



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 25, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 6/11/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#19-050 - McDonalds - 45 E. Golf Rd. - Commercial
- B. DC#19-047 - Raising Cane's - 225 E. Palatine Rd. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
6/25/2019**

Item: Minutes - 6/11/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 6/11/19

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.
JUNE 11, 2019

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Ted Eckhardt

Members Absent: Scott Seyer
Jonathan Kubow

Also Present: Chris Russo, ALA Architects for 412 W. Campbell St.
Chris & Eileen Dorn, Owners of 412 W. Campbell St.
Jereme Smith, DII Architecture for 622 E. Mayfair Rd.
Tim & Evie Carlson, Owner of 622 E. Mayfair Rd.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 28, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MAY 28, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners is required for approval of a project.

ITEM 1. SINGLE-FAMILY NEW REVIEWDC#19-037 – 412 W. Campbell St.

Chris Russo, representing *ALA Architects*, and Chris & Eileen Dorn, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached four-car garage on an existing vacant lot. The proposed design does comply with the R-3 zoning requirements. The subject property is located on a street with a wide variety of home styles including single-story, one-and-a-half-story, two-story, historic homes, and newer homes. There are a couple of houses with front loaded garages, but the majority of homes have detached garages.

Overall, the proposed design has a traditional style and detailing that fits well in this location. However, there are a number of concerns with the design as follows:

1. **Scale.** The proposed roof is out of scale with the adjacent homes. It is recommended that the roof massing be reduced to better fit with the existing context. Consider the following:
 - a. Reduce the front to back roof pitch from 10:12 to 8:12 to lower the overall height of the ridge.
 - b. Place the second floor bedrooms above the main body of the house so that the mass of the garage roof can be reduced.
 - c. In December 2017, the massing of a previous ranch design for this lot was required to be reduced by the Design Commission.
2. **Garage Projection.** The courtyard style garage layout is nice, but the proposed garage projects out too far in front of the main body of the house.
 - a. Push the garage projection back.
3. **Roof Color.** The proposed black roof color is very bold paired with the dark blue siding.
 - a. Consider a softer weathered wood color roofing.

Staff is recommending the revisions stated above and a re-review of the project. Furthermore, Commissioner Seyer was unable to attend the meeting tonight, however he submitted his concerns about the proposed design and supported Staff's concerns about the scale of the roof.

Mr. Russo said the homeowners came to him with a very well thought out floor plan of what they wanted to achieve with their new home. The garage is very important to them because they intend to store their boat in it and they do not want the garage to be overpowering from the street. He felt the courtyard garage layout was the best of both worlds because it works well with the floor plan and did not stick the garage out too much in front of the home, which would be landscaped. Volume space in the great room and in the dining room is being proposed, and different roof pitches were studied. They felt the proposed 12:12 left-to-right pitch and the 10:12 front-to-back pitch help on the second-floor, as well as compliment the neighborhood, and Mr. Russo presented a rendering of the proposed home, which helps visualize how it would look in real life. Mr. Russo said they were open to changing the roof color if necessary, which would be muted from the brightness as shown in the rendering.

Chair Fitzgerald asked if there was any public comment on the project and there was a response from Chris Dorn, the owner of the property. Mr. Dorn said that he previously lived in Arlington Heights many years ago, and this new home will be their retirement home. A lot of thought went into the new home, and they want to be close to the downtown and the hospital, and they are very excited about the new home. He was surprised to hear concerns about the garage projecting out too far, which is similar to his previous home in Long Grove, and commented that the larger garage would store his boat. His biggest issue with changing the scale of the roof was how it might force the bedrooms over a different part of the home, because a lot of thought went into how those spaces would be utilized. He felt it would be a terrific difficulty for them at this point to be required to move those bedrooms over the central part of the home, and he hoped for

a different solution that would allow those rooms to remain where they are. He reiterated that they are very excited about the location and very excited about being a part of downtown Arlington Heights.

Commissioner Kingsley had no issue with the general idea of the new home but agreed with the concerns stated by Staff, one being the size of the roof. She was in favor of reducing the expanse of the roof by reducing the pitch or something of that nature, even if it meant moving the location of the bedrooms. With regards to the projection of the garage, she asked the petitioner why the home was set back almost 27-feet from the required front yard setback of 21-feet. The petitioner replied that they were not opposed to moving it closer, now that they have the exact engineering setbacks measured for the property.

Commissioner Kingsley commented that most of the homes on this block of Campbell have the same setback, with 21-feet being the average for the front door or front porch. What compels her about this area of downtown is how most of the homes fit with the street, and that they are close to the street, and that they face the street in a way that is pedestrian friendly. This being an issue for her, she concurred with Staff about the projection of the garage, and she felt that the front door should be brought forward and the front porch made bigger to have more of a presence on the sidewalk. Mr. Russo replied that the homeowners want to be able to use the front porch, which is currently shown at 7-feet deep from the wall to the porch edge, and he suggested bringing the porch and study a little more forward. Commissioner Kingsley added that most front porches have more than one view of direction, and the garage would block the view from this front porch as currently proposed.

Commissioner Kingsley also said that she preferred a detached garage for the homeowner's boat storage, which the Village allowed to be a maximum of 750 square feet, and a separate attached garage as well. The car/boat storage should somehow be combined so the setback of the front entry is reduced, such as a single-car garage in the front and the home pulled forward. She also suggested simplifying the 5 gables on the front of the home, and she agreed with Staff's suggestion to consider a softer color for the roof, which she felt should be a lighter color such as charcoal.

Commissioner Eckhardt thanked the petitioner for preparing the rendering, which helps provide a better exhibit of the roof height, and he pointed out that the highest ridge looks significantly taller than the first-floor. He also said that he could support the roofline as proposed, but felt it needed to be lowered about 1-foot, and he suggested bringing this main ridge down to match with the peak of the tallest gable, and then let it come back up over the bedrooms if necessary, which he sketched for the petitioner. Commissioner Eckhardt was okay with the 5 gables on the front elevation, and he was curious about the garage door on the rear of the home. Mr. Dorn replied that the garage door would be used for garden equipment, and Commissioner Eckhardt said that the large volume of roof space in the garage was a great opportunity for a stacked car arrangement. He added that he was okay with all the garage space being proposed, and he supported a lighter roof color because the home looked really black with the colors being proposed. Other than these comments, Commissioner Eckhardt felt it was a nice design with a lot of elements that the homeowners want.

Chair Fitzgerald felt the home was beautifully designed but he agreed with Staff's concerns about the large roof and that the garage protruding a lot into the front. He was in favor of the study and front entrance being brought forward to the street, as suggested by Commissioner Kingsley, and he was torn because although this was a nice home, the roof was too big for this neighborhood and it should be reduced. He liked the colors being proposed, and pointed out that the gutter line of the new home is in line with the home to the west, but it is much higher than the home to the east, and he questioned whether it would help the roof if the gutter lines were raised a little higher, resulting in more home instead of more roof. Chair Fitzgerald also said that eliminating the stone might help the new home fit in better on the street in this environment.

Mr. Russo said that they were okay with changing the roof to a lighter color, sliding the home forward, working with Staff to pull the study and the front porch more towards the street, lowering the main ridge of the roof to the level of the peak where the oval window is, and studying whether or not the other peak would be higher or everything just brought down.

Commissioner Eckhardt asked for clarification about the issue with the front wall of the home and what would be brought forward. Mr. Russo replied that the front porch would become deeper and the study would become a little larger, which Commissioner Eckhardt was okay with because landscaping would help the long wall of the garage; however, he was concerned about this being a requirement that could be a hardship for the homeowner. Commissioner Eckhardt

concluded that he was in support of the height reduction, changing the roof color, but leaving the garages as currently proposed.

Chair Fitzgerald referred to the plat of survey and suggested the long walkway to the front door be made wider, which would make it appear shorter.

Commissioner Kingsley did not mind the garage where it is currently proposed, but preferred that the living space be closer and the porch not be as enclosed; it should be a little more inviting from the sidewalk. She asked if the plan could be re-worked to have a one-car garage in the front, and a different configuration on the side. Mr. Russo replied that this would not work because of the boat storage. Commissioner Kingsley felt the projection of the 2-car garage in this area was not well resolved and did not fit with the area, and the proposed stone did not help the situation, as mentioned by Chair Fitzgerald. Mr. Russo replied that the depth of the garage could be reduced by 2-feet, allowing the garage to be pushed up into the home and then the whole house could slide forward on the site.

Commissioner Kingsley asked Commissioner Eckhardt how he felt about the stone being proposed in this neighborhood, and Commissioner Eckhardt said that he liked the stone and was not opposed to it. Chair Fitzgerald clarified that it wasn't that the stone looked bad, he was just suggesting that it might help in this neighborhood if the stone was eliminated, and Commissioner Kingsley agreed. Commissioner Kingsley also agreed with Chair Fitzgerald's suggestion to widen the walkway up to the front door, and Chair Fitzgerald clarified that widening the walkway was just a comment and did not affect how he would vote on the project. Commissioner Kingsley felt that attaching the walkway directly to the public sidewalk would help as well; a walk from the porch to the public sidewalk would be very friendly to the neighborhood, and Chair Fitzgerald liked this idea a lot.

Because of all the comments and suggestions made tonight, Commissioner Kingsley questioned whether or not the project should come back for another review. Commissioner Eckhardt clarified that he wanted the roofline to be lowered somewhere between the sketch he made and where the petitioner is suggesting; it did not need to be lowered more than 1 to 1-1/2-feet. He liked steep roofs and wished the Village code allowed for taller homes. Commissioner Kingsley said the issue for her was not really the height, but the size of the roof. Commissioner Eckhardt said he could support this commission wanting the home to be pulled forward, and he was comfortable with letting Staff look at the revisions and determine if the changes should come back to the commissioners. Chair Fitzgerald agreed and said he was comfortable with Staff reviewing the changes and making a decision if it is going in the right direction, otherwise it could come back. He felt that lowering the roof would help a lot, and he liked the idea of bringing the porch forward, but if it affected the roof, then he was in favor of leaving the porch where it is, and Commissioner Eckhardt agreed. Chair Fitzgerald also liked the idea about adding a walkway straight out to the public sidewalk.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 412 W. CAMPBELL STREET. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 5/10/19, REVISED SITE PLAN RECEIVED 5/22/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE ROOF BE LOWERED, WHILE STILL MAINTAINING ITS CURRENT AESTHETIC AND THE PETITIONER'S PREFERENCE FOR THE ROOFLINE, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT THAT THE ROOF SHINGLE COLOR BE CHANGED TO A LIGHTER TONE, GREY OR OTHER, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT A WALK FROM THE FRONT PORCH BE PROVIDED DIRECTLY TO THE PUBLIC SIDEWALK, CONNECTED IN ANY CONFIGURATION TO THE DRIVEWAY, WITH LANDSCAPING.
4. A REQUIREMENT THAT THE PETITIONER SUBMIT WITH THIS PLAN A LANDSCAPE PLAN SHOWING THE GENERAL PLANTINGS THAT MAY OR MAY NOT HAVE BEEN SHOWN ON THE RENDERING BUT CAN BE SEEN IN FLOOR PLAN.
5. A RECOMMENDATION THAT THE PETITIONER CONSIDER LESS STONE, NO STONE, OR STONE AS SHOWN ON THE PLAN.

6. 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 asked for clarification that the motion includes a requirement to provide a sidewalk that connects the front porch and the public sidewalk. Commissioner Eckhardt concurred and added that the sidewalk should also be connected to another sidewalk that would go back to the driveway.

Commissioner Kingsley referred to the architect's suggestion to reduce the garage by 2-feet, and said that she wanted this looked at because it would bring the home a minimum of 2-feet closer. She also felt something should be done to move the home forward so that the porch is forward.

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

7. A RECOMMENDATION THAT THE PETITIONER STUDY THE ELIMINATION OF EXCESS SPACE IN THE GARAGES WHERE THEY MEET, TO PROVIDE FOR LESS DEPTH OF THE GARAGE IN FRONT, AS LONG AS THE HOMEOWNERS ARE SATISFIED WITH THE REDUCTION AND IT MEETS THEIR INTENT FOR THE DESIGN OF THE HOME.

COMMISSIONER KINGSLEY SECONDED THE MOTION.

Commissioner Kingsley wanted the amendment to be a requirement, not a recommendation. She reiterated that the architect previously suggested that 2-feet could be taken out of the depth of the garage. Mr. Russo said that after speaking with the homeowners, they have concerns about making this change because doing so would make the garage too tight. Commissioner Kingsley reiterated that it should be a requirement that the petitioner study this detail and reduce the garage, without a specific amount given, which Staff could review.

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

7. A REQUIREMENT THAT THE PETITIONER CONSIDER ALTERNATIVE PLANNING TO REDUCE THE DIMENSION OF THE GARAGE AS MUCH AS POSSIBLE, WHILE STILL PROVIDING FOR ADEQUATE CAR CIRCULATION AND DOOR SWINGS, AND THAT EXHIBITS BE SUBMITTED TO STAFF FOR REVIEW. IF ANY DISPUTE WITH STAFF OVER THE PROPOSED REVISIONS, THEN THE REVISIONS SHOULD COME BACK TO THE DESIGN COMMISSION FOR A RE-REVIEW.

COMMISSIONER KINGSLEY SECONDED THE MOTION.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEWDC#19-039 – 622 E. Mayfair Rd.

Jereme Smith, representing *DII Architecture*, and Tim & Evie Carlson, the homeowners, were present on behalf of the project.

Chair Fitzgerald reminded the petitioner that a positive vote from all 3 commissioners tonight was needed for approval of the project.

Mr. Smith presented material samples and permit level drawings that included more details.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a partial second floor addition to an existing two-story home. The proposed addition encroaches 8 inches into the required side setback, so a zoning variation is required from the Zoning Board of Appeals. The project does comply with all other R-3 zoning requirements.

The subject property is located in a neighborhood with predominantly traditional style, two-story homes. The proposed addition has a generally traditional gable style form. However, the detailing has an unconventional appearance that should be evaluated by the Design Commission for compatibility with the neighborhood.

A summary of the unconventional detailing is as follows:

- A 5-foot deep cantilever beyond the face of the existing garage wall.
- A wide 'charcoal' color trim band outlining the face of the addition.
- Two gables coming together to form a valley.
- No rain gutter or fascia trim at the top of the side wall.
- The siding color and exposure size on the side wall does not match the front wall.

Staff felt that a more conventional massing for the proposed addition would align the front wall with the face of the existing garage wall, with a front-to-back roof gable framing into the side of the existing gable roof, similar to the image shown in the Staff report. Staff recommends the Design Commission evaluate the proposed design for compatibility with the neighborhood and consider the suggestion made by Staff.

Mr. Smith said that the homeowners want to achieve more space in their existing home with the addition of a master bathroom, walk-in closet and an office, which is really the driver for the cantilever. The lot is narrow and they are trying to stretch the design to give the homeowners the necessary space that they need. He presented letters from 3 neighbors that are all in support of the design, which includes the neighbors directly left and right of the site. Mr. Smith said that they are trying to respect the neighborhood vernacular and the architectural style of the existing home, and more contemporary versions were considered prior to the design being presented tonight. They feel the current design is balanced for the neighborhood and the existing home, and brings the home up-to-date. They are trying to achieve a very simple, clean addition that picks up on the existing black accents of the home, and the wide fascia elements help to bring the existing and the new together. Mr. Smith said that he has worked for months with the homeowners who are excited to see the design move forward.

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

Mr. Carlson reiterated that they are a growing family, they love the neighborhood and their home, and have decided to add the space their current home is lacking rather than move to a bigger home. He thanked the commissioners for their time and any guidance tonight. Mr. Smith pointed out the variety of styles and sizes of homes in the neighborhood that include new homes, sometimes a double lot, and additions. He reiterated that the neighbors are in support of the current design.

Commissioner Eckhardt said that he is very familiar with this neighborhood, which he lives in, and if the addition is going

to be an edgy design, then the whole house should go that way. To him, it currently looks like the addition was dropped on top of the home; a very modern box was dropped on top of the existing home, which has him a little off balance. He could not vote in favor of the project in the form being presented tonight because it looks like the addition is sort of hanging off; it looks detached and odd to him. He felt the massing and double gable were okay, but the garage door should be pulled forward and connected to the addition above, which he sketched on the rendering for reference.

