



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 8, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 12/11/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#18-106 - Dunkin/Baskin Robbins - 105 W. Dundee Rd. / Commercial
- B. DC#18-108 - 7-Eleven Gas Station - 1650 W. Algonquin Rd. / Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 12/11/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 12/11/18

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 11, 2018**

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

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

Members Absent: Jonathan Kubow

Also Present: John Sorenson, U.S. Shelter Homes for 534 W. Ridge Ct.
Jim Sutphen, Abbell Associates for *Arlington Town Square*
Earl Mager, Shive Hattery for *Arlington Town Square*
Robert Losselyoung, Tinaglia Architects for *Arlington 425*
Kelle Bruckbauer, Tinaglia Architects for *Arlington 425*
Mike Firsel, Firsel Ross for *Arlington 425*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM NOVEMBER 27, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF NOVEMBER 27, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#18-101 – 534 W. Ridge Ct.

John Sorensen, representing *U.S. Shelter Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with one-car attached garage to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with a mix of one car and two car attached garages. There have been numerous teardowns previously completed throughout this neighborhood, however the proposed teardown will be the first on this street.

Overall, the proposed design is nicely done and consistent with other newer homes approved in this neighborhood. Features such as the single-story front porch and single-story garage roof help the design to fit in with the adjacent single-story homes. The low-pitched gables fit well with the low-pitched roofs on the adjacent homes. The only comment on the design is that the proposed gray mist siding color is quite bright and cool as compared to the color tones of the other houses on the street, and the petitioner should consider a warmer gray siding color to better fit with the character of the neighborhood. Staff recommends approval of the proposed design with this recommendation.

Mr. Sorenson had no comments other than the buyers are open to a darker siding color as suggested by Staff. He presented a sample of the color, which was not submitted until tonight.

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

PUBLIC COMMENT

Andrea Donatoni, 528 W. Ridge Ct. She lives directly east of the site and asked if the new home would be raised up because some of the neighbors already have problems with water flowing into their backyards from the homes on either side of them that are raised. She also asked what the construction hours would be.

Chair Fitzgerald said that it does not appear as though the new home would be raised, and the amount of water draining from the site cannot increase with the new home. Drainage issues can be directed to the Village Engineering Department, and construction hours are 7 am to 7 pm Monday through Friday, and 8 am to 6 pm on the weekends.

There was no further public comment.

Commissioner Eckhardt felt that the front elevation was nicely proportioned; the windows were sized appropriately, and the scale is appropriate. He also appreciated that the rear elevation has the same detailing as the rest of the home. He had no issues with the proposed design.

Commissioner Kingsley agreed and felt that some of the things being done were subtle and simple. She pointed out that the depth of the front porch could be opened up and made more useful if the railing was eliminated, and she liked the box bay window designs. She asked if the metal roof would be used on the window on the west elevation, and **Mr. Sorensen** replied that the metal roof would only be on the front porch, and the box bays on the side elevation would have a shingle roof. **Commissioner Kingsley** suggested a different pitch over the patio doors on the rear elevation to allow for more of an overhang for protection from

the elements. She was okay with the colors being proposed for the new home, and she suggested smooth trim versus cedar embossed siding to better show off the colors that are similar.

Chair Fitzgerald agreed with everything said so far, and liked the project as well.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 534 W. RIDGE COURT. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 11/08/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A RECOMMENDATION TO CONSIDER USING SMOOTH TRIM.**
- 2. A RECOMMENDATION TO CONSIDER LESSENING THE ROOF SLOPE OVER THE PATIO DOORS ON THE REAR ELEVATION TO ALLOW FOR MORE COVERAGE.**
- 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 RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Commissioner Kingsley reiterated that the porch railing could be eliminated to allow the front porch to become more usable.

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

- 4. A RECOMMENDATION TO ELIMINATE THE RAILING ON THE FRONT PORCH TO ALLOW THE PORCH TO BE MORE USEABLE.**

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

ITEM 2. SIGN VARIATION

DC#18-103 – Arlington Town Square – 70 S. Arlington Heights Rd.

Jim Sutphen, representing *Abbell Associates*, and **Earl Mager**, representing *Shive Hattery*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Arlington Town Square is an existing multi-tenant shopping center in the Downtown. It includes 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 multiple new signs throughout the shopping center to improve their branding and exposure, as well as to improve wayfinding. Most of the signs require sign variation(s), but some of the signs do comply with code and are included in the packet as part of the overall proposal.

1. **Development Identification Canopy Sign at Evergreen Avenue.** The petitioner is proposing a new canopy above the entrance ramp to the underground public parking garage with signage as follows:
 - a. "ARLINGTON TOWN SQUARE" development identification signage is proposed on the top of the canopy, which complies with the 20% sign size allowed by code for canopies.
 - b. The canopy will also include new internally illuminated "PUBLIC PARKING" signage. The signage font and color is designed to complement other new "public parking" signage planned by the Village to be installed at public parking surface lots and garages throughout the Downtown. The proposed 53 sf of signage is comparable in size to the existing 33 sf "ARLINGTON HEIGHTS" sign that spans above the parking garage entrance on Vail Avenue. However, the proposed sign will be internally illuminated, whereas the Vail garage sign is externally illuminated.
 - c. Two new 9 sf blade signs mounted perpendicular to the walls on each side of the ramp will replace the existing flush mounted signs.

Per Chapter 30, Section 30-103.d, public parking signs are exempt as non-advertising signs designed for public safety and convenience as approved by the Village Manager. Therefore, variations are not required, but final Village Manager approval and sign permits are required. Staff has received preliminary approval of these two ground signs from the Village Manager.

2. **Entrance Identity Signage on Arlington Heights Road.** There are two existing raised planters flanking the entrance driveway from Arlington Heights Road. Two new ground signs are proposed to be installed within these planters to highlight the entrance to the shopping center. Variations are required to allow two ground signs, where only one ground sign is allowed per street frontage, as well as to allow 40 feet separation between the signs, where 800 feet is required.
3. **Courtyard Shops Entrance Sign.** There is an existing "COURTYARD" sign above the entrance to the south courtyard that was approved by variation in 2004. The sign is proposed to be upgraded with a new painted perforated metal screen and new metal "COURTYARD SHOPS" signage. The proposed upgrades will be a nice enhancement to the existing sign, and they are substantially compliant with the previously approved variation. New variations are not required.
4. **Courtyard Shops Directory Signage.** There is an existing 13 sf wall-mounted "COURTYARD" directory sign at the entrance to the south courtyard that was approved by variation in 2004. A new internally illuminated larger 67 sf directory sign is proposed to replace the existing sign, so the existing variation

needs to be amended to allow the proposed larger sign.

5. **Courtyard Artwork Installation.** The petitioner is proposing to enhance the courtyard with overhead strings of lights and a large artwork piece mounted on the back wall. The petitioner has indicated that the final artwork design will not be used to promote or advertise Arlington Town Square or any of the businesses. The final artwork piece is required to be submitted for Design Commission approval, which is consistent with past practice. A variation is not required.
6. **Town Square Fountain.** A 45 sf "ARLINGTON TOWN SQUARE" development identification sign is proposed to be added to the existing fountain feature that is located along the internal drive aisle in the middle of the shopping center. A painted perforated metal screen is proposed to be added between the existing brick piers. A variation is required to allow the 45 sf development identification sign.
7. **Office Center Signage.** Arlington Town Square has office tenants located on the second floor. The existing entrance to the office lobby is understated with a small green canvas awning. The petitioner is proposing to enhance the prominence of the office lobby with new dark gray fiber cement wall cladding. Additionally, a new black metal canopy with "OFFICE CENTER" signage is proposed to highlight the office entry door. Variations are required to allow signage on top of the canopy, where lettering is not allowed to project above or beyond the physical dimensions of an awning, as well as to allow signage that exceeds 20% of the canopy face.

The petitioner has submitted a letter stating their need for proper signage, and that the existing lack of signage has caused hardships for leasing as well as for the success of some existing tenants.

Mr. Hautzinger stated that Staff agrees that this development needs better branding and wayfinding signage. The need for signage is not self-created, it is due to the unique layout of the shopping center. Overall, the proposed signage package is very nicely designed, and it will be a nice enhancement to the property.

Staff comments include the following:

- The ground signs facing Arlington Heights Road will help to guide customers into the development, and the request for two signs is justified based on the existing layout of the entrance drive and planters. The signs are small and tastefully designed. Consider adding external illumination so the signs will be visible in the evening.
- The larger directory sign is justified to improve wayfinding to the courtyard shops which lack visibility from the internal drive and surrounding roads.
- The new development identification sign at the existing fountain will be a nice focal point, further reinforcing "Arlington Town Square" as the name of the shopping center. The size of the proposed sign fits well with the existing structure, and the sign is internal to the site. If the letters are intended to be backlit, then it is recommended that the portion of the panel behind the letters be solid instead of perforated.
- The proposed office entry signage is also nicely designed, and it is needed to guide visitors to the office lobby. Consider adding lighting to the signage.

Overall, Staff has no objections to the proposed sign variation requests and recommends the Design Commission recommend approval to the Village Board.

Commissioner Seyer arrived at the meeting.

The petitioner had no comments at this time.

Commissioner Kingsley felt the proposed signage changes were a nice addition to the existing shopping center. In general, the updates look really nice and she had no issues with the variations being requested. She asked if the circle design on the existing sign structure in the courtyard would be removed, and the petitioner explained that the new perforated metal sign panel would cover the existing sign structure, allowing a slight visibility of the existing circle design. **Commissioner Kingsley** had concerns about how the size of the letters on the new sign would be associated with the background of the existing sign design still visible; this would not bother her if the existing details were no longer visible with the new signage. The petitioner stated that this portion of the sign could be adjusted when finalizing the details of the new sign.

Commissioner Kingsley agreed with Staff's suggestion to add lighting to the two planter signs, and she liked that the current light fixtures on the columns were being replaced, although she cautioned the petitioner that the source of the new lighting should not be visible to either pedestrians or cars. She also agreed with Staff's recommendation that if the fountain signage is backlit, the portion of the panel behind the letters should be solid instead of perforated.

Commissioner Eckhardt had no issues with the new identification sign at Evergreen Avenue, or the two new blade signs, which he felt were appropriate. He would make it a requirement to light the two new ground signs in the existing raised planters on Arlington Heights Road, and he suggested using the LED strip underneath the light box on top of the framing, which would nicely wash the new sign and not be a distraction. He was okay with the proposed upgrade to the existing 'Courtyard Shops' entrance sign, which is substantially compliant with the previously approved variation, and he was in support of amending the previous variation to allow a new, larger Courtyard Shops Directory sign.

Commissioner Eckhardt asked if the existing movie posters in the courtyard would be eliminated and replaced with the new artwork, and **Mr. Mager** replied that the existing posters would remain and the new artwork would be located above the posters. **Mr. Sutphen** added that their mission is to find a local artist that could create a canvas of artwork for the area above the posters, that would not include marketing or tenant advertising. The new artwork would remain all year or be rotated with other artwork throughout the year; this is yet to be decided. **Mr. Sutphen** added that four gooseneck lights are proposed above the new artwork to illuminate it at night. **Commissioner Eckhardt** completely endorsed the idea of this new artwork concept, as well as the crisscross lighting in the courtyard.

With regards to the new 'Courtyard Shops' sign, **Commissioner Eckhardt** reiterated and agreed with Commissioner Kingsley's concerns that the design of the existing sign structure would be visible through the new sign, and whether that would be visually disturbing, as well as how it would affect the letters of the new sign. He suggested the new sign panels be put on both sides of the existing sign to be successful as a new applied element onto an old geometry. **Commissioner Eckhardt** was in support of the variations required for the new 'Arlington Town Square' fountain sign and the office center signage.

Commissioner Seyer was in favor of the overall signage package being proposed for the development and liked that all the signage has a monochromatic appearance. He was unclear about where the perforated metal would be located on the new 'Courtyard Shops' sign; is it behind the actual letters, and **Mr. Mager** replied that the perforated metal would be the entire panel behind the letters. **Commissioner Seyer** asked if the petitioner had experience with this type of signage, and if a mock-up would be done to ensure the sign design is successful. **Mr. Sutphen** clarified that the rendering of the proposed sign at the fountain shows the

new panel going all the way down into the fountain, but in reality it will be above it, with the panel replacing the existing aircraft cabling.

Commissioner Seyer also asked how the new artwork would be supported, and what the guidelines are for approving the artwork. **Mr. Hautzinger** explained that the new artwork would be wall mounted above the poster boxes, and once the petitioner finalizes the design, Staff will confirm if the artwork will be reviewed and approved by the Design Commission. **Commissioner Seyer** was in support of the Design Commission reviewing and approving the artwork, and **Mr. Sutphen** said that ownership did not have any issue with a courtesy review with the commissioners. **Commissioner Seyer** concluded that he loved the lighting and had no issues with the variations.

Chair Fitzgerald agreed with everything said so far, and was in favor of the Village approving the new courtyard artwork. He asked for clarification on the placement and height of the black sign material presented with the holes in it, which **Mr. Sutphen** explained would be part of the 'Arlington Town Square' fountain sign. **Chair Fitzgerald** pointed out that when entering the lower level parking garage, the back of the fountain sign would be visible and look like a big brown wall, and he was okay with light coming through the sign. **Mr. Mager** clarified that the type of illumination being proposed for the letters on this sign would be face lit individually channeled letters, not backlit.

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

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:

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.

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 RECOMMENDATION 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.
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 RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley agreed that a sign mock-up was a good idea because she still had hesitations of how the lettering would fit with the existing arch in both the 'Arlington Town Square' fountain sign and the 'Courtyard Shops' sign. **Commissioner Eckhardt** suggested a mock-up be brought to the site and hung up to determine whether it is acceptable, and possibly include Staff in that process. **Commissioner Seyer** reiterated that a mock-up would help everyone see how the new sign would look from both sides of the sign. **Mr. Sutphen** was not opposed to doing a partial mock-up of the smaller 'Courtyard Shops' sign, which generally has the same frame issue as the fountain sign. **Commissioner Eckhardt** said that he was more concerned about the 'Courtyard Shops' sign. **Commissioner Kingsley** disagreed and pointed out that the top of the existing decorative arch on the fountain is not coordinated with the placement of the new signage and perforated panel. She also pointed out that the proposed new horizontal silver band bows out and may block the view of the new signage from the ground. She encouraged a mock-up of this sign to show how these conditions will look. **Mr. Sutphen** suggested putting the sign letters on the edge of the silver band, and **Chair Fitzgerald** and **Commissioner Eckhardt** preferred the letters where they are currently proposed, versus on the metal.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION AS FOLLOWS:

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.

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

DRAFT

ITEM 3. CBD MIXED-USE PRELIMINARY REVIEW

Arlington 425 Development – Highland Ave/Chestnut Ave/Campbell Ave

Robert Losselyoung and **Kelle Bruckbauer**, representing *Tinaglia Architects*, and **Mike Firsell**, representing *Firsell Ross*, were present on behalf of the project.

Chair Fitzgerald pointed out the number of residents in the audience for this project.

Mr. Hautzinger said that this a preliminary design review tonight and no vote would be taken. The project will return for a formal Design Commission review and approval. Matters of zoning will not be discussed tonight, as they are part of the Plan Commission review of the project. This is design review only. Because this is a preliminary review, the petitioner will be presenting the project tonight. Preliminary Staff comments will be shared after the petitioner's presentation.

Mr. Firsell was present behalf of the petitioner for the project being called Arlington 425. Three buildings are being proposed, with 3 different architectural designs that were intentionally done. He introduced the architects for the project, Rob Losselyoung and Kelle Bruckbauer, who would give the presentation tonight on the 3 separate buildings. He reiterated that tonight's review is to review the architecture of the 3 buildings, and that all matters related to planning would be reviewed, discussed and assessed at the Plan Commission and Village Board.

Ms. Bruckbauer gave a brief overview of the site plan and layout of the 3 buildings. A campus of buildings was created, each of them unique in their architectural character and lifestyle that they will provide for residents; however, the buildings will share a common element to create a cohesive development. The project began with the 44 S. Highland building that will be 13-stories tall, with the first 6-stories to be a parking garage directly adjacent to the existing parking garage along the east side of the site. There will be 6-stories of residential units above that and 1-story of amenities on top of that. The second building is 225 W. Campbell that will be 9-stories tall and feel familiar to the other multi-story residential buildings in the Downtown area. One unique feature of this building is the vehicular entry access that goes through the first-story of the building and brings residents and guests to the internal circulation and the Highland parking garage. The third building is 33 S. Chestnut which is the shortest of the 3 buildings due to the proximity of the single-family residences. This building will be 4-stories tall with a residential feel and more pedestrian friendly in scale. All 3 buildings will have rooftop amenities for the residents that will include gathering spaces, fire pits and barbecue grills, the Campbell and Chestnut buildings will have small planted green roof areas, and the Highland building will have an entire green roof over the top level of the parking garage.

Mr. Losselyoung presented the architectural details of the 3 buildings. He presented updated renderings and clarified that the only difference is the color that was adjusted on the Highland building of the curtain wall, so it is more in line with the sample boards being presented tonight. He began with the 4-story Chestnut building that was created to have a very pedestrian friendly facade, appearing as a series of brownstone homes with lower first-floor entries to help break up the facade while keeping a uniform cornice line across, providing some raised elements such as the gables, and creating an architectural element in the center of the building that houses the elevators that go up to the roof deck. Stairwells going up to the roof will be located at the rear, with trellises on either side of the brick end walls to help add character and shade to the rooftop area. Fenced in yard areas will be located along the street, with walk ups to the front porches, and green roof areas. This building will have a standard brick size to create a residential scale, with rich dark

brown and a dark red alternating colors, bronze colored windows and balconies, a taupe color for the cornice line, and a stone base that will stagger in height.

The next building is the Campbell building that is more traditional in architecture. This will be a 9-story building, with first-story retail, second-story retail and office, and 7-stories of residential units above that. This building will use the same stone color at the base as the Chestnut building, but a different brick color and vertical pier elements to help break up the facade and give it more character. The main center entry of the building with the drive through to the courtyard will have a curtain wall assembly similar to the Highland building, and break up the long facade of the Campbell street elevation. This building will have bronze colored balconies as well, pvc, azek, and fypon trim work at the upper floors, and large 8' tall, 8" square brackets. It will also have approximately 16' of a stone base, 6-stories of brick, and 2-stories of trim details up above.

The last building is the Highland building, where it was important to continue the line of the existing Village parking garage with this new building. The base of the building will mimic and match the details of the existing adjacent parking garage, and have the same brick and concrete details. The parking garage will be 6-stories tall, with 6-stories of residential units above that, and 1-story of amenities at the top that will have tremendous views for residents of the building. The same brick that is on the Campbell building will be introduced on the Highland building, and climb up into the residential floors on either side, with the key feature of the building to be the curtain wall ends. This glass element will come down on the north side of the building to signify the entry point into the Highland building, because the existing Village parking garage is on Highland. On the other side of the building, there will be a waterfall effect of the glass coming down to create horizontal lines across the building. This building as well as the Campbell building, will have utility size brick, and most likely be a pre-cast building similar to the existing Village garage. Lastly, the amenity floor on the top of the Highland building will provide terraces and trellis for the residents to enjoy.

Mr. Hautzinger presented Staff comments based on the drawings received on November 30, 2018.

