Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 11, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 12/14/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#21-085 - Arlington Town Square-Office Entry Signage - 21 S Evergreen Ave / Sign Variation

B. DC#21-088 - Consumers Credit Union - 950 E 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.

Design Commission
1/11/2022

Item: Minutes - 12/14/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 12/14/21	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 14, 2021

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Kirsten Kingsley Scott Seyer John Fitzgerald
Members Absent:	None
Also Present:	Dominic Cullotta, Owner of *506 S. Cleveland Ave.* Robert Jaszczolt, Identity Design Build for *506 S. Cleveland Ave.* Kevin Davis, Fairfield Homes for *728 N. Kaspar Ave.* Tracy Willie, Anchor Construction for *Burger King* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR NOVEMBER 9, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF NOVEMBER 9, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

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ITEM 1. SINGLE-FAMILY ADDITION REVIEW

DC#21-077 – 506 S. Cleveland Ave.

Dominic Cullotta, the owner, and Robert Jaszczolt, representing *Identity Design Build*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing first and second floor additions to an existing split-level house. The project does comply with all single-family zoning requirements. The current traditional style of the existing home is being transformed by replacing the existing hipped roofs with single sloping roof forms and deep overhangs. Additionally, the new color scheme with off-white siding, black windows, black garage door, black fascia/soffits, and black roofing adds to the bold appearance. Overall, the proposed modern design concept is nicely done, but Staff has concerns about how it will fit in with the traditional context of the neighborhood, and recommends the Design Commission evaluate the proposed modern design concept.

The petitioner had no comments at this time and welcomed any questions or comments.

The commissioners summarized their comments. Commissioner Fitzgerald said the proposed design is nice and okay in this neighborhood where some of the homes are a little more contemporary. His only comment is to make sure the front door is matching the architecture of the home, which he felt could be a little more interesting than what is being shown.

Commissioner Eckhardt agreed with Commissioner Fitzgerald's comments. He said that the shed roof aesthetic is a throw-back to the mid-century designs from the 1950's and 60's. The front door should maybe be a full view glass door and he asked about the portion of the roof over the front door and how far it extends forward. The petitioner replied that it comes off the home and offsets about 3-feet over the front door, which Commissioner Eckhardt said is an interesting structural detail and how it will stay on the building. Other than that, he was okay for now.

Commissioner Kingsley said the proposed design will go well in the neighborhood and she had no concerns. She was in favor of how thin the eaves appear and hoped they could be built as shown with the current building codes for energy efficiency. She also commented that the masonry will be painted black, the garage door will be black, and the siding is a tan color; however, the petitioner clarified that the masonry is actually a blue/grey color called Peppercorn from Sherwin Williams, and the windows, eaves, soffits, fascia, and gutters will be black. Commissioner Kingsley had concerns about the colors on the front elevation and felt there should be more of the dark blue/grey color, more volumes of it to give more pop to all the areas of white being proposed. She also agreed with the previous concerns that the front door should be full view glass, or 3 horizontals of glass. The petitioner replied that they recently choose a front door that is a full glass door. Commissioner Kingsley loved the horizontal windows on the left side of the home, but felt there was a lost opportunity to tie that in somewhere else; perhaps the 2 casement windows on the south side of the garage could be changed to horizontal. She loved that solar panels are shown on the hip roof, but felt it was a wasted opportunity to not incorporate them on the tallest roof as well. The petitioner clarified that the hipped roof and solar panels on the rear of the home are existing.

Commissioner Seyer agreed with the other commissioners' comments and added that this is an interesting design being proposed. If the new design is supposed to be mid-century modern, then the area of the hipped roof feels like it was leftover and forgotten because it is in the back and it does not fit in with anything. He suggested it be changed to be more embracing of the modern design being proposed for the rest of the home. He liked the colors being proposed and said that if the home is taken all the way through to a mid-century modern home, it will be beautiful.

Chair Kubow agreed with the comments made by the other commissioners. He really liked the design and always appreciates when a petitioner proposes a renovation of a split-level home instead of tearing it down because it is more of a challenge; however, he felt the petitioner executed the proposed design well. He also referenced a home at 1409 E. Eastman that is a similar mid-century modern design but with different colors, which was really well executed.

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Overall, he felt the proposed design was very well done.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT *506 S. CLEVELAND AVENUE*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 11/5/21, 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 REQUIREMENT THAT THE PETITIONER DETAIL THE FASCIA TO MAINTAIN THE THIN EAVE PROFILE AS SHOWN IN THE IMAGES TONIGHT.
2. A RECOMMENDATION THAT THE PETITIONER CONSIDER USING AS MUCH STACKED RECTANGULAR WINDOW MOTIF AS POSSIBLE, AND SUBMIT TO STAFF FOR REVIEW.
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.

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

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ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#21-084 – 728 N. Kaspar Ave.

Kevin Davis, representing *Fairfield Homes* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story home and detached garage to allow construction of a new two-story home with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood has a mix of single-story, one-and-a-half story, and two-story homes with a mix of detached and attached garages. There have been other teardowns previously approved in this neighborhood, with a few completed on this block.

Overall, the proposed design is nicely done with a single-story front porch and single-story garage roof that helps the house to fit in with the scale of the adjacent single-story homes. The hipped main roof also helps to keep the height of the side walls from being too tall. The front porch projects out in front of the garage, which keeps the focus of the design on the house instead of the garage. Staff recommends approval of the proposed design.

Mr. Davis said the new home is a spec home, so economics are really important to the business; however, he tried to listen and incorporate everything he could, based on the number of times he has been before this commission.

The commissioners summarized their comments. Commissioner Seyer said the new home feels similar to other homes the commissioners have seen and approved. It is a nice home with good proportions, and it is hard to point out anything that he would change.

Commissioner Kingsley acknowledged that the design being proposed has been designed and built before in the Village. The context photos show a lot of one-story homes immediately adjacent to the subject property, and only one two-story home; however, there are actually a couple more 2-story homes located just outside the surrounding area that is required for this review, which makes her feel better about the 2-story design being proposed. Commissioner Kingsley asked about the monotony code in the Village, and pointed out that homes at 705 & 815 N. Kaspar are pretty much the same blue home with white trim, and she was glad to see that this new home is not blue. Mr. Hautzinger said the monotony code states that the same home cannot be built within two lots adjacent or directly across the street. He added that this same basic floor plan and design was approved on this street about one block north of this site, and he acknowledged that the petitioner does re-use some of these designs and plans in different areas of the Village; however, Staff is keeping track of which homes are being built where and is always checking so that no particular block is getting the same design over and over. He said that similar versions of this proposed house have been previously approved in other neighborhoods in Arlington Heights.

In response to the current monotony code, Chair Kubow asked if the Village ever considered increasing the area to a radius of 250' or 500'. Mr. Hautzinger replied that the current monotony code is more pertinent to a new subdivision development of homes where the same floor plans with different elevations are built together, and monotony issues do not occur very often with infill redevelopments such as this.

Commissioner Eckhardt had no problems with the design and he liked the nicely detailed new home.

Commissioner Fitzgerald liked the front of the home and said it will fit in well. He appreciated what was done to the rooflines to help the home blend with the other homes; however, he preferred to see more detail on the sides and back of the home to be consistent with the front, because the sides and rear look like a different home to him.

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Chair Kubow agreed with the comments made by the other commissioners and said that although the commissioners always like to see 360 degree architecture on a home, he felt that in the current market conditions we should be mindful and sympathetic. We want to see a new home with a new family move in and enjoy our Village, so in this case he was fine with the current design as proposed. He asked for clarification on the center portion of the front elevation where it appears to not be flat, and Mr. Davis replied that it is a saddle roof.

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

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *728 N. KASPAR AVENUE*, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 11/15/21, 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. 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.

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

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ITEM 3. COMMERCIAL REVIEW

DC#21-071 – Burger King – 675 E. Rand Rd. / Commercial

Tracy Willie, representing *Anchor Construction*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to make modifications to the existing fast food restaurant building. This property received Plan Commission review and Village Board approval in 1981 for a Special Use and Planned Unit Development amendment to allow a drive-through restaurant. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited to building and signage only.

The existing Burger King restaurant was approved and developed in 1981. In 2012, the Design Commission approved a major renovation of the building design. At this time, the petitioner is proposing to update the interior and exterior of the restaurant, as well as modify the site to incorporate a second drive-through lane. A summary of the proposed facade changes are as follows:

- The sloped standing seam metal roofs will be removed, and walls extended up.
- Metal awnings will be added above the windows on the sides to match the existing metal awnings on the front.
- The existing wall overhang above the drive-through window will be removed and replaced with a new metal awning.
- Existing horizontal black accent siding to be replaced with a new "cedar" color fiber cement siding.
- Existing red accent wall tiles to be replaced with new red ceramic tiles.
- All existing signage to be replaced with new branding.

The existing building design approved in 2012 still looks fresh and has a nice appearance. Overall, the proposed changes to the design are relatively minor, and Staff has no objections.

The proposed new building signage and ground sign are just branding changes to the existing signs. The signs are being replaced in the same size, quantity, and location as all existing signs. However, the new drive-through menu boards are proposed to be fully digital displays, which requires sign variations under a separate review tonight.

It should also be noted that per code window signage is limited to 40% maximum in each individual window. The existing building has excessive window signage that exceeds the maximum allowed. The excessive window signage has a poor appearance and a negative impact on the appearance of the building, and it should be removed.

The existing building has multiple rooftop mechanical units, which will continue to be fully screened by the perimeter parapet walls. There is an existing trash dumpster enclosure which will remain as is, with fresh paint to match the building.

Staff has no objects and recommends approval of the proposed facade renovation as submitted.

The petitioner had no comments at this time.

The commissioners summarized their comments. Commissioner Fitzgerald was okay with everything presented. Commissioner Eckhardt agreed, and said it is a nice refresh and he liked the old throwback to the Burger King signage. He liked the building and he thanked the petitioner for taking care of the property and making these improvements. Commissioner Kingsley had no comments. Commissioner Seyer had no comments and was in favor of the changes being proposed. He was also very much in favor of the 2 drive-thru lanes that will help ease traffic into a very congested area. He was completely in favor of the design as well as the logistical changes being made. Chair Kubow loved the logo and said the changes will be a huge improvement and will look fantastic.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *BURGER KING* LOCATED AT 675 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/14/21, 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. 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.

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

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ITEM 4. SIGN VARIATION REVIEW

DC#21-072 – Burger King – 675 E. Rand Rd.

Tracy Willie, representing *Anchor Construction*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. Burger King is proposing to update the interior and exterior of their existing restaurant at 675 E. Rand Road, including site modifications to create a second drive-through lane. The scope of the project includes all new exterior building signage, a new ground sign, and new drive-through signage. The changes to the building design were also reviewed and approved tonight. Zoning approval of the second drive-through lane is currently under review by Planning Department Staff.

The new building signs and ground sign are just branding changes to the existing signs. They will be replaced in the same size, quantity, and location as all existing signs. However, the new drive-through menu boards are proposed to be fully digital displays, where the existing signs are conventional printed menu displays. Electronic menu boards are not allowed by code, so a variation is required. Additionally, Burger King is seeking a variation to allow 6.3 sf digital order screens, where 2 sf is the maximum allowed by code. The menu displays will remain static except for breakfast/lunch/dinner menu changes each day. They will not display any video, animation or sound, and the brightness will be automatically dimmed based on ambient light conditions.

The petitioner has submitted a letter addressing the hardship criteria, which states that the proposed fully digital menu boards and 6.3 sf digital order screens are necessary to comply with Burger King's corporate standards. The petitioner also states that other local fast food restaurants use similar fully electronic drive-through signage.

Research done by Staff shows that sign variations for similar fully digital menu boards have been approved at three McDonald's restaurants in Arlington Heights in recent years. Digital menu boards do allow for easier menu updates, and they are smaller than conventional menu boards due to the ability to change the menu items based on the meal time. Staff does not object to the use of full digital menu board displays, but they shall be required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open. Additionally, per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

Staff recommends the Design Commission recommend to the Village Board, approval of the following sign variations:
1. A variation from Chapter 30, Section 30-208.b, to allow two 22.2 sf digital drive-through menu boards (one per drive-through lane), where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.d.2, to allow two 6.3 sf digital order screens (one per drive-through lane), where 2 sf is the maximum allowed.

This recommendation should include the following conditions:
1. Approval of the second set of drive-through signage is contingent upon zoning approval for the second drive-through lane.
2. Per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.
3. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

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Commissioner Seyer asked for clarification on the location of the drive-thru signage. Mr. Hautzinger explained that each drive-thru lane will have a fully electronic menu board sign (22.2 sf), and a digital order screen (6.3 sf) on a pedestal with a canopy. Commissioner Kingsley said that as long as the electronic signs comply with operational standards with regards to the brightness, she did not have too much of an issue with the new signage, although it is a lot. Commissioners Eckhardt and Fitzgerald were fine with the presentation. Commissioner Seyer agreed and also asked for clarification of the wood material on the sign. Ms. Willie replied that it is a vinyl material in the same cedar color as the top portion of the sign. Chair Kubow said it is a great design, he loved the consistency with the building, and the location of the signage will help with sound and brightness of the signs facing away from the street and the landscape buffer behind. He was also in complete support of the traffic and logistics of having 2 drive-thru lanes, which will relieve any stacking that might occur there.

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

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *BURGER KING* LOCATED AT 675 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-208.B, TO ALLOW TWO 22.2 SF DIGITAL DRIVE-THROUGH MENU BOARDS (ONE PER DRIVE-THROUGH LANE), WHERE FULLY ELECTRONIC MENU BOARD SIGNAGE IS NOT ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-208.D.2, TO ALLOW TWO 6.3 SF DIGITAL ORDER SCREENS (ONE PER DRIVE-THROUGH LANE), WHERE 2 SF IS THE MAXIMUM ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/14/21, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. APPROVAL OF THE SECOND SET OF DRIVE-THROUGH SIGNAGE IS CONTINGENT UPON ZONING APPROVAL FOR THE SECOND DRIVE-THROUGH LANE.
2. PER CHAPTER 30, SECTION 30-208.E.1, THE SOUND FROM THE SPEAKER ON THE ORDERING CANOPIES SHALL NOT BE AUDIBLE AT OR BEYOND THE PROPERTY LINE, AND THE SPEAKERS SHALL BE EQUIPPED WITH AN ADJUSTABLE VOLUME CONTROL.
3. THE DIGITAL DISPLAYS SHALL COMPLY WITH ALL OPERATIONAL STANDARDS FOR ELECTRONIC SIGNS AS SET FORTH IN CHAPTER 30, SECTION 30-705.H, WHICH INCLUDES STATIC DISPLAYS ONLY (NO SCROLLING, FADING, FLASHING, ANIMATION, VIDEO, OR SOUND), AUTO-DIMMING PHOTOCELL TECHNOLOGY TO CONTROL BRIGHTNESS TO .3 FOOTCANDLES MAXIMUM ABOVE AMBIENT LIGHTING CONDITIONS, NO OFF-PREMISES ADVERTISING, AND ONLY PERMITTED TO BE ILLUMINATED DURING THE HOURS THAT THE BUSINESS IS OPEN.
4. 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.

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

ITEM 5. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 7:15 P.M.

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

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Design Commission
1/11/2022

Item: DC#21-085 - Arlington Town Square-Office Entry Signage - 21 S Evergreen Ave / Sign Variation

Department: Planning & Community Development

Requested Action

Office Center Blade Sign:
1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.

2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.

3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:
4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Arlington Town Square at 21 S. Arlington Heights Road:

Office Center Blade Sign:
1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.

2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.

3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:
4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

This recommendation is subject to compliance with the plans received 12/6/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Repeal the previously approved 2018 office center canopy sign variations.

2. Evaluate the details of the proposed brick staining technique to ensure a good match to the existing red brick walls and tinted mortar.