Mr. Smith said that he discussed the possibility of bringing the garage forward with the homeowners prior to tonight's meeting, and they are not opposed to doing that. He added that with the exception of standing in the neighbor's driveway, this view of the addition as currently shown will hardly be seen from almost every angle. The rationale behind the current design is that there is a foundation $\frac{3}{4}$ down the garage, but there is only a trench foundation without footings under the sunroom at the back.

Commissioner Eckhardt asked the petitioner if the intent is to create a 'floating' effect for the addition, and Mr. Smith referred to Sheet A6 in the permit drawings he presented tonight that show the details of how the addition was brought to the west about 3-inches so that the setback at the southeast corner could at least comply with the minimum requirement. They want the addition to be light and not dropped on and heavy, and there will be an LED strip light in a reveal beneath the addition. The primary goal was to wrap and connect to the rest of the home and then lightly shift forward the same distance from the back that there is in the front.

Commissioner Kingsley referred to Sheet A6 where it shows the strip of LED light that runs on the front and the side elevation; the detail is shown in front of the fascia that wraps around, and not in the reveal above the trim. Mr. Smith replied that he anticipates this lighting detail would be used when having a party and not be lit all the time, and the detail was originally located in the reveal until they determined that visually it was hidden from below. Commissioner Kingsley wanted to be sure that the source of this lighting detail was hidden, and she needed further clarification on the fascia and where the lighting detail would be. In general, she concurred with Commissioner Eckhardt about the design, and for the record, said that she loves modern architecture, even when one part of the home is modern and the other is not; however, she wanted to see either more modern in this design, or less modern. She felt the most modern part of the addition was the east elevation, which would not even be seen, and felt that at a minimum it should be seen from the front or back. Commissioner Kingsley felt the addition was a missed opportunity, and that the double gable was not a good idea and would result in water issues between the gables, both on the front and the back; this should be looked at closely.

Commissioner Kingsley felt the project should come back for another review with the commissioners and she provided some comments and suggestions. If the homeowners want to do something fun, she suggested doing it on the addition, while keeping the existing home the way it is because it is really adorable. The existing window muntins should be kept as well. She was okay with one part of the home looking one way and the other part looking another way, as long as they have some dialogue with each other. She had concerns about the planning of the addition in general and suggested flipping the entire floor plan so the master bath windows would be looking out the back of the home, and the office would be looking out the front. She also had concerns about the office and whether Village code allows a room less than 100 square feet. She thought that an egress window would be required from the office, and was unsure if code allows the office to only be accessible through a closet. These were things she felt should be looked at to ensure the homeowners were getting the most out of the addition as possible. Commissioner Kingsley also felt there needed to be some windows on the back of the addition because it was sad that there was currently no view to the back, and the view to the front would probably always have the blinds closed.

Mr. Smith responded that the design was originally flipped with the bathroom in the back and the office in the front, which the homeowners preferred; however, the location of the main plumbing stack caused the design to be changed to what was being presented tonight. However, they were not opposed to putting a wall and another door between the closet and the bathroom, and adding windows to the back wall of the office. He said that in the end, the homeowners liked the idea of having the office be a quiet space at the back of the home, and waking up with the sun in the bathroom with the option to open or close the blinds. Commissioner Kingsley suggested locating the bathroom in the master bedroom, making a larger opening between the addition and the existing master bedroom, and locating the new master bedroom where the proposed addition currently is. Mr. Smith said that this was not explored because they were working with the design concept of having it wrap and connect to the existing home. Additionally, the homeowners like the proportion of the existing master bedroom instead of a skinnier, narrow space. Commissioner Kingsley also cautioned the petitioner

about the required light/vent required for the bedroom, which Mr. Smith understood.

Chair Fitzgerald agreed with a combination of what was said by the other commissioners; he did not mind a modern aspect put on a traditional home because it was interesting; however, he felt the proposed addition looked like it was put on top of the existing home, almost like it was pre-made, at least from the front. He was okay with the side elevations as proposed because of the close proximity of the adjacent homes. He was in favor of bringing the garage forward, and he did not mind the look of the double gable, although he cautioned the homeowners on the possible problems there. He also did not mind that the addition did not go all the way back over the sunroom below it. Chair Fitzgerald felt the addition should be either more traditional to match the existing home, or more modern than currently designed. He felt the current design was somewhere in the middle, which he had concerns about and could not vote in favor of tonight.

The homeowner said that she preferred the addition be more traditional than modern and asked for suggestions on how to do that. Commissioner Eckhardt was confident the architect could find a solution to better connect the current design to the traditional home, such as pulling the garage forward. Chair Fitzgerald said he needed more than just pulling the garage forward, and he was not opposed to the LED light strip, but felt that it highlighted his concern about the addition looking like it was just put on top of the home.

Chair Fitzgerald asked Staff to explain the petitioners' options at this time. Mr. Hautzinger suggested a motion to continue the review of the project to the first meeting in July, unless the petitioner needed more time. Continuing the project to a specific date would not require another posting of the public meeting sign. Mr. Smith agreed with the suggestion to the first meeting in July. He also felt that bringing the garage forward could help a lot, as well as other minor changes as suggested tonight.

Chair Fitzgerald made a suggestion to bring the siding on the side elevation all the way down to just where the addition is, and not where the sunroom is. Mr. Smith said that they are proposing to bring the siding underneath as well, and to him it felt like the wall below should remain a different material. Commissioner Kingsley said that the existing home is working really well and looks really nice and should be kept the way it is. She suggested the box above the garage be a different siding, without trim but wrapped, with mitered corners that overlap the garage just enough that it did not look like it was toppling over. The homeowner pointed out that the sunroom has a volume ceiling that they do not want to eliminate if the addition was pushed back. Commissioner Kingsley said she was not in favor of pulling the garage forward. Mr. Hautzinger suggested adding a traditional column below the front corner of the proposed addition for visual support, without pulling the garage forward, and Commissioner Eckhardt agreed with the suggestion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE REVIEW OF 622 E. MAYFAIR ROAD (DC#19-039) TO THE NEXT DESIGN COMMISSION MEETING ON JULY 9, 2019.

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

ITEM 3. OTHER BUSINESS

2019 Alan F. Bombick Award

Mr. Hautzinger presented the nominations for the 2019 Alan F. Bombick award. The commissioners reviewed and discussed the 4 single-family projects and 4 commercial projects being considered for the award. Mr. Hautzinger also presented the selections made by the 2 commissioners not in attendance tonight. The Commissioners voted and the winners were determined to be the single-family home at 638 N. Highland, and Kensington School at 840 E. Kensington Road.

ITEM 4. GENERAL MEETING

There was no further discussion.

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

DRAFT



Design Commission 6/25/2019

Item: DC#19-050 - McDonalds - 45 E. Golf 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 McDonald's located at 45 E. Golf Road. This recommendation is subject to compliance with the plans received 6/3/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Either revise the proposed signage to comply with the previously approved variations, or request additional variations from Chapter 30 for the new signs.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: McDonald's
Project Address: 45 E. Golf Road
Prepared By: Steve Hautzinger

Date Prepared: June 18, 2019

PETITIONER INFORMATION:

DC Number: 19-050
Petitioner Name: Chris Stepp
Petitioner Address: McDonalds LLC
711 Jorie Blvd.
Oakbrook, IL 60523
Meeting Date: June 25, 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 Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development and Land Use Variation to allow an additional drive-through lane. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The existing McDonald's restaurant was approved and developed in 1996. The petitioner is currently proposing to update the interior and exterior of the restaurant, as well as modify the site to incorporate a second drive-through lane.

Architectural Design:

The proposed exterior design is consistent with McDonald's current prototype standards. The existing mansard roof will be removed in its entirety and replaced with new EIFS walls. Fiber cement panels are proposed to highlight the building entrances, and corrugated metal is proposed as an accent at the top of the walls. The existing face brick and clear anodized aluminum storefronts will remain with minor modifications as needed.

Overall, the proposed design has a fresh modern appearance. It will be a welcome improvement to the property that will fit in very well in this location.

Signage:

The proposed wall signs are generally consistent with other McDonald's restaurants in Arlington Heights, with signage on the front wall and on the side wall above the entrance. However, this property is located in an O-T Zoning District where wall signage is not allowed. The existing building has one wall sign and one ground sign which were approved by variation in 1996. The new design includes two additional wall signs (three total) and a canopy sign which are not allowed. The existing ground sign will remain.

The petitioner will either need to revise the proposed signage to comply with the previously approved variations, or request additional variations from Chapter 30 for the new signs to be reviewed based on hardship.

Rooftop Mechanical Unit Screening:

The existing building has multiple rooftop mechanical units, which will continue to be fully screened by the perimeter parapet walls.

Trash Dumpster Screening:

A new trash dumpster enclosure is proposed at the southeast corner of the site. The enclosure is proposed to be built with face brick to match the building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for McDonald's located at 45 E. Golf Road. This recommendation is subject to compliance with the plans received 6/3/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Either revise the proposed signage to comply with the previously approved variations, or request additional variations from Chapter 30 for the new signs.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

_____, June 18, 2019

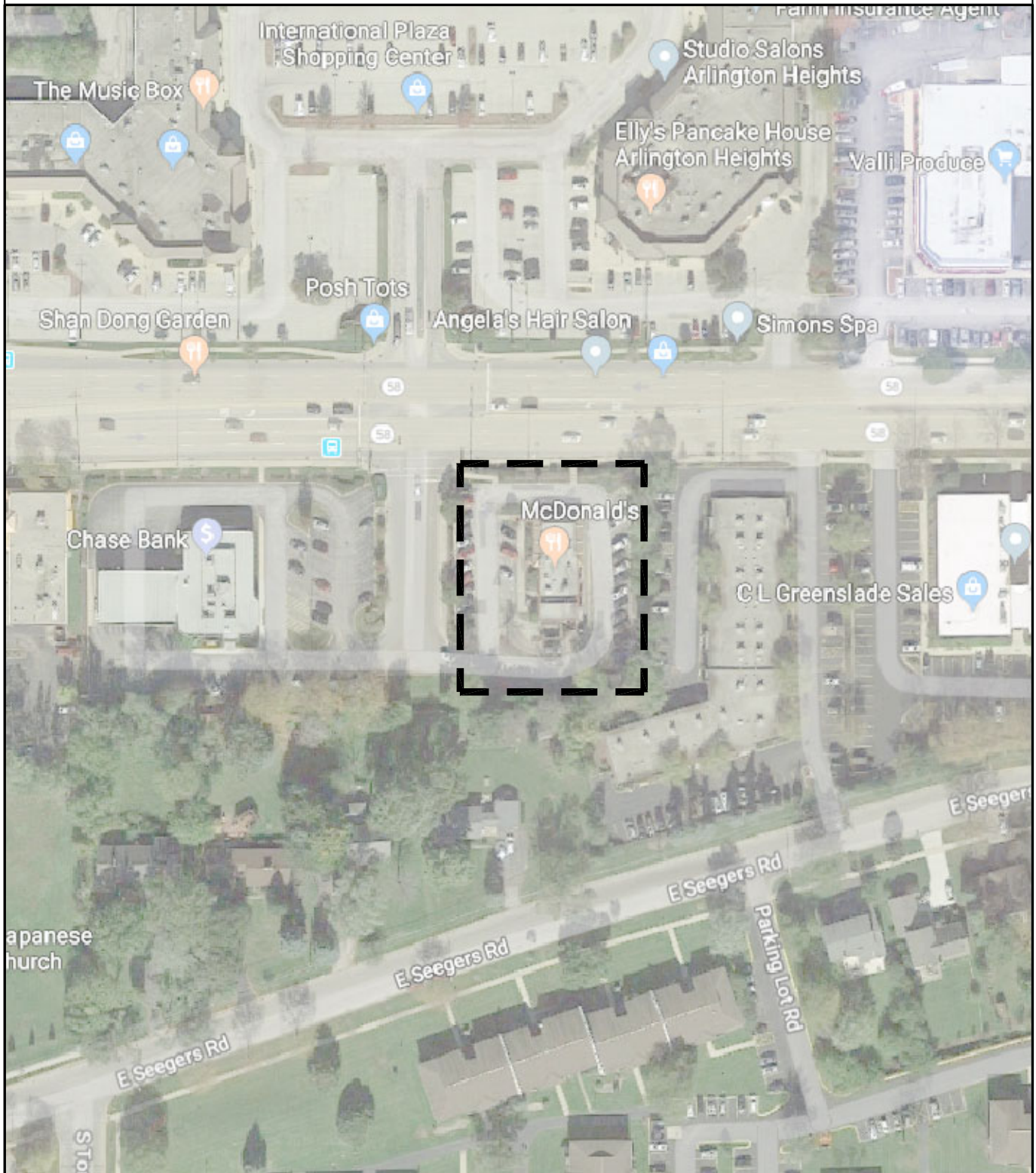
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Petitioner, DC File 19-050



LOCATION MAP

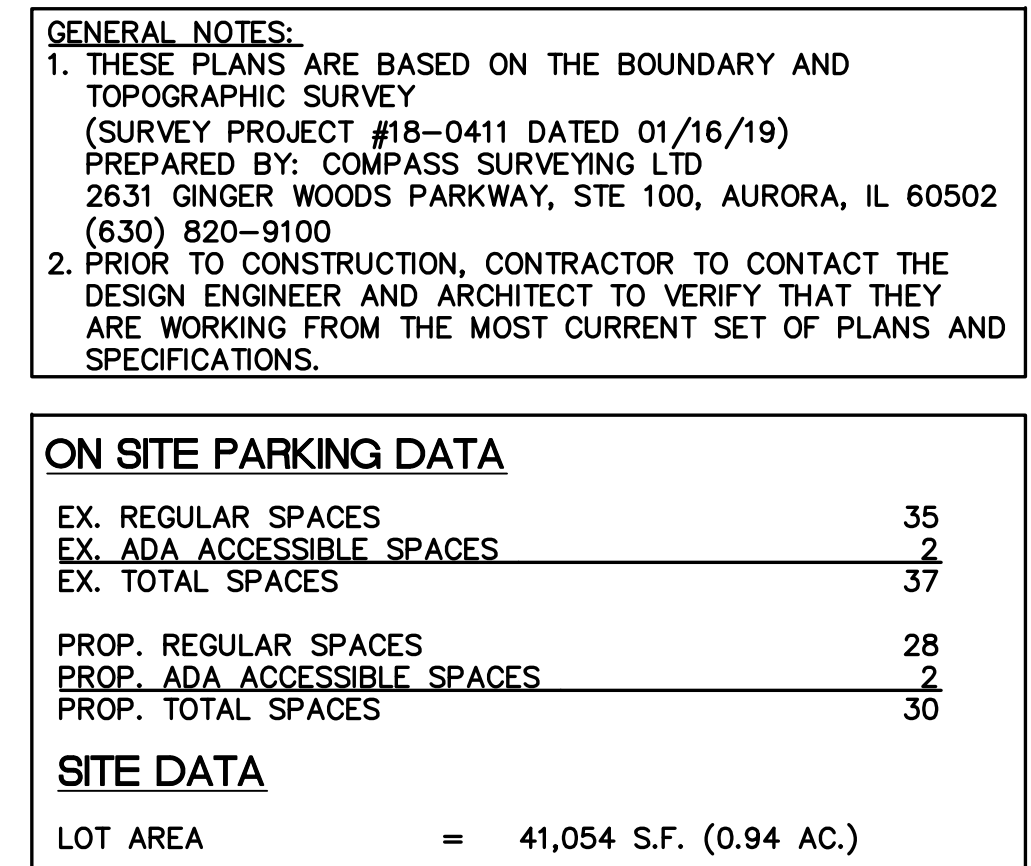
45 EAST GOLF ROAD
VILLAGE OF ARLINGTON HEIGHTS, IL



SECTION: 15

TOWNSHIP: 41N

RANGE: 11E



<u>ON SITE PARKING DATA</u>	
EX. REGULAR SPACES	35
EX. ADA ACCESSIBLE SPACES	2
EX. TOTAL SPACES	37
PROP. REGULAR SPACES	28
PROP. ADA ACCESSIBLE SPACES	2
PROP. TOTAL SPACES	30

SITE DATA

LOT AREA = 41,054 S.F. (0.94 AC.)