- General Comments:
 - o Exterior Materials. Very nice quality durable materials (stone & masonry). Overall, nicely coordinated materials work well together, and tie the development together.
- Chestnut Avenue Building:
 - o Overall, the proposed design looks great. Beautiful traditional style and detailing will work very well in this location.
 - o The decorative cornice and bay windows add richness to the design.
 - o Alternating brick colors and individual entry porticos at the ground floor units provide a nice residential scale and give the building a row home feel.
 - The two brick colors may not have enough contrast. Consider a new brick selection with slightly more contrast to accentuate the alternating brick appearance.
 - The two inner porticos are less impactful because of the single masonry pier and the lack of a railing above. Consider changing the detailing of the two inner porticos to match the design and detailing of the two outermost porticos.
 - o The two gables at the top of the building add interest to the roofline and help balance the center mansard roof. However, the gables are too shallow and have a fake appearance.
 - It is recommend that the gable depth be extended further back, at least 12 feet, for a more substantial appearance.

- Campbell Street Building:

- o Overall, the proposed design is very nicely done, and it will fit in very well with the character of the adjacent Downtown buildings.
- o The character of the first floor retail is well defined from the upper façade, and includes wall space for future retail signage.
- o For the final review, it is recommended that the rendering be adjusted to more accurately depict the proposed bronze tinted glazing, instead of the bright blue color as currently shown.

- Highland Avenue Building:

- o The garage levels are nicely designed to match the existing adjacent Village garage.
- o The upper glass curtain wall façade is distinctly different from other buildings in the Downtown and should be evaluated by the Design Commission.
 - Consider integrating vertical masonry piers to break down the large expanses of glass into sections, similar to the curtain wall detailing on the north elevation of the proposed Campbell building.
 - Confirm that the curtain wall glazing will not be highly reflective.
- o The architectural elevations and renderings should be updated to show the ground floor retail storefront on the north elevation.
- o The garage level floor plans should be updated to show the openings and jogs in the exterior walls.

Staff comments about mechanical equipment include:

All mechanical equipment, utility equipment, and utility meters are required to be screened from public view. All three buildings include perimeter parapet walls to screen the rooftop mechanical equipment. Additional details are required to confirm the locations and screening for all building-mounted utility equipment and meters. A preliminary utility plan needs to be provided to coordinate the locations and screening of all equipment, including exterior ground-mounted equipment.

Preliminary Signage Comments include:

The only signage proposed at this time are two street address signs on the Highland Building:

- North Elevation: A “44 S. Highland” wall sign is proposed above the main entrance. Additional signage details will be required, but the proposed sign appears to be nicely designed and code compliant.
- West Elevation: A large number “44” wall sign is proposed at the top of the building. Wall signs are not allowed above the second floor in the Downtown, so the proposed sign should either be omitted or a sign variation requested. The Design Commission should provide preliminary feedback on the proposed sign.

Mr. Hautzinger concluded Staff comments.

PUBLIC COMMENT

Joe Glansy, 1 S. Highland Avenue. He asked if the buildings would be condominiums or apartments and **Mr. Firsel** said that all the buildings would be apartment units, although it was possible that the Chestnut building could be condominiums down the road.

Keith Moens, 636 S. Cleveland Avenue. He asked where and when the affordable housing component of this project would be discussed. **Mr. Hautzinger** replied that this component would be discussed as part of the Plan Commission review, with a separate public notification when that meeting is scheduled.

Donald Meersman, 202 S. Highland Avenue. He thanked the commissioners for their time and expertise with this gigantic project. His question was whether the mandate of the Design Commission, based on comments made by Staff at the review of the project previously proposed at the south end of this block, was ever clarified, because he never understood the explanation given by Staff at that time, which is that the Design Commission is charged with looking at the design of a building, independent of its neighbors. He said this Commission's work is very important and he wanted to know if the Design Commission's role was clarified to make recommendations as to how these designs coordinate with their neighbors.

Mr. Hautzinger stated that the Municipal Code and the mandate of the Design Commission has not changed; the code has always stated that for projects such as this that are also reviewed by the Plan Commission, the Design Commission reviews building and signage only. In response to the resident comment regarding context, the Design Commission is not being asked to ignore context, but to consider context from an architectural point of view. For example, the rowhome approach and residential style when located across from the single-family neighborhood, is a great example of responding to that context, in terms of design. The Campbell building as it relates to the buildings across the street and adjacent in the Downtown, is a great approach to using context for design. However, when it comes to the scale of these buildings or the setback of these buildings, those discussions will take place at the Plan Commission review.

Chair Fitzgerald asked what if any variations are being requested for this project. **Mr. Firsel** reviewed the 3 variations currently being requested, which do not include height, density or parking.

Commissioner Seyer felt the overall project had great materials that work really well within the context. With regards to the Chestnut building, he said it was difficult to determine whether or not the joints in the glass portions would have any texture, or were just flush with the façade. He felt that having texture would be better and make it feel richer. With regards to the Campbell building, **Commissioner Seyer** said that the curtain wall bump out helps break up the facade on the north elevation that has the larger glass openings; however, it appears to be solid on one side and glass on the other side, and he felt they should be the same on both sides, preferably solid. He encouraged further study of this. He questioned the construction of the actual balconies, which would probably require some sort of diagonals for support that are not currently shown, and he was concerned that diagonal supports would cheapen the look of the balconies. He preferred the balconies be as clean as currently being shown, and cantilevered without hanger rods. With regards to the Highland building, he had issues with the design of the glass curtain wall being brought down to the parking levels. This is all about a building that is sitting on top of a parking structure, and although a good job was done mimicking the architecture of the rest of it, he felt the glass facades at the parking levels would never look the same as what was being shown tonight. The glass and the idea of bringing the tower down is just not working for him, and he suggested looking at alternate facade ideas for this area. **Commissioner Seyer** also acknowledged that the rooftop terraces were set back from the street to help maintain some privacy for the residents, and although the mechanical equipment is schematic at this time, he reinforced that any mechanical equipment should be shielded and screened.

Commissioner Eckhardt asked about the future use of Parcel 2 located across the street, which is also owned by the petitioner. **Mr. Firsel** replied that Parcel 2 was originally included in this PUD; however, it has been removed for several reasons, one being that they want to concentrate on this project and this project alone, and second being about the possible use of this site for construction staging and parking, with the Highland and Campbell buildings being built first, and the Chestnut building currently planned to be built last. They also understand that there could be Village discussions regarding a possible change in the

Comprehensive Plan on the west side of Chestnut; therefore, ownership is just not ready to commit to what they want to do with Parcel 2 at this time.

Commissioner Eckhardt asked about the code required setbacks for all 4 sides of the site, and **Mr. Losselyoung** responded with this information. **Commissioner Eckhardt** asked if Lots 1-11 and 16-23 would be joined into one lot and **Mr. Firsell** said that they would be. **Commissioner Eckhardt** also asked if this project is being presented as a PUD, or set up as separate parcels. **Mr. Firsell** replied that this project will be a one lot Planned Unit Development.

Starting with the Chestnut building, **Commissioner Eckhardt** said he was okay with the 2-story stone and the 2-story brick elevations that are nicely fenestrated, but felt the articulation of the roof and the appropriateness of the 2 small gables were unconvincing and added more height to the building. He felt the front door was understated and questioned whether it should have more prominence, and he questioned the material of the ramp walls on the south elevation. **Mr. Losselyoung** said that brick veneer is currently proposed for the ramp walls, and **Commissioner Eckhardt** suggested using a concrete form liner that is less expensive, but still gave the texture of brick veneer. **Commissioner Eckhardt** also pointed out that the roof scape of this building would be very visible from the other 2 buildings, and he felt it looked a little scattered as currently shown. He complimented the petitioner on the aerial photograph presented.

With regards to the Campbell building, **Commissioner Eckhardt** felt the west elevation was unremarkable; it is very plain and one-story higher than all the buildings on the north, and it is the biggest building on Campbell. The weight of the dark center brick on top of a single story of light stone looks overwhelming, and he suggested 2-stories of stone at the base instead of one, for more visual support strength at the base. He felt the elevations were generally well balanced, and he complimented the petitioner on the spacing of the three buildings and the separation as the buildings go down in height, which is appropriate as proposed. **Commissioner Eckhardt** also commented that although he supported the idea of a regal element on the top of the building, the angle brackets being proposed appear too skimpy.

With regards to the Highland building, **Commissioner Eckhardt** had concerns about the glass curtain wall at the lower level on both the north and south elevations. Although he was not opposed to a segmented curtain wall, he felt the north curtain wall at the lower level needed more solid detailing at the building entry, and the large expanse of the glass curtain wall was unresolved and needed more study at levels 1 through 6. He questioned why the masonry at the upper levels appeared to thin from east to west, and **Mr. Losselyoung** explained that it had to do with the offset between the standard half garage levels. **Commissioner Eckhardt** asked about the heavy line of horizontal fascia shown at the floor levels between the curtain wall on all elevations, and **Mr. Losselyoung** replied that the line is currently shown as cut aluminum, but they are working on doing either spandrel glass or a clad horizontal. **Commissioner Eckhardt** had no further comments at this time.

Beginning with the Chestnut building, **Commissioner Kingsley** agreed with the comments made by the other commissioners, and felt that the layout of the three buildings was fairly nice. She had some hesitation with the center bay and how the roof comes through; however, in general, she felt it was fairly good, and the use of stone window surrounds and aluminum spandrel panels could be really nice. She had some hesitation with the cornice in general for all the buildings; she felt it was unnecessary, and the material selection of the cornices are inferior to the rest of the building; she did not agree with them. She did not care for the gable pediments at all, and felt that simplifying this building would make it a lot nicer. She also felt the keystone detail should be eliminated because it was not appropriate on the historical style of the building.

With respect to the site plan for the Campbell building, **Commissioner Kingsley** asked about the plantings shown under the building entry drive-thru, and **Mr. Losselyoung** replied that specific species that will grow in this area are still be worked out with their landscape architect. **Commissioner Kingsley** also asked why the east portion of the building is stepped back farther than the west portion of the building, and **Mr. Losselyoung** said it was because of the location of the adjacent buildings. In general, **Commissioner Kingsley** said she did not agree with that step back and did not care for this kind of drive-thru, which she felt was part of the architecture and not very pedestrian friendly. She understood and commended the petitioner for working things out with the cars, but felt it resulted in difficulties on the crosswalks, especially with the covered entry; therefore, she had some hesitation with that. With respect to the building, **Commissioner Kingsley** agreed with the comments made by the other commissioners; the columns are unresolved, and the top two floors should step in; there needs to be a reason for that versus just a material change, and there should be a reason for the materials being proposed on this historical style of building.

Commissioner Kingsley said that in general, the Village of Arlington Heights states on their website and most of their brochures, that the Village is sustainable and innovative. While she commends the Village on these efforts, she does not agree with the vision of the style direction of this complex of buildings because it does not say that the Village is innovative or sustainable. She liked that some of the proposed materials are noble, but felt that many of the materials are not necessarily sustainable, with a lot of them made from PVC or foam (fypon) materials, and she preferred to see materials that were true to themselves. She did not like the cornices, she did not like the brackets, and she did not like that the columns were not traditionally detailed. **Commissioner Kingsley** wanted to see a lot more sustainability and green items with the project; she wanted to see it be more inclusive and to focus on pedestrian versus cars. Although these items are not to be discussed by this commission, she pointed out that the scale and the architecture in most of this project did not focus on pedestrians.

With respect to the Highland building, **Commissioner Kingsley** agreed with the other commissioners that the glass garage walls would look very different than what was being shown tonight, and she did not care for the waterfall effect being proposed. However, more importantly, she did not agree with the design of the parking garage to match the old existing parking garage; it was okay that this new building attached to the existing parking and had similar qualities, but the petitioner should raise the bar and make the new building look nicer. She preferred some kind of screen over the openings at the garage levels, so they are not completely open, which has been done very successfully in other places. While **Commissioner Kingsley** agreed with a glass curtain wall, she felt it was unresolved at the top, and heat gain/loss should also be studied. She also reiterated that a glass curtain wall did not need to be topped with trellises, cornices, and brackets; she would rather see this be a modern expression than go back to all the traditional detailing up there.

Commissioner Kingsley acknowledged that this is a large project and a lot of thought was put into it, but there needed to be a clearer vision for all three buildings together. The buildings do not need to look alike, but the continuity between them is missing and they should be more cohesive.

With regards to the 33 S. Chestnut building, **Chair Fitzgerald** agreed that the gables on top of the building do not add a lot of value and look somewhat added on, and there should be more emphasis on the main entrance. He was okay with the brick variation on the building. With regards to the 225 W. Campbell building, he agreed that the west elevation needed more interest, although he was okay with the symmetry of it, and he liked the north elevation, although it would be difficult for any plants to grow in the entry areas under the building. He suggested paving those areas and adding urns with plantings that could be easily replaced.

With regards to the 44 S. Highland building, he was okay with matching the existing garage, but he was also open to seeing what else could be done there to make the garage of the new building look better. He liked the idea of adding some type of screen in the openings so it did not look so much like a garage from all angles, including views from the 33 S. Chestnut building. He agreed with the glass coming down in a waterfall effect over the garage on both the north and south ends of the building, and in general, felt that the entrance design needs to be beefed up. He was opposed to the “44” sign at the top of the Highland building and any variation for it.

In general, **Chair Fitzgerald** said it was a very nice project, he appreciated seeing it in a preliminary review, and felt that in general, it was headed in the right direction. He had no further comments at this time.

Chair Fitzgerald asked if there were any additional comments from the commissioners at this time. **Commissioner Eckhardt** said that he understands the reasons why the garage alignment has been extended on the south, and although not under the purview of this commission, he felt the 12-foot setback being proposed does have something to do with the character of the neighborhood, and does create a hardship for the future neighbor to the south. This is something that concerns him; not seeing a proposal for the entire site at the same time.

Commissioner Eckhardt concluded that he supports the project, he supports the massing, and he supports the 3 different buildings, although there are some small unresolved details on the elevations. He appreciated all the efforts by the petitioner to put together a logical presentation and involve the community on this project.

Mr. Firsell explained that the previous building to the south, that he also represented, which was reviewed and rejected by the Village, was within 5' of their lot line, and the Highland building being presented tonight is 2-1/2 times that. In response to a previous question about why the east end of the Campbell building was setback, he explained that the setback is intended to create more space for outdoor restaurant dining in that location, which will be the prime retail space in the building.

Chair Fitzgerald closed the preliminary review portion of the meeting.

Mr. Firsell asked the commissioners to consider a January review date for a formal review of the project, as they move forward with Plan Commission and Village Board review, and anticipated construction to begin next year. **Mr. Hautzinger** replied that January 22, 2019 would be the first possible option to return for a formal review, and he noted that the public notice signs will need to be updated, which **Mr. Firsell** agreed.

ITEM 4. GENERAL MEETING

There was no further discussion.

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

DRAFT



Item: DC#18-106 - Dunkin/Baskin Robbins - 105 W. Dundee Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of an existing fast food restaurant building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Dunkin' / Baskin Robbins located at 105 W. Dundee Road. This recommendation is subject to compliance with the plans received 11/27/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The existing brick shall remain unpainted.
2. Only one wall sign shall be included in the design.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: December 18, 2018

PETITIONER INFORMATION:

DC Number: 18-106
Petitioner Name: Jennifer Thorstenson
Petitioner Address: MRV Architects
5105 Tollview Drive, Suite 197
Rolling Meadows, IL 60008
Meeting Date: January 8, 2019

Requested Action(s):

Approval of the proposed architectural design for a facade renovation of an existing fast food restaurant building.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

The existing Dunkin' Donuts restaurant was reviewed by the Plan Commission and approved by the Village Board as a Special Use in 1996. Amendment to the existing Special Use may be required due to the addition of Baskin Robbins to the existing facility. Since this project involves the Plan Commission, the role of the Design Commission is limited. 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 add Baskin Robbins ice cream to an existing Dunkin' Donuts restaurant. The interior layout of the restaurant is being completely changed to accommodate the new Baskin Robbins. The exterior of the building is also being changed to a design that includes branding for both Baskin Robbins and Dunkin Donuts. There are no changes to the existing site or landscaping, which are required to comply with the approved plans pursuant to Special Use Ordinance 96-001. The property is zoned B-2, General Business District.

Architectural Design:

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

Signage:

The proposed design includes six wall signs and one existing ground sign. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. There are no previous sign variations approved for this property, and the existing building only has one wall sign. Other Dunkin' / Baskin Robbins restaurants in Arlington Heights utilize one combined wall sign to comply with code (refer to Images 1 & 2 below).

It is recommended that only one combined "Dunkin' / Baskin Robbins" wall sign be included in the design, to comply with code, and all other proposed wall signs be omitted. Separate permits are required for all signage.



Image 1. Combined wall sign at 122 S. Arlington Heights Road.



Image 2. Combined wall sign at 2106 S. Arlington Heights Road.

Rooftop Mechanical Unit Screening:

There are no changes proposed to the existing rooftop mechanical equipment, which are located towards the back of the roof and mostly screened by the front parapet walls.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Dunkin' / Baskin Robbins located at 105 W. Dundee Road. This recommendation is subject to compliance with the plans received 11/27/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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_____, December 18, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, DC File 18-106

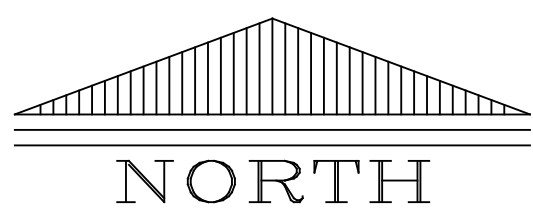
PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: psurv1@sbcglobal.net

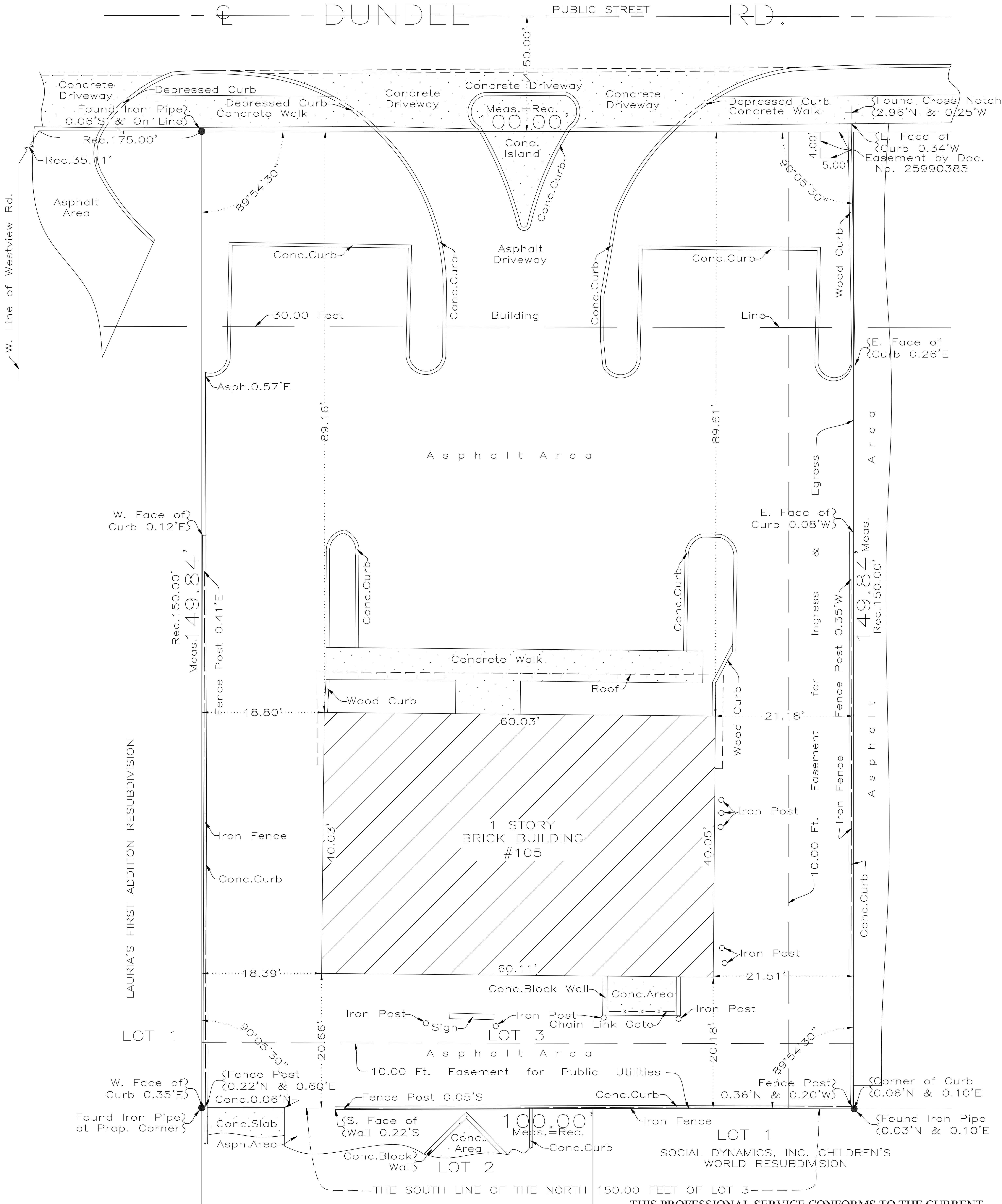
PLAT OF SURVEY
OF



THE NORTH 150 FEET OF LOT 3 IN FREEDOM SMALL FARMS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 14,984.00 SQ.FT. = 0.3439 ACRE.