3. A recommendation to add a metal canopy above the office entry door, designed to match/complement the new blade sign.

4. 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
Exhibits	Exhibits
2018 Approved Signs	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Arlington Town Square	**DC Number:**	21-085
Project Address:	21 S. Arlington Heights Road	**Petitioner Name:**	Nicholas Sahm
Prepared By:	Steve Hautzinger	**Petitioner Address:**	OKW Architects 600 W Jackson Blvd, Suite 250 Chicago, IL 60661
Date Prepared:	December 30, 2021	**Meeting Date:**	January 11, 2021

Requested Action(s):

Office Center Blade Sign:

1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.
3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

Office Center Directory Sign:

4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum 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."

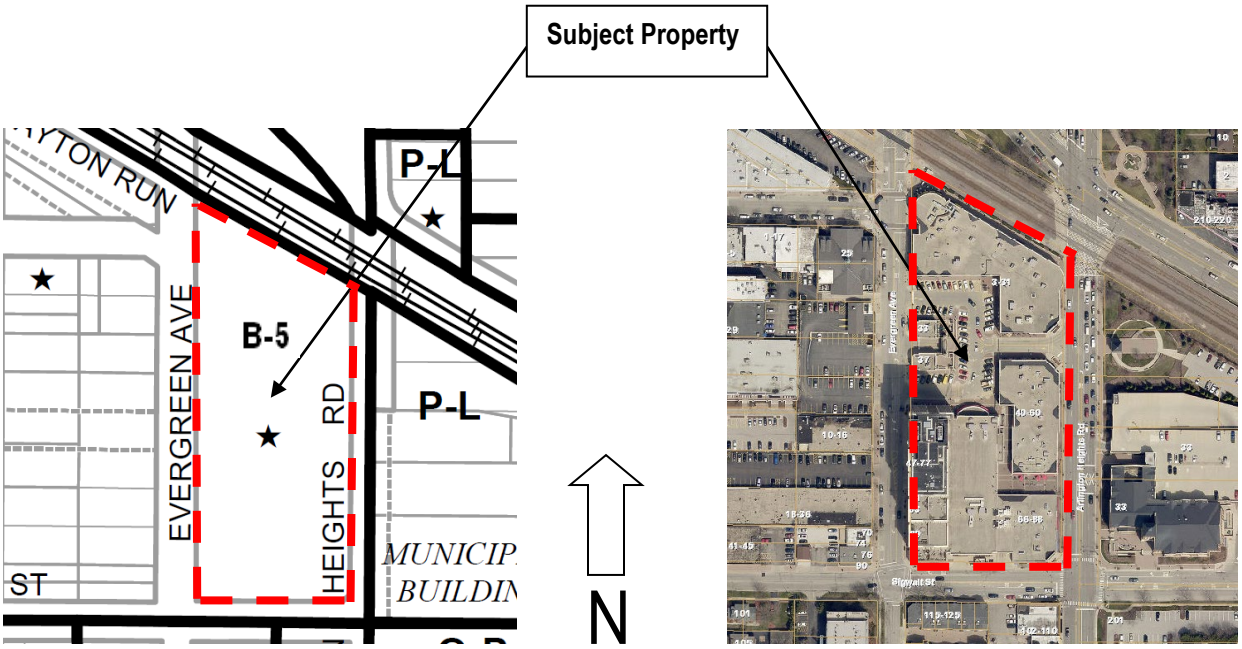
Arlington Town Square is an existing multi-tenant shopping center in the Downtown which has approximately 66,000 sf of retail space on the ground level, and an additional 34,000 sf of office space on the second floor. The petitioner is proposing a new "Office Center" blade sign and directory wall sign to help identify the entrance location to the second floor offices as well as to identify the names of the second floor tenants. In addition to the new signs, the petitioner is proposing to stain the existing orange brick at the office entry area with a dark red color to match the existing dark red brick within Arlington Town Square.

Previously Approved Signs and Sign Variations:

In 2018, this property received approvals for numerous sign variations for multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding. As part of that package, the following sign variations were approved for a new "Office Center" entrance canopy:

1. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

To date, none of the 2018 approved signs have been installed. The current proposal for new "Office Center" signage will take the place of the previous canopy, so the previously approved canopy sign variations should be repealed as part of this review.



Zoning Map of Property **Aerial of Property**

Table 1: Blade Sign Code Summary

CODE REQUIREMENT	PROPOSED	REMARKS
Number. One blade sign allowed per street frontage.	One blade sign proposed.	Complies with code.
Location. 8' minimum clearance above pedestrian thoroughfare. 15' maximum height to top of sign.	10'-10 3/4" clearance to bottom. 27'-7 3/4" to top of sign.	Complies with code. **Variation required for height.**
Projection. 40-inch maximum projection from wall.	37-inch projection proposed	Complies with code.
Square Footage. 6 sf maximum	39.1 sf proposed	**Variation required for size.**
Illumination. External illumination is permitted. Internal illumination is not allowed.	Internal illumination proposed.	**Variation required for internal illumination.**

Table 2: Directory Wall Sign Code Summary

CODE REQUIREMENT	PROPOSED	REMARKS
Size. One square foot of sign area is allowed for each linear foot of storefront. The office entry storefront is 30 linear feet, allowing a 30 sf wall sign.	The proposed directory wall sign is 66.5 sf.	**Variation required for size.**

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the standards for granting a sign variation.

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

The petitioner has submitted a letter stating the need for the proposed signage to provide adequate visibility and wayfinding for the second floor tenants, and that the existing lack of signage has caused hardships for leasing.

Staff agrees that improved visibility and wayfinding signage for the second floor office entrance is needed. The proposed blade sign and wall directory are very nicely designed and scaled to fit with the existing character of Arlington Town Square.

In regards to staining the brick color, Staff agrees that this would enhance the office entry area, however there is concern about the finished appearance of the stained brick matching the existing dark red brick walls which have a red tinted mortar and slight color variations among the individual bricks. The Design Commission should evaluate the details of the proposed brick staining technique.

Staff is also concerned at the lack of a canopy above the office entry door. It is recommended that a nice metal canopy be added to highlight the entry location and provide protection above the door. The canopy should be designed to match/complement the proposed blade sign.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Arlington Town Square* at 21 S. Arlington Heights Road:

Office Center Blade Sign:

1. A variation from Chapter 30, section 30-201.h.6.b to allow a blade sign at 27'-7 3/4" above the pedestrian thoroughfare, where 15 feet is the maximum allowed.
2. A variation from Chapter 30, section 30-201.h.6.e to allow a 39.1 sf blade sign, where 6 square feet is the maximum allowed.
3. A variation from Chapter 30, section 30-201.h.6.g to allow an internally illuminated blade sign where only external illumination is allowed.

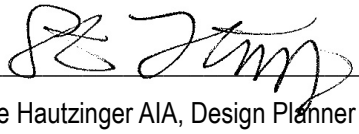
Office Center Directory Sign:

4. A variation from Chapter 30, section 30-201.h.3.a, to allow a 66.5 sf directory wall sign, where 30 sf is the maximum allowed.

This recommendation is subject to compliance with the plans received 12/6/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Repeal the previously approved 2018 office center canopy sign variations.
2. Evaluate the details of the proposed brick staining technique to ensure a good match to the existing red brick walls and tinted mortar.
3. A recommendation to add a metal canopy above the office entry door, designed to match/complement the new blade sign.
4. 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.



December 30, 2021

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 21-085

SIGNAGE VARIATION REQUEST
NOVEMBER 12, 2021

ARLINGTON TOWN SQUARE – OFFICE CENTER ENTRANCE
31 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SECTION 30-902 STANDARDS:

a. THE PARTICULAR DIFFICULTY OR PECULIAR HARDSHIP IS NOT SELF-CREATED BY THE PETITIONER.

DUE TO THE UNIFORMITY OF THE EXISTING OFFICE CENTER ENTRANCE WITH THE ADJACENT STOREFRONTS, USERS OF THE SECOND FLOOR TENANT SPACES HAVE DIFFICULTY NAVIGATING THE SITE, LEAVING THE SECOND FLOOR TENANT SPACES UNDESIRABLE FOR LEASING.

b. THE GRANTING OF THE VARIATION SHALL NOT CREATE A TRAFFIC HAZARD, A DEPRECIATION OF NEARBY PROPERTY VALUES, OR OTHERWISE BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE.

THE AREA OF THE PROPOSED NEW SIGNAGE WILL UTILIZE UNUSED STOREFRONT, SPECIFIC TO THE SECOND FLOOR TENANTS. FIRST FLOOR TENANT'S SIGNAGE AREAS WILL BE MAINTAINED AND UNAFFECTED BY THIS PROPOSED SIGNAGE. ADDITIONALLY, DUE TO THE LOCATION OF THE EXISTING OFFICE CENTER ENTRANCE ON THE INTERIOR OF THE SITE, THE PROPOSED NEW SIGNAGE WILL HAVE LIMITED VISIBILITY FROM TRAFFICED EVERGREEN AVENUE.

c. THE VARIATION WILL SERVE TO RELIEVE THE APPLICANT FROM THE DIFFICULTY ATTRIBUTABLE TO THE LOCATION, TOPOGRAPHY, CIRCUMSTANCES ON NEARBY PROPERTIES OR OTHER PECULIAR HARDSHIP; AND NOT MERELY SERVE TO PROVIDE THE APPLICANT WITH A COMPETITIVE ADVANTAGE OVER SIMILAR BUSINESSES.

SIMILAR TO THE WAY ALL THE FIRST FLOOR TENANT'S HAVE A GROUND FLOOR ENTRANCE WITH THEIR ASSOCIATED SIGNAGE, THE PROPOSED NEW SIGNAGE AFFORDS THE SECOND FLOOR TENANTS THE SAME ADVANTAGE FOR USERS TO NAVIGATE TO THEIR SPACES FROM THE GROUND.

d. THE VARIATION WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY

THE PROPOSED NEW SIGNAGE MATCHES THE RELATIVE SCALE OF THE SURROUNDING SITE SIGNAGE AND THE CHARACTER OF PREVIOUSLY APPROVED SIGN VARIATIONS.

e. THE APPLICANT'S BUSINESS CANNOT REASONABLY FUNCTION UNDER THE STANDARDS OF THIS CHAPTER.

THOUGH SECOND FLOOR TENANT'S ARE AFFORDED A PORTION OF THE FAÇADE FOR THEIR OWN SIGNAGE, ADDITIONAL WAYFINDING SIGNAGE IS REQUIRED TO HELP USER'S OF THE SITE NAVIGATE TO THE SECOND FLOOR FROM THE GROUND.

OKW Architects

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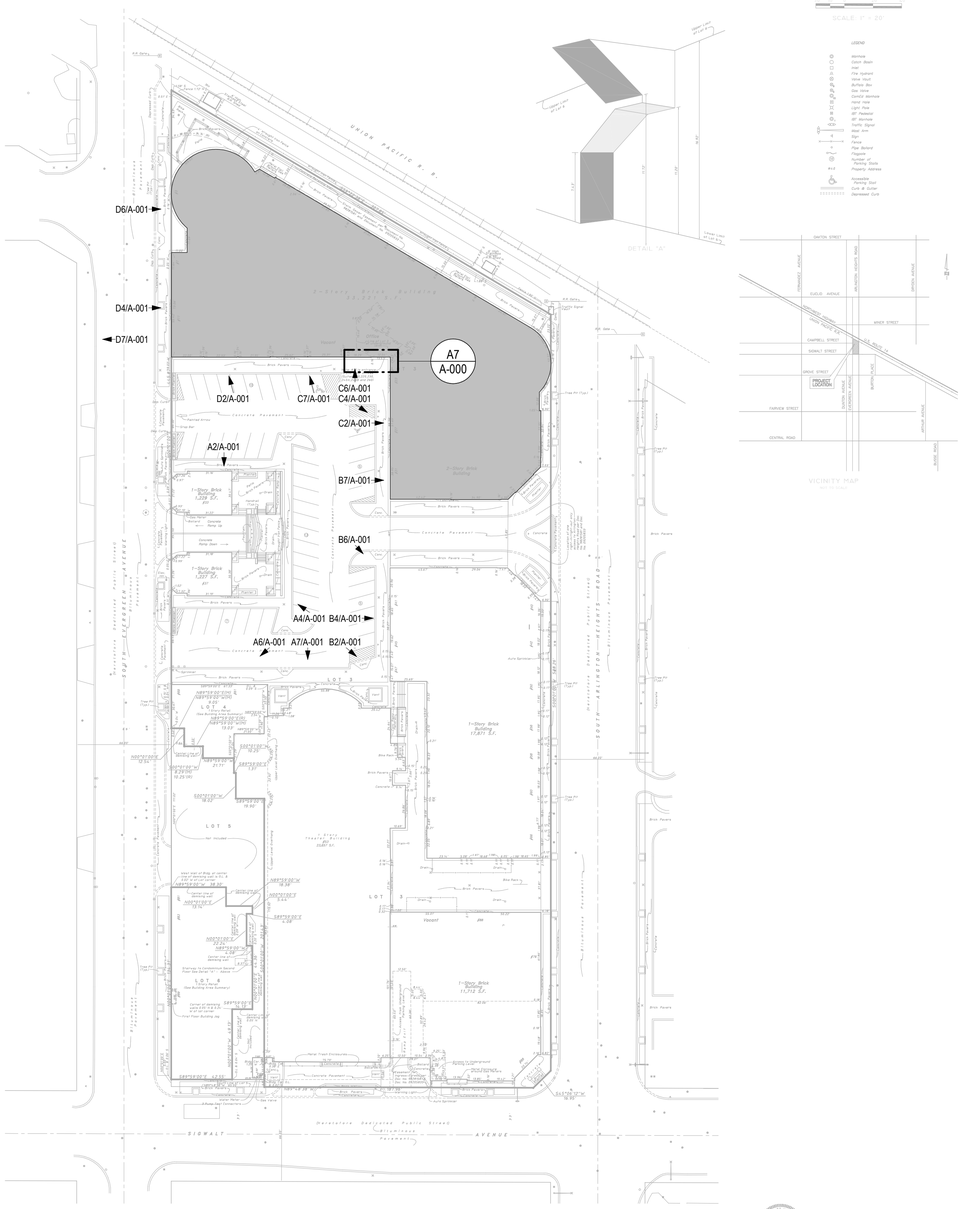
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

A7 / A-000 SCOPE OF WORK ENLARGED PLAN

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



A5 / A-000 SITE PLAN

SCALE: 1" = 50'-0"

NO.:	ISSUED FOR:	DATE

OKW Architects

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Architects

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ARLINGTON TOWN SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SITE PLAN & ENLARGED FLOOR PLAN

DRAWN BY: _____ CHECKED: _____

DATE: 12-02-2021

SHEET NO.: A-000

PROJ. NO.: 20079

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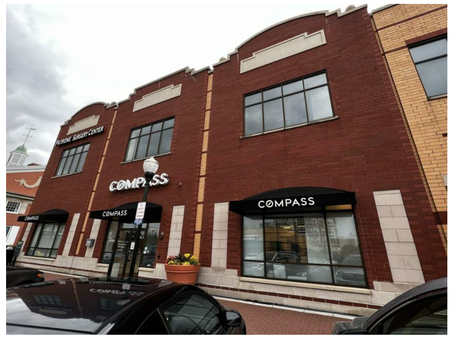
E7 - WEST OF SITE

E6 - WEST OF SCOPE OF WORK

E4 -WEST OF SCOPE OF WORK



E2 - WEST OF SCOPE OF WORK

C7 - WEST OF SCOPE OF WORK

C6 - SCOPE OF WORK

C4 - SOUTH EAST OF SCOPE OF WORK

C2 - SOUTH EAST OF SCOPE OF WORK

B7 - SOUTH EAST OF SCOPE OF WORK

B6 - SOUTH EAST OF SCOPE OF WORK

B4 - SOUTH EAST OF SCOPE OF WORK

B2 - SOUTH OF SCOPE OF WORK

A7 - SOUTH OF SCOPE OF WORK

A6 - SOUTH OF SCOPE OF WORK

A4 - SOUTH OF SCOPE OF WORK

A2 - SOUTH OF SCOPE OF WORK

NO.:	ISSUED FOR:	DATE

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ARLINGTON TOWN SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SITE PHOTOS