Prepared For:

McDONALD'S
711 Jonte Blvd., 3rd Floor
Oak Brook, IL 60523

McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

M
McDonald's®

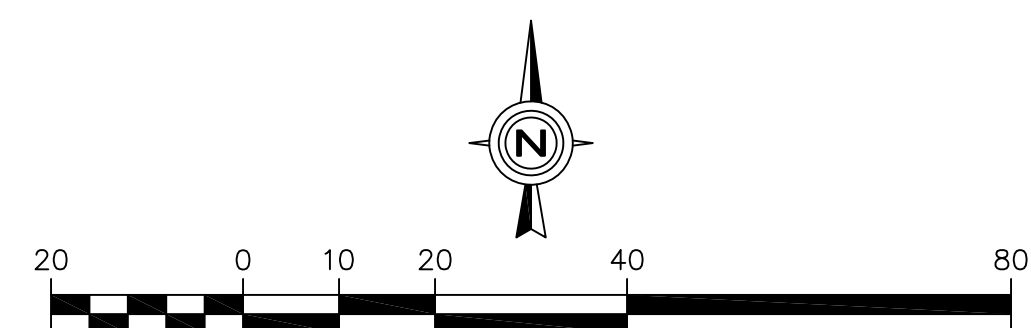
Prepared By:

Watermark
Engineering
RESOURCES, LTD.

2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-3600 www.watermark-engineering.com

DESIGNED BY: H. WITTENKELLER
DRAWN BY: K. SACK
DATE: MAY 23, 2019
SCALE: 1" = 20'
PROJECT NO.: 18-108

1 of 1
LC #12-1434



SITE PLAN



N - Across Street



NW - Across Street



NE - Across Street



Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

Prepared By:

Watermark Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-235-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER
DESIGN BY: H.W.
DRAWN BY: D.O.
DATE: MAY 28, 2019
SCALE: NTS
PROJECT NO.: 18-108

1 of 3
LC #12-1434

PHOTO EXHIBIT

E - 1st Site to the Left



E - 2nd Site to the Left



E - 3rd Site to the Left



Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523

McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

Prepared By:

Watermark
Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-235-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER
DESIGN BY: H.W.
DRAWN BY: D.O.
DATE: MAY 28, 2019
SCALE: NTS
PROJECT NO.: 18-108

2 of 3

LC #12-1434

PHOTO EXHIBIT

W - 1st Site to the Right



W - 2nd Site to the Right



W - 3rd Site to the Right



Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523

McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

Prepared By:

Watermark Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
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CHECKED BY: J.MILLER
DESIGN BY: H.W.
DRAWN BY: D.O.
DATE: MAY 28, 2019
SCALE: NTS
PROJECT NO.: 18-108

3 of 3
LC #12-1434

PHOTO EXHIBIT





Main Entrance Perspective

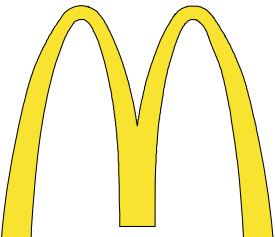


Imagine

Create

Excite

McDonald's
43 E. Golf Rd., Arlington Heights, IL
Date: 05/16/2019







Front Perspective



18-0444

Imagine

Create

Excite

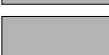
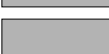
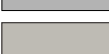
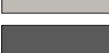
McDonald's
43 E. Golf Rd., Arlington Heights, IL
Date: 05/16/2019





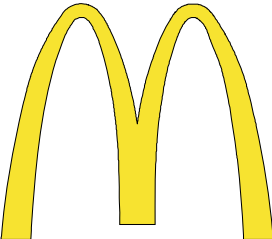


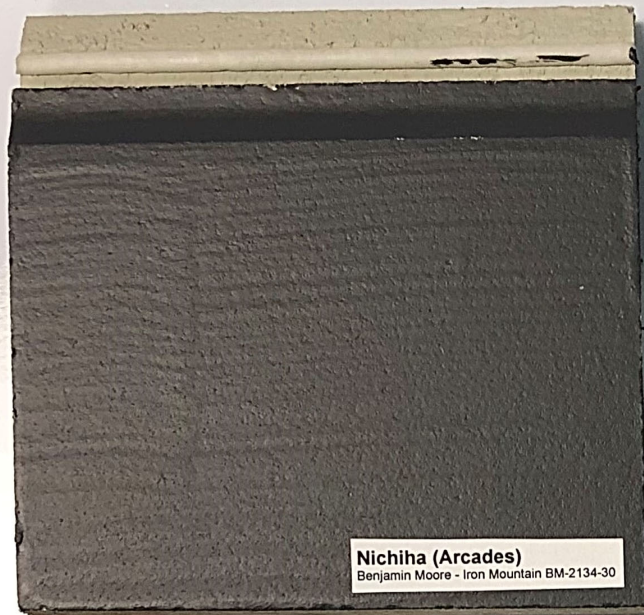
Drive-Thru Perspective

Material Legend	
	Brick (Existing Building) Existing Face Brick
	Brick (Existing Building) Existing Face Existing
	Nichiha (Arcades) Benjamin Moore - Iron Mountain BM-2134-30
	Canopy (Metal) Bone White
	Drive-Thru Canopy (Metal) Charcoal
	Aluminum Trellis (Prefinished) Cityscape
	Corrugated Metal Cityscape
	Metal (Coping) Cityscape
	EIFS Benjamin Moore - Chelsea Gray HC-168
	Paint Benjamin Moore - Iron Mountain BM-2134-30



McDonald's
43 E. Golf Rd., Arlington Heights, IL
Date: 05/16/2019

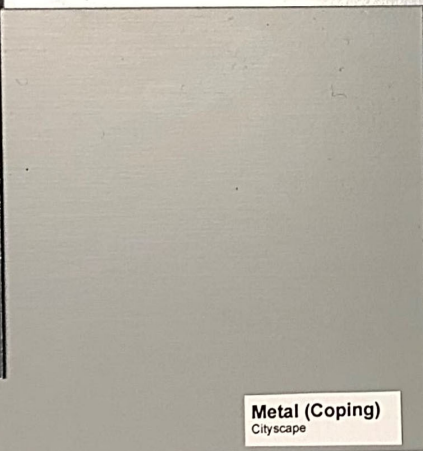




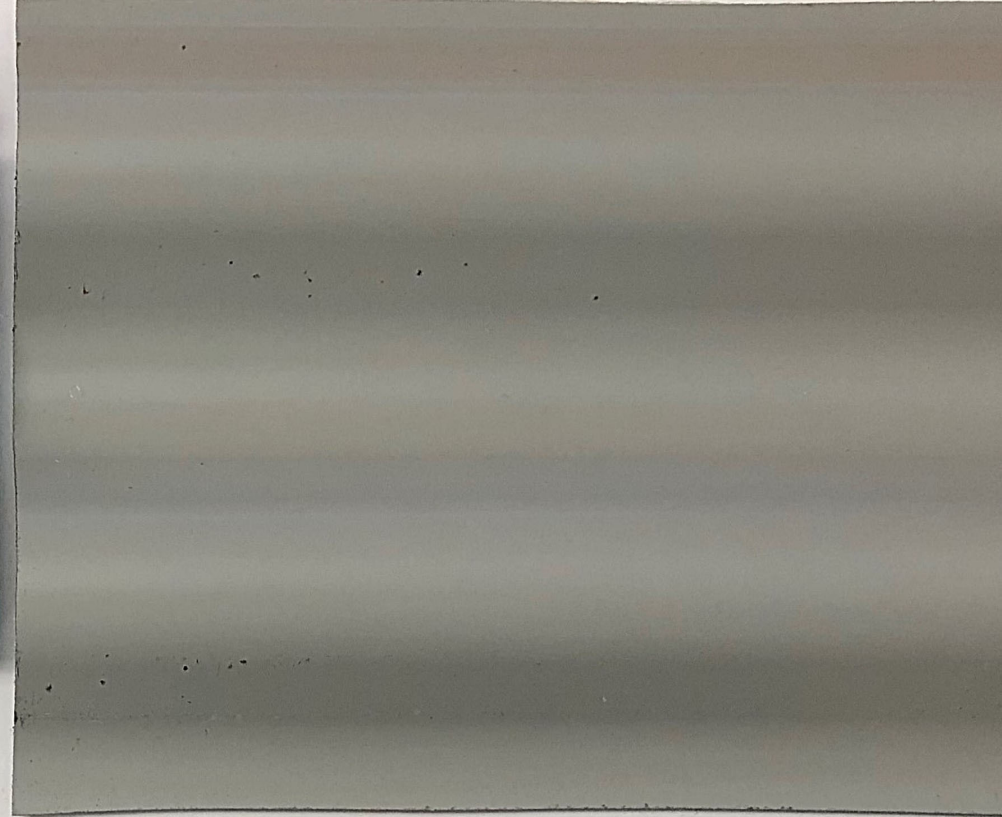
Nichiha (Arcades)
Benjamin Moore - Iron Mountain BM-2134-30



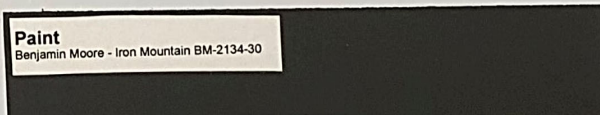
Drive-Thru Canopy (Metal)
Charcoal



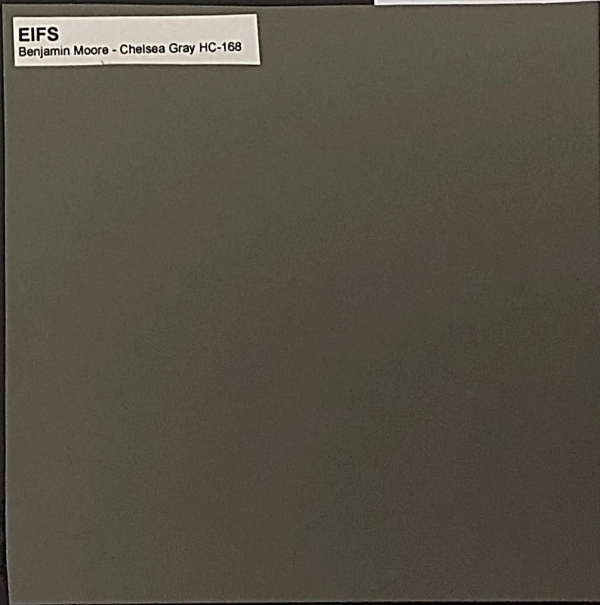
Metal (Coping)
Cityscape



Paint
Benjamin Moore - Iron Mountain BM-2134-30



EIFS
Benjamin Moore - Chelsea Gray HC-168

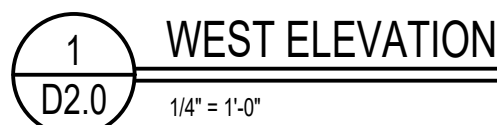
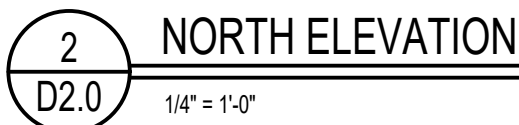


Imagine

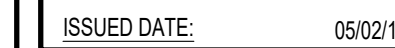
Create

Excite

IMAGINATE



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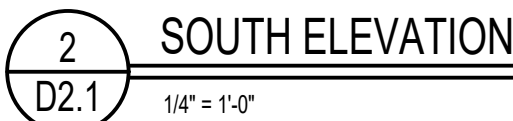
McDonald's
USA, LLC

STATE ID:	12143
NATIONAL #:	1351
PROJECT NUMBER:	18-44
DRAWN BY:	R
CHECKED BY:	CL

SHEET TITLE:
DEMOLITION
EXTERIOR
ELEVATIONS

SHEET NUMBER

D2.0



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McDonald's
USA, LLC
45 E. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

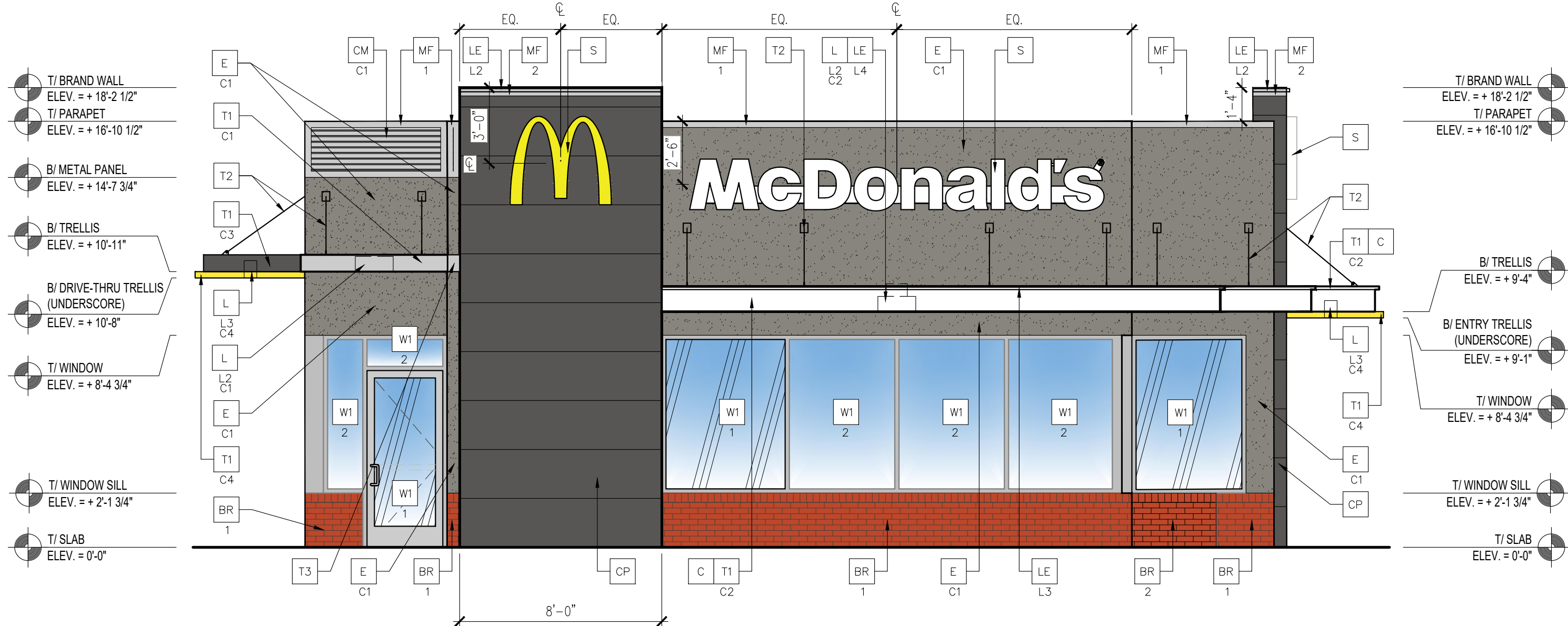
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NATIONAL #:	13514
PROJECT NUMBER:	18-444
DRAWN BY:	RP
CHECKED BY:	CLL

SHEET TITLE:

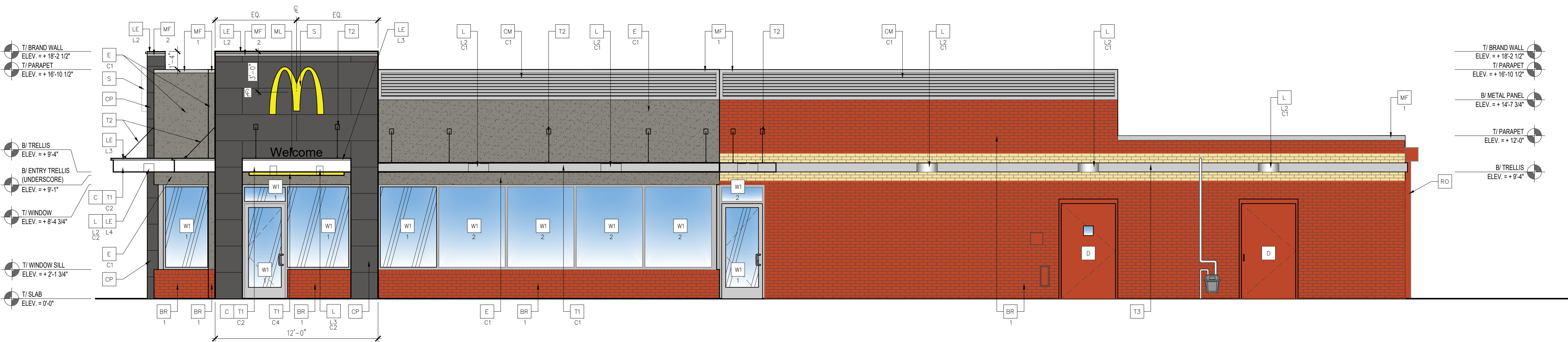
DEMOLITION
EXTERIOR
ELEVATIONS

SHEET NUMBER:

D2.1



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



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

NOTE:
1. EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

GLAZING NOTES:
1. ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE CHAPTER 24.
2. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:
2.1. DOORS
2.2. GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
2.3. WINDOWS:
2.3.1. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF
2.3.2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
2.3.3. TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR
2.3.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PANE OF GLAZING
3. MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201, (IBC TABLE 2406.2)
3.1. CLASS 1, UNO
3.2. CLASS 2:
3.2.1. EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF
SAFETY GLAZING IDENTIFICATION:
1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)

ELEVATION KEY NOTES:

COLOR SCHEME: MODERN SCHEME

BR FACE BRICK - MODERN
XX-TYPE:
1 = EXISTING MASONRY TO REMAIN.
2 = NEW MASONRY TO MATCH EXISTING.
C2 = EXISTING MASONRY TO BE PAINTED: IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
C ALUMINUM CANOPY FASCIA SYSTEM
COLOR: WHITE
CM CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS
XX-COLOR:
C1 = "CITYSCAPE"
CP FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES - PAINT IRON MOUNTAIN 2134-30 JOINT CAULK: OSI QUAD CONTACT: MATT STEPHENSON (770) 805-9466
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

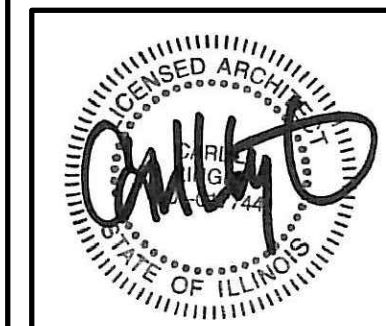
E EXTERIOR INSULATION FINISH SYSTEM (EIFS) MODERN 'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL
XX-HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE
COLOR: STATOTONE HIGH PERFORMANCE COLORANT - MATCH TO BENJAMIN MOORE OR EQUAL
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
GR GUARDRAIL
L LIGHT FIXTURE - SEE ELECTRICAL
XX-TYPE:
L2 = DOWN ONLY SCONCE
L3 = RECESSED DOWN FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
C4 = GOLD
LE ACCENT LIGHTING - SEE ELECTRICAL
XX-LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT

MF METAL FASCIA (COLOR: CITYSCAPE)
X-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
ML METAL LETTERING - BY OTHERS
X-TYPE:
1 = 'WELCOME' - COLOR: SILVER
PB PIPE BOLLARD - PAINTED YELLOW
X-TYPE:
1 = EXISTING - REPLACE IF NECESSARY
S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
RO ROOF DRAIN/ OVERFLOW PIPE (EXISTING)
PAINT TO MATCH SURROUNDING MATERIAL

RO ROOF DRAIN/ OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
RS NEW COMPOSITE ROOF SCREEN TO MATCH EXISTING.
RE-USE EXISTING SUPPORTS IF POSSIBLE - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
T1 ALUMINUM TRELLIS SYSTEM
XX-COLOR:
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
COLOR: C3 = CHARCOAL
T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
W1 NEW STOREFRONT AND GLAZING
X-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES - MATCH EXISTING FRAMING
2 = EXISTING WINDOW TO REMAIN



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ISSUED DATE: 05/02/19

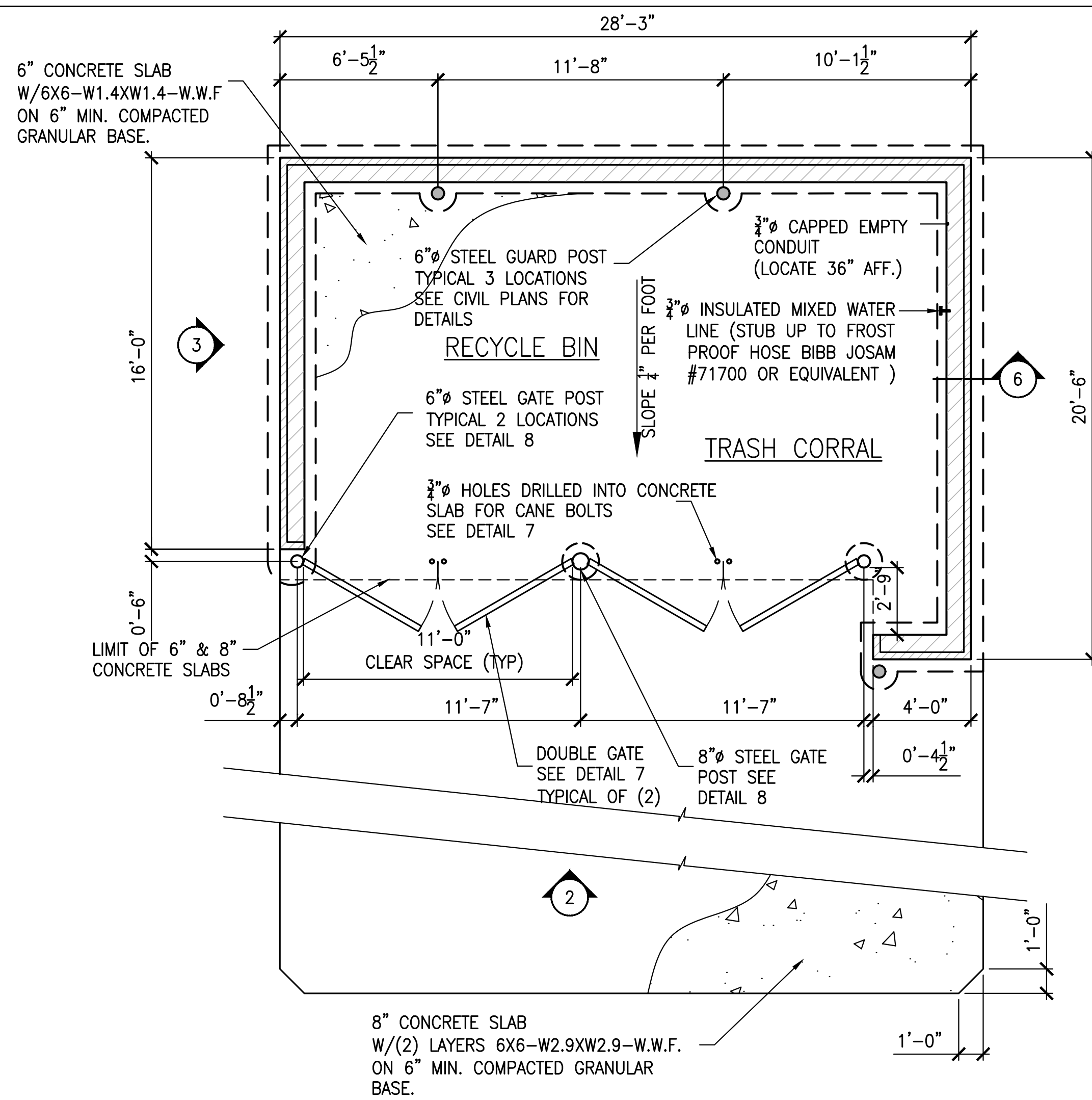
McDonald's
USA, LLC
45 E. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

REVISIONS	DATE	DESCRIPTION
#	05/02/19	PERMIT REVIEW BID SET

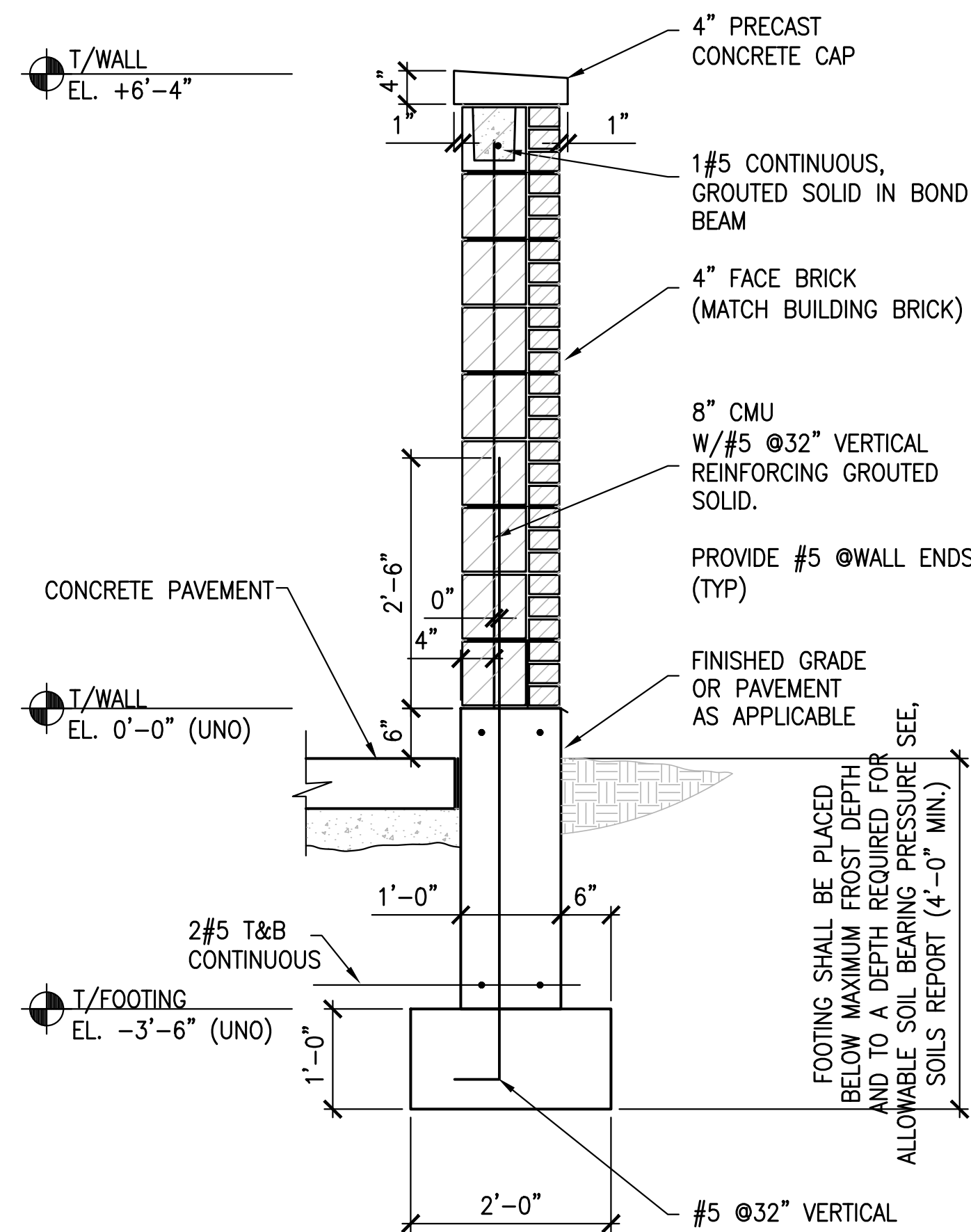
STATE ID: 121434
NATIONAL #: 13514
PROJECT NUMBER: 18-444
DRAWN BY: RP
CHECKED BY: CLL

SHEET TITLE:
EXTERIOR ELEVATIONS

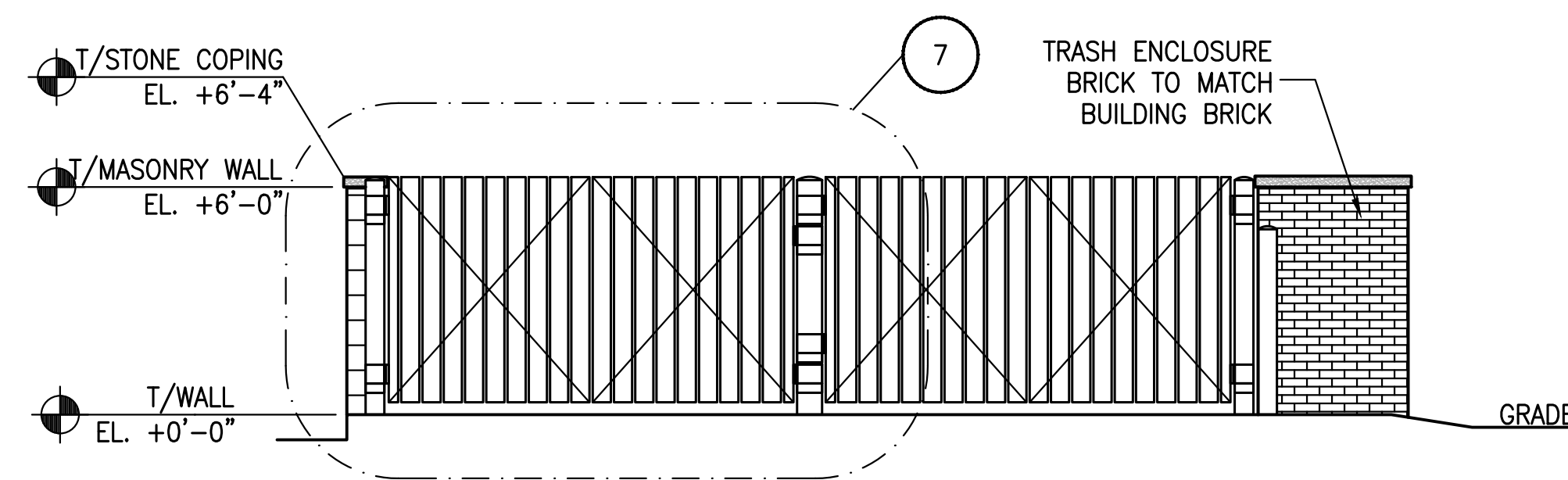
SHEET NUMBER:
A2.0



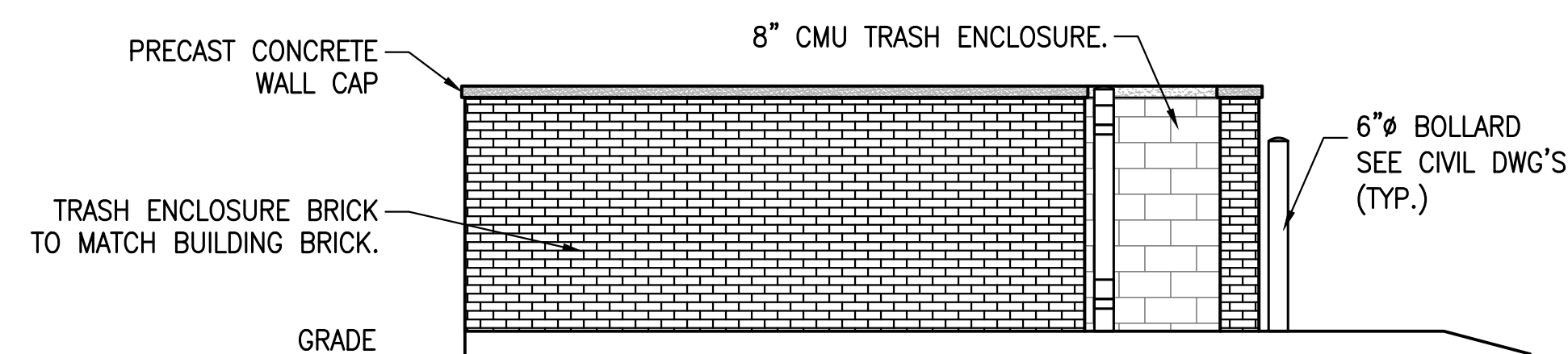
1 TRASH ENCLOSURE PLAN W/RECYCLE BIN
N.T.S.