COMMONLY KNOWN AS: 105 DUNDEE ROAD, ARLINGTON HEIGHTS, ILLINOIS.



NOTE: SURFACE DETAILS OBSCURED BY SNOW.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook s.s.
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
Date: _____

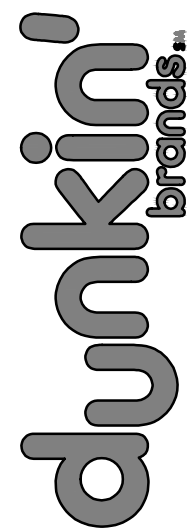
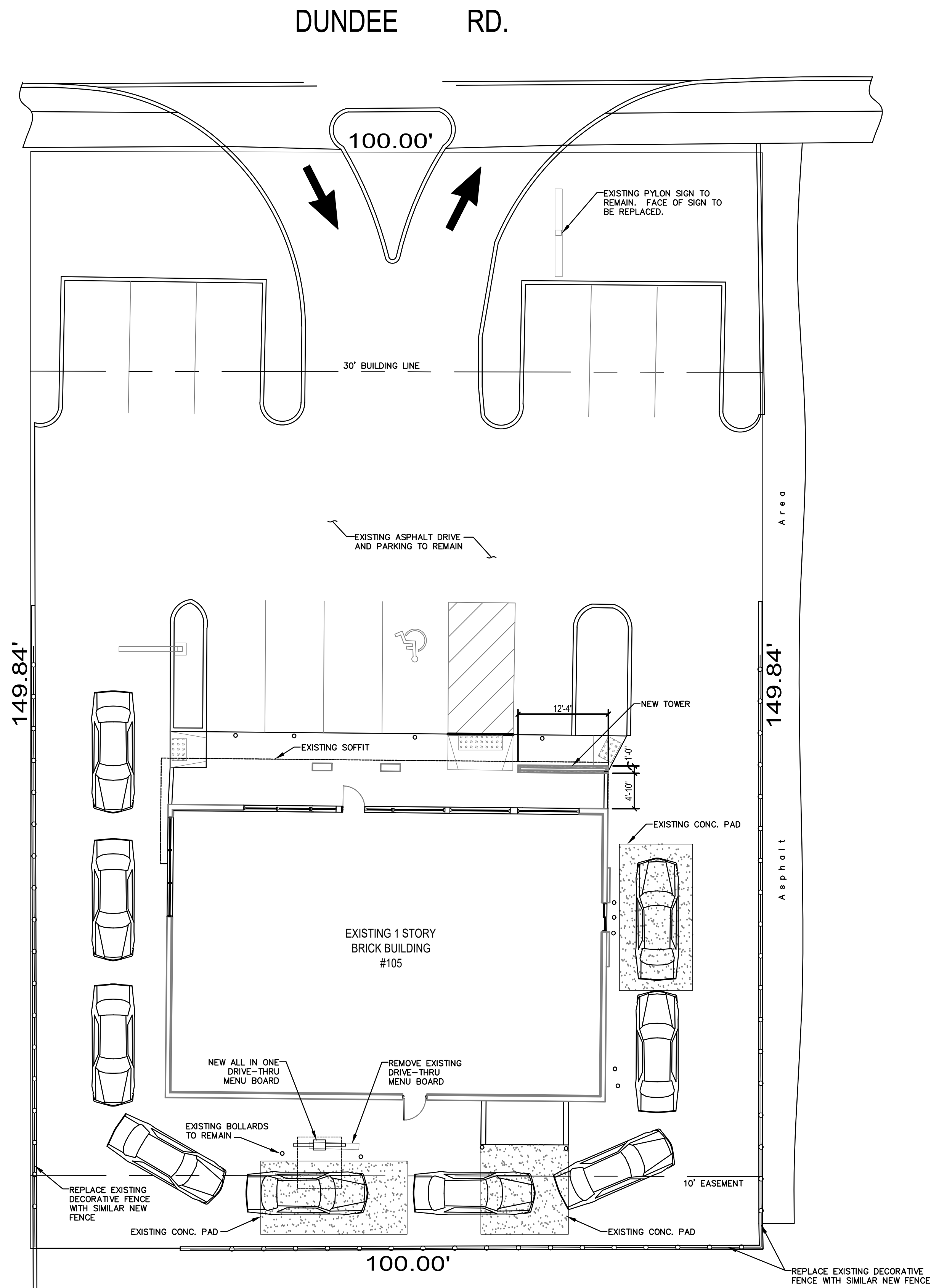
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2010.
Drawn by: J. K.—JR

Order No. 94-30205

Scale: 1 inch = 16 feet.

Date of Field Work: December 2, 2008

Ordered by: OTTENHEIMER, TEPLINSKY, ROSENBLOOM, LLC
Attorneys at Law



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

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REVISION	DESCRIPTION	ISSUE DATES	DRAWN	CHECKED	DATE	PROJECT NO	JT	MV	10-10-18	18037

SITE PLAN AND DETAILS

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

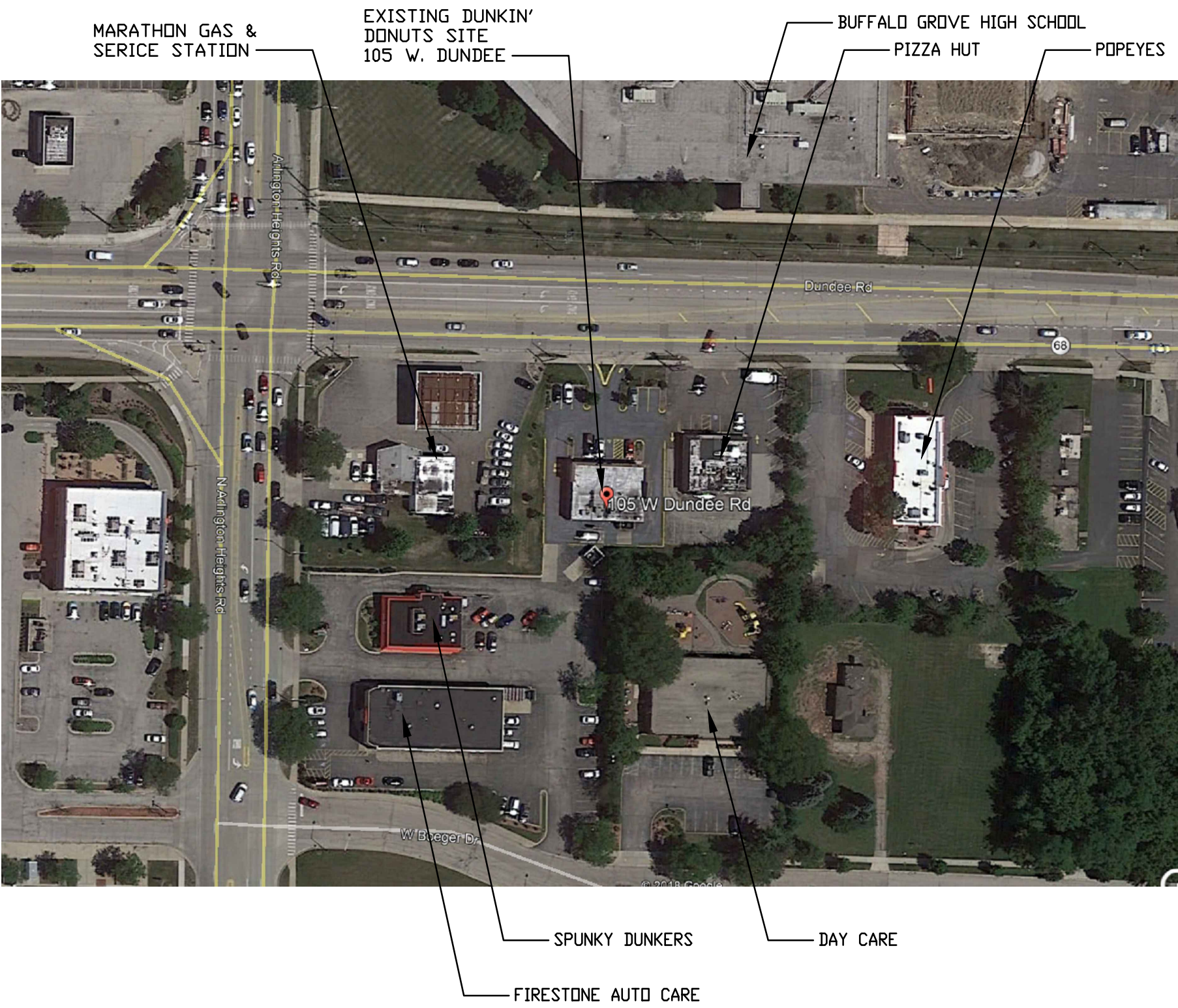
PC# 310168

SHEET

SP-1

1 OF 1





LOCATION MAP
N.T.S.



SITE ACROSS STREET NW OF INTERSECTION



SITE ACROSS STREET (DUNDEE RD.)



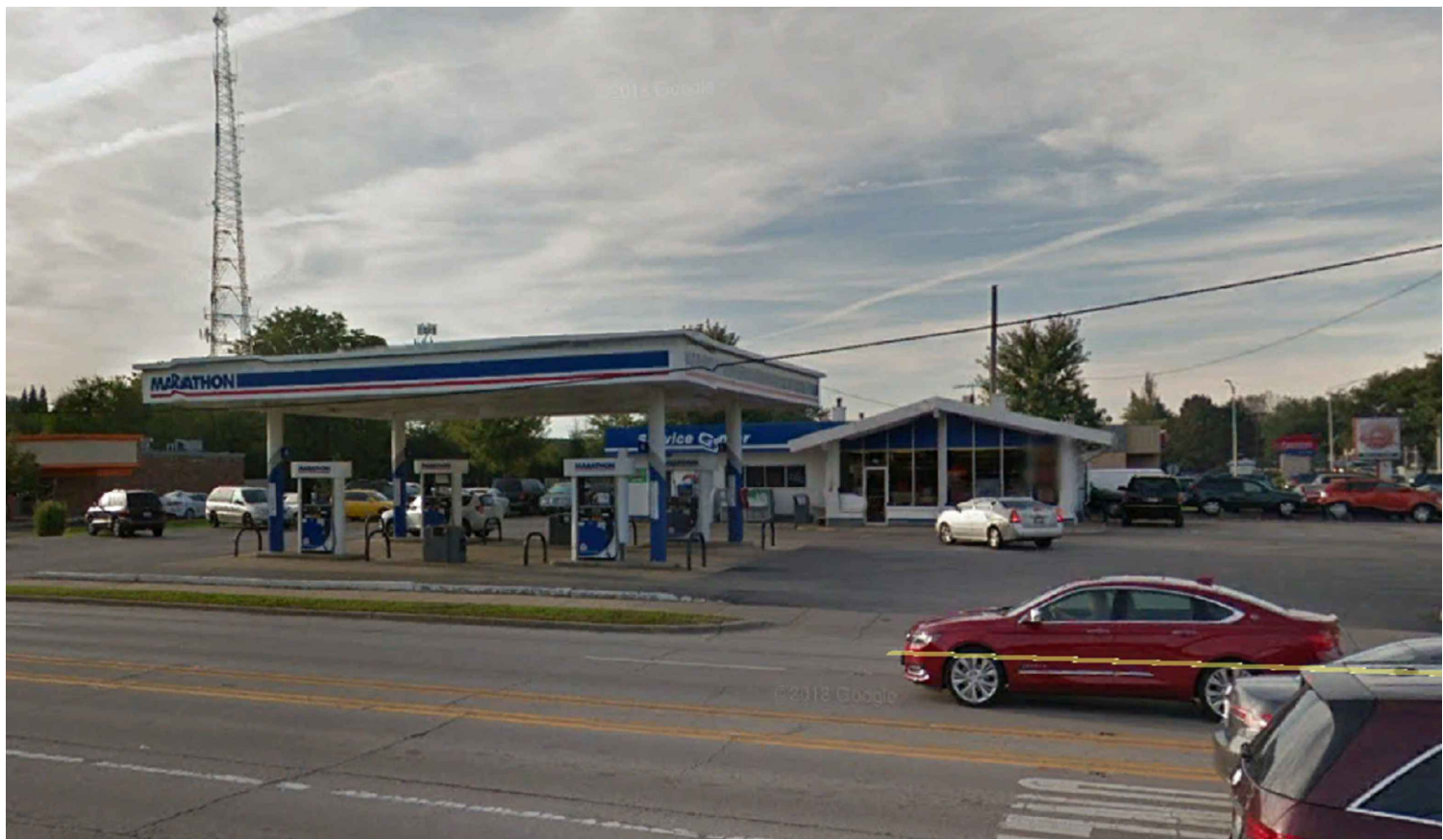
1 SITE TO THE EAST



2 SITES TO THE EAST



3 SITES TO THE EAST



1 SITE TO THE WEST



2 SITES TO THE WEST



3 SITES TO THE WEST

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REVISION	DESCRIPTION	ISSUE DATES	DRAWN	CHECKED	DATE	PROJECT NO.	JT	MV	10-10-18	18037

SITE LOCATION

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

PC# 310168







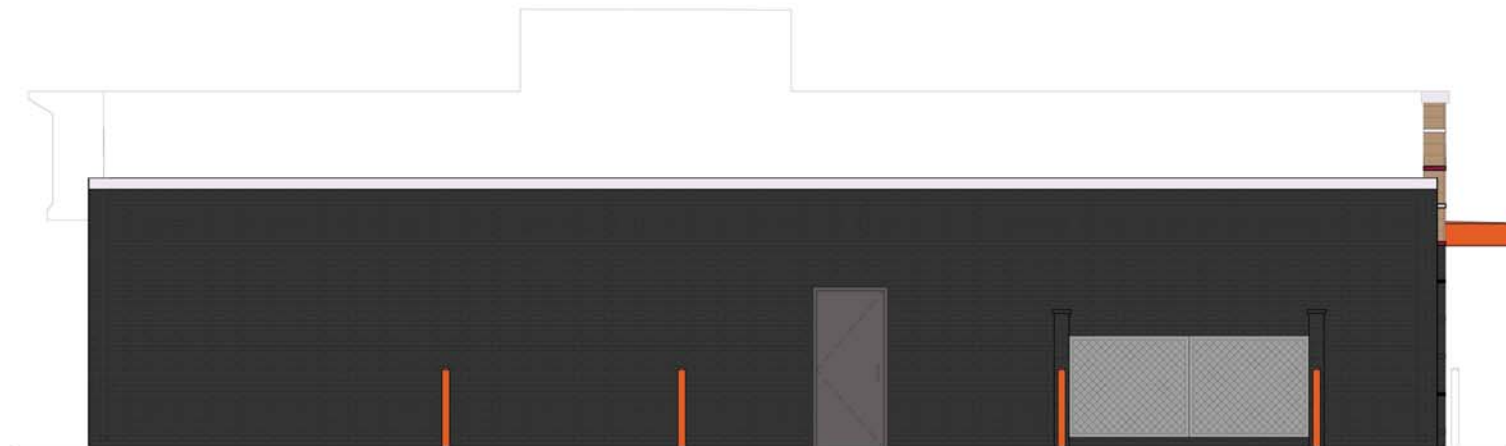
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1/4" = 1'-0"



