS THAT ARE AVAILABLE AT SHERWIN-WILLIAMS COMMERCIAL STORES. EXTERIOR SUBSTRATES (DRYVIT AND METALS) BASE - EXTERIOR ACCENTS LATEX SEMI-GLOSS MATCHED TO HOLLYBERRY RED.
- P-12 SAND SW2059 USED ON EXTERIOR DRYVIT. MASONRY PRIMER - SW LOXON MASONRY PRIMER, A24W300. MASONRY PAINT - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM) CMU BLOCK - HEAVY DUTY BLOCK FILLER, B42W46. CMU PAINT - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM) METAL PRIMER - KEN KROMICK UNIVERSAL METAL PRIMER, B50Z SERIES ON METAL FLASHING. PAINT - DTM B66W201
- P-14 CANOE SW2043 USED ON EXTERIOR DRYVIT. PRIMER - SW LOXON MASONRY PRIMER, A24W300. PAINT - FORMULA BASE A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS) CANOE SW2043 TO BE USED ON EXTERIOR CMU PRIMER - SW HEAVY DUTY BLOCK FILLER, B42W46. BLOCK MUST BE FILLED TO BE PIN HOLE FREE. PAINT - FORMULA BASE A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS)
- P-15 AUGUST MOON SW2119 USED ON EXTERIOR DRYVIT AND METALS. MASONRY PRIMER - SW LOXON MASONRY PRIMER, A24W300. MASONRY PAINT - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM) CMU BLOCK - HEAVY DUTY BLOCK FILLER, B42W46. CMU PAINT - A-100 EXTERIOR LATEX SATIN, A82 SERIES. (TWO COATS MINIMUM) METAL PRIMER - KEN KROMICK UNIVERSAL METAL PRIMER, B50Z SERIES ON METAL FLASHING. (PAINT - DTM B66W201)



ARCHITECTURE - PLANNING - DESIGN
JAMES M. HAMILL, AIA
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817.354.6010

CHUCK E. CHEESE'S PIZZA
ANNEX OF ARLINGTON HEIGHTS SHOPPING CENTER
41 W. RAND ROAD
ARLINGTON HEIGHTS, IL. 60004
C.E.C. ENTERTAINMENT, INC.
141 WEST AIRPORT FREEWAY
IRVING, TX 75062
#688
ARLINGTON HEIGHTS, IL.
EXTERIOR/MALL ELEVATIONS

DATE
01-23-2015
REVISIONS
PROJECT NUMBER
SB-688-RELO-2015
SHEET
A4.0
OF 6



PROPOSED FRONT ELEVATION - N.T.S

COLOR LEGEND



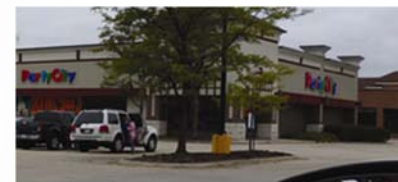
COLOR PHOTOGRAPH OF PROTOTYPICAL CHUCK E. CHEESE'S



EXISTING FRONT ELEVATION



ELEVATIONS OF EXISTING STREET FACADES

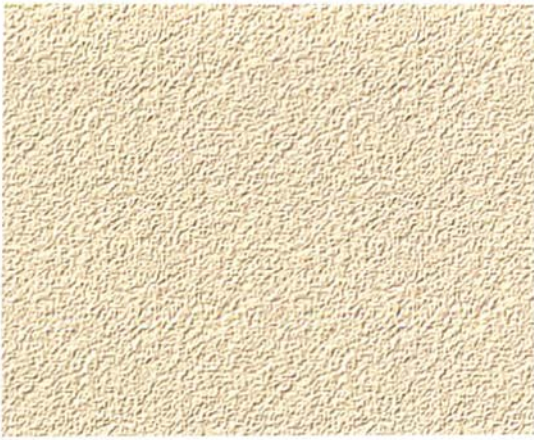


CHUCK E. CHEESE'S PIZZA

ANNEX OF ARLINGTON HEIGHTS SHOPPING CENTER
41 WEST RAND ROAD
ARLINGTON HEIGHTS, IL. 60004



JAMES M. HAMILL, AIA
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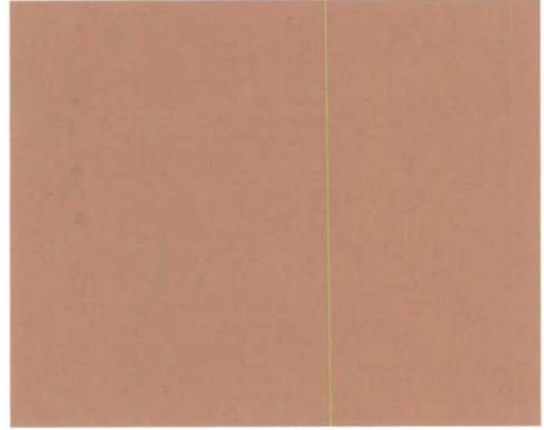
EIFS P-4 (SAND)