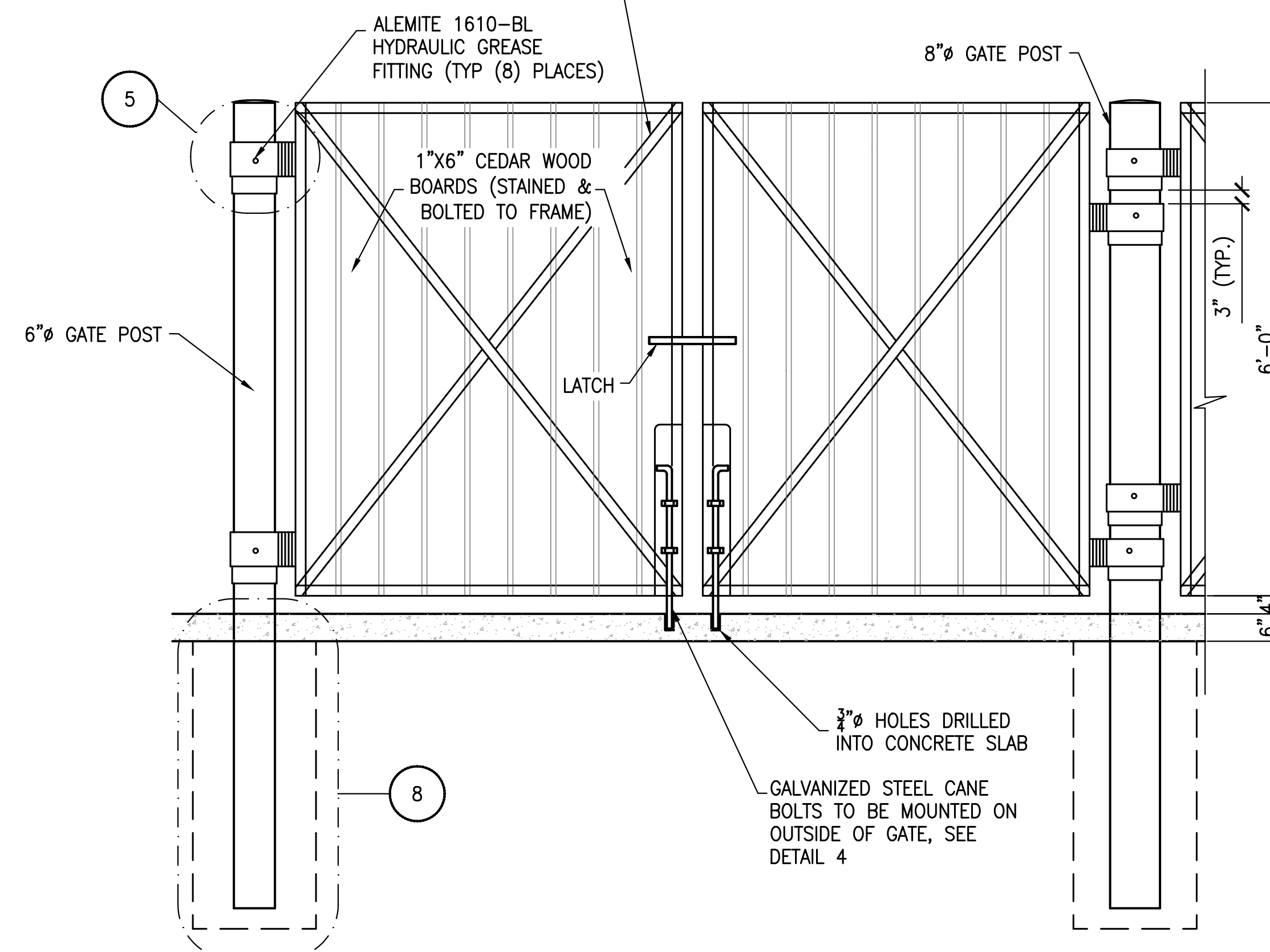
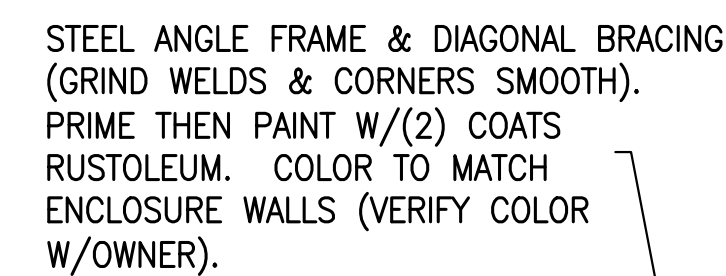
6 WALL SECTION @TRASH ENCLOSURE
3" = 1'-0"



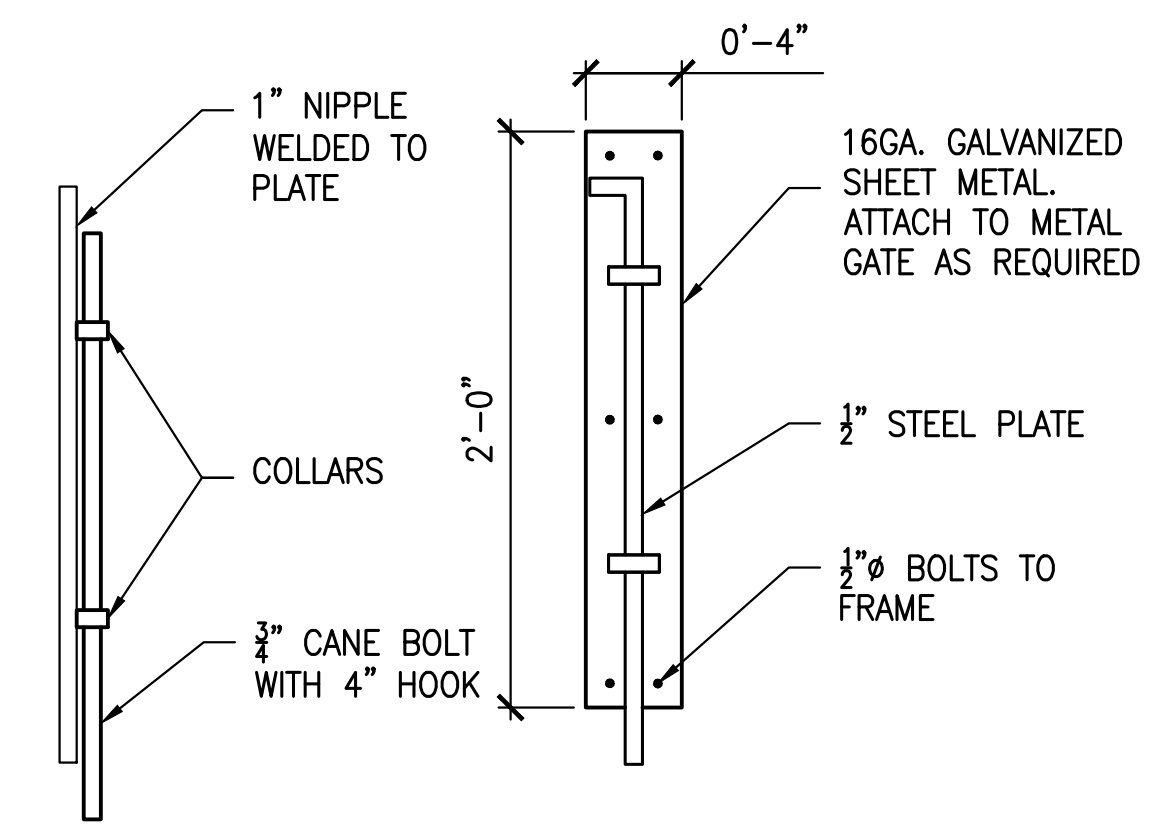
2 FRONT ELEVATION
N.T.S.



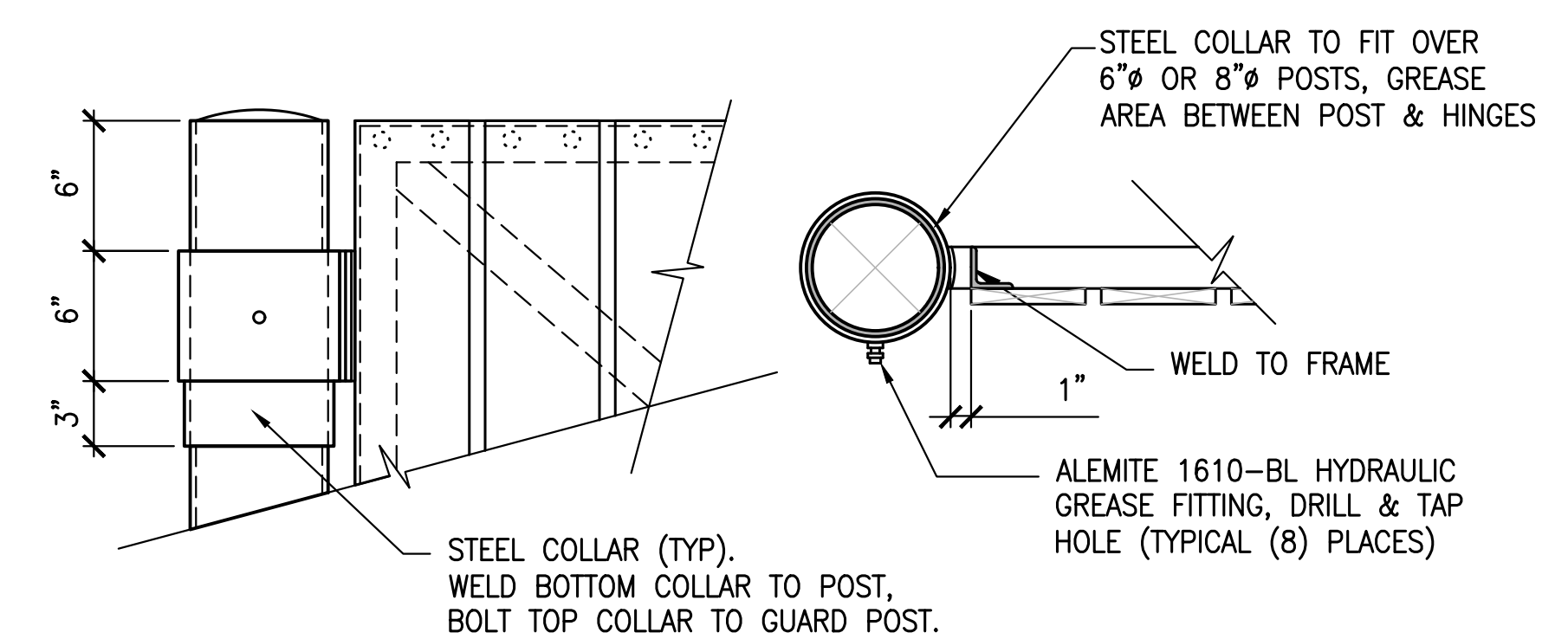
3 LEFT SIDE ELEVATION
N.T.S.



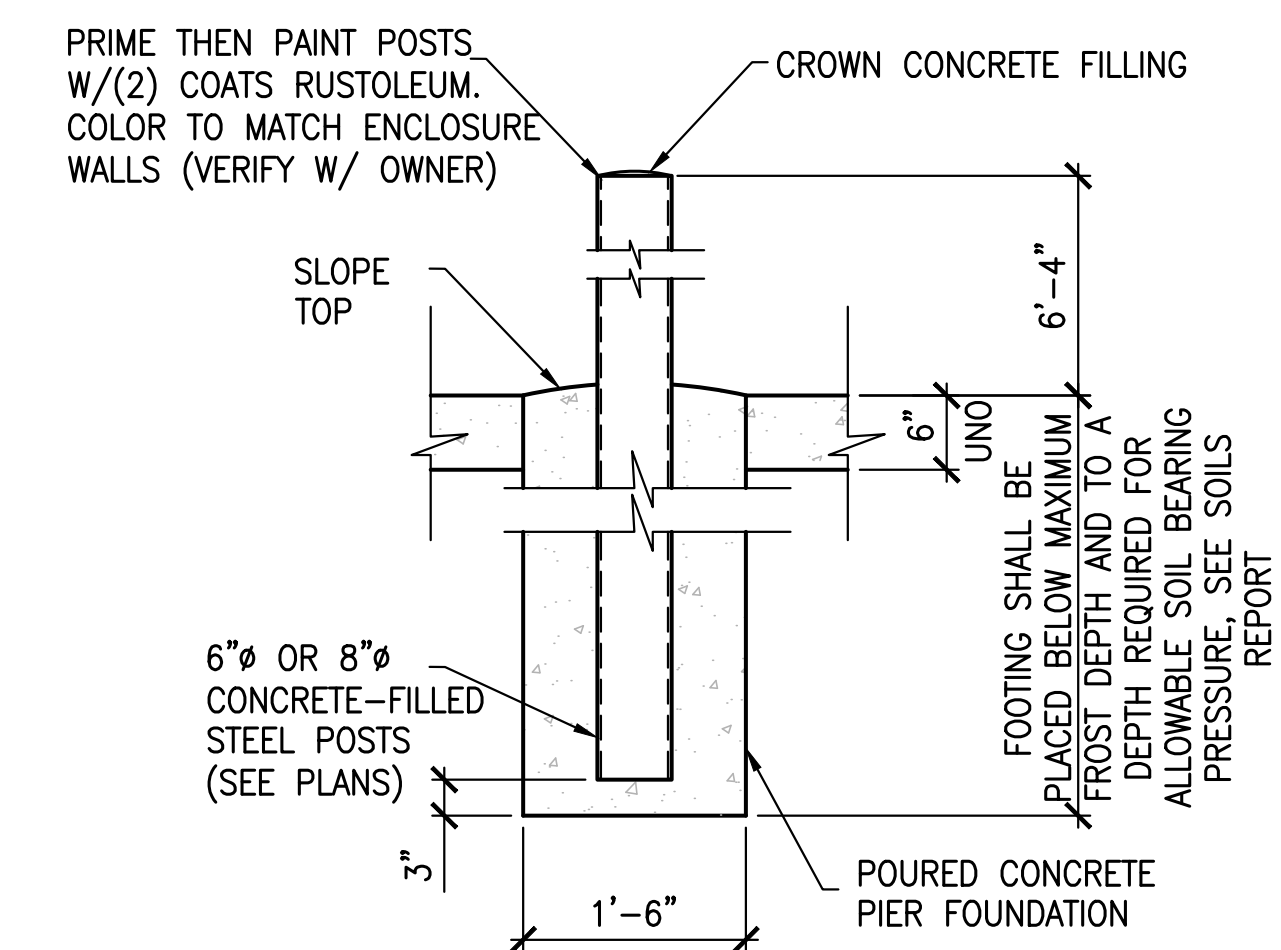
7 TYPICAL GATE DETAIL



④ CANE BOLT DETAILS
1 $\frac{1}{2}$ " = 1'-0"



⑤ HINGE DETAILS
1 $\frac{1}{2}$ " = 1'-0"



8 TYPICAL GATE POST DETAIL

[illegible]



Design Commission 6/25/2019

Item: DC#19-047 - Raising Cane's - 225 E. Palatine Rd. - Commercial

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Raising Cane's located at 225 E. Palatine Road. This recommendation is subject to compliance with the plans received 5/22/19, exterior elevations and roof plan received 6/14/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Explore alternative solutions to eliminate the rooftop guard rail.
2. Either revise the proposed signage package to comply with Chapter 30 sign code, or request sign variations.
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
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Raising Cane's
Project Address: 225 E. Palatine Road
Prepared By: Steve Hautzinger

Date Prepared: June 18, 2019

PETITION INFORMATION:

DC Number: 19-047
Petitioner Name: Gregory Barrow
Petitioner Address: Town & Country Chicago Associates
30050 Chagrin Blvd, Suite 360
Pepper Pike, OH 44124
Meeting Date: June 25, 2019

Requested Action(s):

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

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development for Town and Country shopping center, as well as Special Use approval for a restaurant with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The petitioner is proposing to build a new free standing Raising Cane's fast casual restaurant at the Town & Country shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road between BMO Harris Bank and the Verizon store. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking and landscaping.