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



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



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



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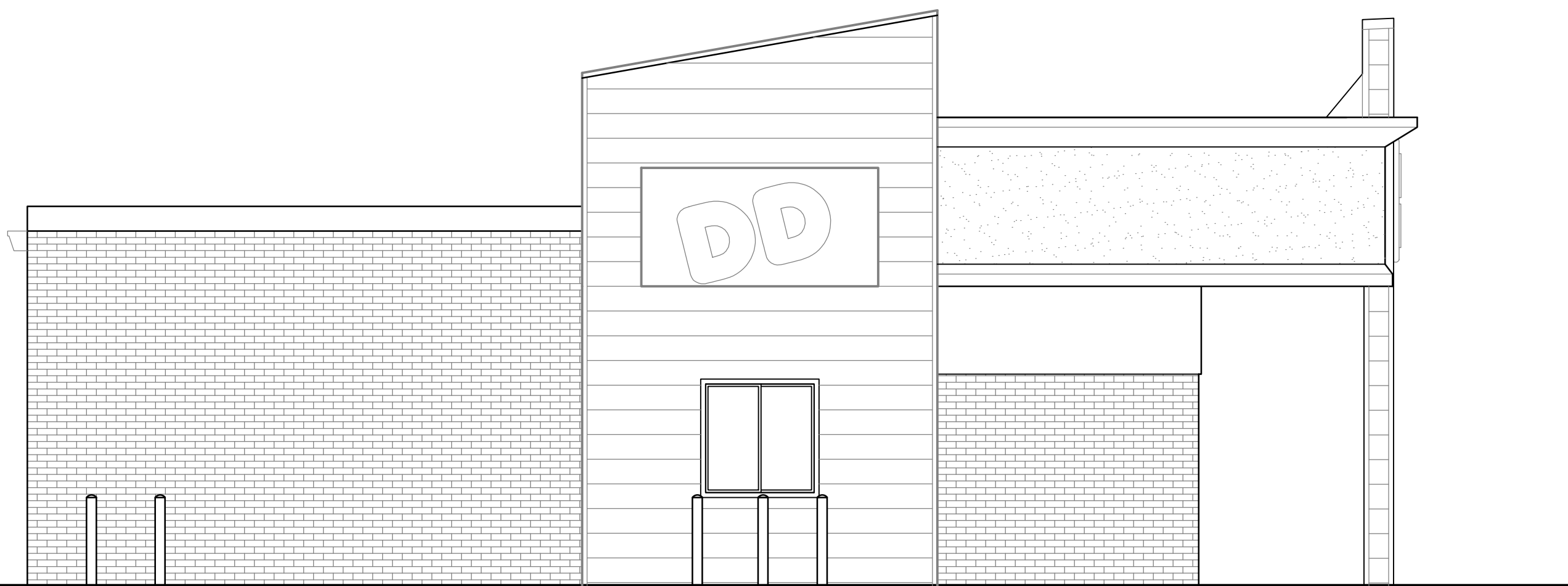
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REVISION	DESCRIPTION	ISSUE DATES	DRAWN	CHECKED	DATE	PROJECT NO.
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2						
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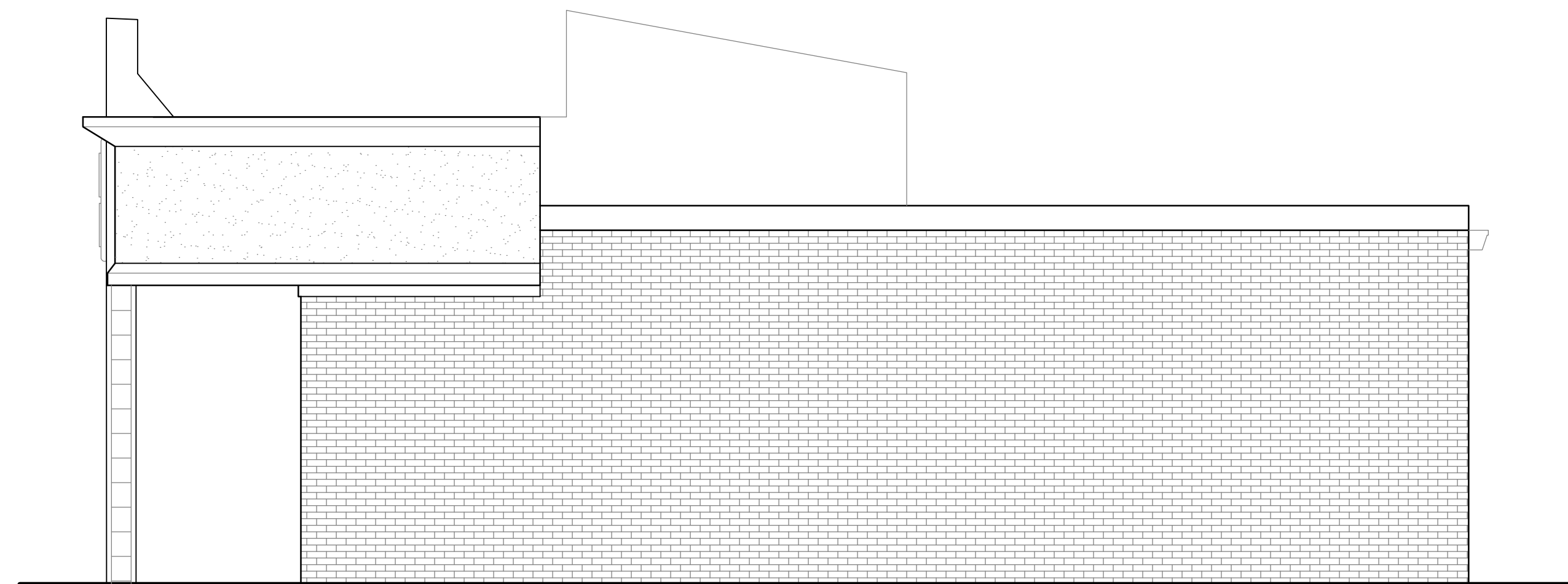
DUNKIN' DONUTS
105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL
PC# 310168



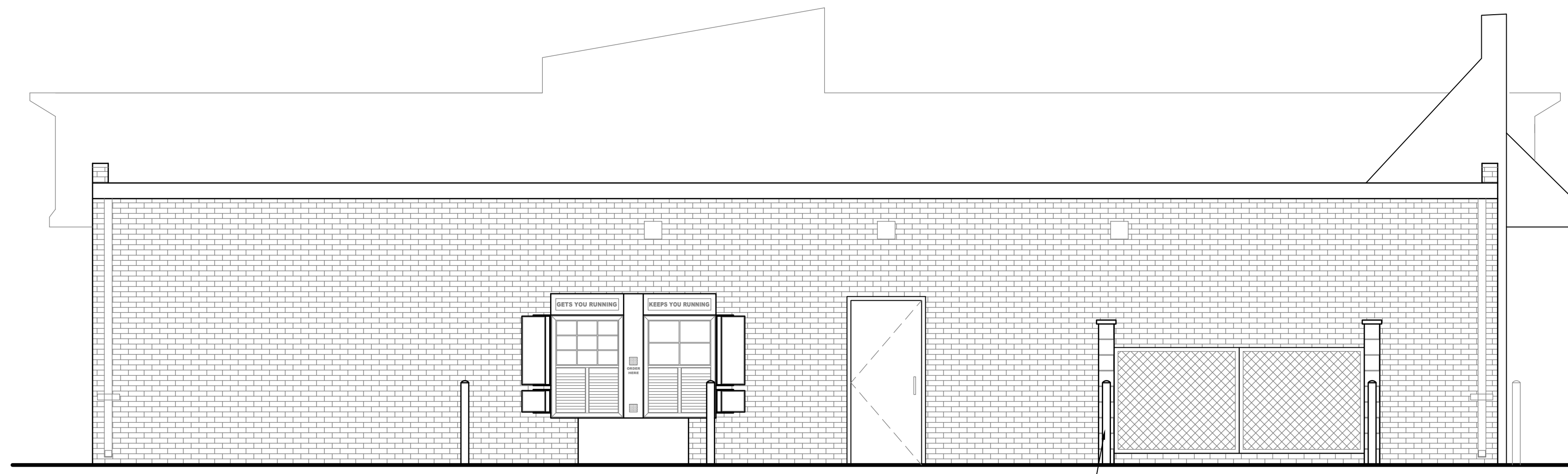
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	1/4" = 1'-0"



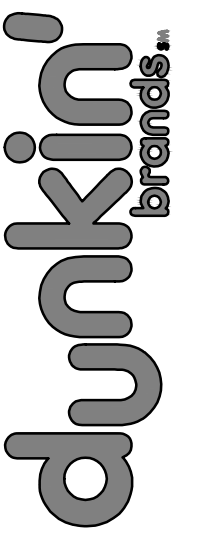
3	EAST ELEVATION
	1/4" = 1'-0"



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



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



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EXISTING CONDITIONS

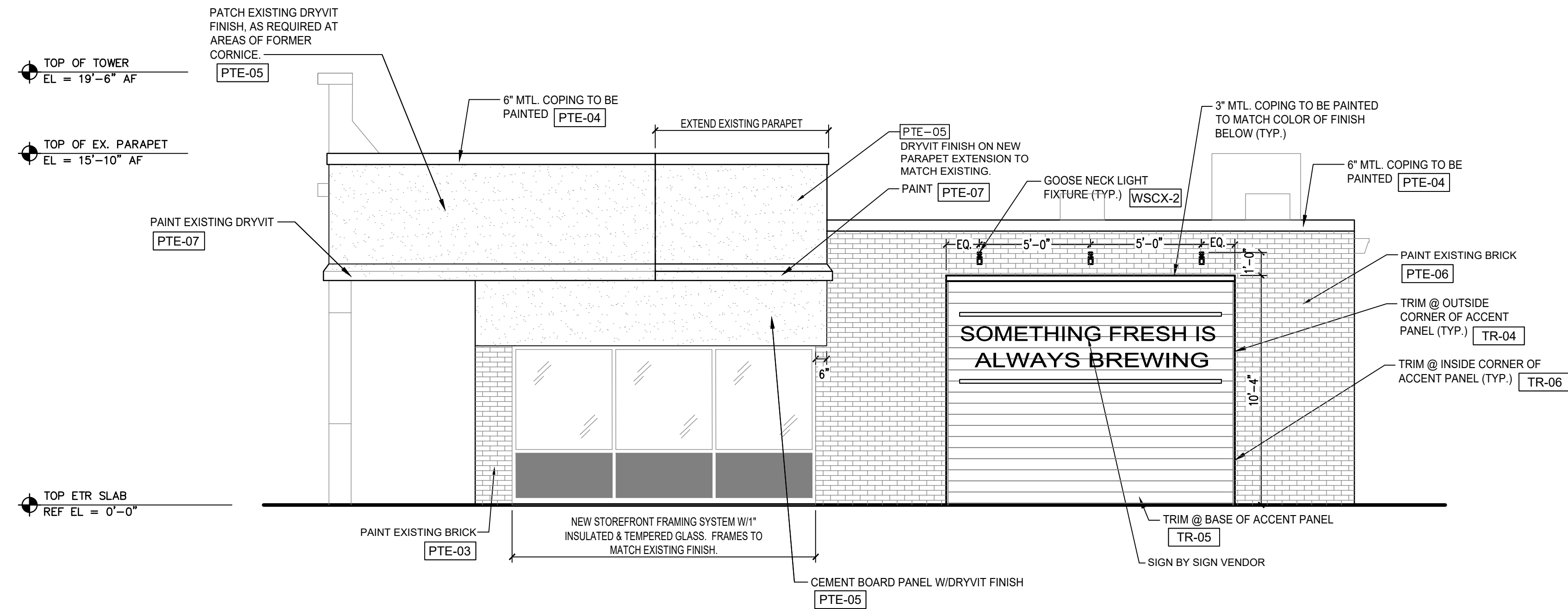
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105 W. DUNDEE RD.
ARLINGTON HEIGHTS, IL

PC# 310168

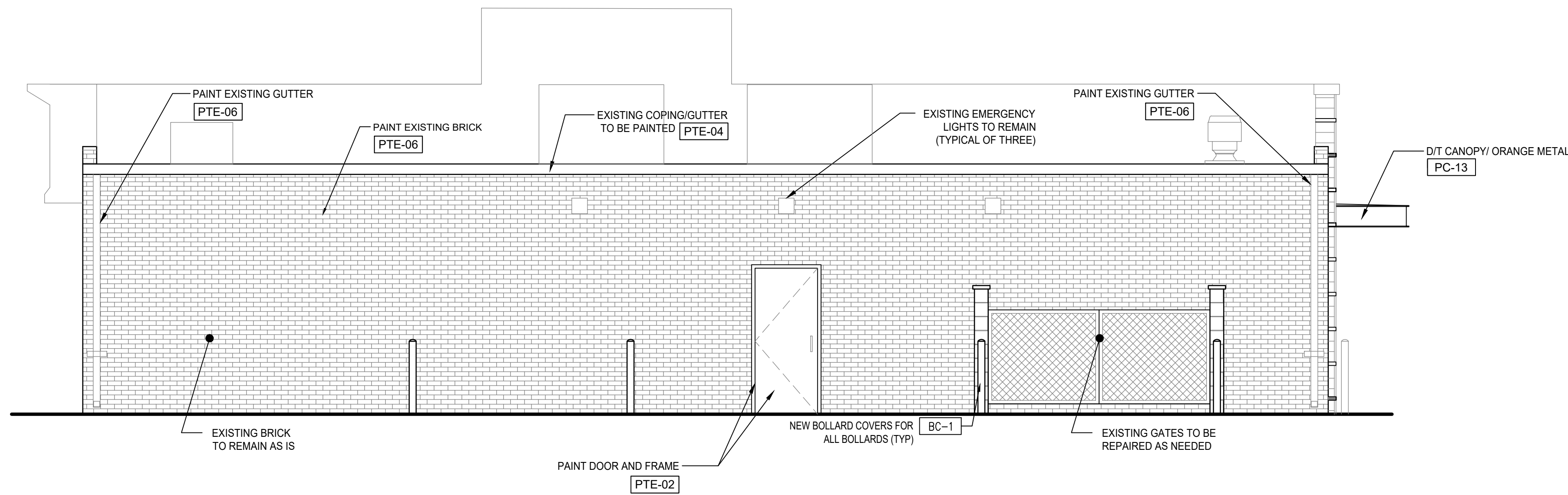
SHEET

A-4

4 OF 7



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



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

dunkin'
brands.

MRV

ARCHITECTS, INC.

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

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REVISION	DESCRIPTION	ISSUE DATES	DRAWN	CHECKED	DATE	PROJECT No
1			JT	MV	10-10-18	18037
2						
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED EXTERIOR ELEV.

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

PC# 310168

SHEET

A-6

6 OF 7

SW 7069
Iron Ore

251-C7

PT-02

SW 7064
Passive

236-C1

PT-03

SW 7063
Nebulous White

257-C5

PT-04

DUNKIN'
baskinBRobbins

- PT-02 "Iron Ore" paint - rear door
- PT-03 "Passive" paint - existing brick
- PT-04 "Nebulous White" paint -
Dryvit Dunkin' Tower & coping
- PT-05 "Gray matters" paint - Dryvit cornice
- PT-06 "Charcoal" paint - existing brick
- PT-07 "Obstinate Orange" paint - Dryvit trim
- PT-08 Custom Pink Mix paint - Baskin Robbins
Dryvit Tower
- PS-03 "Summer Wheat" by Woodtone

SW 7066
Gray Matters

236-C3

PT-05

SW 7069
Iron Ore

251-C7

PT-06

SW 6884
Obstinate Orange

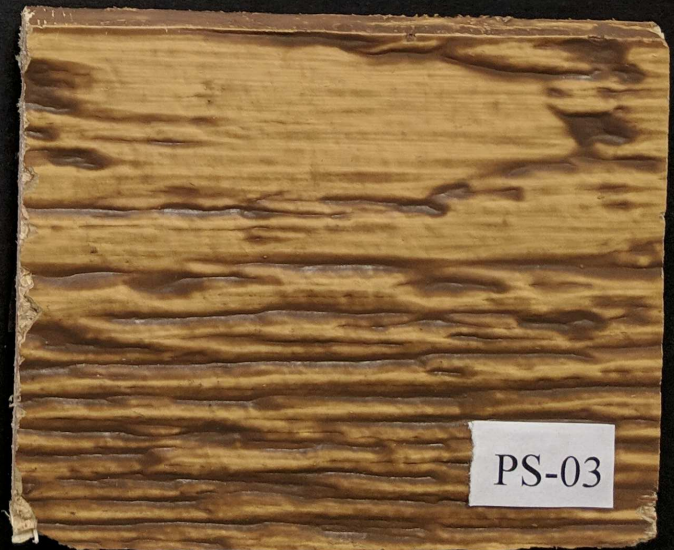
116-C2

PT-07

SW 6840
Exuberant Pink

101-C1

PT-08



PS-03

MRV Architects, Inc. 5105 Tollview Road, Suite 197, Rolling Meadows, IL

MRV

ARCHITECTS, INC.



MRV ARCHITECTS, INC.

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

SAMPLE MATERIAL LIST

1. Petitioner Name: MRV Architects, Inc.
2. Date: 11-16-18
3. Project: Dunkin'/Baskin Robbins
4. Location: 105 W. Dundee Road

Commercial Building:

EIFS Dunkin' tower:	"Nebulous White" paint, finish to match existing
EIFS Baskin Robbins tower:	"Custom Pink" paint, Dryvit finish to match exist.
EIFS cornice:	"Gray matters" paint, Dryvit finish to match exist.
EIFS trim:	"Obstinate Orange" paint
Brick:	"Passive" & "Charcoal" paint existing brick
Drive-thru tower:	"Summer Wheat" wood pattern from Woodtone
Coping:	"Nebulous White" paint
Storefront:	match existing



Item: DC#18-108 - 7-Eleven Gas Station - 1650 W. Algonquin Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new gas station and convenience store.

Recommendation

It is recommended that the Design Commission approve the proposed design for 7-Eleven located at 1650 W. Algonquin Road. This recommendation is subject to compliance with the revised plans received 12/21/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that a projecting sill trim piece be included between the fiber cement "stone" base panels and the upper fiber cement "brick" wall panels for a more authentic appearance.
2. Consider omitting the stone panel detail on the fuel pump canopy columns and trash enclosure, providing an all brick appearance.
3. Signage shall comply with Chapter 30, Sign Code.
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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Exhibits
Signage Package

Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 7-Eleven Gas Station
Project Address: 1650 W. Algonquin Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 18-108
Petitioner Name: Kim Ward
Petitioner Address: Vequity LLC
400 N. Sate Street, Suite 400
Chicago, IL 60654
Meeting Date: January 8, 2019

Date Prepared: December 19, 2018

Requested Action(s):

Approval of the proposed architectural design for a new gas station and convenience store.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use to allow redevelopment of the site with a new gas station and convenience store. 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:

This site was previously used as a Citgo gas station with convenience store. The property is currently vacant and planned for demolition to allow construction of a new 7-Eleven convenience store and gas station. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, convenience store, and signage.

Architectural Design:

The proposed design is based on the current 7-Eleven prototype. The design is simple in form, but it has a clean modern appearance that will be a very nice update for this property. This design will also fit well with the new Taco Bell restaurant that is planned for construction on the adjacent site, which has a similar boxy massing and similar materials.

The proposed gray fiber cement "brick" wall panels have a nice modern appearance that works well with the black storefront, black canopy, black light fixtures, black wall coping, and gray "stone" base. The fuel pump canopy columns and trash enclosure are nicely detailed to match the building.

However, the Design Commission should evaluate the following details:

- The flush transition between the fiber cement "stone" base panels and the upper fiber cement "brick" wall panels looks too flat and has a fake appearance. It is recommended that a projecting sill trim piece be included between the two materials for a more authentic appearance. Consider using an adhered cultured stone sill detail.
- The stone base panels on the trash enclosure and canopy columns have a heavy appearance. Consider omitting the stone panel details on these items, providing an all brick appearance.

Rooftop Mechanical Unit Screening:

The proposed building has multiple rooftop mechanical units which are required to be fully screened from public view. The building design includes tall parapet walls on all four sides to fully screen the equipment, which is ideal.

Signage:

The proposed development includes a complete package of new signage based on 7-Eleven's branding. Overall, the signage package has a nice appearance that enhances the overall appearance of the development. A few details will need adjusting at the time of permit to comply with code, including a three-foot minimum setback for the ground sign and a slight reduction in the size of the west wall sign.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for 7-Eleven located at 1650 W. Algonquin Road. This recommendation is subject to compliance with the revised plans received 12/21/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that a projecting sill trim piece be included between the fiber cement "stone" base panels and the upper fiber cement "brick" wall panels for a more authentic appearance.
2. Consider omitting the stone panel detail on the fuel pump canopy columns and trash enclosure, providing an all brick appearance.
3. Signage shall comply with Chapter 30, Sign Code.
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, 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.