PAINT P-4 (SAND)



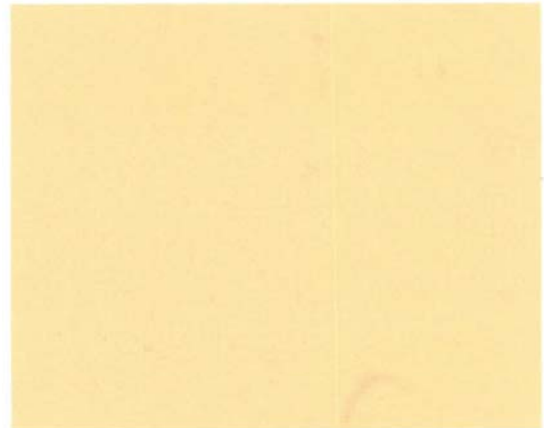
EIFS P-11 (CANOE)



PAINT P-11 (CANOE)



VERSETTA STONE (TAN)



PAINT P-12 (AUGUST MOON)



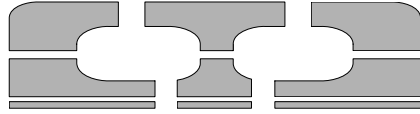
METAL AWNING
(CORSICAN PURPLE)



PAINT P-1 (HOLLYBERRY RED)



CHUCK E CHEESE'S



JAMES M. HAMILL, AIA
ARCHITECTURE-PLANNING-DESIGN
221 BEDFORD ROAD, SUITE 212, BEDFORD, TX 76022 (817) 354-6010

PETITIONER NAME: LORENA GATSOS
DATE: JANUARY 20, 2015
PROJECT: CHUCK E. CHEESE'S
LOCATION: ANNEX OF ARLINGTON HEIGHTS SHOPPING CENTER
41 W. RAND ROAD
ARLINGTON HEIGHTS, IL. 60004

MATERIAL LIST:

- 1. NEW STOREFRONT:** DARK BRONZE TO MATCH EXISTING.
- 2. NEW STANDING SEAM METAL AWNING:** PRE-FINISHED, PURPLE WITH RED STRIPE.
- 3. NEW PANELIZED STONE VANNER:** M-1, VERSETTA STONE.

TYPE - TERRA ROSA VENEER
STYLE- LEDGE
COLOR - TAN

- 4. NEW MAIN ENTRANCE CEC RED DOORS:** PRE-FINISHED P-1, HOLLYBERRY RED.

METAL PRIMER - SW KEN KROMICK UNIVERSAL PRIMER, B50Z SERIES. METAL PAINT - CUSTOM FORMULA: BASE - SW INDUSTRIAL ENAMEL SAFETY RED - B54R38 TINTED TO THE FOLLOWING: 844 COLORANTS - QV-40, QR-32, TW-16 THESE COLORANTS ARE 844 COLORANTS THAT ARE AVAILABLE AT SHERWIN-WILLIAMS COMMERCIAL STORES. EXTERIOR SUBSTRATES (METALS) BASE - EXTERIOR ACCENTS LATEX SEMI-GLOSS MATCHED TO HOLLYBERRY RED.

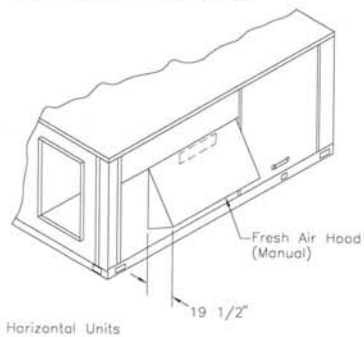
- 6. NEW EIFS CHECKER BOARD WALL:** E1 - PAINT P-12, SAND SW2059.
- 7. NEW EIFS CHECKER BOARD WALL:** E2 - PAINT P-14, CANOE SW2043.
- 8. NEW EIFS CORNICE:** PAINT P-15, AUGUST MOON SW2119.
- 9. NEW ARCH METAL COPING:** PAINT P-15, AUGUST MOON SW2119.
- 10. EXISTING METAL COPING:** PAINT COLOR TO REMAIN, P-16.
- 11. EXISTING EIFS CORNICE:** PAINT COLOR TO REMAIN, P-17.
- 12. EXISTING EIFS WALL:** PAINT COLOR TO REMAIN, P-18.
- 13. EXISTING EIFS ACCENT BAND:** PAINT COLOR TO REMAIN, P-19.
- 14. EXISTING GROOVED PRECAST WALL PANEL:** PAINT COLOR TO REMAIN, P-20.