DRAWN BY: Author CHECKED: Checker

DATE: 12-02-2021

SHEET NO.: A-001

PROJ. NO.: **20079**

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OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

EXISTING CONDITIONS

NEW OFFICE ENTRY
STUDY
21 S Evergreen Ave . Arlington, IL

September 10, 2021 Project #: 20079

PROPOSED OFFICE ENTRY

NO.:	ISSUED FOR:	DATE

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Architects

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ARLINGTON TOWN
SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

PROJECT RENDERING

DRAWN BY: Author CHECKED: Checker

DATE: 12-02-2021

SHEET NO.: A-002

PROJ. NO.: 20079

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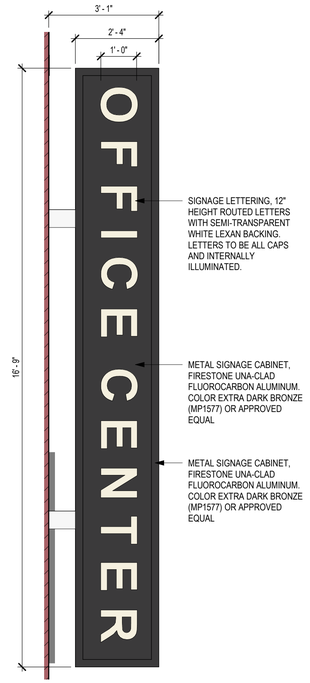
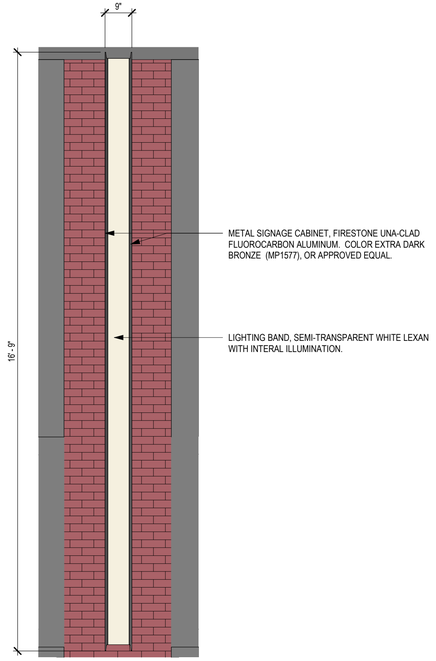


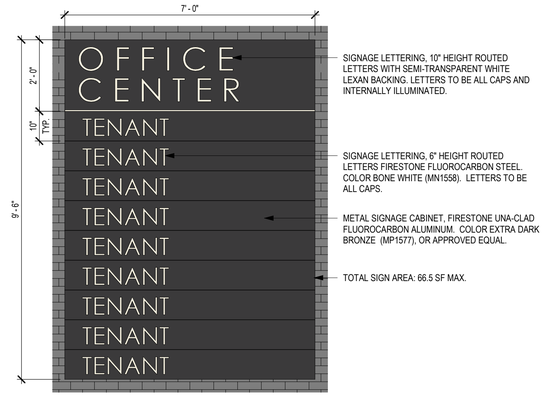
D7 A-200 PROPOSED BLADE SIGN ELEVATION

SCALE: 1/2" = 1'-0"



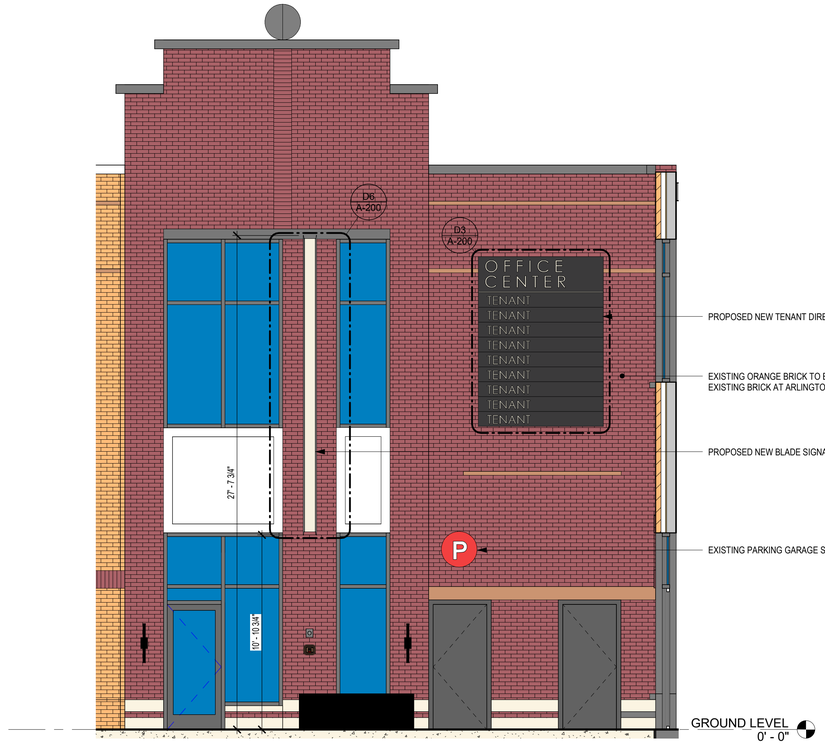
D6 A-200 PROPOSED BLADE SIGN SIDE ELEVATION

SCALE: 1/2" = 1'-0"



D3 A-200 PROPOSED TENANT DIRECTORY SIGNAGE

SCALE: 1/2" = 1'-0"



A7 A-200 PROPOSED SOUTH OFFICE ENTRY

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

A3 A-200 EXISTING SOUTH OFFICE ENTRY

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

NO.:	ISSUED FOR:	DATE

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ARLINGTON TOWN SQUARE - OFFICE CENTER

21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

BUILDING ELEVATIONS & SIGNAGE DETAILS

DRAWN BY: Author CHECKED: Checker

DATE: 12-02-2021

SHEET NO.: A-200

PROJ. NO.: 20079

© 2021 OKW ARCHITECTS

MATERIAL LIST

1. PETITIONER NAME: OKW ARCHITECTS
2. DATE: NOVEMBER 12, 2021
3. PROJECT: ARLINGTON TOWN SQUARE – OFFICE CENTER
4. LOCATION: 21 S. EVERGREEN AVE., ARLINGTON HEIGHTS, IL 60005

OFFICE CENTER ENTRANCE SIGNAGE:

TENANT DIRECTORY SIGN

NON-ILLUMINATED LETTERING:	FIRESTONE BUILDING PRODUCTS, FLUOROCARBON STEEL "BONE WHITE" #MP1558
METAL CABINET:	FIRESTONE BUILDING PRODUCTS, FLUORCARBON ALUMINUM "EXTRA DARK BRONZE" #MP1577
ILLUMINATED LETTERING:	SEMI-TRANSPARENT WHITE LEXAN

BLADE SIGN

SIDE LIGHTING BAND:	SEMI-TRANSPARENT WHITE LEXAN
METAL CABINET:	FIRESTONE BUILDING PRODUCTS, FLUORCARBON ALUMINUM "EXTRA DARK BRONZE" #MP1577
ILLUMINATED LETTERING:	SEMI-TRANSPARENT WHITE LEXAN

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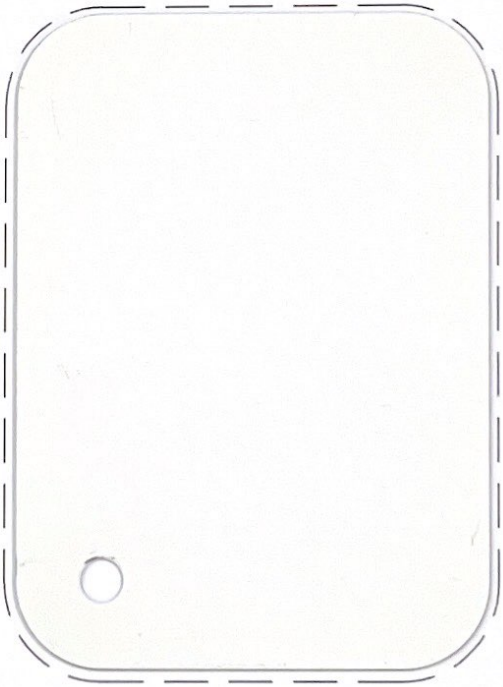
FIRESTONE
KYNAR 500 / HYLAR 5000
FLOUROCARBON
ALUMINUM
EXTRA DARK BRONZE (MP1577)

FIRESTONE
KYNAR 500 / HYLAR 5000
FLOUROCARBON
ALUMINUM
BONE WHITE (MP1558)



MATERIAL BOARD

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

HUTENSKY CAPITAL PARTNERS

ARLINGTON TOWN SQUARE
OFFICE ENTRY - SIGN VARIATION
31S EVERGREEN AVE, ARLINGTON HEIGHTS, IL 60005

NOVEMBER 12, 2021 Project #: 20079

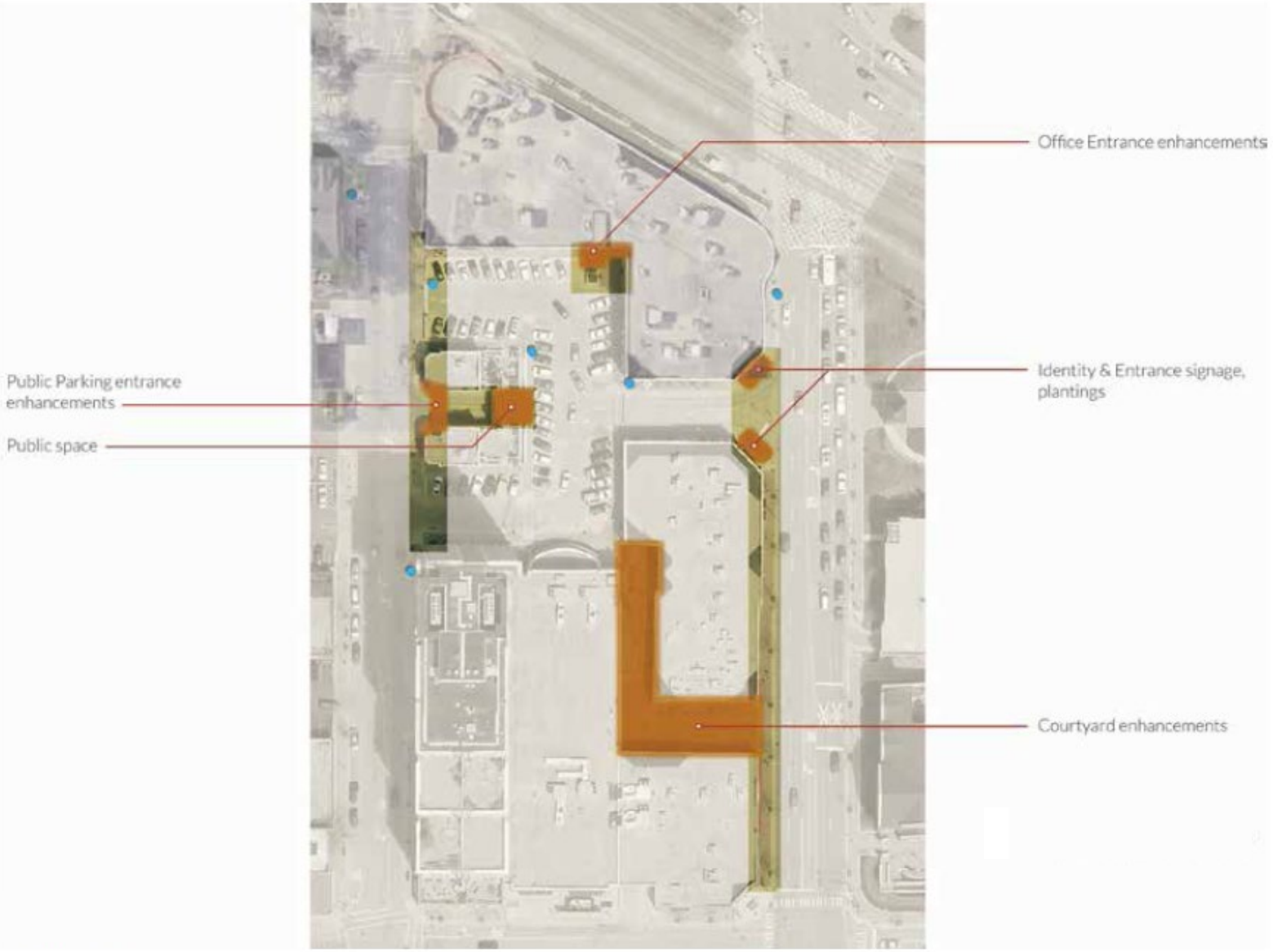
EX-01

Arlington Town Square

2018 Approved Signage and Sign Variations

Site and Surrounding Properties

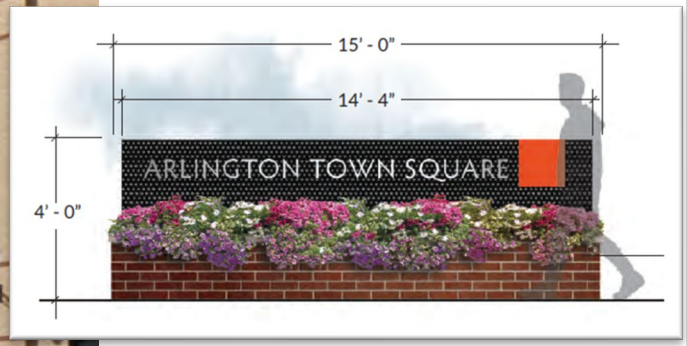
Signage Locations

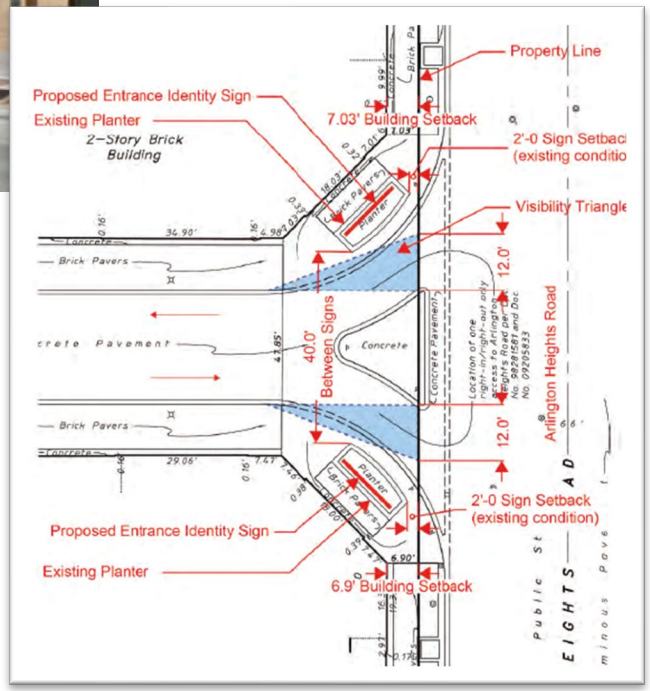


Development Identification Canopy Sign at Evergreen Avenue

- “ARLINGTON TOWN SQUARE” sign complies with 20% allowed for canopies.
- “PUBLIC PARKING” and small red parking blade signs are exempt as non-advertising signs designed for public safety and convenience.
- Variations not required.

Entrance Identity Signage on Arlington Heights Road





APPROVED VARIATIONS:

- Two ground signs, where only one is allowed.
- 40 foot separation, where 800 feet is required.

Town Square Fountain Signage

Proposed

Existing

APPROVED VARIATION:

To allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage

Existing

Proposed

APPROVED VARIATIONS:

- Signage on top of the canopy, where not allowed to project above
- 30 sf sign, where 4.4 sf is maximum allowed (20%)

Courtyard Shops and Directory Signage

Existing

Proposed

New "COURTYARD SHOPS" sign:
Substantially compliant with existing 2004 sign variation.

Directory Sign:
Amended 2004 sign variation from 13 sf to 67 sf.