_____, December 21, 2018

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 18-108

7- Eleven

1650 W ALGONQUIN RD

ARLINGTON HEIGHTS, IL 60005

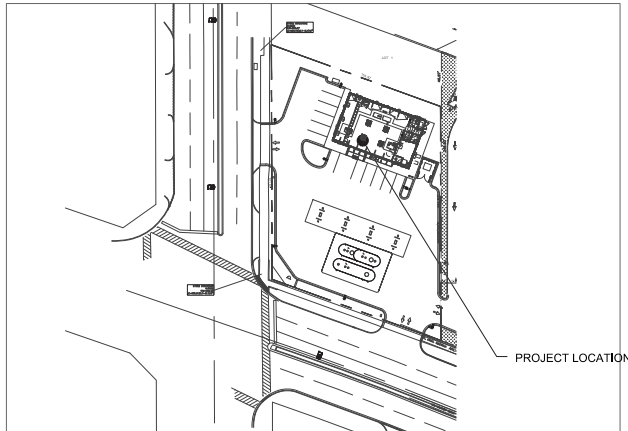


NORTH

1

VICINITY AERIAL MAP

SCALE: NTS



NORTH

2

PROJECT KEY PLAN

SCALE: NTS



3

PERSPECTIVE VIEW

SCALE: NTS FOR REFERENCE ONLY

SHEET INDEX					SHEET NAME	
REVISION						
4	3	2	1			
					ARCHITECTURAL	
				G0.00	COVER SHEET, DRAWING INDEX AND PROJECT INFO	
				AS1.00	SITE KEY PLAN	
				AS1.01	SITE PLAN	
				AS1.02	SITE DETAILS	
				A1.01	FLOOR PLAN	
				A2.01	ROOF PLAN	
				A3.01	EXTERIOR ELEVATIONS AND SCHEDULE	
				A3.02	EXTERIOR COLOR ELEVATIONS AND SCHEDULE	
				A3.03	3D VIEWS	
				A3.04	CANOPY ELEVATIONS	

PROJECT DIRECTORY

OWNER
VEQUITY LLC
400 N. STATE ST.
SUITE 400
CHICAGO, IL 60654
P. 312-985-0987

ARCHITECT OF RECORD
ILEKIS ASSOCIATES
223 WEST JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
P. 312-419-0009

PROJECT STATEMENTS

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL LOCAL BUILDING CODES.

ALPHONSE A. ILEKIS
LICENSE EXPIRES 11/30/18

ENERGY STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLANS FOR
ADDRESS: 1650 W ALGONQUIN RD ARLINGTON HEIGHTS, IL 60005
FULL COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13. ENERGY CONSERVATION OF THE MUNICIPAL CODE OF ARLINGTON HEIGHTS AS WELL AS THE STATE OF ILLINOIS ENERGY CONSERVATION AS REQUIRED BY STATE LEGISLATION

DATE: 11/02/18 ILLINOIS LICENSE # 01-8612
ALPHONSE A. ILEKIS (ARCHITECT)
LICENSE EXPIRES 11/30/20

CODE SUMMARY

- SEE AS1.01 FOR ALL REVIEW AND SUMMARIES.

DIGGING NOTICE

CONTRACTOR TO VERIFY ALL LOCAL REQUIREMENTS IF DIGGING IS REQUIRED.

CITY APPROVAL

CLIENT:
vequity real estate. redefined.

Vequity
400 N. State
Suite 400
Chicago, IL 60654
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners

ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com
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ALPHONSE A. ILEKIS, AIA
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NOTE:

7-Eleven
PROJECT # 1814-14
1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

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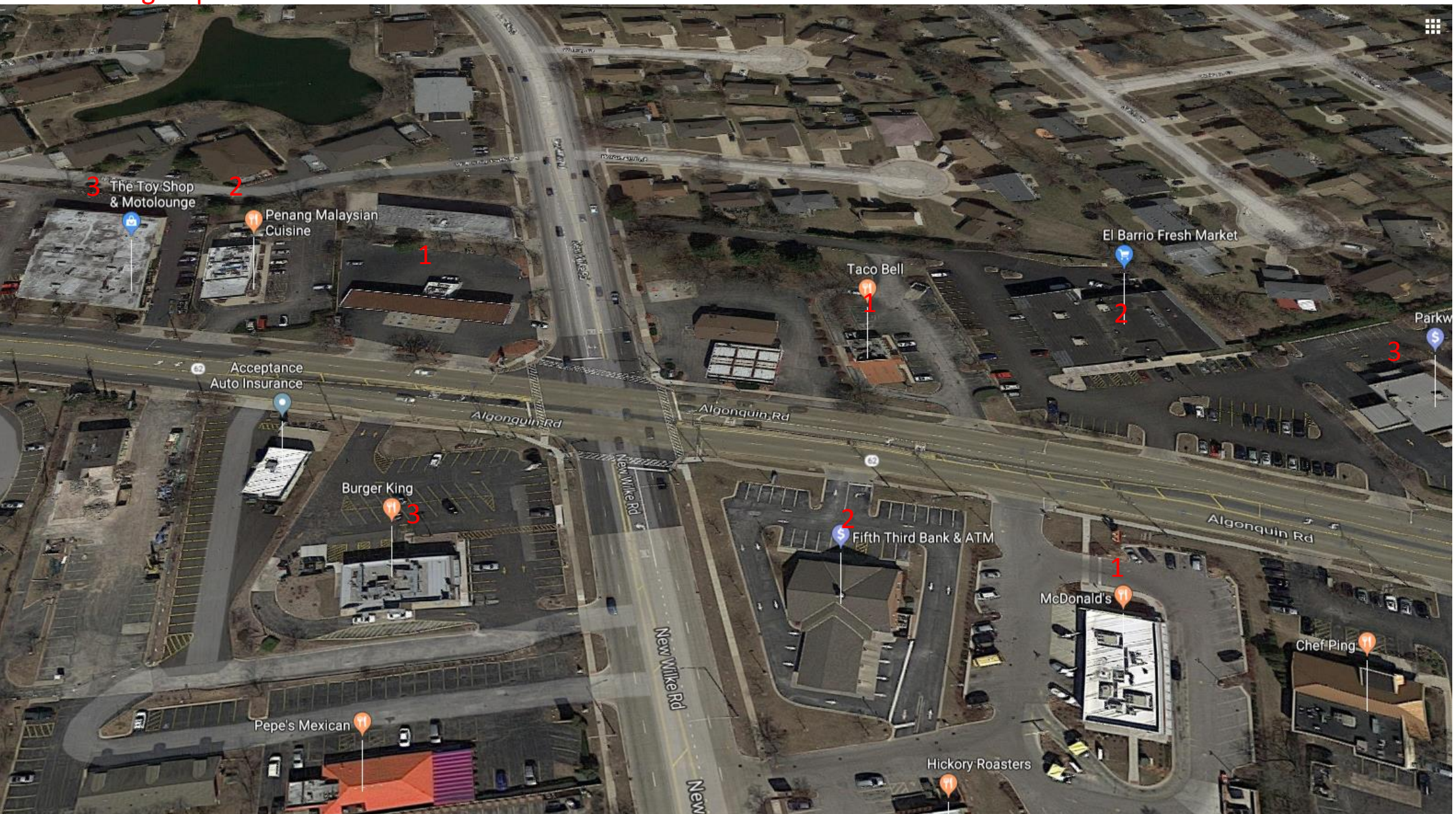
DATE: ISSUED FOR:

12/21/18 ISSUED FOR DESIGN COMMISSION

COVER SHEET,
DRAWING INDEX
& PROJECT INFO

G0.00

1650 W. Algonquin Road – Site Overview





CITGO

CLEARANCE 12

CITGO

2.54
3.44
2.00

1650 W. Algonquin Road – 3 sites to the left

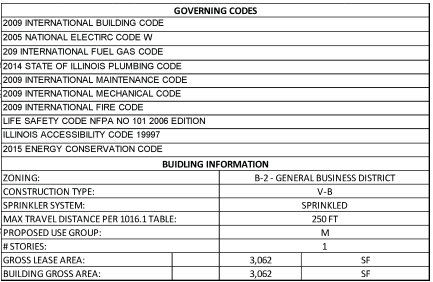


1650 W. Algonquin Road – 3 sites to the right



1650 W. Algonquin Road – 3 sites in front





PARKING CALCULATION				
TENANT	OCCUPANCY	AREA	PARKING/SF	PARKING REQUIRED
BLDG A	RETAIL USE	3,062	1/300	10.00
			1 PER EMPLOYEE	2.00
TOTAL BUILDING AREA		3,062	TOTAL REQUIRED	12
90 Degree 60 D		TOTAL PROVIDED		13
		SURPLUS/(DEFICIT)		1

STALL :	9' x 18'	9' x 21'		
ADA STALL:	11' & 5'			
DRIVE AISLE:	24'	ONE WAY		
	24'	TWO WAY	REQUIRED	PROVIDED
ADA PARKING SPACES :		5%	1	1

GENERAL NOTES:

- A. SEE CIVIL FOR GRADING PLAN. SEE CIVIL DRAWINGS FOR SITE DEMOLITION, NEW PAVEMENT, SITE UTILITIES, SIGNAGE AND FINAL SITE DIMENSIONS.
- B. VERIFY AS1 02 FOR ADDITIONAL SITE DETAILS.
- C. NOTIFY THE EXISTENCE OF AND PROTECT ALL EXISTING UTILITY LINES. EXCAVATE WITH CARE.
- D. INSTALL ADDRESS ON BUILDING AS REQUIRED BY LOCAL CODE.
- E. PROVIDE KNOX BOX, PER FIRE DEPARTMENT REQUIREMENTS.
- F. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE DAMAGE REPAIR REQUIREMENTS.
- G. CLEAN LOT AFTER SITE WORK AND AFTER CONSTRUCTION COMPLETION.
- H. PROTECT ADJACENT PROPERTY. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR EXPENSE WITH PERMISSION OF ADJACENT BUILDING OWNER. FOR EXAMPLE, IF SOD IS DAMAGED IT WILL BE REPLACED AND WATERED REGULARLY UNTIL ESTABLISHED.
- I. PROVIDE SPACING FOR SIGNAGE IN FINAL SITE DAMAGE REPAIR REQUIREMENTS. PER MFG# SPECS, OR 30FT SPACING WHICHEVER IS LESS, REFER TO CIVIL DRAWINGS FOR MORE INFORMATION AND DETAILS.

 KEY NOTES:

1. ADA PARKING SIGN MOUNTED ON POST. SEE CIVIL FOR DETAILS.
2. ADA SIDEWALK RAMP TYP. SEE CIVIL.
3. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
4. NEW CONCRETE PAVEMENT TYP. SEE CIVIL.
5. PROPOSE ASPHALT PAVEMENT. SEE CIVIL PLANS FOR PAVING AND GRADING DETAILS.
6. EXISTING CONCRETE SIDEWALK TO REMAIN. GC TO REPAIR AS NECESSARY.
7. 1/2" ISOLATION JOINT ALONG PROFILE OF BUILDING AND WHERE INDICATED, USE BITUMINOUS FILLER AND SEALANT ALONG EDGE.
8. CONCEALED LOCKABLE HOSE BIB.
9. FD CONNECTION. SEE CIVIL
10. EXISTING FIRE HYDRANT
11. PROVIDE TRASH ENCLOSURE. REFER TO AS1.02 FOR DETAILS.
12. AIR / VAC REFER TO CIVIL SHEETS FOR LOCATION.
13. MAIN DOOR
14. EXIT DOOR
15. PROPOSED FUEL CANOPY. REFER TO CIVIL.
16. PROPOSED UNDERGROUND FUEL TANKS. REFER TO CIVIL.
17. CO2 TANK/ GAS INSTALLED / ANCHOR PER MANUFACTURER SPECS BY GC.
18. NEW DIRECTIONAL SIGNAGE UNDER SEPARATE PERMIT.
19. NEW PYLON SIGN
20. VISIBILITY TRIANGLE
21. NEW BIKE RACK
22. NEW LIGHT POLE , REFER TO PHOTOMETRIC PLAN.

LEGEND:

 NEW CONCRETE

 SIGNAGE

 FIRE DEPARTMENT CONNECTION

1 SITE PLAN
SCALE: 1/16"=1'-0"

The site plan shows a rectangular building footprint with a width of 16 feet and a depth of 32 feet. The building is oriented with its long side parallel to the 32-foot dimension. The site is divided into a building footprint and a parking area. The parking area is located to the right of the building footprint and contains 10 parking spaces, each 8 feet wide. The total width of the site is 32 feet. The total depth of the site is 32 feet. The site is bounded by a 32-foot dimension on the right and a 32-foot dimension on the bottom. The building footprint is 16 feet wide and 32 feet deep. The parking area is 16 feet wide and 32 feet deep. The site is divided into a building footprint and a parking area. The building footprint is 16 feet wide and 32 feet deep. The parking area is 16 feet wide and 32 feet deep. The site is divided into a building footprint and a parking area. The building footprint is 16 feet wide and 32 feet deep. The parking area is 16 feet wide and 32 feet deep.

CITY APPROVAL

CLIENT:
vequity | *real estate. redefined.*

Vequity
400 N. State
Suite 400
Chicago, IL 60654
312-985-0987
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PROJECT TEAM:



ILEKIS
architects + planners

ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

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NOTE:

7-Eleven
PROJECT # 1814-14
1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

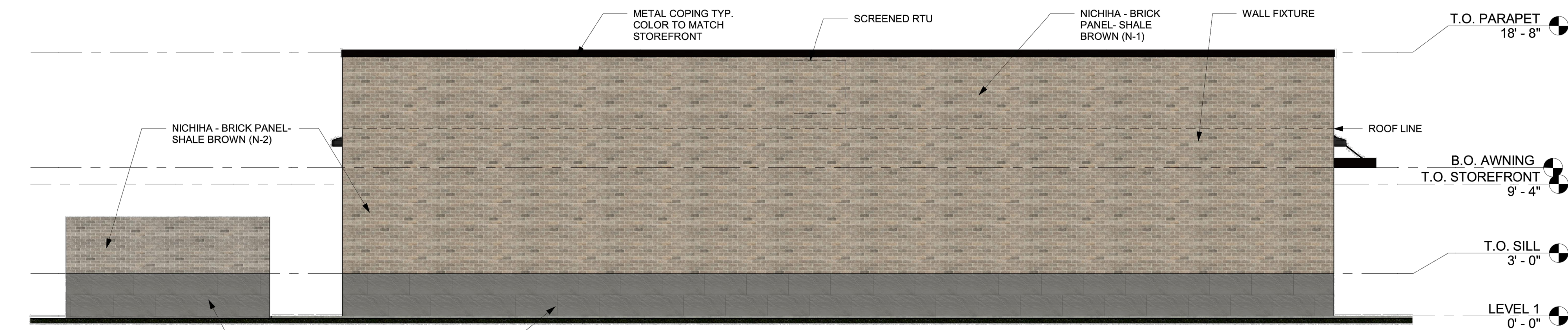
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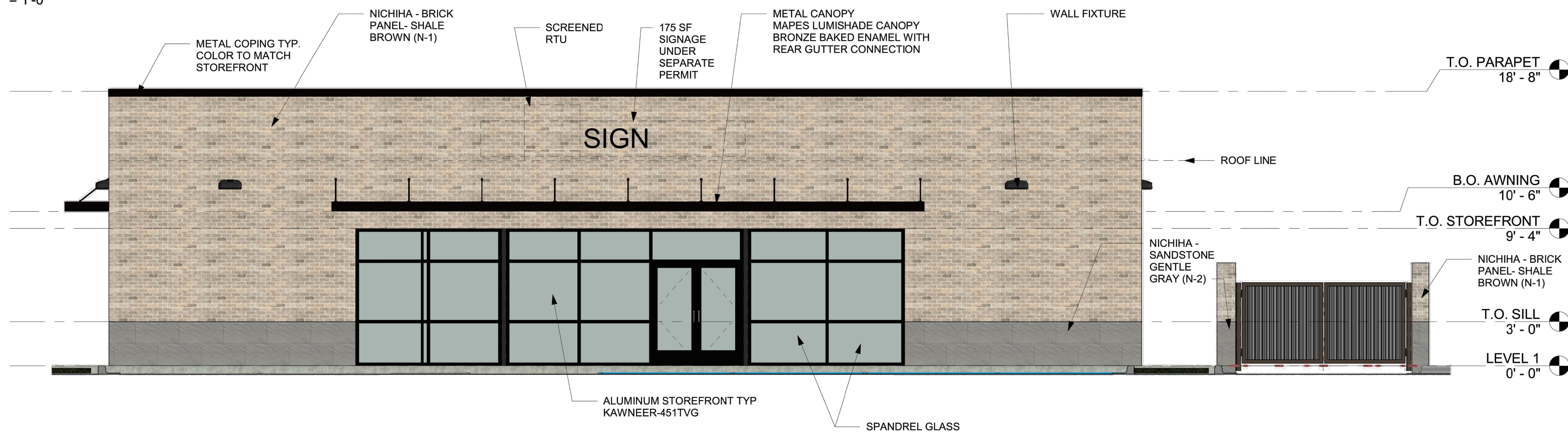
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SITE PLAN

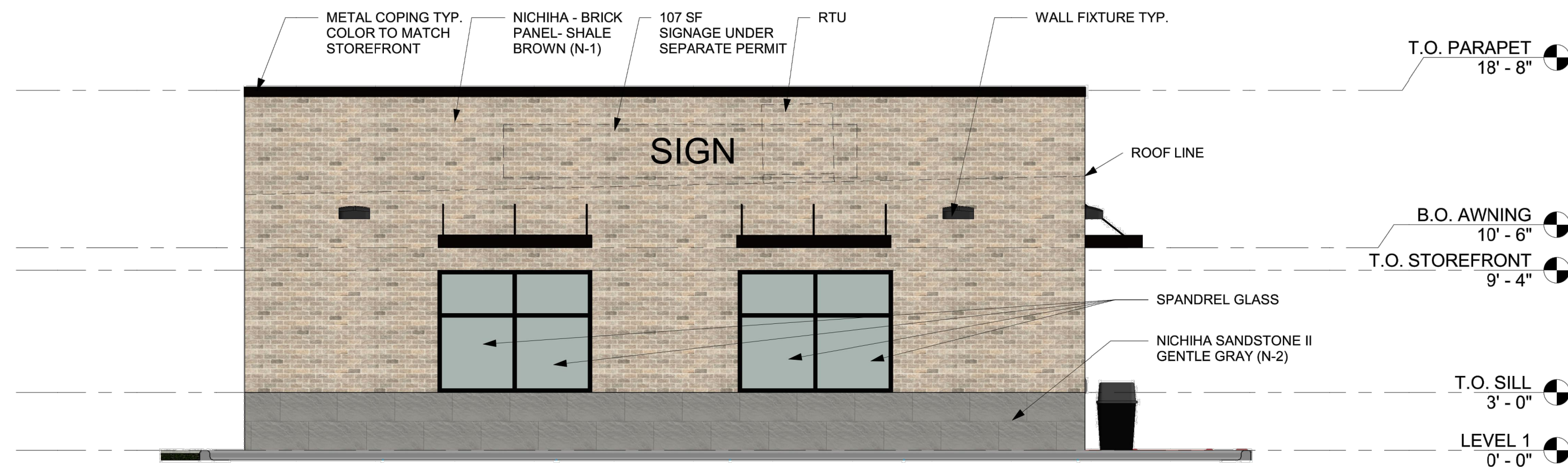
AS1.01



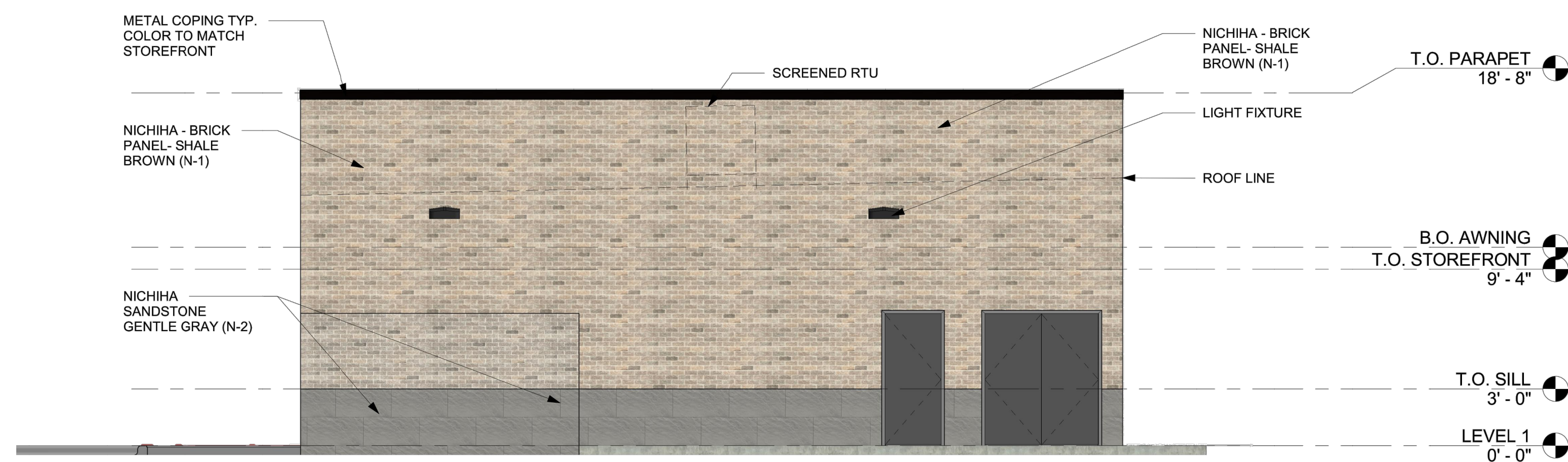
1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"