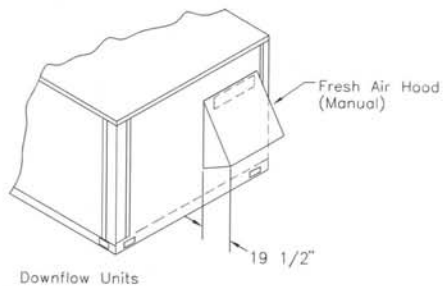
Dimensional Data

(12½ - 25 Tons) Accessories

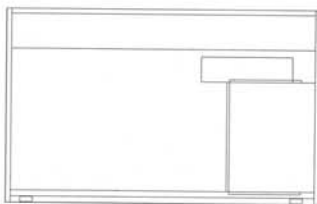
All dimensions are in inches.



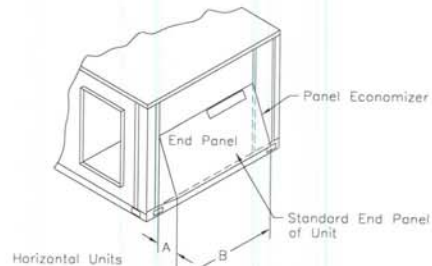
Horizontal Units



Downflow Units

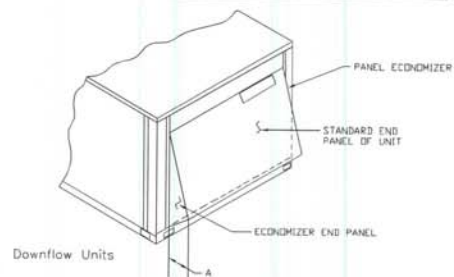


Power Exhaust with Downflow Economizers Only, End Panel View

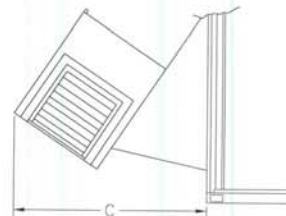


Horizontal Units

Note:
When applying economizer to horizontal units, connecting ductwork must be run full size to allow proper operation of economizer damper.



Downflow Units



Power Exhaust with Downflow Economizers Only, Side View

Table DD-1

Unit			
Model #	A	B ¹	C ²
YC*150-151-180,210	17½	53¾	36
YC*181, 211-301	19½	64¾	39

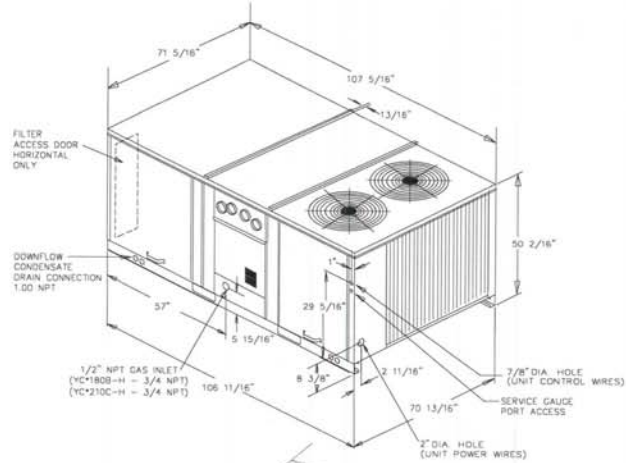
Notes:

1. Horizontal dimension only. Downflow economizer is width of end panel.
2. Power exhaust is applied on downflow economizer only.

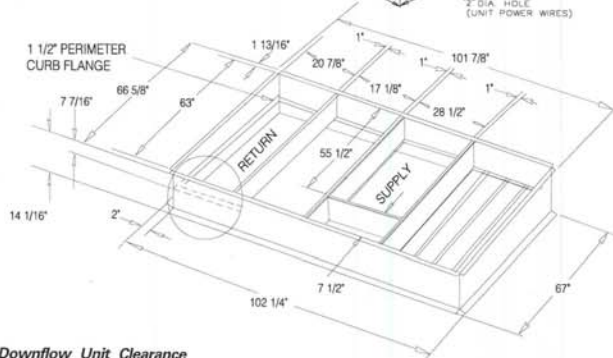


Dimensional Data **12½ Ton** (High Efficiency) **12½, 15, 17½ Ton** (Standard Efficiency)