Courtyard Artwork Installation

- Will not be used for advertising.
- Final artwork design will be submitted for review.
- Variations are not required

2018 Sign Package Summary

SIGN TYPE	FRONTAGE	SIZE	REMARKS
"Public Parking" Canopy and Blade Signs	Evergreen Ave.	37 sf "Public Parking" 9 sf "P" blade signs 16 sf "Arlington Town Square"	Exempt (non-advertising for public convenience) Complies with Code.
Ground Sign 1	Arlington Heights Road	10 sf	Complies with Code.
Ground Sign 2	Arlington Heights Road	10 sf	Variations Required for Number and Separation Distance.
Courtyard Sign	Internal Drive Aisle	33 sf	Complies with 2004 Variation.
Courtyard Directory	Internal Drive Aisle	67 sf	Amendment to 2004 Variation is required.
Art Piece	Courtyard / Arlington Heights Road	500 sf	Shall not be used as Signage. Final design requires Design Commission approval.
Fountain Sign	Internal Drive Aisle	45 sf	Variation required to allow the sign.
"Office Center" Canopy	Internal Drive Aisle	30 sf	Variations required for Size and Signage located on Top of Canopy.

Summary of 2018 Approved Sign Variations

Entrance Identity Signage on Arlington Heights Road:

1. A variation from Chapter 30, section 30-302 Number, to allow two ground signs, where only one ground sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-302 Number, to allow ground signs with a separation distance of 40 feet, where 800 feet of separation is required.

Courtyard Shops Directory Signage:

3. A variation from Chapter 30, section 30-201.h.3.a, to amend a previous variation to allow an increase in size for a directory sign from 13 sf to 67 sf.

Town Square Fountain:

4. A variation from Chapter 30, section 30-201, to allow a 45 sf development identification sign, where no development identification sign is allowed.

Office Center Signage:

5. A variation from Chapter 30, section 30-201.h.2.b, to allow 30 sf of canopy signage, where 4.4 sf is the maximum allowed.
6. A variation from Chapter 30, section 30-201.h.2.b, to allow signage to be located on top of a canopy, where lettering is not allowed to project above or beyond the physical dimensions of the awning.

2018 Design Commission Motion

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR *ARLINGTON TOWN SQUARE* LOCATED AT 70 S. ARLINGTON HEIGHTS ROAD:

THIS RECOMMENDATION IS BASED ON THE PLANS DATED 11/28/18 AND RECEIVED 12/3/18, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THE TWO GROUND SIGNS BEING ADDED TO THE EXISTING RAISED PLANTERS FACING ARLINGTON HEIGHTS ROAD BE ILLUMINATED WITH PREFERABLY LED LIGHT TO BE MOUNTED TO THE TOP OF THE FRAME OF THE SIGN THAT WILL NOT RESULT IN GLARE TO PEDESTRIANS OR CARS. STAFF SHOULD REVIEW THE LED COLOR TEMPERATURE OF THE LIGHT.
2. A REQUIREMENT THAT A SMALL MOCK-UP BE DONE TO ASSURE THE WORKABILITY OF THE SIGNAGE ON THE BLACK PERFORATED METAL PANEL MOUNTED OVER THE EXISTING DECORATIVE SIGN STRUCTURE.
3. A REQUIREMENT THAT THE DESIGN OF THE COURTYARD ARTWORK BE SUBMITTED TO STAFF FOR REVIEW, AND IF DETERMINED NECESSARY, COME BACK TO THE DESIGN COMMISSION FOR REVIEW, WITH AN UNDERSTANDING THAT THE ARTWORK WILL NOT BE USED FOR ADVERTISING.

Design Commission
1/11/2022

Item: DC#21-088 - Consumers Credit Union - 950 E Rand Rd / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new bank building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Consumers Credit Union to be located at 950 E. Rand Road. This recommendation is subject to compliance with the plans received 12/3/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The second wall sign on the southeast side of the building is not allowed and should be removed.

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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Board or Commission Report

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Consumers Credit Union	**DC Number:**	21-088
Project Address:	950 E. Rand Road	**Petitioner Name:**	Crystal Holowell
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Shive-Hattery 57 Franklin Street, Suite 201 Valparaiso, IN 46383
Date Prepared:	January 5, 2022	**Meeting Date:**	January 11, 2022

Requested Action(s):
Approval of the proposed architectural design for a new bank 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 to amend the existing Planned Unit Development for the Southpoint shopping center, as well as Special Use approval for a bank with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing to build a new free-standing bank building at the Southpoint shopping center. The proposed building with three drive-through lanes will be a new outlot building located in the existing parking area facing Rand Road.

Architectural Design:
The proposed building design has a fresh and modern appearance. The composition of the front elevation facing Rand Road is nicely done with a combination of gray metal panels, white cast stone masonry, and a glass storefront with clear anodized mullions. The sculptural designs of the main entrance canopy and drive-through canopy use the same dark gray metal panels with subtle blue accent border. The side and rear elevations also consist of quality materials with gray brick walls and light gray brick and cast stone banding. The triangular-like plan of the building provides additional interest with angled walls on the sides and rear.

The proposed design does not match the existing design theme of the Southpoint Shopping Center, but it is common practice throughout the Village for outlot buildings to be designed in their own unique branding and style. The overall design is of a high quality with appropriate scale and massing, and it will be a nice enhancement to the Southpoint shopping center as well as the Rand Road retail corridor.

Signage:
Per code, only one wall sign is allowed per street frontage. The subject site has frontage on Rand Road, so only one wall sign is allowed. The proposed design includes two wall signs with a main larger wall sign facing Rand Road and a secondary smaller sign on the southeast side wall. The main wall sign is nicely designed and integrated with the overall architectural design of the building, but the second wall sign is not allowed and should be removed from the design.

Mechanical Equipment Screening:
The proposed building has one primary rooftop mechanical unit and other smaller rooftop equipment, which are required to be fully screened from public view. The smaller pieces of equipment are adequately setback towards the rear of the building, and the

main rooftop unit will have an individual unit screen attached.

Trash Screening:
The building design includes an interior trash storage room, which is ideal to screen the trash and recycling containers.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for Consumers Credit Union to be located at 950 E. Rand Road. This recommendation is subject to compliance with the plans received 12/3/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The second wall sign on the southeast side of the building is not allowed and should be removed.
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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

January 5, 2022

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 21-088

Google Maps

Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 100 ft

PROJECT SITE
VIEWING NORTHWEST FROM SOUTHEAST PORTION OF PARKING LOT

PROJECT SITE
VIEWING WEST FROM RING ROAD AT NORTHEAST CORNER OF PROJECT SITE

PROJECT SITE
VIEWING SOUTH FROM NORTHWEST PORTION OF PROJECT SITE

PROPERTIES WEST OF PROJECT SITE
VACANT - PREVIOUSLY SPRINT STORE - 720 E. RAND ROAD
NEXT DOOR & WINDOW - 718 E. RAND ROAD
AMERICAN MATTRESS - 712-714 E. RAND ROAD

PROPERTIES EAST OF PROJECT SITE
COLDWELL BANKER - 792 E. RAND ROAD
VACANT SUITE - 784 E. RAND ROAD
VACANT SUITE - 786 E. RAND ROAD

PROPERTY SOUTH OF PROJECT SITE
HABITAT FOR HUMANITY - 955 E. RAND ROAD

PROPERTIES SOUTH OF PROJECT SITE
QUILTERS DESTINATION / JANOME - 945 E. RAND ROAD
SCRUPLES HAIR TECHNIQUE - 915 E. RAND ROAD

PROPERTY SITE PHOTOS

EXHIBIT C

780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Consumers Credit Union - Arlington Heights

12/03/21
DESIGN COMMISSION
7211440

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

PROJECT SITE

EXISTING BUILDING TO REMAIN

PT. OF PARCEL 2
Area= 70,096 S.F.

PT. OF PARCEL 3
Area= 93,245 S.F.
= 2.1406 Acres

Area= 31,775 S.F.

LOT 2
LOT 3
LOT 59
LOT 60
LOT 58

EXCEPTION TO PARCEL 3

POINT OF BEGINNING EXCEPTION TO PARCEL 2

POINT OF BEGINNING EXCEPTION TO PARCEL 3

S 89° 58' 12" W 305.66'

S 00° 01' 48" E 22.79'

S 47° 17' 49" W 62.50'

N 00° 01' 48" W 0.33'

S 89° 58' 12" W 120.14'

S 89° 58' 12" W 204.61'

N 00° 01' 11" W 265.12'

S 00° 01' 48" E 318.75'

S 89° 41' 42" E 147.59'

N 47° 48' 11" W 395.24'

S 42° 11' 49" E 77.07'

N 42° 11' 49" E 77.07'

S 47° 48' 11" E 38.75'

R=12.00' L=113.09' Ch.=101.82
Ch Brg. =S 87° 11' 49" W

R=75.00'
L=54.84'
Ch.=53.63'
Ch Brg.= S 68° 44' 57" E

S 42° 48' 11" E 312.35'

S 47° 48' 11" E 395.24'

R O A D

J A N E A V E N U E

G O L F V I E W H E I G H T S S U B D I V I S I O N

C A L L I N G T O N G L E N S

V A C A T E D P R A I R I E A V E N U E Per Doc. No. 88576174

V A C A T E D Nw Corner Lot 61

Back Of Curb Is 0.39'E

Back Of Curb Is 0.32'E

Back Of Curb Corner Is 0.12'N

Back Of Curb Corner Is 0.06'S

Back Of Curb Corner Is 4.14'W

Back Of Curb Corner Is 1.33'E

Back Of Walk Is 1.42'N & 1.42'W

Property Line Is Center Of 8" Party Wall

Bldg. Corner Is 0.33'S & 1.80'E

Bldg. Corner Is O.L. & 0.45'E

Bldg. Corner Is O.L. & 36.03'W

Fnd Iron Pipe At Corner

Set Iron Pipe

Retaining Wall Is 0.51'W

Fence Corner Is 0.56'W

Fence Corner Is 0.51'W

Fence Corner Is 0.73'N & 0.63'W

Fnd PK Nail

S. Line Of Lot 58 & N. Line Of Jane Ave.

S'ly'ly Most Corner Of Lot 3

Sw'ly'ly Line Of Lot 2 & NE'ly'ly Line Of Lot 3

Sw'ly'ly Line Of Lot 3 & NE'ly'ly Line Of Rand Road

25' Building Set Back Line Per Doc. No. 2709303-21

25' Building Set Back Line Per Doc. No. 2709303-21

10' Public Utility Easement Per Doc. No. 2709303-21

5' IBT & CE CO. Easement Per Doc. No. 89558367

10' IBT & CE CO. Easement Per Doc. No. 89558367

20' IBT & CE CO. Easement Per Doc. No. 89558367

HERETOFORE DEDICATED PER DOC. NO. 92512223 FOR PUBLIC STREET

Ingress - Egress & Utilities Easement Per Doc. No. 89042821 Amended per Doc. No. 89499221

Concrete Retaining Wall

Bituminous Pavement

Concrete Walk

Landscaped

Wood Fence

Conc. Refuge Area

Bldg Canopy

1.35'x2.35' Column (Typ.)

Trans Pad

Metal Sign

Light Pole

L.S. (Typ.)

Conc. Stalls

Back Of Walk Is 2.52'SW

Back Of Walk Is 1.18'SW

Back Of Curb Is 2.18'N

Conc. Walk

O/HW

Conc.

Bituminous Pavement

Bldg Canopy

Bldg Canopy

Conc.

Bituminous Pavement

Bituminous Pavement

Bituminous Pavement

EXISTING CONDITIONS

LOT 2

LOT 3

BENCHMARK #1

BENCHMARK #2

BENCHMARK #3

N89°44'23"E 305.70'

N42°03'44"E(M)
62.43'(M)

N0°17'13"W
22.53'

S45°58'32"W 395.24'

S44°58'32"W 76.93'

E. RAND ROAD

NE AVENUE

VACATED PRAIRIE AVENUE PER DOC. 8857674

780-832 RAND ROAD ONE STORY BRICK AND BLOCK BUILDING

GRAPHIC SCALE 1"=20'

0 5 10 20 40

N

KEY PLAN

1 2 3

REVISIONS

NO.	DATE:	DESCRIPTION:
1		
2		
3		
4		
5		

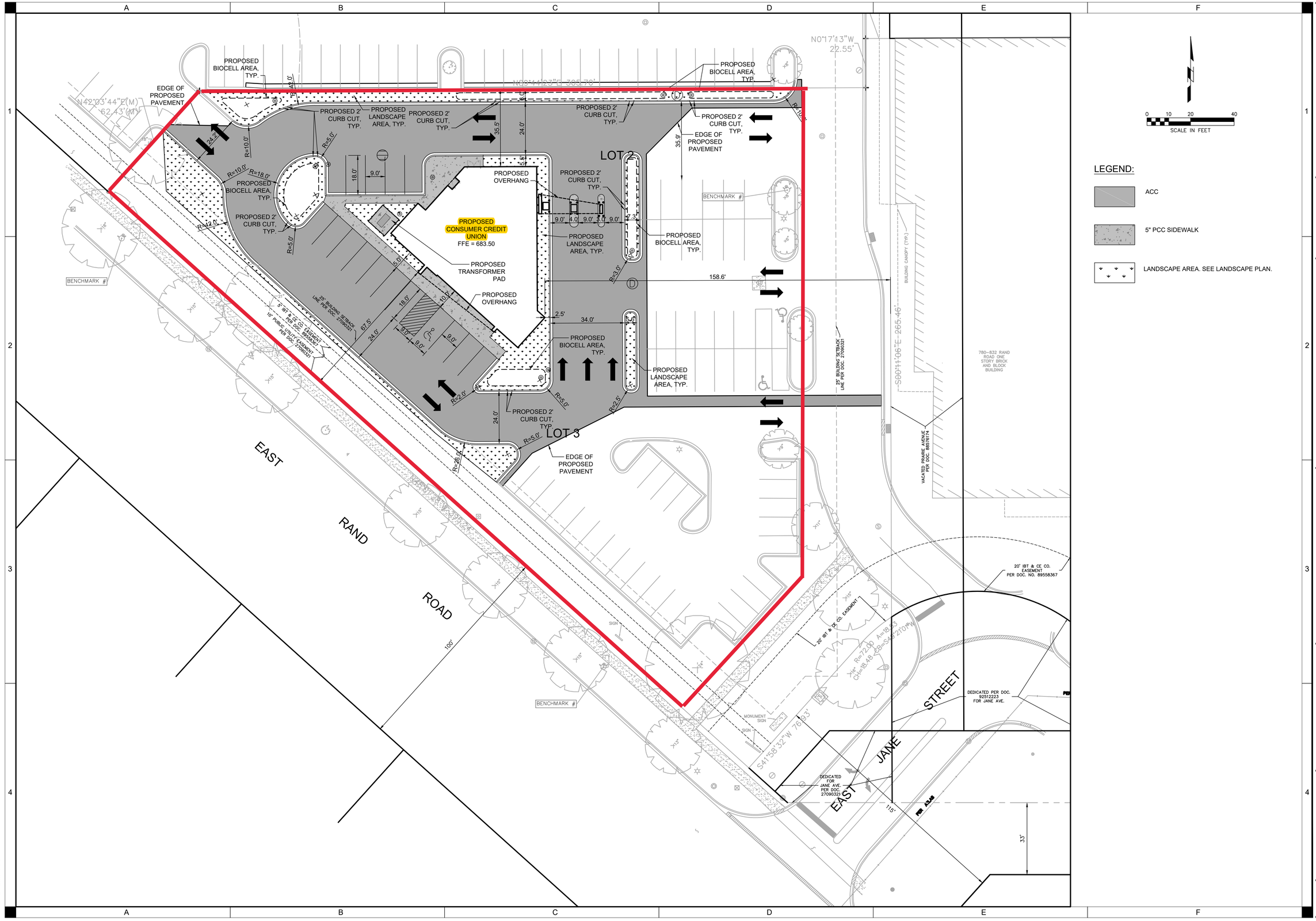
GSG CONSULTANTS, INC.
735 E. REMMINGTON RD, SCHAUMBURG, IL 60173
TEL: +1630.994.2600 | WWW.GSG-CONSULTANTS.COM