Architectural Design:

The proposed design is based on prototype branding for Raising Cane's. The design has a fresh modern appearance that is generally consistent with other fast casual restaurants in this area. The exterior materials and colors are nicely coordinated, and the black outdoor dining canopy has an inviting appeal. The red number "1" on the face of the entry tower is considered a large wall sign, so it is not allowed by code, and will either need to be omitted or a hardship demonstrated to justify a sign variation.

Overall, the architectural design is nicely done, and will fit in well in this location

Signage:

In addition to the large number "1" wall sign, the proposed design includes three more wall signs and one ground that do not comply with Chapter 30 sign code. This building has one street frontage, so only one wall sign is allowed, with a maximum size of 25% of the wall that it is mounted on. The proposed wall mural is not allowed to be painted directly on the building wall.

One 6-foot tall ground sign is proposed, however the location of the sign is not shown on the site plan. Raising Cane's will be part of the Town & Country shopping center, and Town & Country already has three code-compliant multi-tenant ground signs. Additional ground signs are not allowed. The adjacent Verizon store has a small ground that was approved by variation in 1981.

The signage will either need to be revised, or sign variations requested as a separate application to be reviewed based on hardship.

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 a continuous equipment screen which is nicely coordinated with the building design.

One minor concern is the rooftop guard rail on the back of the building that sticks up above the wall. Since the back of the building will be highly visible from the Town & Country parking lot, it is recommended that an alternative solution be studied to better fit with the building design.

Trash Dumpster Screening:

A trash dumpster enclosure is proposed at the southwest corner of the site. The enclosure is proposed to be built with split-face CMU in a "Texas Buff" color to complement the colors of the building, with a black standing seam flat roof.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Raising Cane's located at 225 E. Palatine Road. This recommendation is subject to compliance with the plans received 5/22/19, exterior elevations and roof plan received 6/14/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

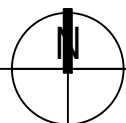
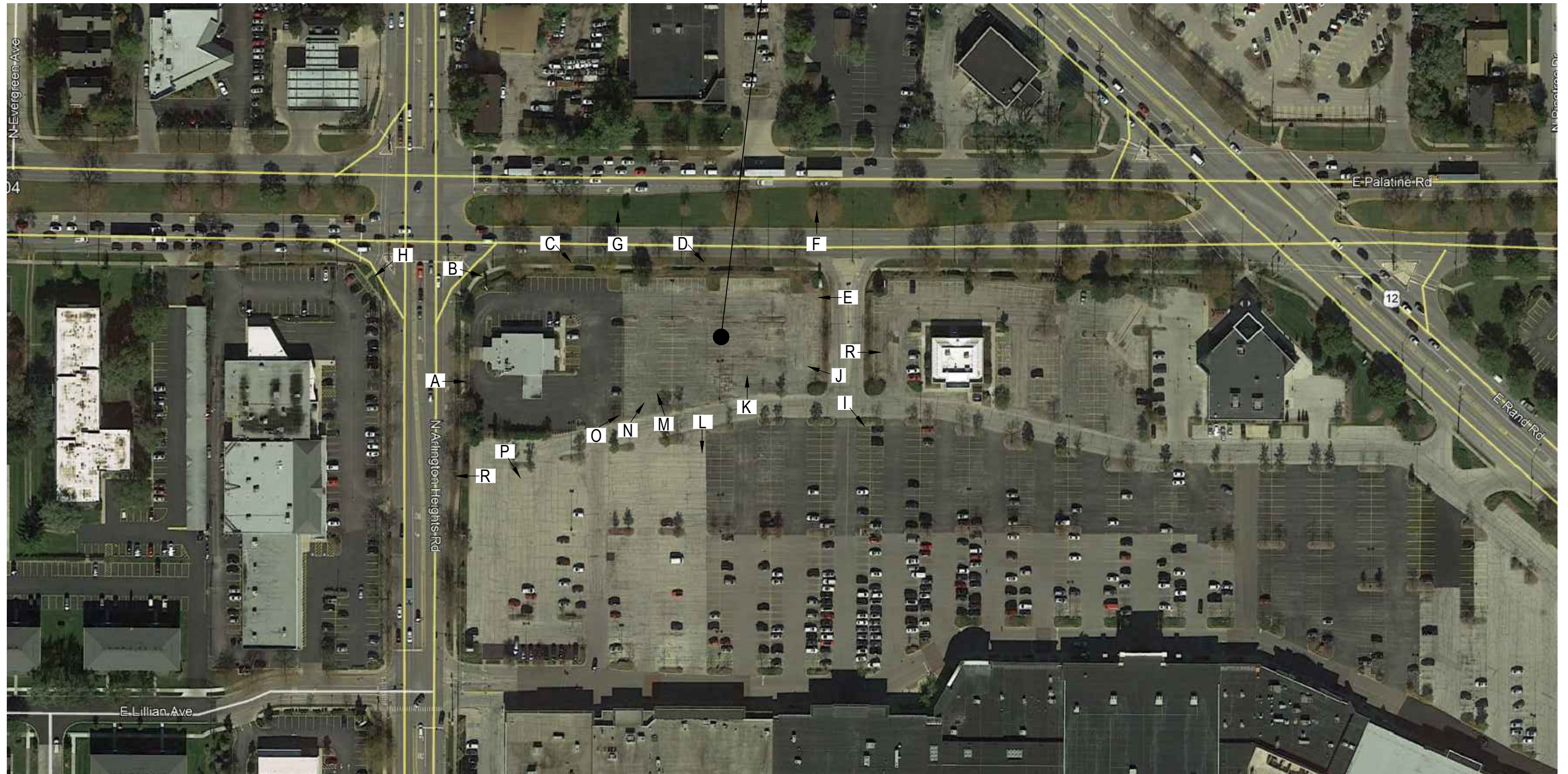
1. Explore alternative solutions to eliminate the rooftop guard rail.
2. Either revise the proposed signage package to comply with Chapter 30 sign code, or request sign variations.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

_____, June 18, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Jake Schmidt, Assistant Planner, Petitioner, DC File 19-047

PROJECT LOCATION



LOCATION MAP

N.T.S.

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





STREETVIEW IMAGE A



STREETVIEW IMAGE B



STREETVIEW IMAGE C



STREETVIEW IMAGE D



STREETVIEW IMAGE E



STREETVIEW IMAGE F



STREETVIEW IMAGE G



STREETVIEW IMAGE H



STREETVIEW IMAGE I



STREETVIEW IMAGES
N.T.S.

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





STREETVIEW IMAGE J



STREETVIEW IMAGE K



STREETVIEW IMAGE L



STREETVIEW IMAGE M



STREETVIEW IMAGE N



STREETVIEW IMAGE O



STREETVIEW IMAGE P



STREETVIEW IMAGE Q



STREETVIEW IMAGE R



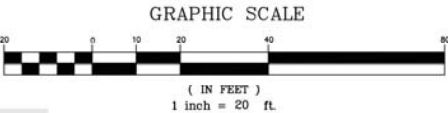
STREETVIEW IMAGES

N.T.S.

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



ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



PALATINE ROAD

46

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
T.F. = TOP OF FOUNDATION
F.F. = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSION
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SLOPE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

LIMITS OF LAND PER
LEGAL DESCRIPTION
ADJACENT LAND
PARCEL LINE
EASEMENT LINE
CENTERLINE
BUILDING SETBACK LINE
SECTION LINE
EXISTING CONTOUR

LEGEND

● FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
■ CONCRETE MONUMENT
+ CROSS IN CONCRETE
⊙ MANHOLE
⊙ STORM STRUCTURE
⊙ SANITARY MANHOLE
⊙ CLEANOUT
▽ FLARED END SECTION
⊙ TRANSFORMER PAD
⊙ ELECTRIC MANHOLE
⊙ ELECTRIC BOX
⊙ ELECTRIC PEDESTAL
⊙ ELECTRIC MARKER
⊙ ELECTRIC METER
⊙ UTILITY POLE
⊙ UTILITY POLE W/LIGHT
⊙ UTILITY POLE W/TSF
⊙ GUY POLE
⊙ OVERHEAD TRAFFIC SIGNAL
⊙ TRAFFIC SIGNAL MANHOLE
⊙ LIGHT
⊙ LIGHT POLE
⊙ HAND HOLE
⊙ VALVE VAULT
⊙ FIRE HYDRANT
⊙ IRRIGATION CONTROL VALVE
⊙ POST INDICATOR VALVE
⊙ SAME-SE WATER CONNECTION
⊙ WATER MARKER
⊙ WATER METER
⊙ VALVE BOX
⊙ B/BOX
⊙ TELEPHONE MANHOLE
⊙ TELEPHONE NETWORK INTERFACE
⊙ TELEPHONE MARKER
⊙ TELEPHONE PEDESTAL
⊙ CABLE TELEVISION PEDESTAL
⊙ GAS METER
⊙ GAS VALVE
⊙ GAS MARKER
⊙ DOWN SPOUT
⊙ DORING HOLE
⊙ MONITORING WELL
⊙ GATE POST
⊙ BOLLARD POLE
⊙ SIGN
⊙ FLAG POLE
⊙ MAILBOX
⊙ SANITARY SEWER
⊙ STORM SEWER
⊙ WATER MAIN
⊙ GAS MAIN
⊙ ELECTRIC LINE
⊙ OVERHEAD WIRES
⊙ TELEPHONE LINE
⊙ CONIFEROUS TREE W/APPROX. DIAMETER
⊙ DECIDUOUS TREE W/APPROX. DIAMETER
⊙ MULTI-TRUNKED TREE (DRIP LINE SHOWN IS APPROXIMATE)
⊙ ELEVATION
⊙ BITUMINOUS PAVEMENT
⊙ CONCRETE SURFACE
⊙ DEPRESSED CURB
⊙ GRAVEL SURFACE
⊙ LANDSCAPE AREA
⊙ STONE SURFACE
⊙ DETECTABLE TACTILE WARNING SURFACE
⊙ WOOD FENCE
⊙ CHAIN LINK FENCE
⊙ METAL FENCE
⊙ METAL GUARDRAIL
⊙ OVERHEAD TRAFFIC ARM

BENCHMARKS

REFERENCE BENCHMARK:
COOK COUNTY BENCHMARK 043005, LOCATED IN PALATINE, 36 FEET NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET EAST OF THE CENTERLINE OF RETENOUS DRIVE, 2.5 FEET WEST OF BACK OF SIDEWALK

DATUM: NAVD83
ELEVATION = 718.509

SITE BENCHMARKS

SITE BENCHMARK #1
SOUTHEAST BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF SITE
ELEVATION = 696.74

SITE BENCHMARK #2
SOUTHWEST BOLT ON FIRE HYDRANT AT THE ENTRANCE TO WALL, NEAR THE NORTHWEST CORNER OF SITE
ELEVATION = 691.09

OWNER: TOWN & COUNTRY CHICAGO ASSOCIATES, LLC

GENERAL NOTES

1. SURVEY ABOVE IS FOR REFERENCE ONLY AND IS NOT TO SCALE.

NO.	DATE: 12-17-18	PC	CS	DRAWN BY: BT	CHECKED BY: SK	BY	DATE

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1000 W. MONROE ROAD, SUITE 300
Lisle, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT
RAISING CANE
LIGHTS ROAD
& E. PALATINE BOULEVARD
ARLINGTON HEIGHTS, IL

COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 20'

V0.1

PROJ NO.: 18.0397

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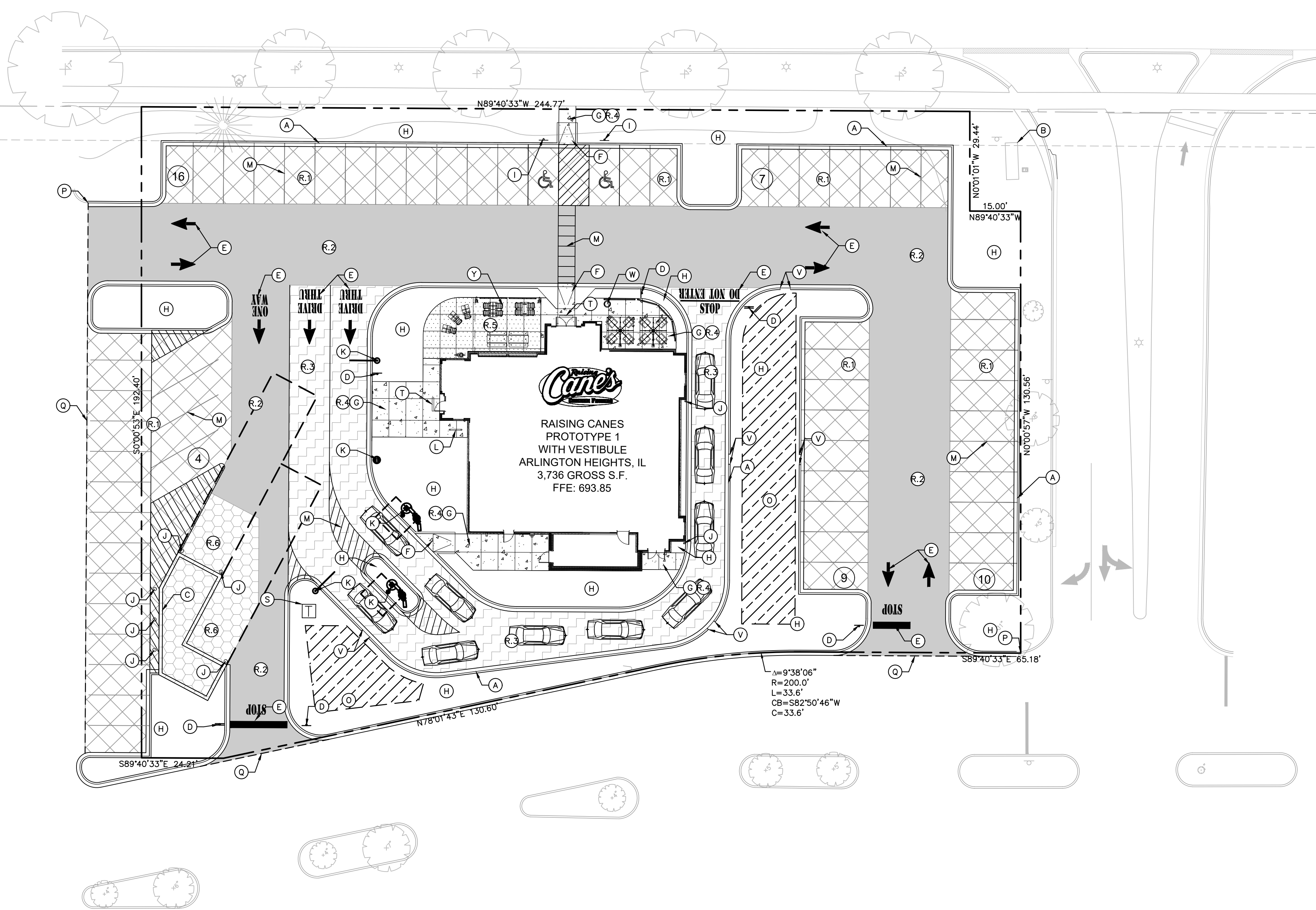
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NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20-42-11