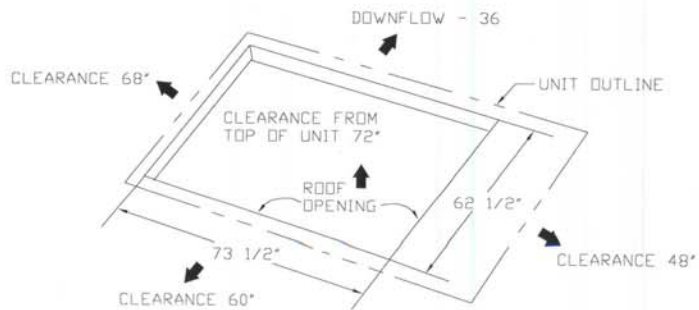
All dimensions are in inches.



Note:
 Duct flanges mount 7-7/16" down inside the curb on the 1-1/2" curb flanges. See recommended duct dimensions on the next page.
 Roofcurb is intended for downflow use only.



Downflow Unit Clearance

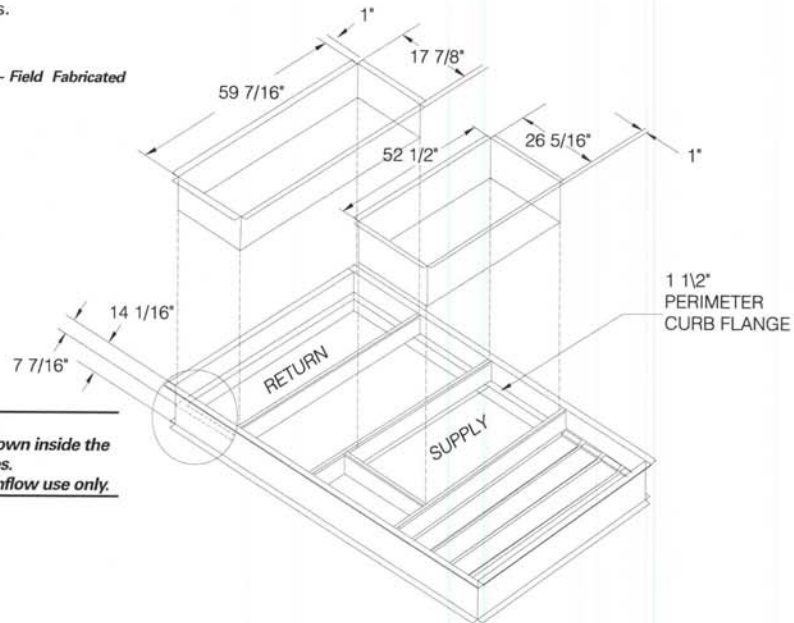




Dimensional Data **12½ Ton** (High Efficiency) **12½, 15, 17½ Ton** (Standard Efficiency)

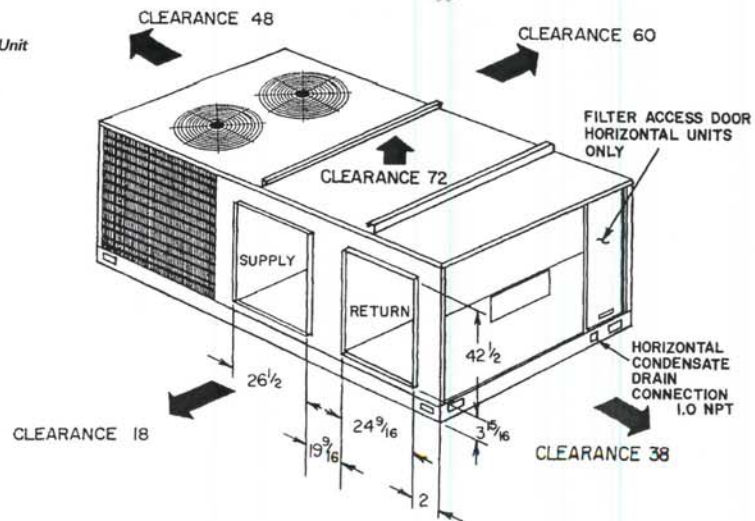
All dimensions are in inches.