EXISTING CONDITIONS - 2

E. RAND ROAD & E. PALATINE ROAD
ARLINGTON HEIGHTS, IL

DRAWN BY:	PROJECT:
PGW	21-4002
CHECKED BY:	SCALE:
WC	1" = 20'
DATE:	SHEET #:
10/12/2021	4 OF 12
FILE NAME:	
MJK ARLINGTON HTS_PRELIMINARY	

T:\MJK\Arlington Hts\Drawings\Preliminary\MJK Arlington Hts_PRELIMINARY.dwg, Tue Oct 12 11:44:56 2021, pwhitfield, ANSI expand D (34.00 x 22.00 Inches)



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SEAL

CONSUMER CREDIT UNION

CONSUMER CREDIT UNION
RAND ROAD ARLINGTON HEIGHTS, IL

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: MLH
APPROVED: JMR
ISSUED FOR: VILLAGE SUBMITTAL
DATE: 12/03/2021
PROJECT NO: 7211440
FIELD BOOK: --
CLIENT NO: --

SITE PLAN

C101

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EXTERIOR RENDERING

VIEW FROM SOUTHWEST

EXHIBIT H

CONSUMERS CREDIT UNION

780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Consumers Credit Union - Arlington Heights

12/03/21

DESIGN COMMISSION

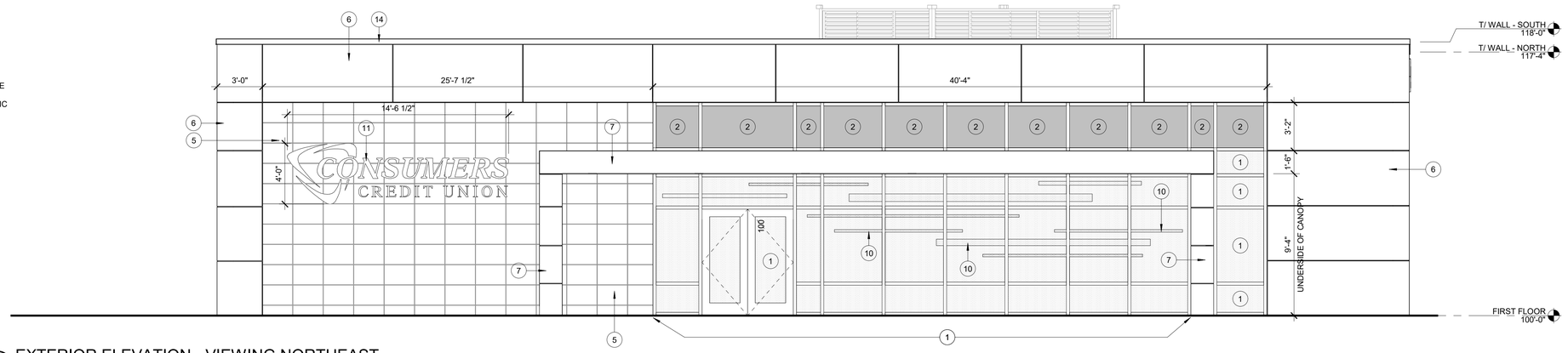
7211440

SCALE:

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

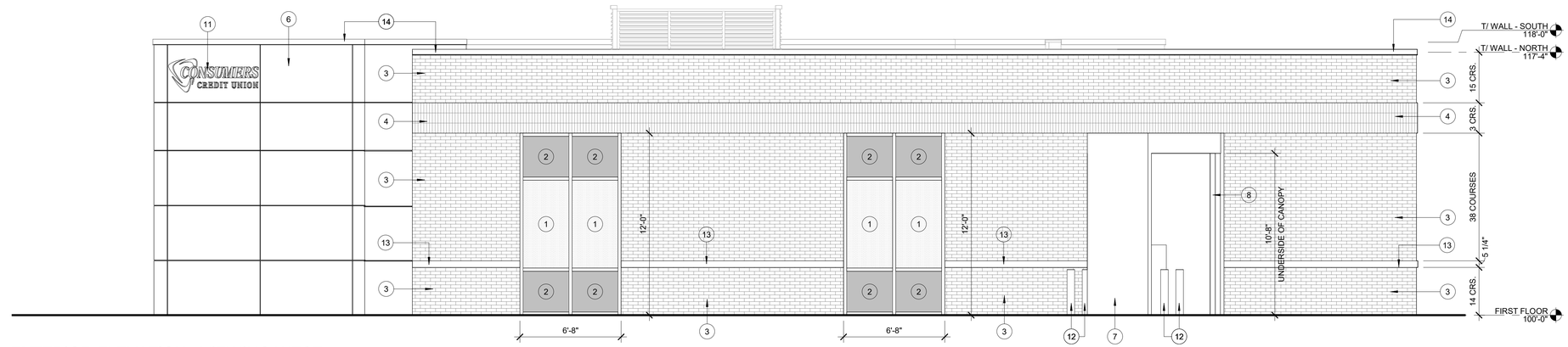
EXTERIOR ELEVATION LEGEND

1	1" THICK CLEAR GLASS (LOW-E, INSULATING)
2	1" THICK SPANDREL GLASS
3	FACE BRICK VENEER - TYPE 1 - BELDEN ENGLISH GRAY VELOUR
4	FACE BRICK VENEER - TYPE 2 - BELDEN SMOKY GRAY VELOUR
5	CAST STONE MASONRY VENEER (16" H x 24" L) - MONUMENT WHITE
6	COMPOSITE METAL PANEL - TYPE 1 - BEACHSTONE GRAY METALLIC
7	COMPOSITE METAL PANEL - TYPE 2 - GREYHOUND
8	COMPOSITE METAL PANEL - TYPE 3 - ULTRAMARINE BLUE
9	GALVANIZED INSULATED HOLLOW METAL DOOR AND FRAME
10	APPLIED COLOR GLASS FILM - FINAL DESIGN TO BE DETERMINED
11	EXTERIOR WALL-MOUNTED SIGNAGE
12	BOLLARD - PAINTED
13	CAST STONE HORIZONTAL BAND - MONUMENT WHITE
14	METAL COPING TO MATCH COMPOSITE METAL PANEL - TYPE 1



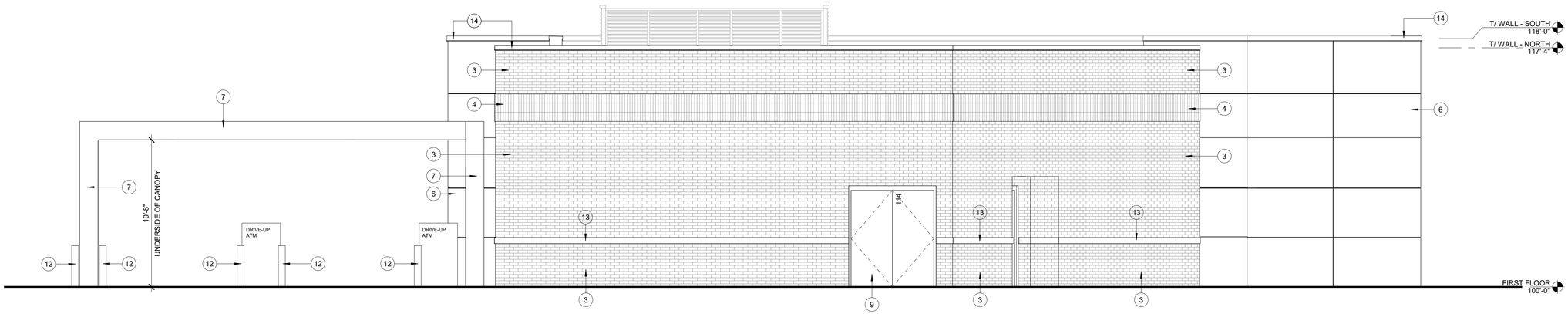
A2 EXTERIOR ELEVATION - VIEWING NORTHEAST

1/4" = 1'-0" 0 6'



A3 EXTERIOR ELEVATION - VIEWING WEST

1/4" = 1'-0" 0 6'



A4 EXTERIOR ELEVATION - VIEWING SOUTH

1/4" = 1'-0" 0 6'

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Consumers Credit Union - Arlington Heights

CONSUMERS CREDIT UNION
780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CH
APPROVED: JL
ISSUED FOR: DESIGN COMMISSION
DATE: 12/03/2021
PROJECT #: 7211440
FIELD BOOK:

EXTERIOR ELEVATIONS

A-2

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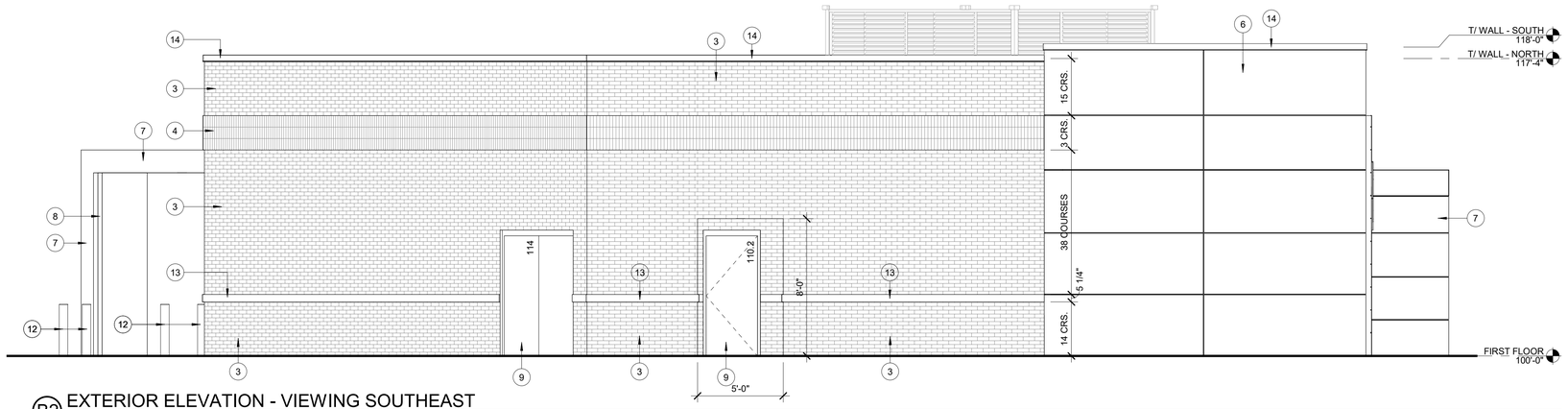
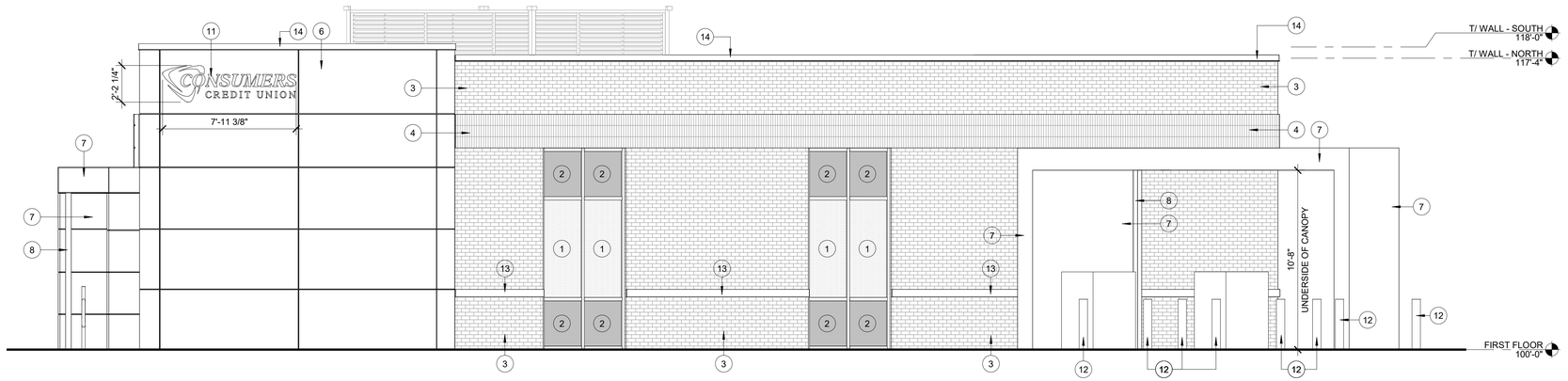
EXTERIOR ELEVATION LEGEND

1. 1" THICK CLEAR GLASS (LOW-E, INSULATING)
2. 1" THICK SPANDREL GLASS
3. FACE BRICK VENEER - TYPE 1 - BELDEN ENGLISH GRAY VELOUR
4. FACE BRICK VENEER - TYPE 2 - BELDEN SMOKY GRAY VELOUR
5. CAST STONE MASONRY VENEER (16" H x 24" L) - MONUMENT WHITE
6. COMPOSITE METAL PANEL - TYPE 1 - BEACHSTONE GRAY METALLIC
7. COMPOSITE METAL PANEL - TYPE 2 - GREYHOUND
8. COMPOSITE METAL PANEL - TYPE 3 - ULTRAMARINE BLUE
9. GALVANIZED INSULATED HOLLOW METAL DOOR AND FRAME
10. APPLIED COLOR GLASS FILM - FINAL DESIGN TO BE DETERMINED
11. EXTERIOR WALL-MOUNTED SIGNAGE
12. BOLLARD - PAINTED
13. CAST STONE HORIZONTAL BAND - MONUMENT WHITE
14. METAL COPING TO MATCH COMPOSITE METAL PANEL - TYPE 1



B2 EXTERIOR ELEVATION - VIEWING SOUTHEAST

1/4" = 1'-0" 0' 6'



B3 EXTERIOR ELEVATION - VIEWING NORTHWEST

1/4" = 1'-0" 0' 6'

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Illinois Firm Number: 184-000214

Consumers Credit Union - Arlington Heights

CONSUMERS CREDIT UNION
780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CH
APPROVED: JL
ISSUED FOR: DESIGN COMMISSION
DATE: 12/03/2021
PROJECT #: 7211440
FIELD BOOK:

EXTERIOR ELEVATIONS

A-3

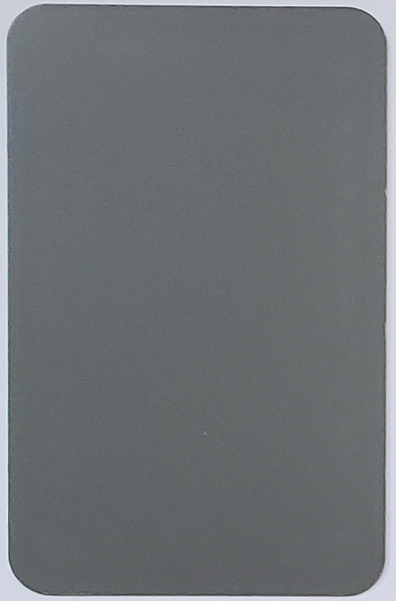
SHIVEHATTERY
ARCHITECTURE + ENGINEERING

December 3, 2021

Petitioner Name: Crystal Holowell (Shive-Hattery)
Date: December 3, 2021
Project: Consumers Credit Union (P.I.N. # 03-20-200-012)
Location:780 E. Rand Road, Arlington Heights, IL

Major Materials List:

Face Brick (Running Bond):	Belden Brick – English Gray Velour
Face Brick (Soldier Course):	Belden Brick – Smoky Gray Velour
Cast Stone Veneer:	Franklin Stone – Monument White – Smooth Face - 16” High x 24” Wide
Horizontal Accent Band:	Franklin Stone – Monument White – Smooth Face – 5” H x 5” D x 48” L
Composite Metal Panel – Type 1 Wall:	Alucobond – Beachstone Gray Metallic
Composite Metal Panel – Type 2 Canopy:	Alucobond - Greyhound
Composite Metal Panel – Type 3 Canopy Accent:	Alucobond – Ultramarine Blue
Aluminum Framing:	Kawneer Clear Anodized (Silver)
Glass (Clear Low-E):	Vitro / PPG Optigray
Glass (Spandrel):	ICD #3-4094 Graylights (Basis of Design)
Galvanized Insulated Steel Door and Frame:	Color to match Face Brick (Running Bond)
Applied Glass Film:	Final design and colors to be determined. This is shown as a placeholder.
Rooftop Screen:	Cityscapes Envisor – Louver – Color: Shadow Gray