PALATINE ROAD



SITE LEGEND	
(A)	B6.12 BARRIER CURB AND GUTTER. SEE CONSTRUCTION DETAILS.
(B)	EXISTING MULTI-TENANT MONUMENT SIGN.
(C)	RECYCLING/TRASH DUMPSTER LOCATION. SEE ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
(D)	SITE DIRECTIONAL SIGN. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
(E)	DIRECTIONAL PAVEMENT MARKING. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
(F)	BARRIER FREE RAMP. SEE CONSTRUCTION DETAILS.
(G)	CONCRETE SIDEWALK. SEE CONSTRUCTION DETAILS.
(H)	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
(I)	ACCESSIBLE PARKING SIGN.
(J)	6" PIPE BOLLARD. SEE CONSTRUCTION DETAILS.
(K)	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. SEE ARCHITECTURAL PLANS FOR DETAILS.
(L)	BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAILS.
(M)	PAVEMENT STRIPING. SEE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
(N)	PROPOSED FIRE HYDRANT. SEE SHEET C7.0 - UTILITY PLAN FOR DETAILS. (NOT USED)
(O)	BIORETENTION FACILITY. SEE CONSTRUCTION DETAILS
(P)	TIE PROPOSED CURB AND GUTTER TO EXISTING CURB & GUTTER WITH SMOOTH, CONTINUOUS TRANSITIONS.
(Q)	SAWCUT LINE.
(R.1)	STANDARD DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
(R.2)	HEAVY DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
(R.3)	HEAVY DUTY INTEGRAL COLORED CONCRETE PAVEMENT. SEE CONSTRUCTION DETAILS AND GENERAL NOTES.
(R.4)	STANDARD DUTY CONCRETE PAVEMENT. FOR SIDEWALK. SEE CONSTRUCTION DETAILS.
(R.5)	PATIO AREA PAVING. SEE ARCHITECTURAL PLANS FOR DETAILS.
(R.6)	HEAVY DUTY INTEGRAL COLORED CONCRETE PAVEMENT AT TRASH ENCLOSURE. SEE CONSTRUCTION DETAILS.
(S)	TRANSFORMER PAD LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
(T)	NoLA TILES. SEE ARCHITECTURAL PLANS FOR DETAILS.
(U)	LIGHT POLE. SEE LIGHTING PLANS FOR DETAILS.
(V)	CURB CUT. SEE SHEET C6.0 - GRADING PLAN FOR DETAILS
(W)	TRASH PAD. SEE ARCHITECTURAL PLANS FOR DETAILS
(X)	GUIDE RAIL IN CURB. SEE ARCHITECTURAL PLANS FOR DETAILS. (NOT USED)
(Y)	COVERED PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.

SITE ANALYSIS TABLE		
TOWN AND COUNTRY CENTER		
EXISTING ZONING	B-2 GENERAL BUSINESS/PUD	
PROPOSED USE	RESTAURANT W/ DRIVE THRU	
LOT AREA	44,334 SF / 1.02 AC	
GROSS BUILDING AREA	3,736 SF	
NET SEATING AREA	1,754 SF	
	REQUIRED	PROVIDED
TOTAL PARKING	39 SPACES	46 SPACES
ACCESSIBLE	2 SPACES	2 SPACES

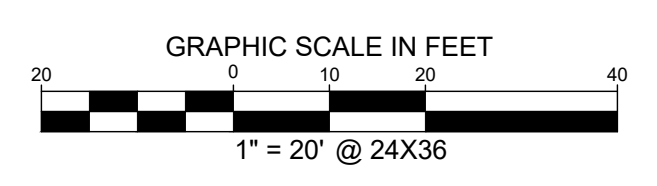
BENCHMARKS
LOCATIONS SHOWN ON SURVEY

REFERENCE BENCHMARK:
COOK COUNTY BENCHMARK DM3905, LOCATED IN PALATINE, 36 FEET NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FEET WEST OF BACK OF SIDEWALK. ELEVATION = 719.509

SITE BENCHMARKS:

SITE BENCHMARK #1
SOUTHEAST BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF SITE. ELEVATION = 696.74

SITE BENCHMARK #2
SOUTHWEST BOLT ON FIRE HYDRANT AT THE ENTRANCE TO MALL, NEAR THE NORTHEAST CORNER OF SITE. ELEVATION = 691.09



LEGEND	
---	LEASE LINE
---	ADJACENT PROPERTY LINE
(Symbol)	PROPOSED CONCRETE CURB & GUTTER
(Symbol)	EXISTING CURB & GUTTER
(#)	PROPOSED PARKING COUNT
(R.1)	STANDARD DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
(R.2)	HEAVY DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
(R.3)	HEAVY DUTY CONCRETE PAVEMENT. INTEGRAL COLOR 880 GRAPHITE (IRON OXIDE) SEE GENERAL NOTES - PAVING NOTES.
(R.4)	STANDARD DUTY CONCRETE FOR SIDEWALKS. SEE CONSTRUCTION DETAILS.
(R.5)	PATIO PAVEMENT. SEE ARCHITECTURAL PLANS.
(R.6)	HEAVY DUTY CONCRETE PAVEMENT AT TRASH ENCLOSURE. INTEGRAL COLOR 880 GRAPHITE (IRON OXIDE) SEE CONSTRUCTION DETAILS
(O)	BIORETENTION FACILITY. SEE CONSTRUCTION DETAILS

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
 - REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
 - EXISTING SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY COMPASS SURVEYING, LTD. DATED DECEMBER 17TH 2018, AND REVISED MARCH 14, 2019.
 - TOTAL LAND AREA IS 1.02 ACRES.
 - ALL PROPOSED PAVING IN VILLAGE R.O.W. AND EASEMENTS TO CONFORM TO VILLAGE OF ARLINGTON HEIGHTS STANDARDS.
 - CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
 - REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
 - THERE ARE EXISTING TREES ONSITE, REFER TO LANDSCAPE PLAN AND TREE PRESERVATION PLAN FOR TREES TO REMAIN.
 - CONTRACTOR SHALL SAWCUT ALONG ALL EXISTING PAVEMENT TO PROVIDE CLEAN UNIFORM SURFACE TO TIE INTO PROPOSED PAVEMENT.



Store:

RAISING CANE'S #484
RAND AND PALATINE
ARLINGTON HEIGHTS, IL

Architect & Project Manager:

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.cc

Set Control Information:

Setup / Update Date:

ADA Project Manager: JEFF POUNTNEY

Engineer's Information:

Kimley»Horn
2019 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PRELIMINARY ENGINEERING	
Sheet Revisions: (sheet specific per Designer)	
#	Description:

Sheet Title:

SITE KEYNOTE PLAN

Date: 04/12/2019

Project Number: 168418012

Drawn By: AEK

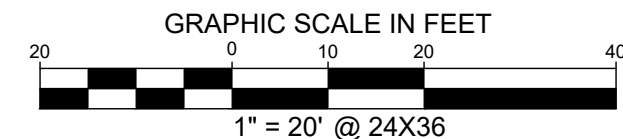
Checked By: JCC

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C5.0

REVIEW SET - NOT FOR CONSTRUCTION



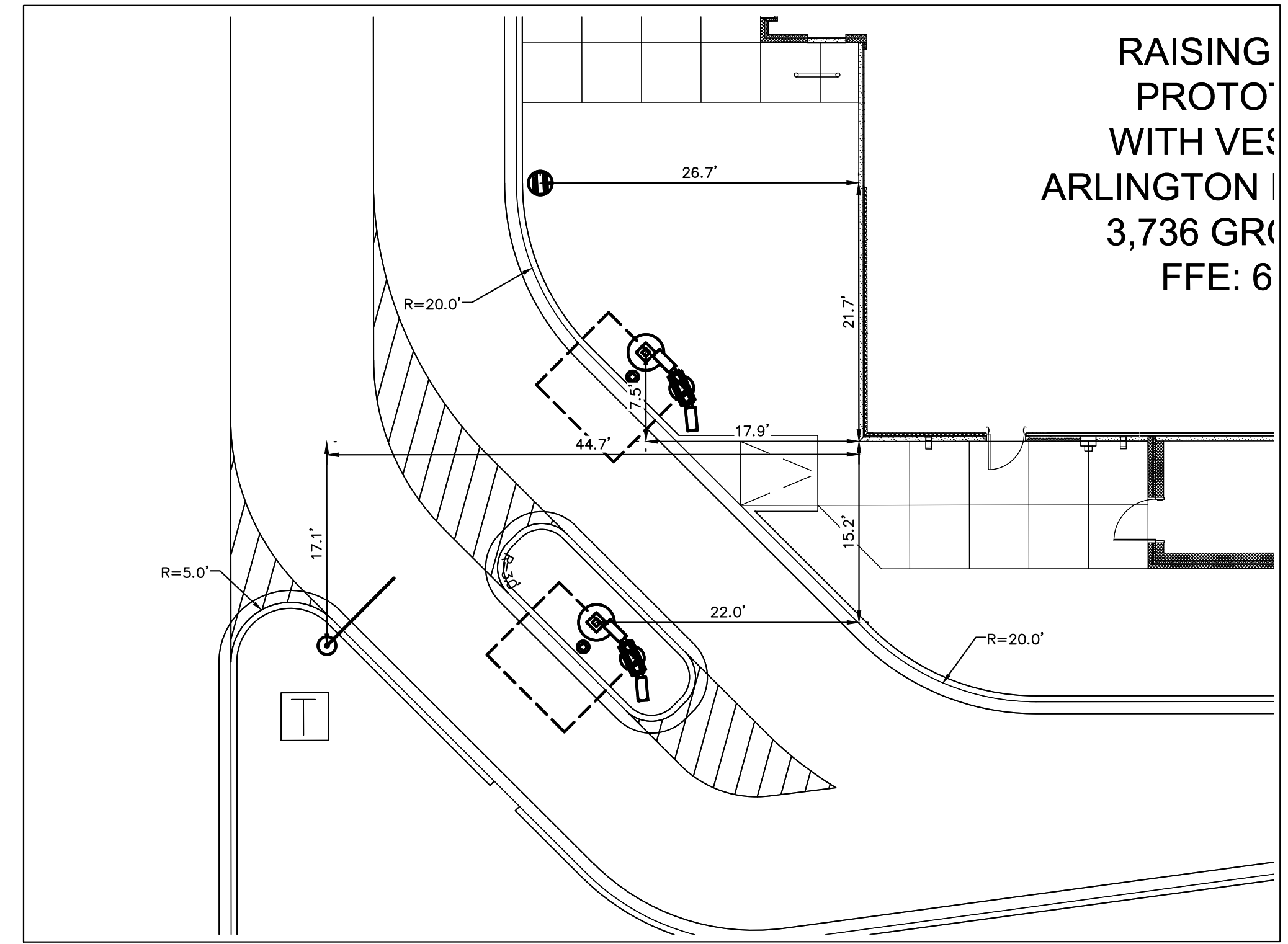
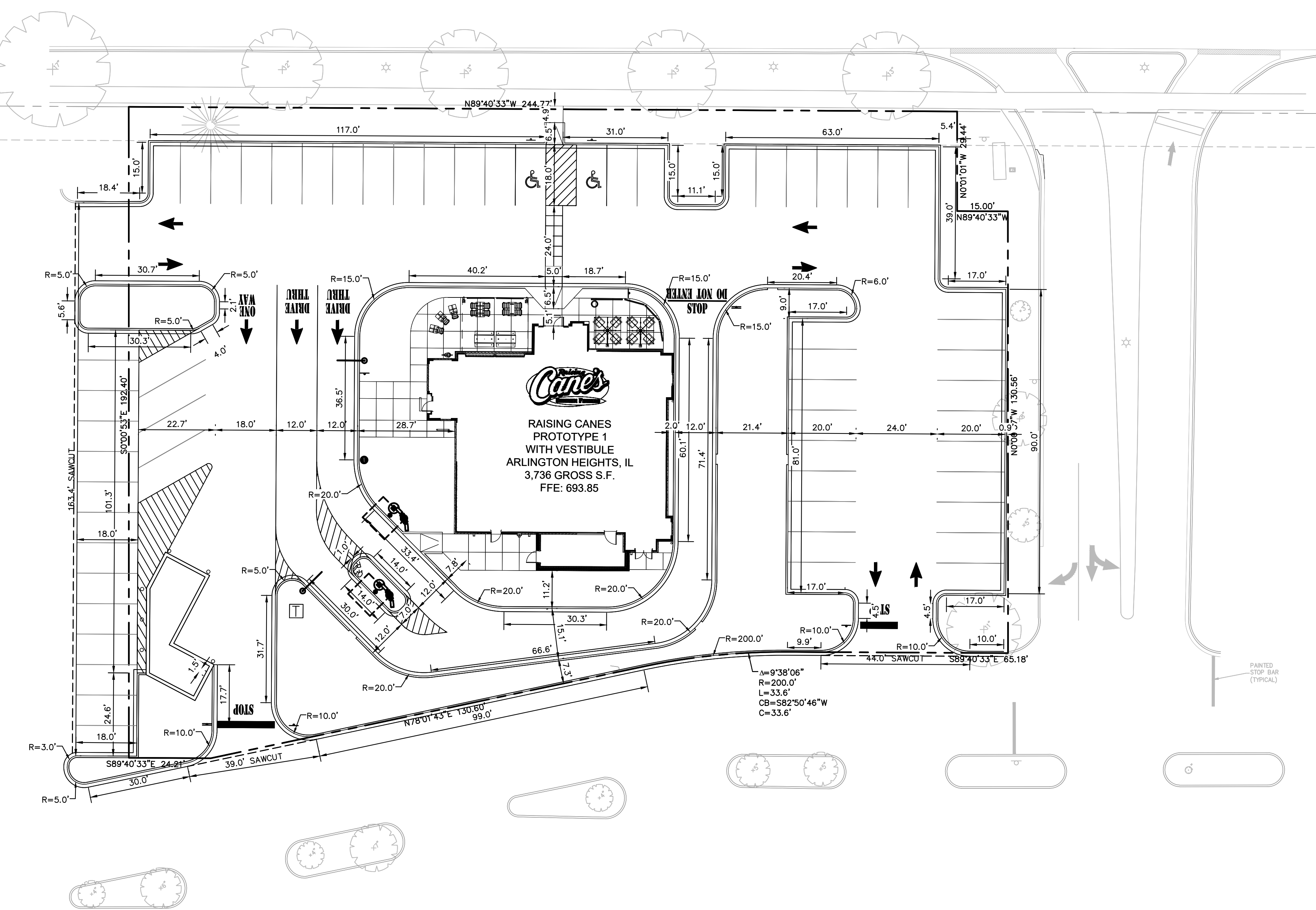
DIMENSION NOTES

- 1. ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 3. ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
- 4. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.

LEGEND

- LEASE LINE
- - - ADJACENT PROPERTY LINE
- [Solid Line] PROPOSED CONCRETE CURB
- [Dashed Line] EXISTING CURB

PALATINE ROAD



INSET 1

SCALE: 1"=10'

REFERENCE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION OF MENU BOARD, HEIGHT DETECTOR AND PRE-ORDER BOARD.