Downflow Duct Connections — Field Fabricated



Note:
Duct flanges mount 7-7/16" down inside the curb on the 1-1/2" curb flanges.
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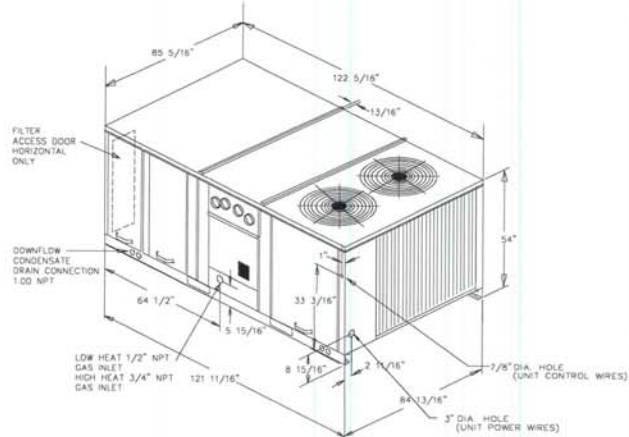
Horizontal Unit Supply/Return and Unit Clearance



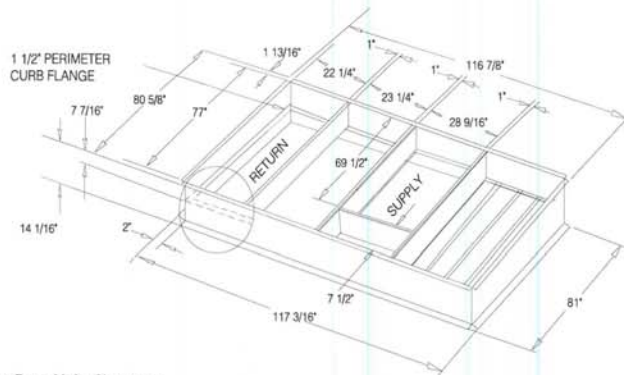


Dimensional Data **15 - 25 Tons (High Efficiency)** **20, 25 Ton (Standard Efficiency)**

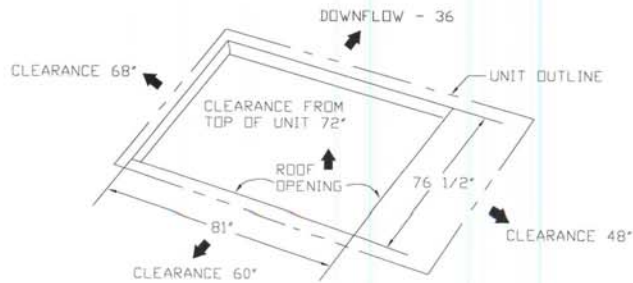
All dimensions are in inches.



Note:
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Downflow Unit Clearance



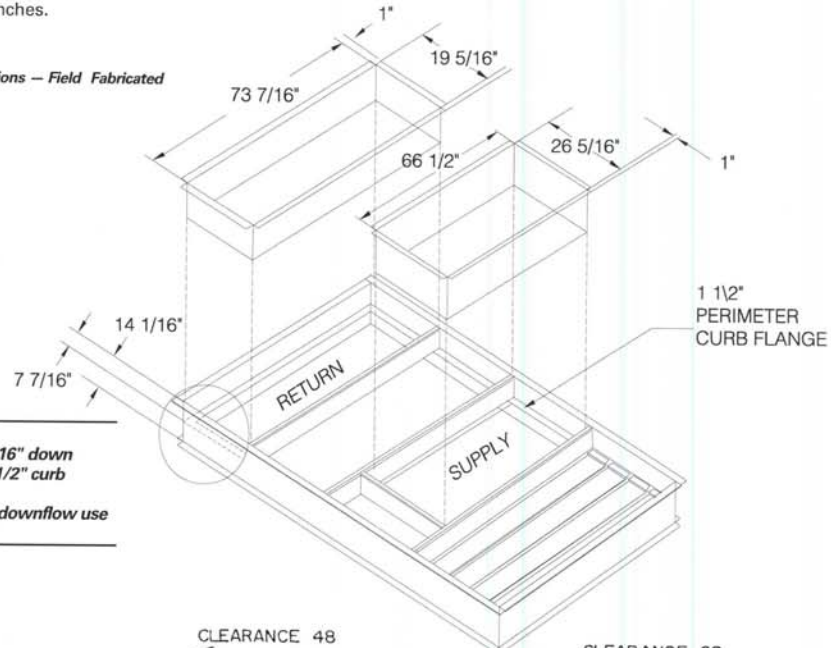


Dimensional Data

15 - 25 Tons (High Efficiency)
20, 25 Ton (Standard Efficiency)

All dimensions are in inches.

Downflow Duct Connections — Field Fabricated



Note:
Duct flanges mount 7-7/16" down inside the curb on the 1-1/2" curb flanges.
Roofcurb is intended for downflow use only.

Horizontal Unit Supply/Return and Unit Clearance