COMPOSITE METAL PANEL
(TYPE 1 - WALL)
ALUCOBOND - BEACHSTONE GRAY METALLIC

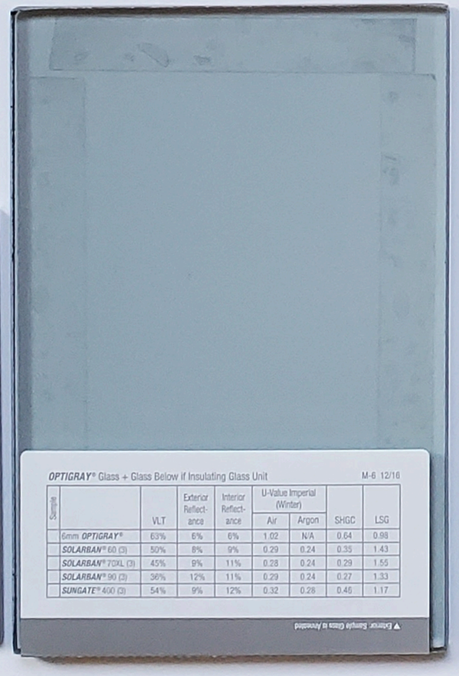
COMPOSITE METAL PANEL
(TYPE 3 - CANOPY ACCENT)
ALUCOBOND - ULTRAMARINE BLUE

COMPOSITE METAL PANEL
(TYPE 2 - CANOPY)
ALUCOBOND - GREYHOUND

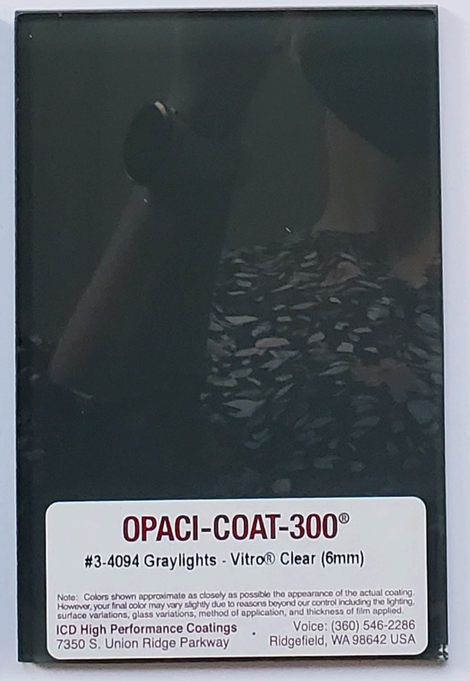
FACE BRICK (SOLDIER COURSE)
BELDEN BRICK - SMOKY GRAY VELOUR

FACE BRICK (RUNNING BOND)
BELDEN BRICK - ENGLISH GRAY VELOUR

ALUMINUM FRAMING
KAWNEER CLEAR ANODIZED (SILVER)



GLASS - CLEAR, LOW-E
VITRO / PPG OPTIGRAY



GLASS - SPANDREL
ICD #3-4094 GRAYLIGHTS

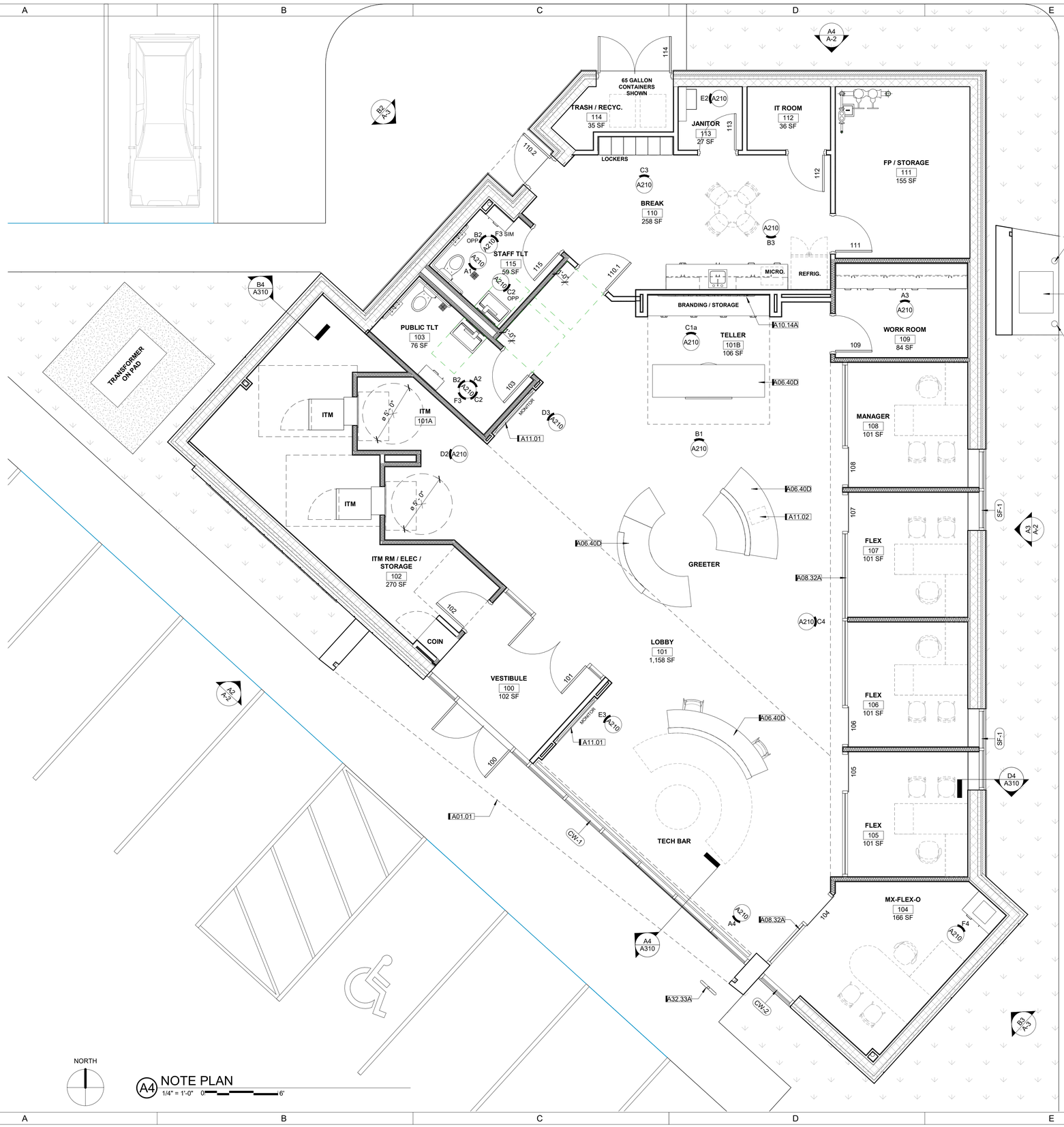
CAST STONE VENEER AND HORIZONTAL BANDING
FRANKLIN STONE - SMOOTH FACE - MONUMENT WHITE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

EXTERIOR MATERIALS BOARD

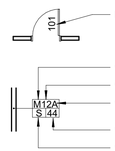
CONSUMERS CREDIT UNION
780 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

CONSUMERS CREDIT UNION



A4 NOTE PLAN
1/4" = 1'-0"

FLOOR PLAN SYMBOLS LEGEND



FLOOR PLAN NOTES

1. COORDINATE THE LOCATION OF ALL WALL REINFORCEMENT AND BLOCKING PRIOR TO THE INSTALLATION OF THE DRYWALL AND MILLWORK. PROVIDE BLOCKING FOR TOILET ACCESSORIES, GRAB BARS, HANDRAILS, COAT HOOKS, SHELVING, WALL-MOUNTED EQUIPMENT, SURFACE-MOUNTED STANDARDS OR FIXTURES, MILLWORK, ETC., AS REQUIRED FOR ANCHORING IN DRYWALL PARTITIONS. COORDINATE WITH OWNER FOR LOCATIONS OF WALL HUNG DEVICES NOT INSTALLED BY CONTRACTOR THAT REQUIRE BLOCKING. WOOD BLOCKING TO BE FIRE RETARDANT WHERE REQUIRED BY CODE.
2. WATER-RESISTANT GYPSUM BOARD SHALL BE USED FOR STUD PARTITIONS IN TOILET ROOMS, JANITOR'S CLOSETS, FIRE SERVICE ROOMS, MECHANICAL ROOMS, AND ANY ADDITIONAL LOCATIONS DESIGNATED IN CONTRACT DOCUMENTS.
3. WHERE STRUCTURAL ELEMENTS INTERFERE WITH FIRE-RATED PARTITIONS, FRAME TOP OF WALL AROUND STRUCTURAL ELEMENT.
4. REFER TO DRAWINGS OF ALL TRADES FOR ADDITIONAL INFORMATION REGARDING ITEMS PENETRATING FLOORS, WALLS, AND CEILINGS.
5. ALL NEW PARTITIONS ARE DIMENSIONED TO FACE OF STUD, MASONRY, OR CONCRETE COMPONENT UNLESS NOTED OTHERWISE.
6. ALL DOORS IN STUD WALL CONSTRUCTION ARE TO BE LOCATED WITH EDGE OF FRAME 4" FROM FACE OF ADJACENT PARTITION UNLESS NOTED OTHERWISE. DIMENSIONS LOCATING DOORS NOT DIRECTLY ADJACENT TO WALLS ARE GIVEN TO OUTSIDE EDGE OF FRAME.
7. ALL ANGLED PARTITIONS SHOWN SHALL BE AT A 45° ANGLE UNLESS NOTED OTHERWISE.

KEYNOTES

KEY	NOTE
A01.01	LINE OF ROOF OR CANOPY ABOVE
A05.50A	METAL BOLLARD - PAINTED TO MATCH ALUCOBOND - ULTRAMARINE BLUE
A06.40D	FREESTANDING MILLWORK ELEMENT - REFER TO FINISH PLAN, FINISH LEGEND, AND SHEET A530 FOR MORE INFORMATION
A08.32A	1/2" TEMPERED GLASS IN TOP AND BOTTOM CHANNELS. BUTT JOINT GLASS PANELS WITH CLEAR SILICONE JOINTS, GLASS EDGE TO BE SQUARE. SLIDING DOORS TO BE PROVIDED BY SAME MANUFACTURER. BASIS OF DESIGN - DORMA INTERIOR GLASS SYSTEM - DRS SYSTEM
A10.14A	INTERIOR WALL-MOUNTED SIGNAGE - F.O.I.?. - SIZE SHOWN IS PRELIMINARY. FINAL SIZE TO BE DETERMINED BY OWNER. GC TO PROVIDE CONCEALED BLOCKING AS REQUIRED FOR INSTALLATION
A11.01	FLAT PANEL MONITOR RECESSED INTO WALL - BY OWNER - REFER TO ELECTRICAL FOR POWER/DATA REQUIREMENTS.
A11.02	COFFEE MACHINE - BY OWNER - REFER TO ELECTRICAL FOR POWER REQUIREMENTS.
A32.33A	BIKE RACK TO HOLD MINIMUM 2 BIKES - BASIS OF DESIGN -

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Illinois Firm Number: 184-000214

Consumers Credit Union - Arlington Heights

CONSUMERS CREDIT UNION
780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

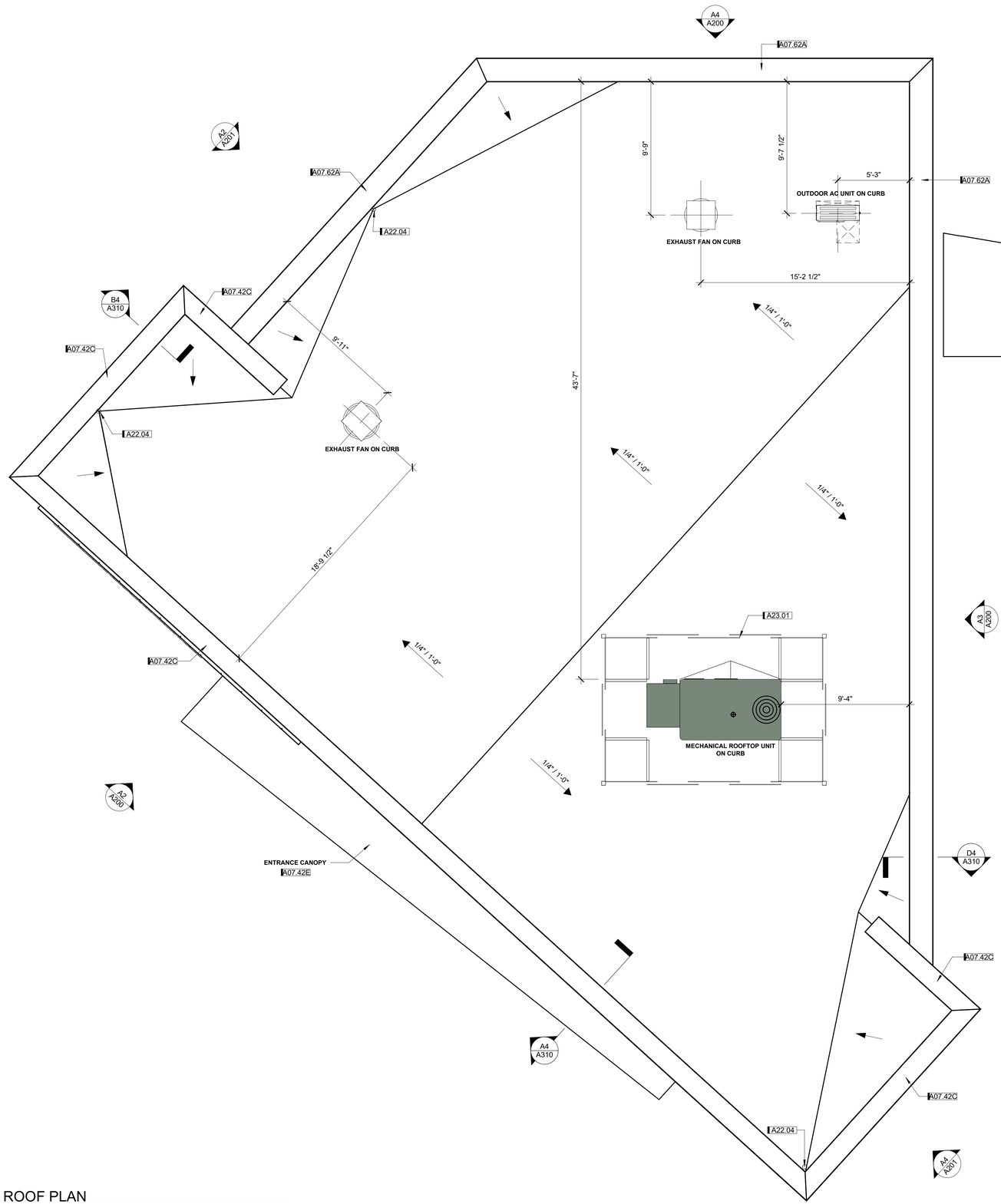
PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CH
APPROVED: JL
ISSUED FOR: DESIGN COMMISSION
DATE: 12/03/2021
PROJECT #: 7211440
FIELD BOOK:

NOTE PLAN

A111

BIM 360://211440_Consumers Credit Union/211440_central.rvt
Shive-Hattery Architects
12/2/2021 2:25:01 PM
Autodesk Revit 2021



ROOF PLAN SYMBOLS LEGEND

1/4" / 1'-0" — ROOF SLOPE

ROOF PLAN NOTES

1. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS OF BUILDING AND DRAIN LOCATIONS BEFORE ORDERING TAPERED INSULATION MATERIALS. SUBMIT TAPERED INSULATION LAYOUT PLAN.
3. FLASH ALL CURBS, VENTS AND STACKS AS SHOWN IN PLAN. REFER TO MANUFACTURER'S STANDARD DETAILS AND RECOMMENDATIONS FOR ANY MISCELLANEOUS DETAILS NOT SHOWN IN THE PLANS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WATER TIGHT CONDITIONS AT ALL TIMES DURING CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ROOF SYSTEM ON THE BUILDING. A MINIMUM LAYER OF 1.5" INSULATION WITH A LAYER OF 1/2" PLYWOOD SHALL BE LAID OVER THE ROOF SYSTEM IN A CONTINUOUS FASHION AS WORK PROGRESSES AROUND THE BUILDING. ANY DAMAGE TO THE ROOF SYSTEM WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGE CAUSED DURING CONSTRUCTION TO THE SURROUNDING GROUNDS. (GRASS, CONCRETE, ETC.)
7. KEYNOTE LIST IS SPECIFIC TO THIS SHEET.