MATERIAL SCHEDULE				
LEGEND	SYMBOL	COLOR	MANUFACTURER	TYPE
	FIBER CEMENT PANEL (N-1)	SHALE BROWN	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL COPING	COLOR: DARK BRONZE	PAC-CLAD PETERSEN	
	FIBER CEMENT PANEL (N-2)	GENTLE GRAY	NICHIHA	
	CONTROL JOINT SEALANT	COLOR: TBD	DOW CORNING	DOW CORNING 790
	METAL CANOPY	DARK BRONZE	SUPERSHADE BY MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL	4' PROJECTION
	WALL PACK	BLACK	GE	EXTERIOR LED WALL PACK # EWS3-0-A7-D150-DKBZ
	STOREFRONT	DARK BRONZE		CLEAR ANODIZED STOREFRONT WITH 1" INSULATED GLASS
	METAL DOORS AND FRAME	SW7675	BENJAMIN MOORE	

SIGN TABLE ALLOWANCE BUILDING - FOR REFERENCE : SIGNAGE UNDER SEPARATE PERMIT								
TENANT	NORTH	ALLOWABLE (S.F.)	EAST	ALLOWABLE (S.F.)	SOUTH	ALLOWABLE (S.F.)	WEST	ALLOWABLE (S.F.)
	FACADE (SF)	25%	FACADE (SF)	25%	FACADE (SF)	25%	FACADE (SF)	25%
A	1260	NA	774	NA	1260	150 SF MAX	774	150 SF MAX
	Sub-total	0	Sub-total	0	Sub-total	150 SF MAX	Sub-total	150 SF MAX

Single Tenant: Total surface area of signage added together including ground, wall and canopy shall not exceed 320 sf for corner stations.

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

Vequity
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Chicago, IL 60654
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PROJECT TEAM:

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architects + planners

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SUITE 1000
CHICAGO, IL 60606

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NOTE:

7-Eleven
PROJECT # 1814-14
1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

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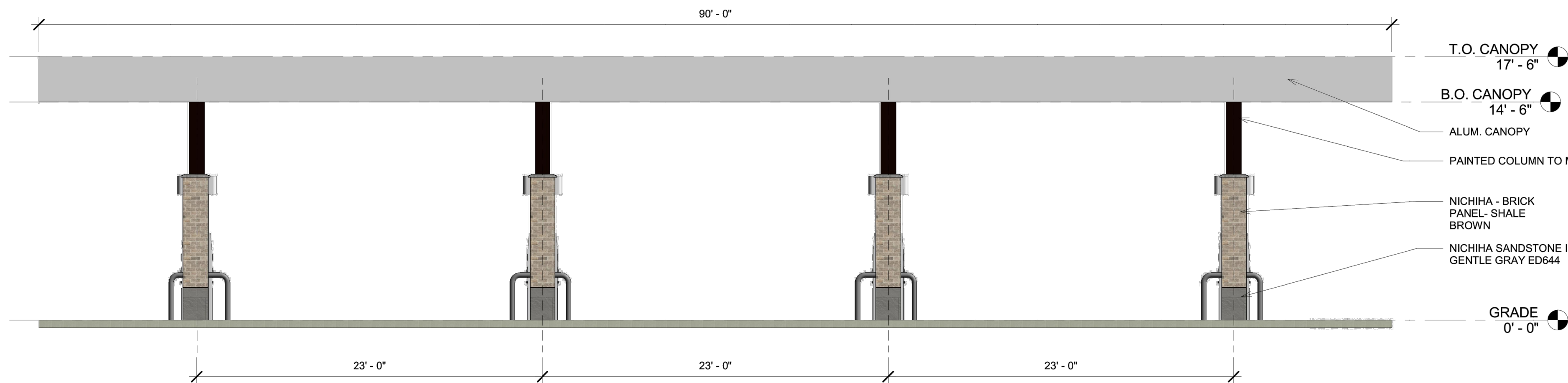
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EXTERIOR COLOR
ELEVATIONS AND
SCHEDULE

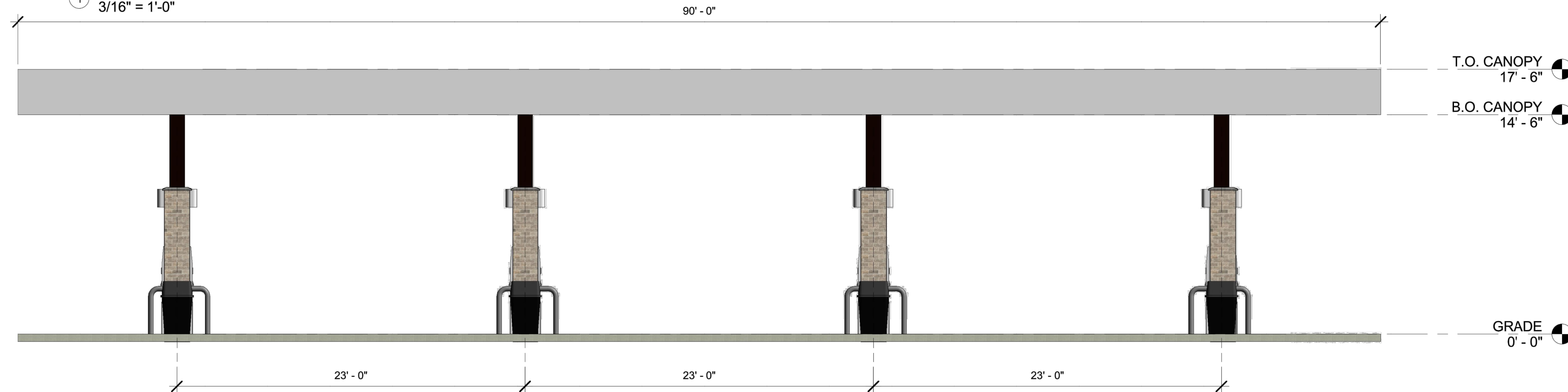
A3.02

FOR REFERENCE ONLY –
SIMILAR DESIGN BUILT IN
A DIFFERENT COMMUNITY

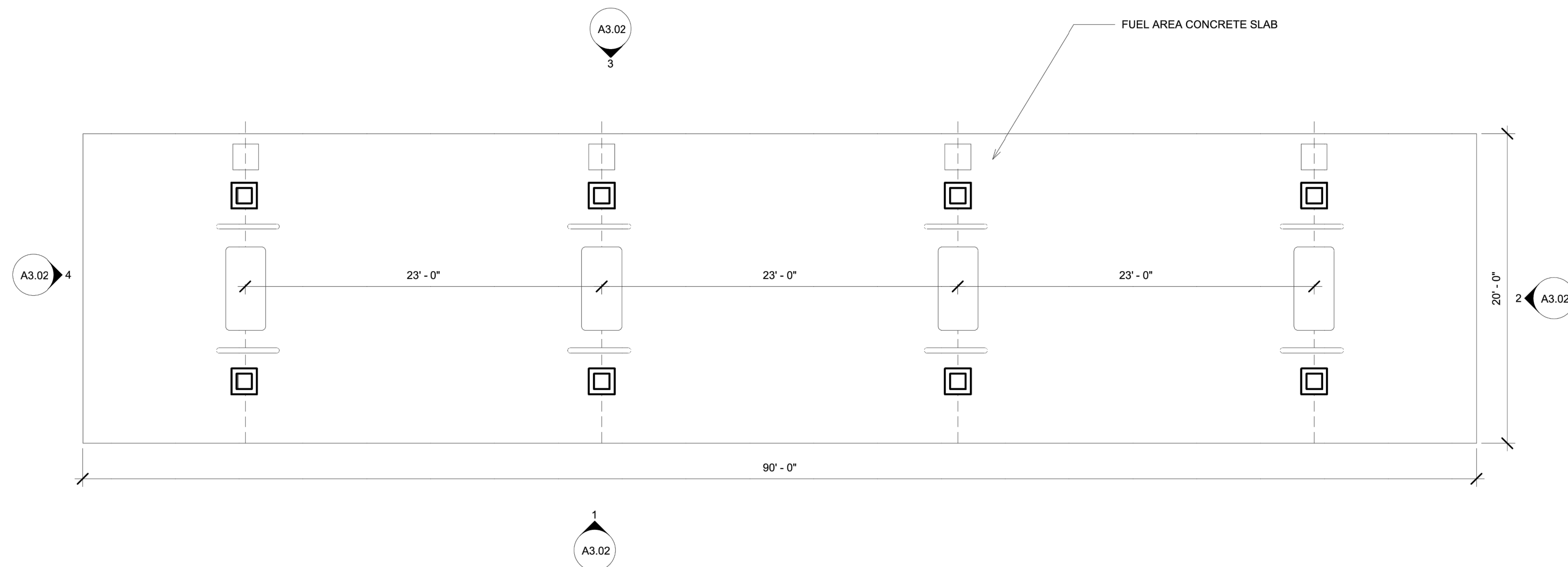




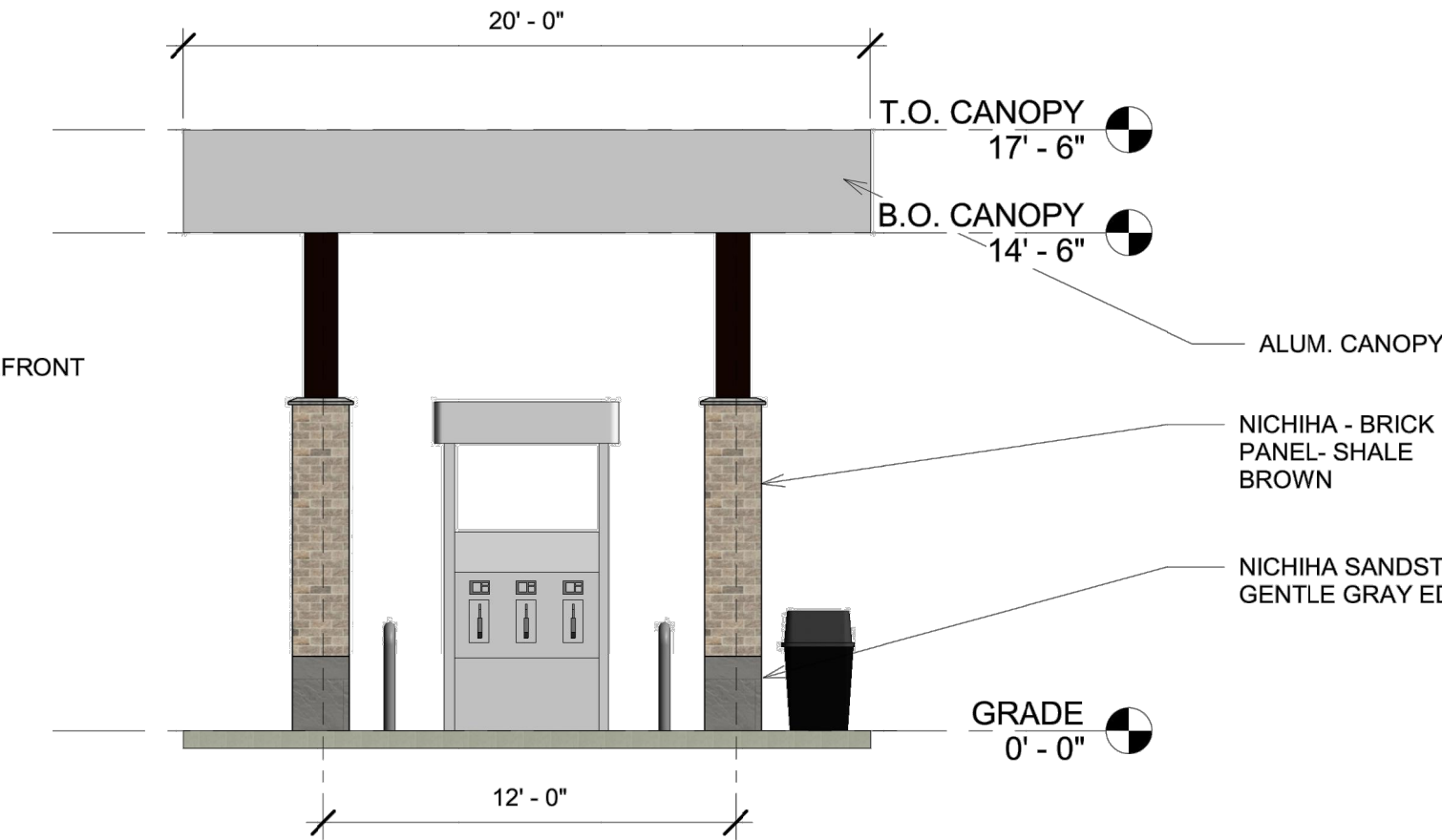
1 CANOPY - NORTH ELEVATION
3/16" = 1'-0"



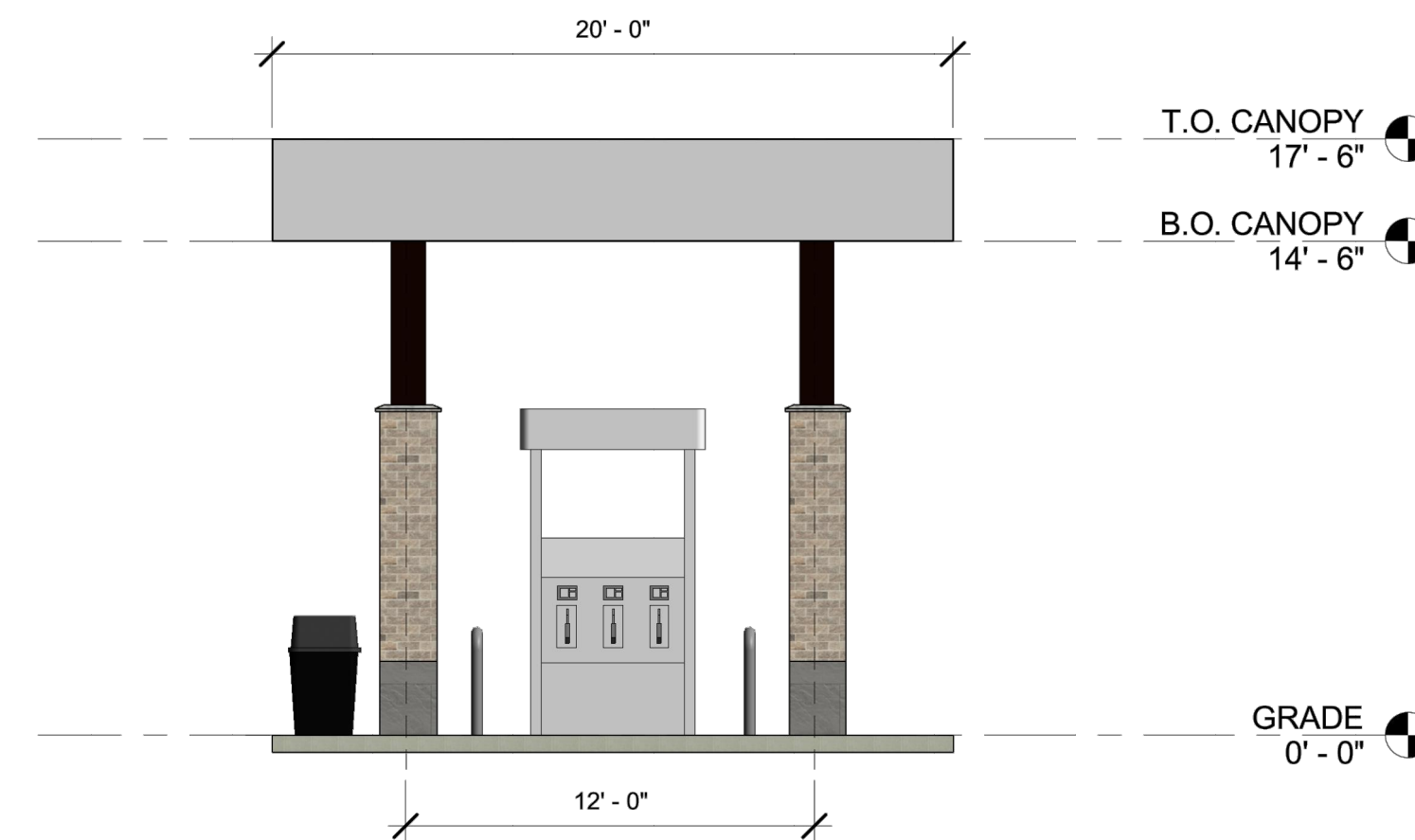
3 CANOPY - SOUTH ELEVATION
3/16" = 1'-0"



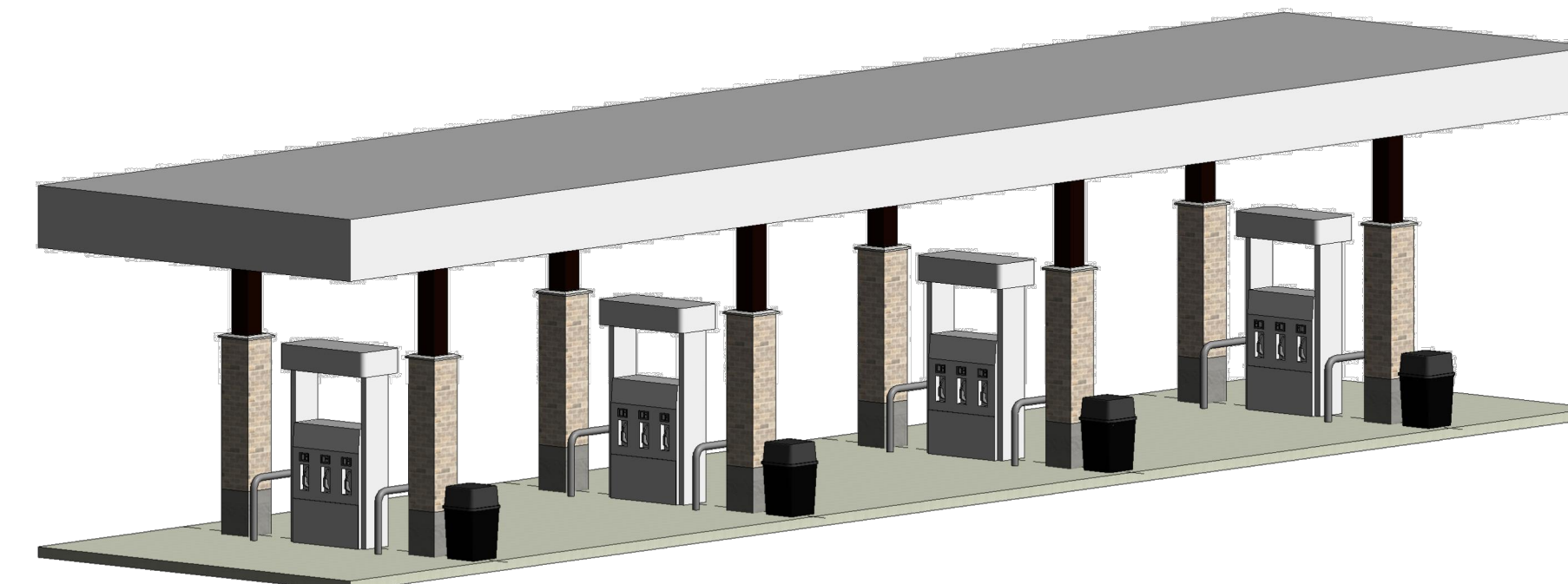
5 CANOPY FLOOR PLAN
3/16" = 1'-0"



2 CANOPY - EAST ELEVATION
3/16" = 1'-0"



4 CANOPY - WEST ELEVATION
3/16" = 1'-0"



6 CANOPY PERSPECTIVE

CITY APPROVAL

CLIENT:
vequity | real estate. redefined.