ROOF TYPE:

- 60 MIL WHITE TPO - FULLY ADHERED
- 1/4" DENSDECK PRIME
- TAPERED POLYISOCYANURATE INSULATION - MININUM R-30
- PRECAST CONCRETE PLANK DECK STRUCTURE

KEYNOTES

KEY	NOTE
A07.42C	COMPOSITE METAL PANEL COPING - MATCH FINISH OF ADJACENT METAL PANEL
A07.42E	COMPOSITE METAL PANELS - BASIS OF DESIGN - ALUCOBOND GREYHOUND
A07.62A	METAL COPING - BASIS OF DESIGN - METAL ERA PERMA-TITE - COLOR TO MATCH ALUCOBOND - BEACHSTONE GRAY METALLIC
A22.04	ROOF DRAIN - REFER TO PLUMBING DRAWINGS
A23.01	MECHANICAL ROOFTOP UNIT WITH PERIMETER SCREEN

NORTH

A4 ROOF PLAN
1/4" = 1'-0" 0 6'

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ARCHITECTURE + ENGINEERING
440 North Wells Street, Suite 320 | Chicago, Illinois 60654
312.324.5500 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin
Illinois Firm Number: 184-000214

Consumers Credit Union - Arlington Heights

CONSUMERS CREDIT UNION
780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN: CH
APPROVED: JL
ISSUED FOR: DESIGN COMMISSION
DATE: 12/03/2021
PROJECT #: 7211440
FIELD BOOK:

ROOF PLAN

A151

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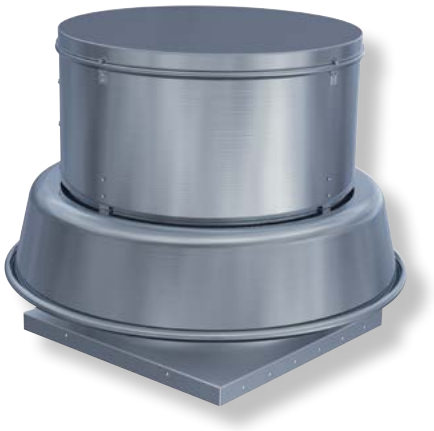
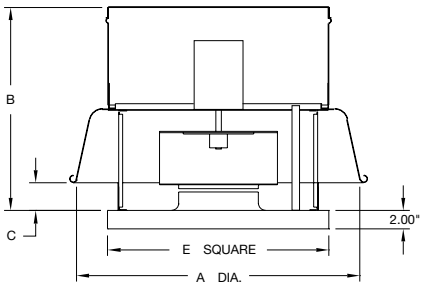
Autodesk Revit 2021





APPLICATION

Designed specifically for roof mounted applications, exhausting relatively clean air. Fans feature high efficiency, non-overloading, backward inclined centrifugal wheels precisely matched to a deep spun venturi.

SIZES

8" to 19.75" wheel diameters

PERFORMANCE

Airflow to 5,020 CFM
Static pressure to 1" w.g.

LITERATURE (Available at www.tcf.com)

Catalog 4050
Installation and Maintenance Manual - IM-4050

ACCESSORIES

See page 12.

SIZE	HP	RPM	STOCK TYPE	AVAILABILITY [1]					FAN DIMENSIONS			
				ODP 115V [3, 5]	ODP [4, 5]	OTHER [5]	EC-ODP 115V [6]					
				48-HOUR	5-DAY	10-DAY	5-DAY	10-DAY	A	B	C	E
060B	1/8	1650 [2]	A	✓	✓	✓	—	—	18.50	15.63	2.06	17.00
060BE	1/4	1800	A	—	—	—	✓	✓				
070B	1/8	1650 [2]	A	✓	✓	✓	—	—	18.50	15.63	2.06	17.00
070BE	1/4	1800	A	—	—	—	✓	✓				
080B	1/8	1650 [2]	A	✓	✓	✓	—	—	18.50	15.63	2.06	17.00
080BE	1/4	1800	A	—	—	—	✓	✓				
085B	1/8	1650 [2]	A	✓	✓	✓	—	—	21.00	19.31	2.63	17.00
085BE	1/4	1800	A	—	✓	✓	✓	✓				
090B	1/8	1650 [2]	A	✓	✓	✓	—	—	21.00	19.31	2.63	17.00
090BE	1/4	1800	A	—	—	—	✓	✓				
095B	1/8	1650 [2]	A	✓	✓	✓	—	—	21.00	19.31	2.63	17.00
095BE	1/4	1800	A	—	—	—	✓	✓				
100B	1/3	1725	A	✓	✓	✓	—	—	21.00	17.31	2.63	17.00
	1/8	1140	A	✓	✓	✓	—	—				
	1/15	860	A	✓	✓	✓	—	—				
100BE	1/4	1800	A	—	—	—	✓	✓				
120B	1/3	1725	A	✓	✓	✓	—	—	27.88	22.38	3.63	20.00
	1/8	1140	A	✓	✓	✓	—	—				
	1/15	860	B	✓	✓	✓	—	—				
120BE	1/2	1800	A	—	—	—	✓	✓				
130B	1/2	1725	A	✓	✓	✓	—	—	27.88	23.25	4.44	24.00
	1/4	1140	A	✓	✓	✓	—	—				
	1/8	860	B	✓	✓	✓	—	—				
130BE	3/4	1800	A	—	—	—	✓	✓				
140B	1/4	1140	A	✓	✓	✓	—	—	27.88	23.50	4.69	24.00
	1/8	860	B	✓	✓	✓	—	—				
150B	1/4	1140	A	✓	✓	✓	—	—	31.06	26.75	4.63	24.00
	1/8	860	A	✓	✓	✓	—	—				
160B	1/2	1140	A	✓	✓	✓	—	—	31.06	27.25	5.19	24.00
	1/4	860	A	✓	✓	✓	—	—				
170B	1/2	1140	A	✓	✓	✓	—	—	39.63	29.25	4.06	30.00
	1/4	860	B	✓	✓	✓	—	—				
180B	1	1140	A	✓	✓	✓	—	—	39.63	30.25	5.06	30.00
	1/2	860	B	✓	✓	✓	—	—				

NOTES:

1. Availability is in working days.
2. Three Speed Motor. 1500 RPM (Stock Type A) and 1350 RPM (Stock Type B) motors available on 48-Hour, 5-Day and 10-Day ship.
3. All ODP 115V 1Ø motor options are Speed Controllable.
4. ODP 1Ø 208-230V, 3Ø and TE motors available on 5-Day ship.
5. Thermal overload motors are exempt from QuickShip.
6. Remote mounted speed dial is not available.

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COOLING & HEATING

P-SERIES

SUBMITTAL DATA: PKA-A12HA4 & PUY-A12NHA4 (-BS)

12,000 BTU/H WALL-MOUNTED AIR-CONDITIONING SYSTEM

Job Name:	
System Reference:	Date:

Indoor Unit: PKA-A12HA4

Outdoor Unit: PUY-A12NHA4 (-BS)

GENERAL FEATURES

- Wall-mounted indoor unit for residential and commercial applications
- Shiny-white–exterior plastic; compact design
- Quiet operation—both indoor and outdoor units
- Self-check function—integrated diagnostics
- Limited warranty: five years parts and seven years compressors

UNIT OPTION

- □ Standard Model……..……..PUY-A12NHA4
- □ Sea Coast (BS) Model……..PUY-A12NHA4-BS

ACCESSORIES

Indoor Unit

- □ Condensate Pump (BlueDiamond X87-711/721; 115/230V)
- □ Condensate Pump (Sauermann SI30-115/230; 115/230V)

Outdoor Unit

- □ Drain Pan (PAC-SG63DP)
- □ Drain Socket (PAC-SH71DS)
- □ Three-pole Disconnect Switch (TAZ-MS303)
- □ Wind Baffle (WB-PA1)
- □ Air Outlet Guide (PAC-SG58SG)
- □ Mounting Base (DSD-400N)
- □ Mounting Pad (ULTRILITE2)
- □ Wall-mounting Brackets (CWMB1)

Controller Options

- □ Wireless Wall-mounted Remote Controller Kit (MHK1)**
- □ Portable Central Controller (MCCH1)**
- □ Outdoor Air Sensor (MOS1)**
- □ Wired Wall-mounted Controller (PAR-31MAA)**
- □ Simple MA Remote Controller (PAC-YT53CRAU)**

**See Submittal for information on each option.

- □ M-NET Adapter (PAC-SF83MA)
- □ CN51 Connector for Multiple Remote Controller Adapters/Duct Fan Controller (PAC-725AD)
- □ CN32 Connector for Remote On/Off (PAC-715AD)
- □ Remote Temperature Sensor (PAC-SE41TS)
- □ Remote Operation Adapter - Display and On/Off (PAC-SF40RM)
- □ Hand-held Wireless Remote Controller (PAR-FL32MA; Receiver Built-in)
- □ Lockdown Bracket for Hand-held Controller (RCMKP1CB)
- □ Control/Service Tool (PAC-SK52ST)

SEACOAST PROTECTION

- External Outer Panel:
  - Phosphate coating + Acrylic-Enamel coating
- Fan Motor Support:
  - Epoxy resin coating (at edge face)
- Separator Assembly ; Valve Bed:
  - Epoxy resin coating (at edge face)
- Screws (used outer side):
  - Zinc nickel coating 5μm + Polyvinylidene chloride coating

"Blue Fin" treatment is an anti-corrosion treatment that is applied to the condenser coil to protect it against airborne contaminants..

R410A INVERTER

Specifications are subject to change without notice.

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SPECIFICATIONS: PKA-A12HA4 & PUY-A12NHA4 (-BS)

Cooling*
Rated Capacity . . . . . .12,000 Btu/h
Minimum Capacity . . . . . .6,000 Btu/h
SEER . . . . . .15.2 Btu/h/W
EER . . . . . 10.1 Btu/h/W
Total Input . . . . . 1,190 W

*** Rating Conditions per AHRI Standard**
Cooling | Indoor: 80º F (27º C) DB / 67º F (19º C) WB
Cooling | Outdoor: 95º F (35º C) DB / 75º F (24º C) WB

Electrical Requirements
Power Supply . . . . . 208 / 230V, 1-Phase, 60 Hz
Recommended Fuse/Breaker Size. . . . . .15 A

Voltage
Indoor - Outdoor S1-S2 . . . . . AC 208 / 230V
Indoor - Outdoor S2-S3 . . . . . .DC ±24V

OPERATING CONDITIONS

		Indoor Intake Air Temp.	Outdoor Intake Air Temp.
Cooling	Maximum	95º F (35º C) DB 71º F (22º C) WB	115º F (46º C) DB
	Minimum	67º F (19º C) DB 57º F (14º C) WB	0º F** (-18º C) DB

** With optional wind baffle accessory installed. If not installed, the minimum temperature will be 23º F (-5º C) DB.

Indoor Unit
MCA . . . . . 1 A
Blower Motor (ECM) . . . . . 0.33 F.L.A.
Blower Motor Output. . . . . .30 W
Airflow (Lo - Mid - Hi) . . . . . .320 - 370 - 425 Dry CFM
290 - 335 - 380 Wet CFM
Air Filter . . . . . Polypropylene Honeycomb
Sound Pressure Level (Lo - Mid - Hi). . . . . .36 - 40 - 43 dB(A)
SHF 0.81
Moisture Removal. . . . . 2.0 pt./h

DIMENSIONS	UNIT INCHES / MM
W	35-3/8 / 898
D	9-13/16 / 249
H	11-5/8 / 295

Weight. . . . . .29 lbs. / 13 kg
External Finish . . . . . Munsell No. 1.0Y 9.2 / 0.2
Field Drainpipe Size O.D. . . . . .5/8" / 16 mm

Outdoor Unit
Compressor . . . . . DC Inverter-driven Twin Rotary
MCA . . . . . 13 A
MOCP. . . . . 15 A
Fan Motor (ECM) . . . . . 0.35 F.L.A.
Sound Pressure Level
Cooling . . . . . .46 dB(A)

DIMENSIONS	INCHES / MM
W	31-1/2 / 800
D	11-13/16 + 7/8 / 300 + 23
H	23-5/8 / 600

Weight . . . . . .82 lbs. / 37 kg
External Finish . . . . . .Munsell No. 3Y 7.8 / 1.1
Refrigerant Type R410A
Refrigerant Pipe Size O.D.
Gas Side . . . . . 1/2" / 12.7 mm
Liquid Side. . . . . 1/4" / 6.35 mm
Max. Refrigerant Pipe Length. . . . . 100' / 30 m
Max. Refrigerant Pipe Height Difference . . . . . 100' / 30 m
Connection Method . . . . . .Flared

Notes:

Specifications are subject to change without notice.
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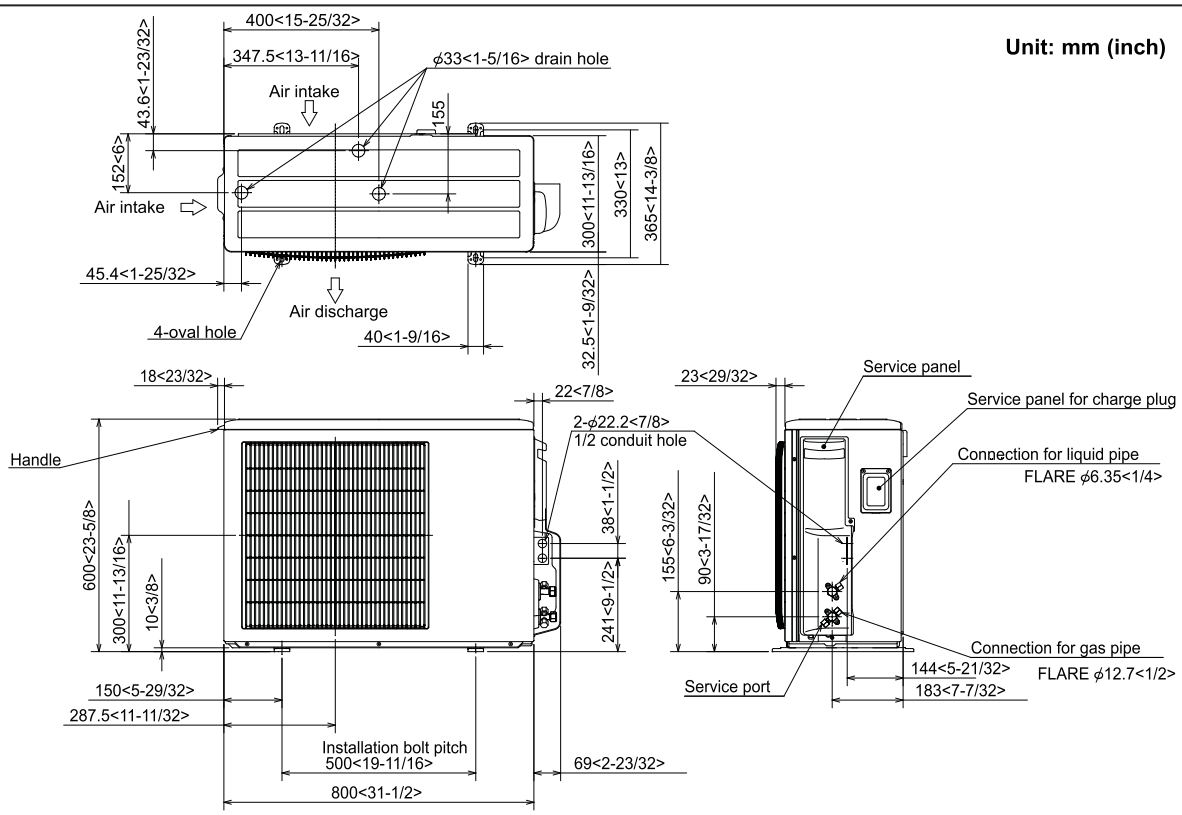
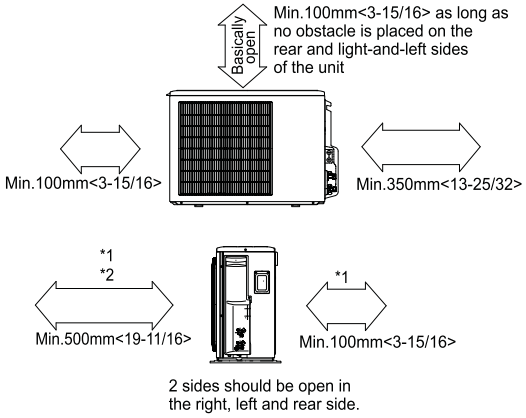
DIMENSIONS: PUY-A12NHA4 (-BS)

Unit: mm (inch)



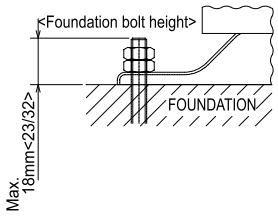
Clearance space around the outdoor unit



2 sides should be open in the right, left and rear side.

FOUNDATION BOLTS

Please secure the unit firmly with 4 foundation M10<W3/8> bolts. (Bolts, washers and nut must be purchased locally.)



PIPING-WIRING DIRECTION

Piping and wiring connection can be made from the rear direction only.

Minimum installation space for outdoor unit

*1 In the place where short cycle tends to occur, cooling and heating capacity and power consumption might get lowered 10%. Air outlet guide (optional) will help them improve.

*2 If air discharges to the wall, the surface might get stained.

FORM# PKA-A12HA4 - PUY-A12NHA4 (-BS) - 201406

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Shown with optional Economizer

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Packaged Rooftop Units with Gas Heat and Electric Cooling

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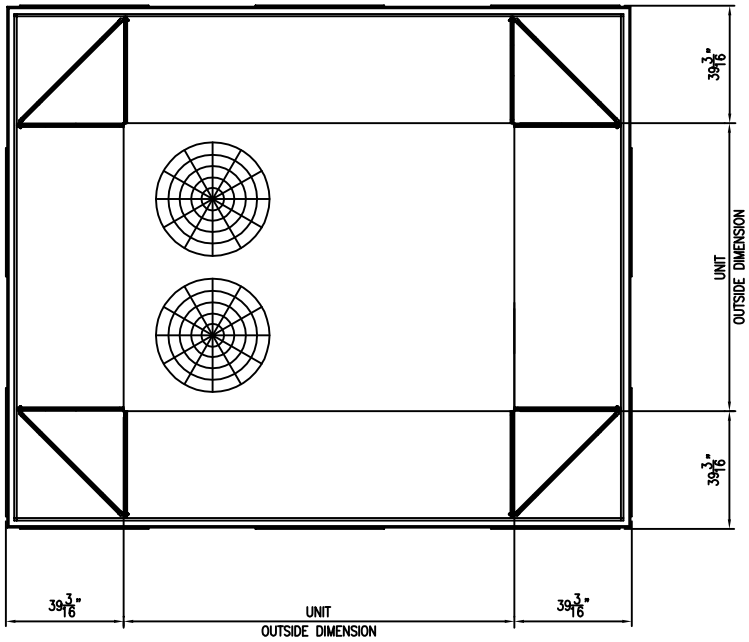
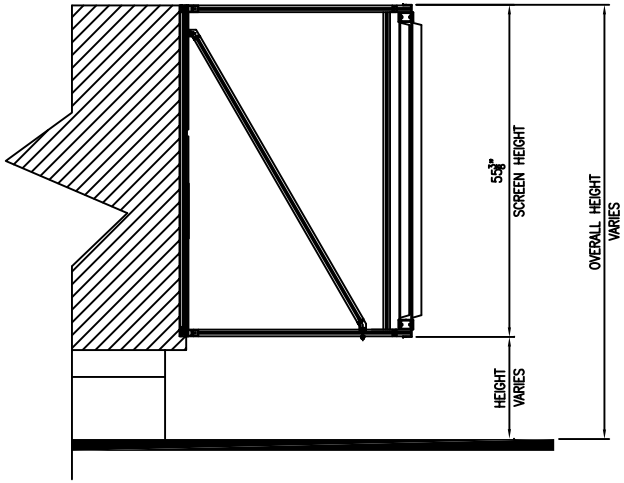
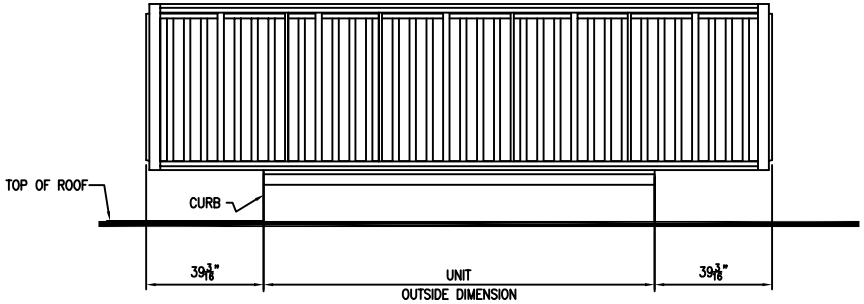
52" VERTICAL STYLE ENVISOR FOOTPRINT



52" VERTICAL STYLE ENVISOR SECTION



52" VERTICAL STYLE ENVISOR ELEVATION



NOTE: The Screen System shown corresponds to a typical construction of the Envisor 52 Vertical Style using Flat Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

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HILLIARD, OH (614) 850-2549

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PROJECT DESCRIPTION ENVISOR 52" VERTICAL STYLE			REVISION REF.# AND DATE			SCALE 3/16" = 1'
PROJECT DESCRIPTION GENERAL SPECIFICATIONS			PAS 02/05/04			SHEET 1 OF 1
CLIENT	CONTACT PERSON	WORK ORDER #				DRAWN BY PAS CHECKED BY
ADDRESS	CITY	STATE ZIP				DATE FILE CREATED 02/05/04
JOBSITE LOCATION						DWG FILE # 100039
ADDRESS	CITY	STATE ZIP				

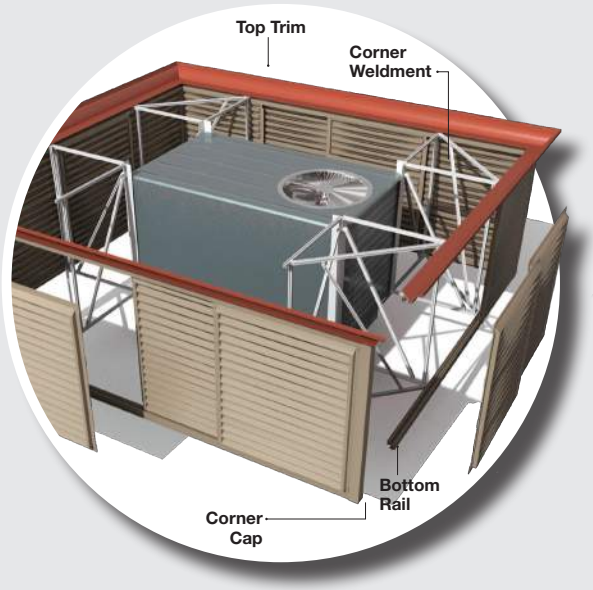
REGIONAL GROCERY CHAIN
• 52"/35" Stacked Louver & 52" Louver
• Color: Ranchero Red

envisor®

Innovative Rooftop Screens

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 and communication equipment. You name it, we can screen it!

- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



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

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COMMERCIAL OFFICE SPACE
• 52" Horizontal Louver panel with Lineal Band style top trim
• Color: Almond

THE LEADING ROOF SCREEN CHOICE OF ARCHITECTS, BUILDING OWNERS AND CONTRACTORS FOR MORE THAN 20 YEARS.

CHURCH OFFICE
• 52" Horizontal Louver panel with Cove top trim
• Color: Custom color match

NATIONAL RETAILER
• 70" Horizontal Louver panel with 2 Step top trim
• Color: Alabaster

DESIGN OPTIONS

Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

VERTICAL

(Available in Metal or Acrylicap® ABS)

CANTED

(Available in Acrylicap® ABS only)

POST MOUNT

(Available in Metal or Acrylicap® ABS)

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

ACRYLICAP® ABS SERIES PANELS

LOUVER HORIZONTAL

RIB HORIZONTAL

BRICK

FLAT PAN

FOREST

BATTEN VERTICAL

7.2 RIB HORIZONTAL

RIB VERTICAL

METAL SERIES PANELS

7.2 RIB
HORIZONTAL SOLID

7.2 RIB
VERTICAL SOLID

NEW!
4.0 CORRUGATED
HORIZONTAL SOLID

NEW!
4.0 CORRUGATED
VERTICAL SOLID

7.2 RIB
HORIZONTAL PERFORATED

7.2 RIB
VERTICAL PERFORATED

PAN SOLID

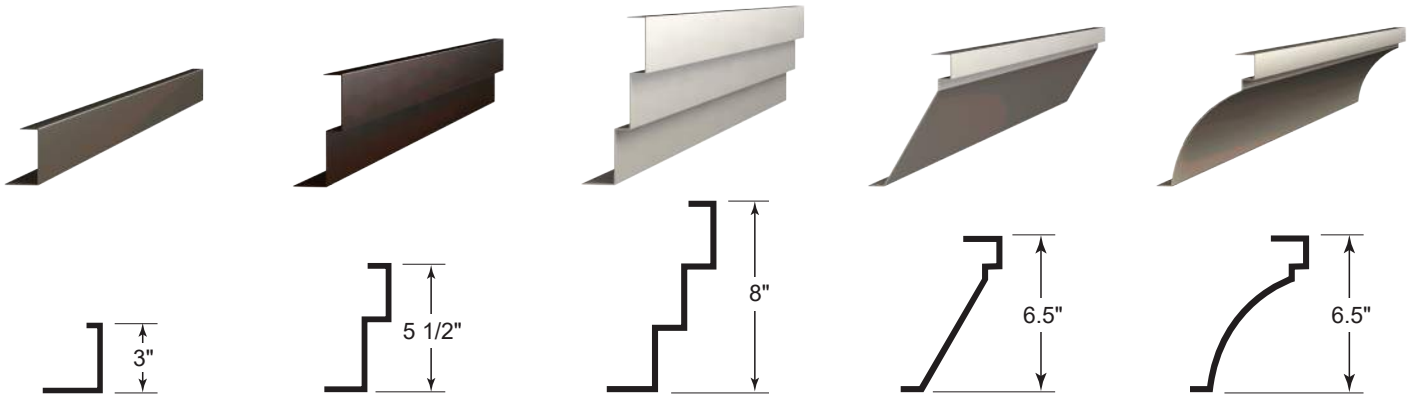
PAN PERFORATED

Don't see a panel that fits your project?

Tell us and we'll make one that you design. (Mold fee may apply)

TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



LINEAL BAND | 2 STEP | 3 STEP | ALAMO | COVE

COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.

ALABASTER | ALMOND | OYSTER | PUTTY | KHAKI | SAGEBRUSH | DARK BRONZE

SHADOW GRAY | SLATE GRAY | RANCHERO RED | CYPRESS MOSS | FOREST GREEN | MANSARD BROWN

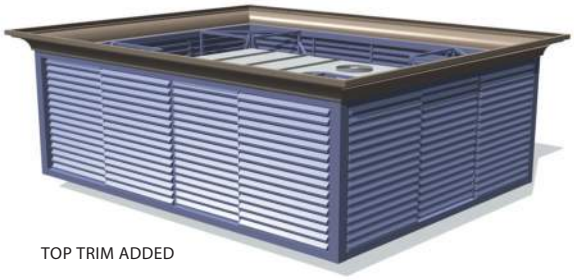
Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.

Speak to a project manager about our Envisor accessories, including lighting kits and more.

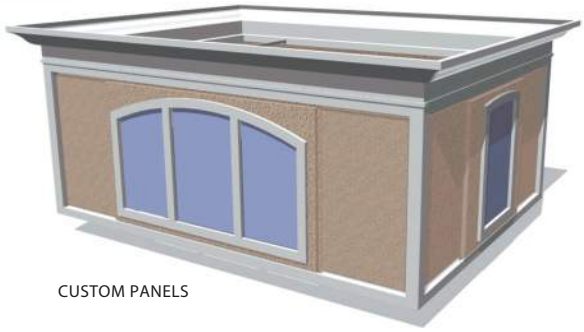
CUSTOM SOLUTIONS

Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. **Additional costs may apply.*

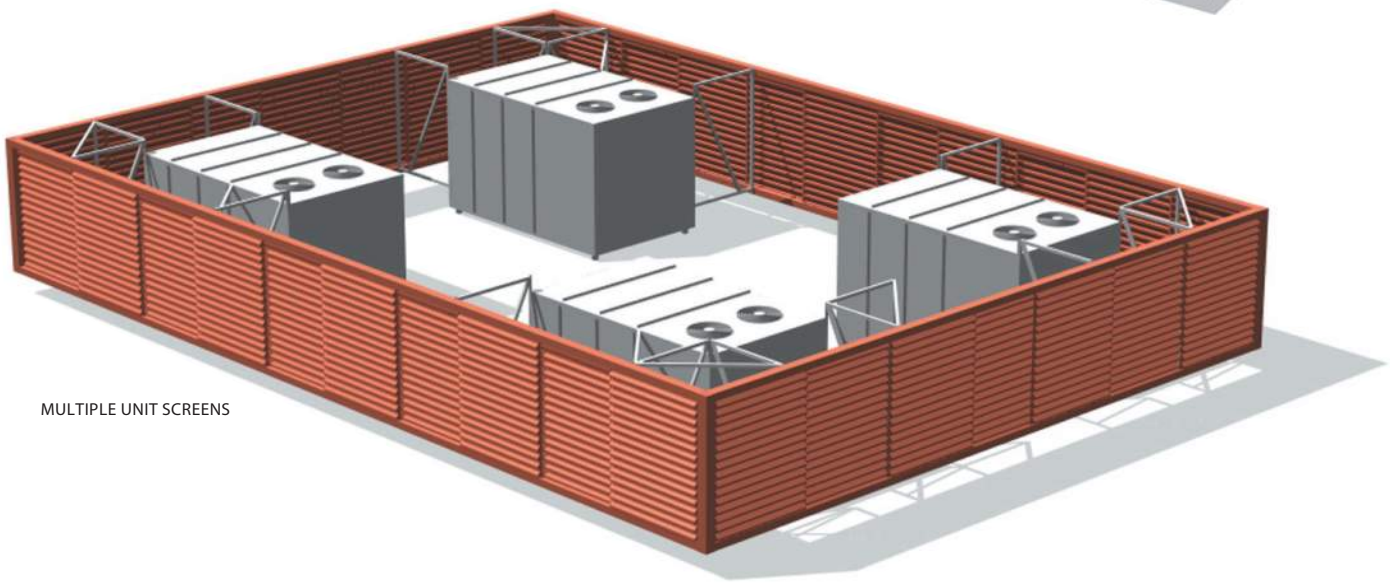
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



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• Color: Forest Green

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