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400 N. State
Suite 400
Chicago, IL 60654
312-985-0987
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architects + planners

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NOTE:

7-Eleven
PROJECT # 1814-14
1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

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DATE: ISSUED FOR:

12/21/18 ISSUED FOR DESIGN COMMISSION

FUEL CANOPY
ELEVATIONS

A3.04

Date	Rev.	Description
08.21.18	00	Original
12.03.18	R1	Removed NW corner pylon sign
12.04.18	R2	Update elevations. Reposition pylon sign.

Site Notes:

Customer Notes:

Customer Approval: _____ DATE: _____

Scale: _____ Page: 1

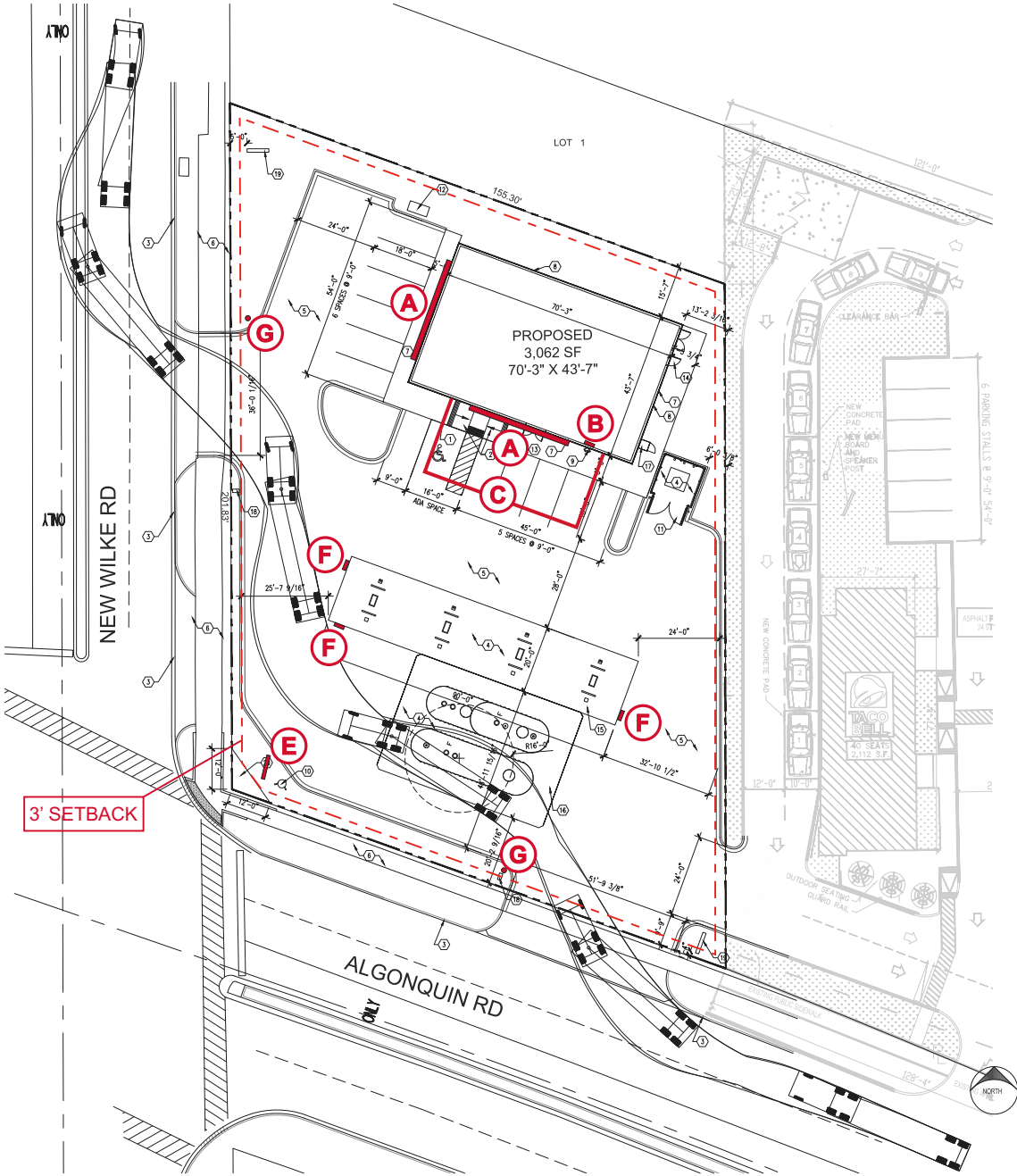


Complies with
UL 48
CSA C22.2 No.207

THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS:
THE FLORIDA BUILDING CODE SIXTH EDITION (2017), THE AMERICAN INSTITUTE OF STEEL
CONSTRUCTION(MANUAL OF STEEL CONSTRUCTION, 9TH EDITION), THE AMERICAN WELDING
SOCIETY(AWS D1.1-15), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE(ACI 318-14), THE SPECIFICATION FOR ALUMINUM STRUCTURES
BY THE ALUMINUM ASSOCIATION(CURRENT EDITION).



A	5-Pack SEJ W/S (36")
B	ATM Interior Sign
C	Window Graphics
E	Pylon Sign
F	Canopy Signs
G	Directional Signs



Site Plan
1" = 50'-0"

Code Information:	
Formula: Lesser of 25% of signable area of 100 sq. ft.	
Allowed:	100.0 sqft
Proposed:	85.3 sqft

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2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450

www.harbingersign.com

CLIENT: 7-Eleven #1042518
ADDRESS: 1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

CONTACT: Jim Schultz

SALES ASSOC.: Rick Guarino
PROJECT MGR: Jordan Robson
DESIGNER: Brandon Winebarger/Ron Kimmel

SVE7235-02		
F:\Customers\7 Eleven\Art\SVE7235-02.CDR		
Date	Rev.	Description
08.21.18	00	Original
12.03.18	R1	Removed NW corner pylon sign
12.04.18	R2	Update elevations. Reposition pylon sign.

Site Notes:

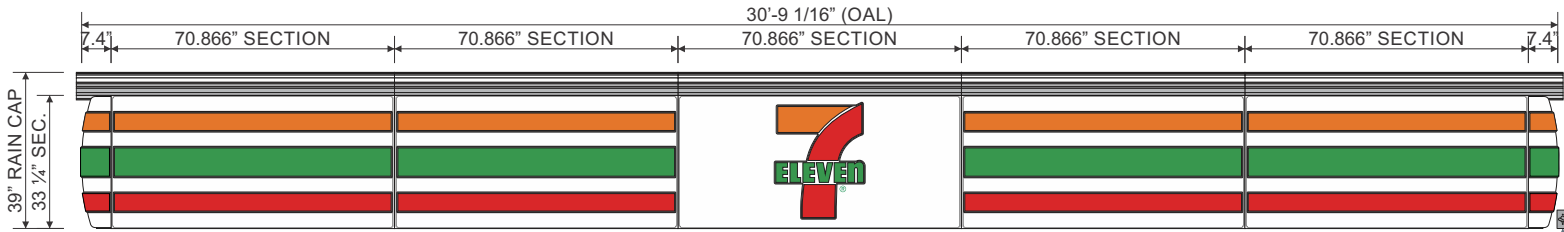
Customer Notes:

Customer Approval: _____ DATE: _____

Page: 2

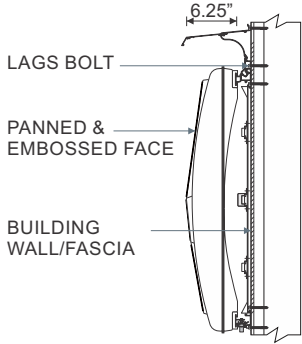


THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS:
THE FLORIDA BUILDING CODE SIXTH EDITION (2017), THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION(MANUAL OF STEEL CONSTRUCTION, 9TH EDITION), THE AMERICAN WELDING SOCIETY(AWS D1.1-15), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE(ACI 318-14), THE SPECIFICATION FOR ALUMINUM STRUCTURES BY THE ALUMINUM ASSOCIATION(CURRENT EDITION).



TWO (2) SET OF 33 1/4” S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1800 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.



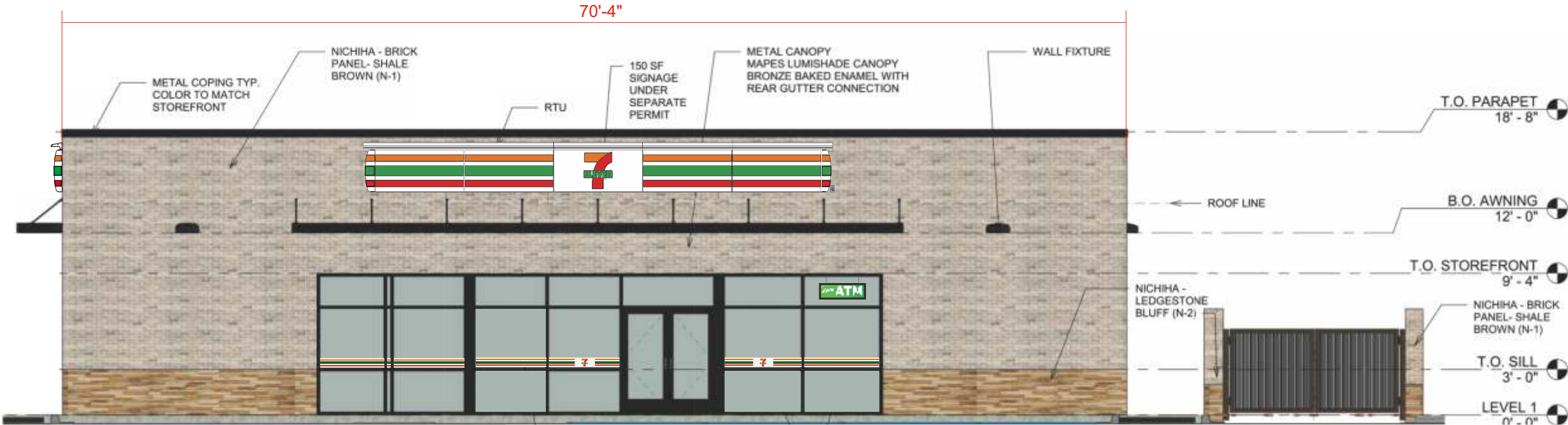
Front Elevation - SEJ 1800 Series Wall Sign Sections - Sign A1 & A2

1/4" = 1'-0"

Display Square Footage (Sections): 85.3

Side Mounting Detail - Sign A

NTS



Proposed South Elevation - Signs A1, B & C

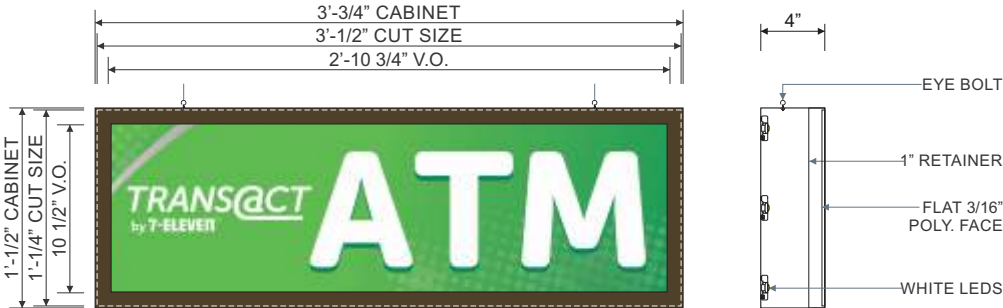
1/8"= 1'-0"

Date	Rev.	Description
08.21.18	00	Original
12.03.18	R1	Removed NW corner pylon sign
12.04.18	R2	Update elevations. Reposition pylon sign.

Site Notes:

Customer Notes:

Customer Approval: _____ DATE: _____



ONE (1) **INTERIOR ATM** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: **DIGITALLY PRINTED IMAGE VINYL**
PAINT SPECS: **313E DURANODIC BRONZE**

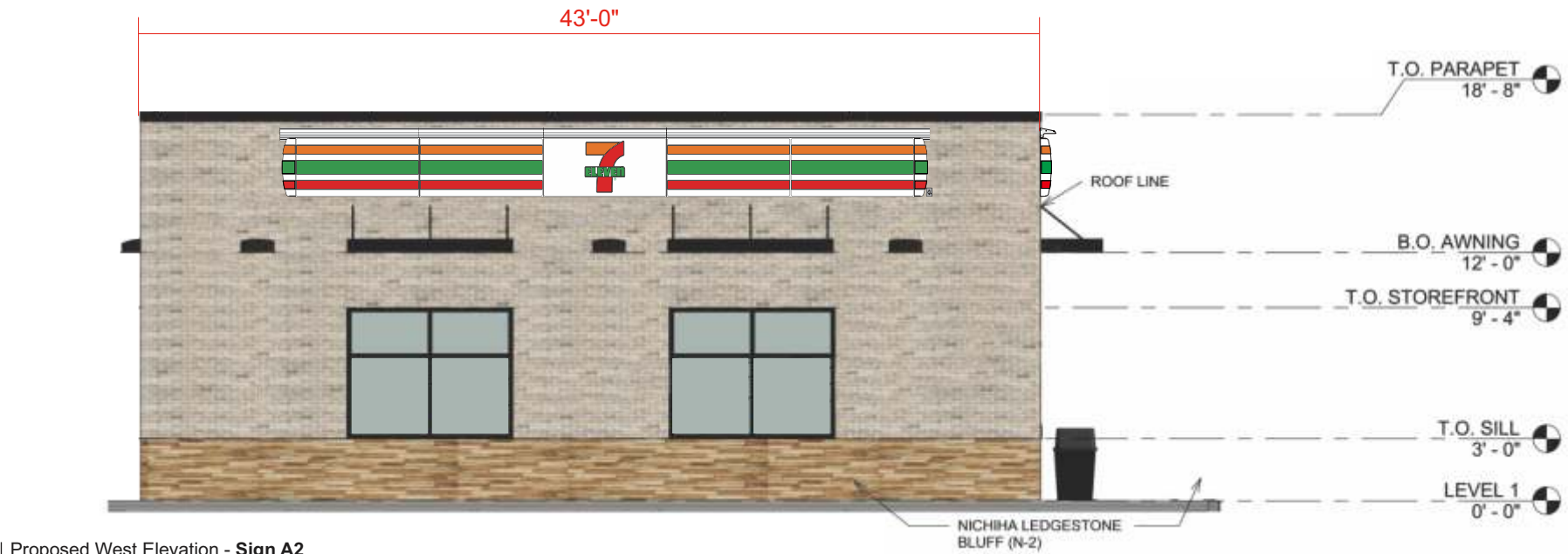
NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS

Front Elevation & Side Mounting Detail - ATM S/F Window Sign - Sign B	
1" = 1'-0"	Display Square Footage (Cabinet): 3.2



WINDOW VINYL GRAPHICS.
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.
NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation - Typical Window Vinyl Graphics - Sign C
3/8" = 1'-0"



Proposed West Elevation - Sign A2
1/8"= 1'-0"

Code Information:	
Formula: Lesser of 25% of signable area of 100 sq. ft.	
Allowed:	100.0 sqft
Proposed:	85.3 sqft

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www.harbingersign.com	
CLIENT: 7-Eleven #1042518	
ADDRESS: 1650 W ALGONQUIN RD ARLINGTON HEIGHTS, IL 60005	
CONTACT: Jim Schultz	
SALES ASSOC.: Rick Guarino	
PROJECT MGR: Jordan Robson	
DESIGNER: Brandon Winebarger/Ron Kimmel	
SVE7235-02	
F:\Customers\7 Eleven\Art\SVE7235-02.CDR	
Date	Rev. Description
08.21.18	00 Original
12.03.18	R1 Removed NW corner pylon sign
12.04.18	R2 Update elevations. Reposition pylon sign.

Site Notes:

Customer Notes:

Customer Approval: _____ DATE: _____

Page: 4

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CONSTRUCTION(MANUAL OF STEEL CONSTRUCTION, 9TH EDITION), THE AMERICAN WELDING
SOCIETY(AWS D1.1-15), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE(ACI 318-14), THE SPECIFICATION FOR ALUMINUM STRUCTURES
BY THE ALUMINUM ASSOCIATION(CURRENT EDITION).

Code Information:	
Allowed:	80.0 sqft
Proposed:	73.4 sqft
Height Information:	
Allowed:	16'- 1/2"
Proposed:	16'- 1/2"
Set Back Information:	
Allowed:	3' - 0"
Proposed:	3' - 0"

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CLIENT: 7-Eleven #1042518

ADDRESS: 1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

CONTACT: Jim Schultz

SALES ASSOC.: Rick Guarino

PROJECT MGR: Jordan Robson

DESIGNER: Brandon Winebarger/Ron Kimmel

SVE7235-02

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Date	Rev.	Description
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Site Notes:

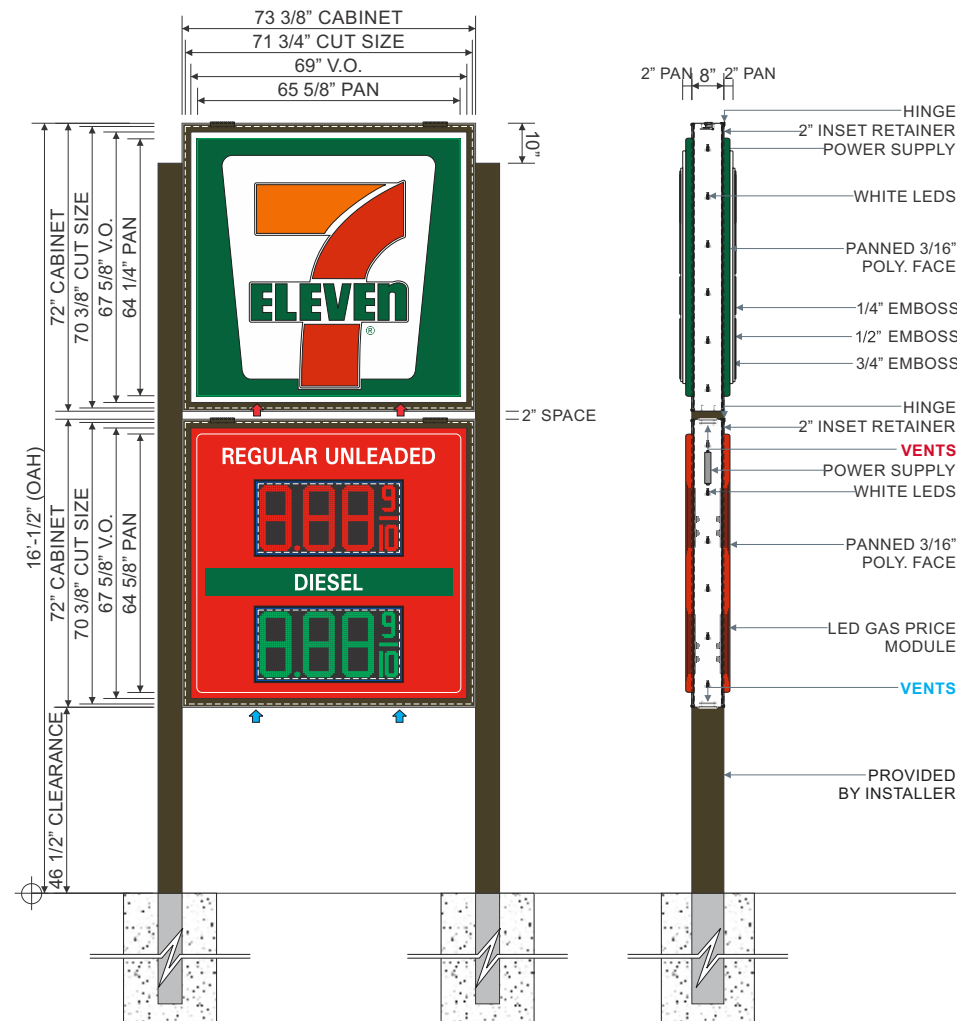
Customer Notes:

Customer Approval: _____ DATE: _____

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SOCIETY(AWS D1.15), THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS
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SEP PRICE VISION LED UNITS:	
LED UNIT SIZE:	18.012" X 36.203"
LED CHARACTER SIZE:	16.210"

**7-ELEVEN LOGO
DIMENSIONS:**
OAH: 58 1/2"
OAL: 53 7/16"

ONE (1) **M37** D/F INTERNALLY ILLUMINATED "MAIN ID" SIGN CABINET.
3/16" THICK PAN FORMED & EMBOSSED WHITE POLY. FACES W/ TRANSLUCENT VINYL GRAPHICS
APPLIED FIRST SURFACE. 8" DEEP EXTRUDED ALUM. CABINET W/ 2" INSET HINGED RETAINERS TO
BE PAINTED **DURANODIC BRONZE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.
2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

TWO (2) **L37G2D** D/F DIESEL DOUBLE-PRODUCT INTERNALLY ILLUMINATED SIGN CABINET W/ RED & GREEN LED DIGITS. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS. 3/16" THICK PAN FORMED CLEAR POLY. FACES BACK SPRAYED **PMS 485 RED** THEN **PMS WHITE** W/ **3M 3630-26 GREEN** TRANSLUCENT VINYL & **3M 7725-12 BLACK** VINYL TRIM AROUND LED WINDOW APPLIED SECOND SURFACE. 8" DEEP EXTRUDED ALUM. CABINET, RAIN CAP & 2" INSET RETAINERS ALL TO BE PAINTED **DURANODIC BRONZE**. RETAINERS TO BE HINGED ON BOTH SIDES OF THE CABINET.

PROVIDE CUSTOMER W/ PRICE VISION 16" DIGIT RED & GREEN LED MODULES.

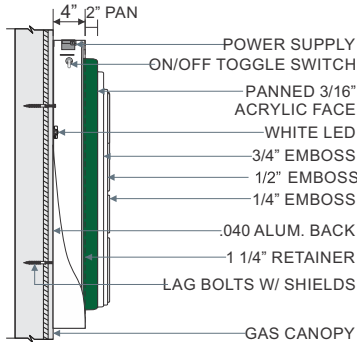
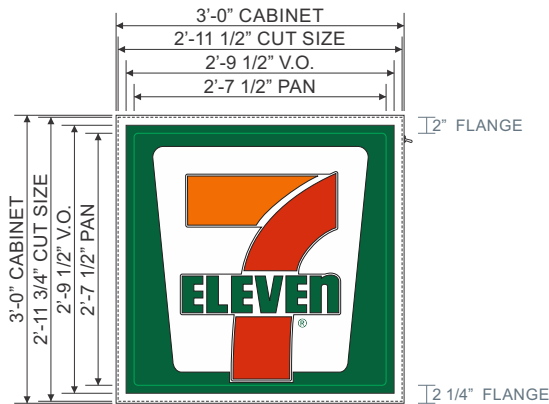
7-ELEVEN PAINT SPECS: PMS 485 RED, PMS WHITE
7-ELEVEN VINYL SPECS: 3M 3630-26 GREEN, 3M 7725-12 BLACK

NOTE: VERTICAL STEEL SUPPORT & FOOTING TO BE SPECIFIED BY ENGINEERING & PROVIDED BY INSTALLER
NOTE: GAS PRICE CABINET TO HAVE AT LEAST 1" OF SPACE ON TOP & BOTTOM FOR VENTILATION

Front & Side View - **M37** Pylon Sign - **Sign Type E**

$$\overline{1/4'' = 1'-0''}$$
Display Square Footage(Cabinets Combined): **73.4**

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.

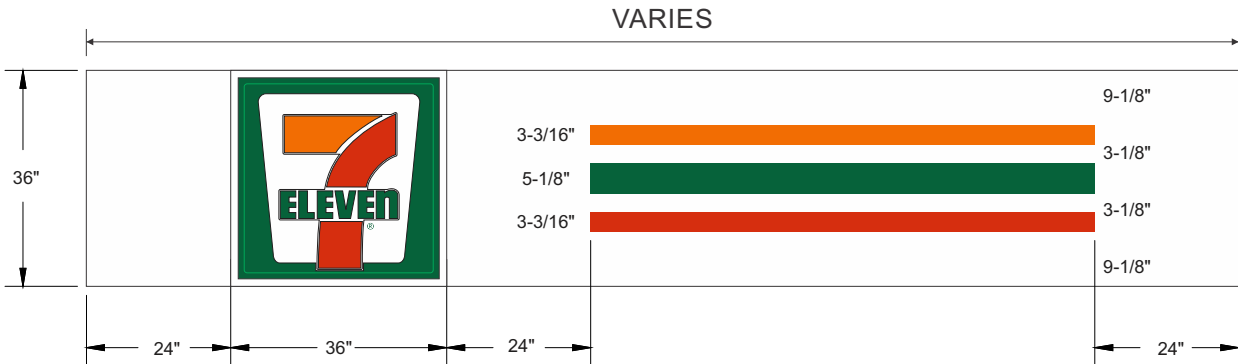


THREE (3) **W9** S/F INTERNALLY ILLUMINATED CANOPY SIGN CABINET.
3/16" THICK PAN FORMED & EMBOSSED WHITE ACRYLIC FACE W/ TRANSLUCENT VINYL GRAPHICS
APPLIED FIRST SURFACE. 4" DEEP EXTRUDED ALUM. CABINET W/ 1 1/4" RETAINERS TO BE
PAINTED **WHITE**. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
PAINT SPECS: PMS WHITE

NOTE: SIGN TO BE INSTALLED 2'-0" FROM LEFT EDGE OF GAS CANOPY.
NOTE: ACCOMPANYING TRI-STRIPE GRAPHICS TO BEGIN 2'-0" FROM CABINET.
NOTE: TRI-STRIPE GRAPHICS TO BE SUPPLIED BY 7-ELEVEN CANOPY CONTRACTOR.

7-ELEVEN LOGO
DIMENSIONS:
OAH: 29 1/2"
OAL: 27"



LONG CANOPY	
Code Information:	
Formula: 25% of signable area	
Allowed:	67.5 sqft
Proposed:	9.0 sqft
SHORT CANOPY	
Code Information:	
Formula: 25% of signable area	
Allowed:	15.0 sqft
Proposed:	9.0 sqft

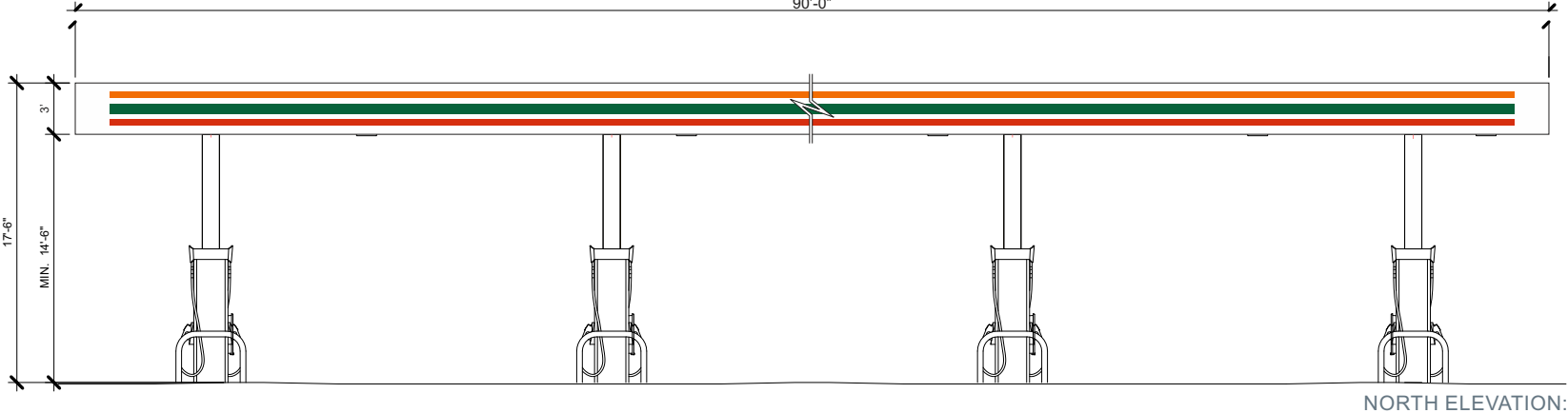
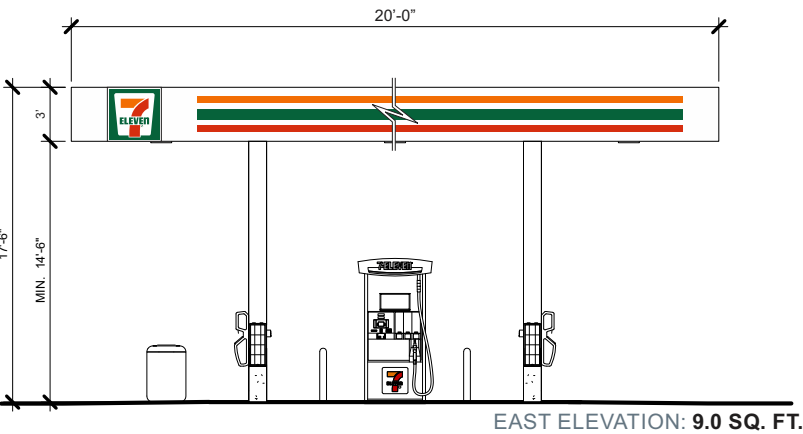
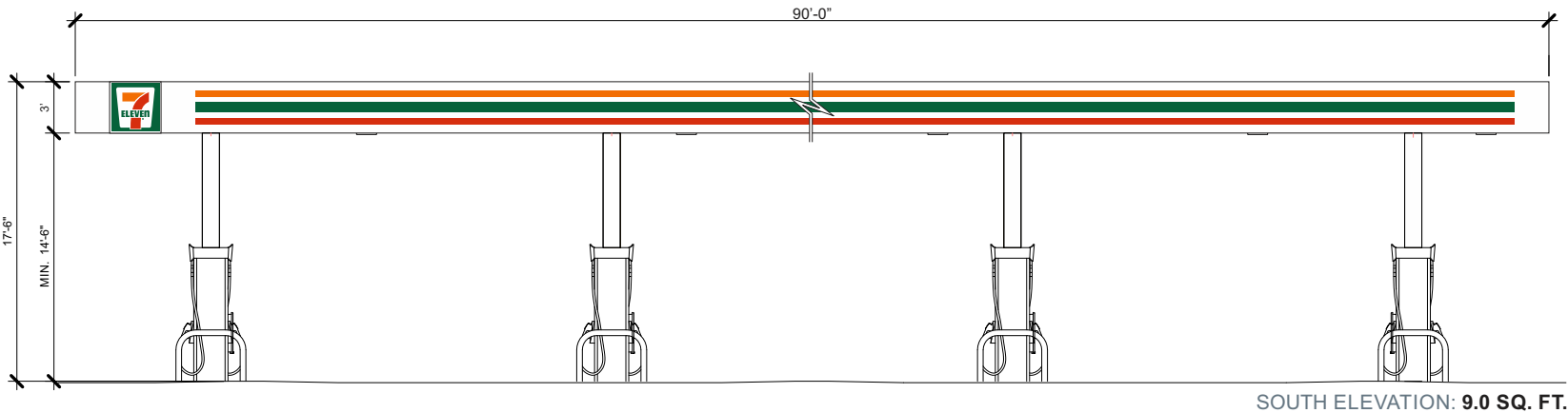
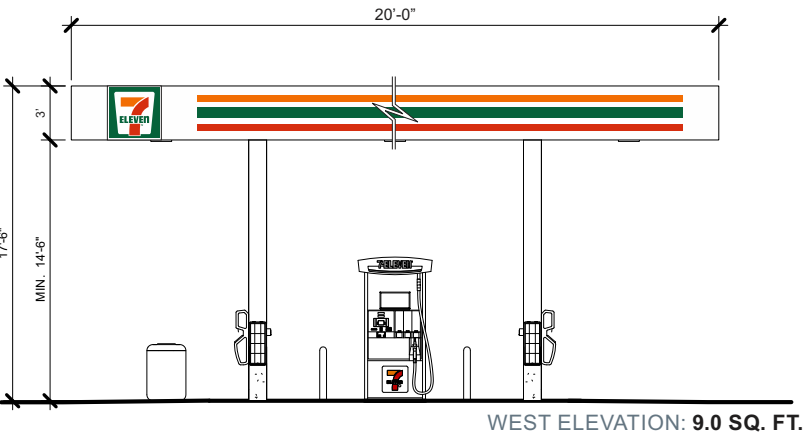
Face & Side Detail - **W9** Canopy Sign Cabinet - **Sign F**

1/2" = 1'-0"

Display Square Footage(Cabinet): **9.0**

Front Elevation - **36" Canopy Height - Sign And Graphics Layout - Sign F**

3/8" = 1'-0"



Canopy Overlay - **Sign Type F**

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CLIENT: **7-Eleven #1042518**

ADDRESS: 1650 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL 60005

CONTACT: Jim Schultz

SALES ASSOC.: Rick Guarino

PROJECT MGR: Jordan Robson

DESIGNER: Brandon Winebarger/Ron Kimmel

SVE7235-02

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Date	Rev.	Description
08.21.18	00	Original
12.03.18	R1	Removed NW corner pylon sign
12.04.18	R2	Update elevations. Reposition pylon sign.

Site Notes:

Customer Notes:

Customer Approval: _____ DATE: _____

Page: 6



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BY THE ALUMINUM ASSOCIATION(CURRENT EDITION).

Code Information:	
Allowed:	6.0 sqft
Proposed:	3.0 sqft
Height Information:	
Allowed:	3'- 0"
Proposed:	3'- 0"

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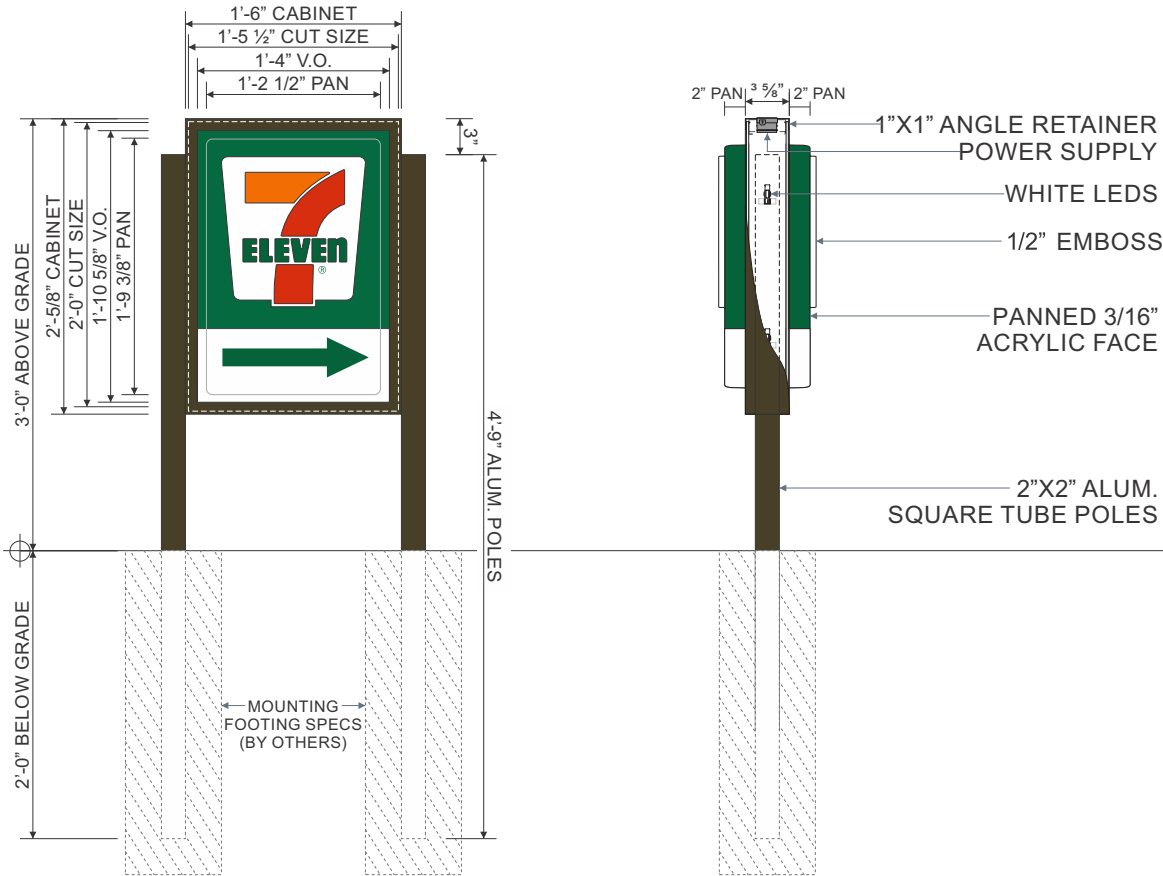
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TWO (2) **CUSTOM OAH HEIGHT** D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGN CABINET.
3/16" THICK PAN & EMBOSSED WHITE ACRYLIC FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED
FIRST SURFACE. 3 5/8" DEEP EXTRUDED ALUM. CABINET W/ 1" RETAINERS TO BE PAINTED **DURANODIC BRONZE**.
CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

7-ELEVEN VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN

NOTE: ARROWS TO ALWAYS BE FACING TOWARDS STORE.

Front Elevation & Side Detail - Standard D/F Directional Sign Cabinet - Sign G	
3/4" = 1'-0"	Display Square Footage: 3.0