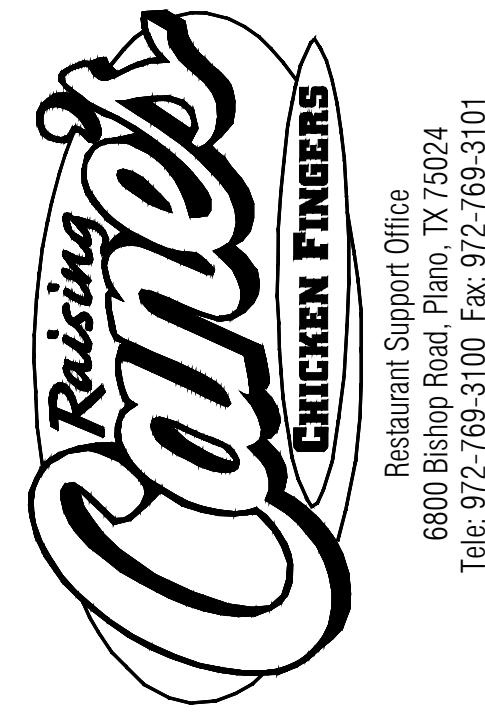
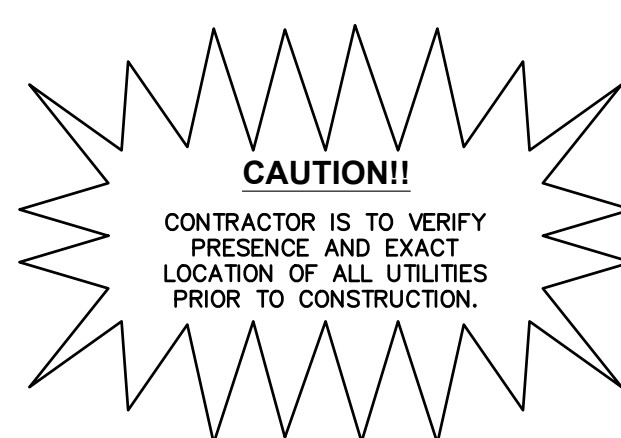
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DATUM: NAVD88 ELEVATION = 719.509

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ARLINGTON HEIGHTS, IL

Architect & Project Manager:

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17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
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Set Control Information:

Setup / Update Date:

ADA Project Manager: JEFF POUNTNEY

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2019 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PRELIMINARY
ENGINEERING

Sheet Revisions: (sheet specific per Designer)

#	Date:	Description:

Sheet Title:

DIMENSION
CONTROL PLAN

Date:	04/12/2019
Project Number:	168418012
Drawn By:	AEK
Checked By:	JCC

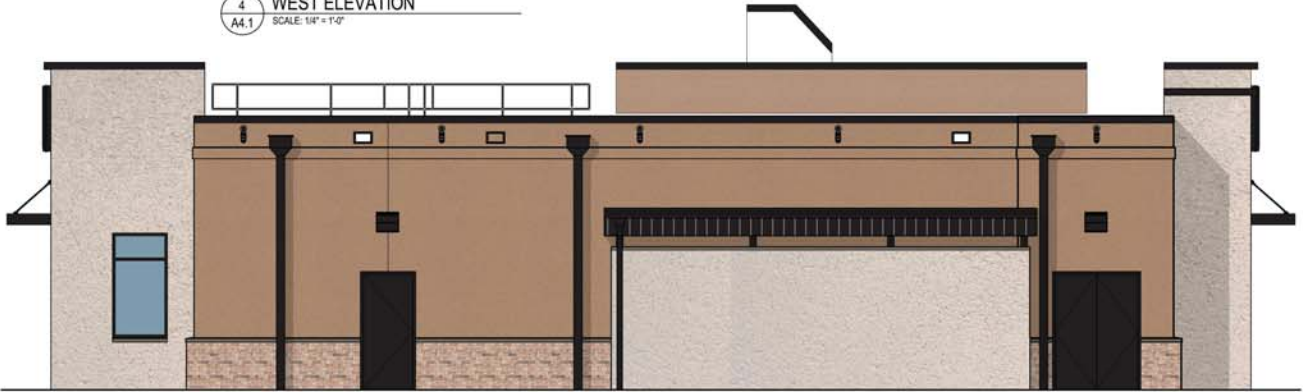
Sheet Number:

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REVIEW SET - NOT FOR CONSTRUCTION



4 WEST ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A4.1 SCALE: 1/4" = 1'-0"



RAISING CANE'S CHICKEN FINGERS

215 EAST PALATINE ROAD

ARLINGTON, IL

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REVISIONS

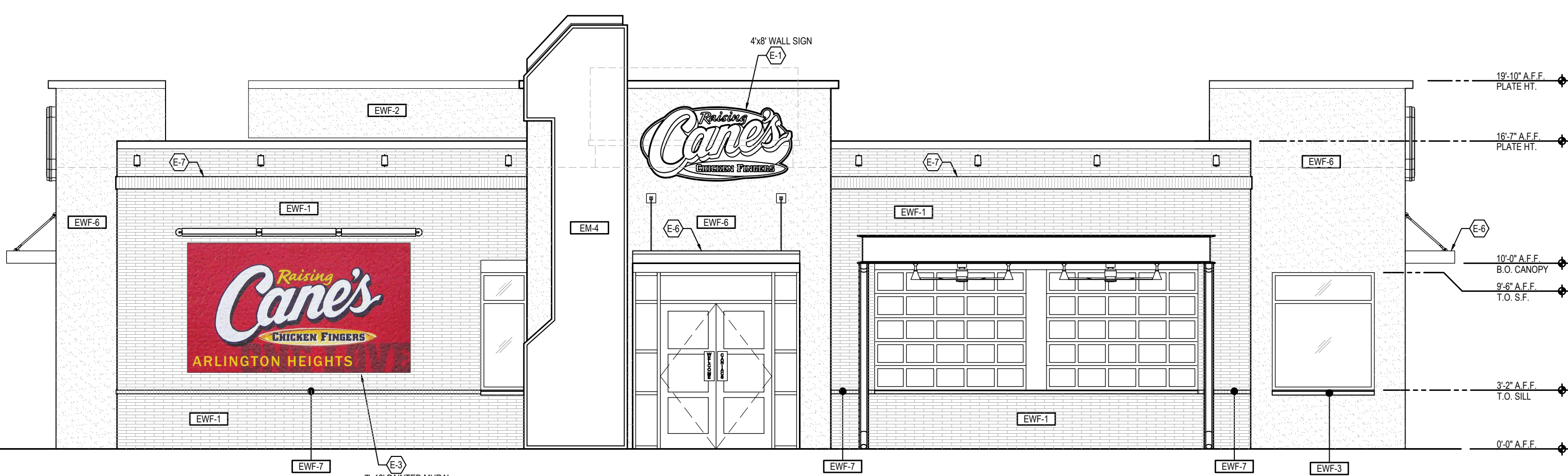
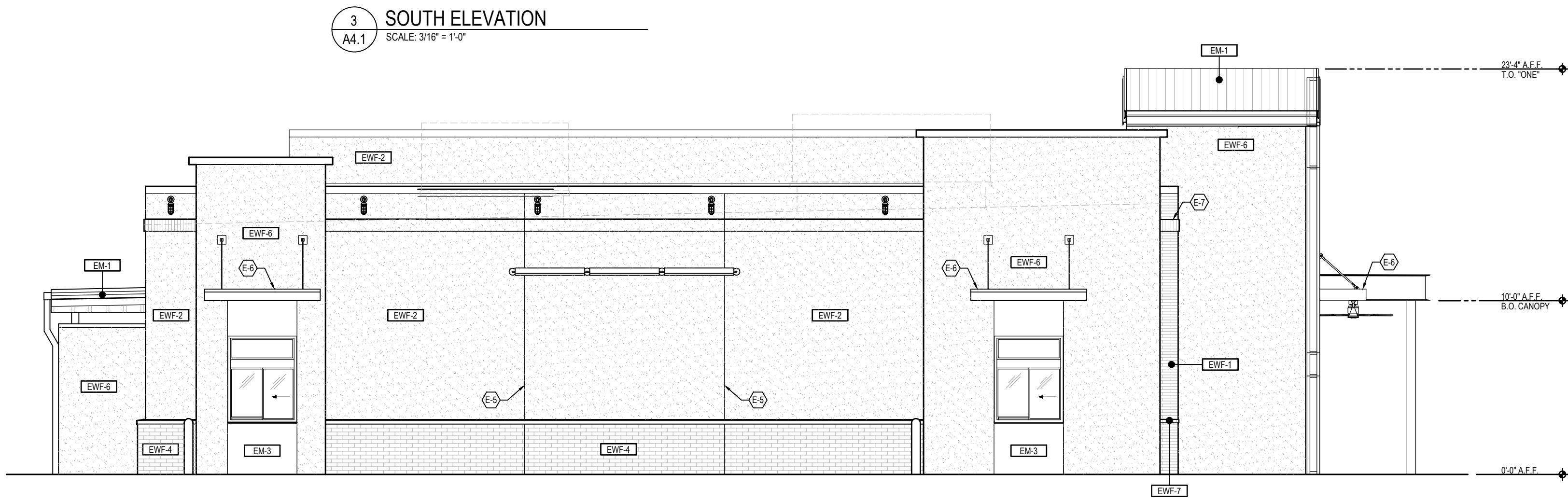
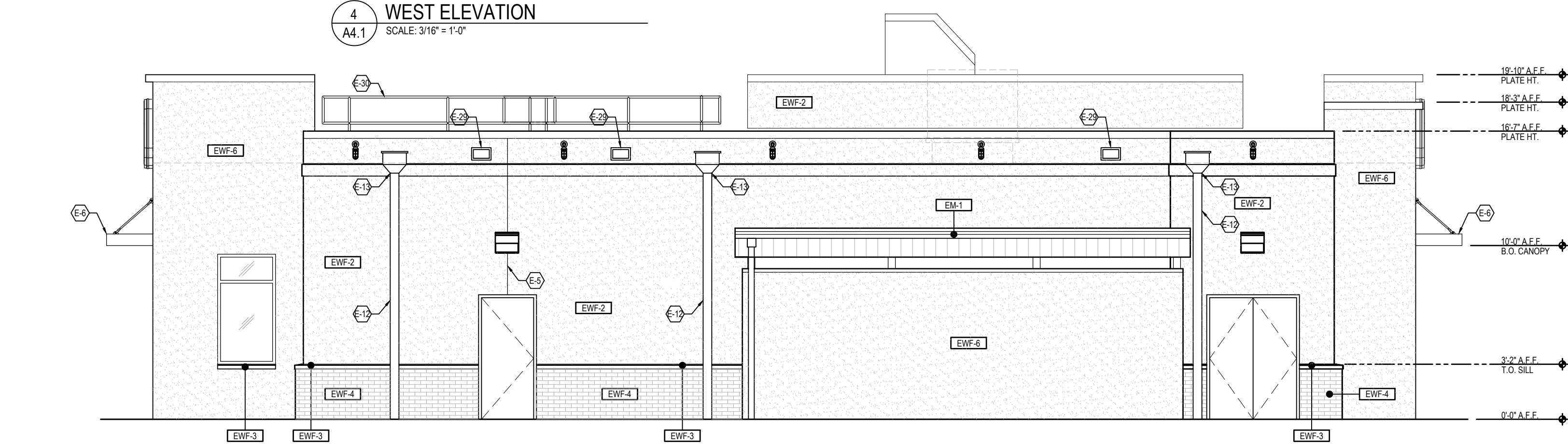
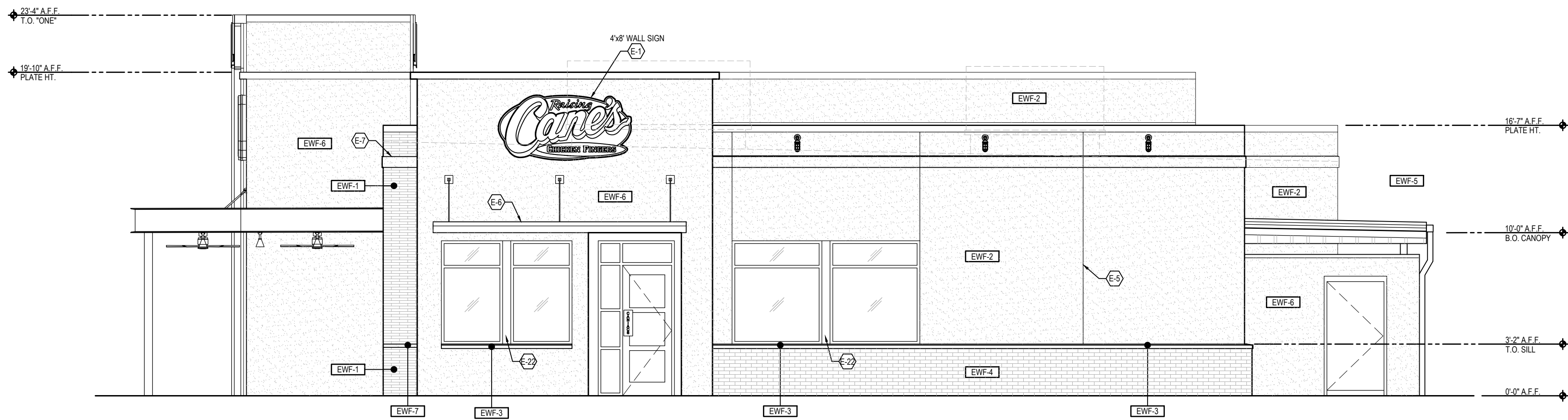
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COLORED ELEVATIONS

DATE 6/21/19

JOB NO. 19064

SHEET NO.



KEYNOTE LEGEND

- E-1 SIGN BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-0" x 8'-0" OVAL)
- E-2 FLAG, WHEN PERMITTED
- E-3 WALL ART BY OWNER
- E-5 CONTROL JOINT
- E-6 PRE-FABRICATED METAL CANOPY, G.C. TO PERMIT SEPARATELY
- E-7 8" EIFS OR BRICK BAND AS SHOWN
- E-12 METAL GUTTER & DOWNSPOUT EM-2
- E-13 ROOF SCUPPER & DOWNSPOUT. OMIT EIFS BAND @ DOWNSPOUT EM-2
- E-22 BREAK METAL BETWEEN WINDOWS PRE-FINISHED TO MATCH STOREFRONT
- E-29 SECONDARY SCUPPER

NOTES

GENERAL NOTES

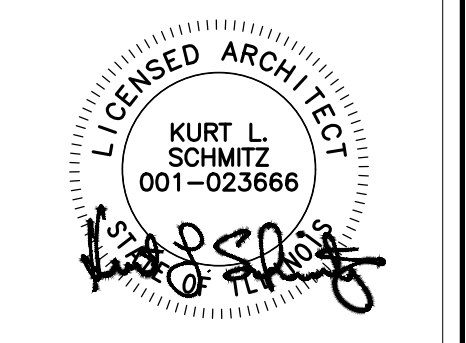
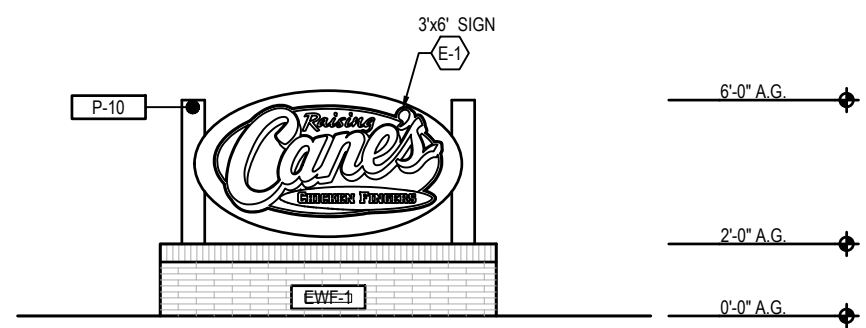
- 1 SIGNAGE TO BE APPROVED UNDER SEPARATE FILING (DEFERRED SUBMITTAL)
- 2 CANOPIES AND AWNINGS ARE REQUESTED AS DEFERRED SUBMITTALS AS INDICATED ON SHEET PCS. G.C. TO PERMIT CANOPES AND AWNINGS USING MANUFACTURER SPECIFICATIONS AND SHOP DRAWINGS.
- 3 VERIFY ROOF FLAGS, LOGO SIGNS, PAINTED MURAL W/ SIGNAGE VENDOR

SEALANT NOTES

- 1 PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
- 2 TWO-PART NONSAG POLYURETHANE SEALANT RE: SPEC 07 92 00

SCHEDULE OF EXTERIOR FINISHES

KEY	MATERIAL	USE	DESCRIPTION
EXTERIOR METALS			
EM-1	EXTERIOR METALS	METAL ROOF STANDING SEAM 1IN	STANDING SEAM METAL ROOF GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
EM-2	EXTERIOR METALS	METAL BLACK MATTE	METAL GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR
EM-3	EXTERIOR METALS	RAW STEEL	HOT ROLLED STEEL WITH CLEAR COAT FINISH
EM-4	EXTERIOR METALS	NO. 1 TOWER	RECLAIMED CAR HOOD INSTALLED OVER EIFS WALL
EXTERIOR WALL FINISHES			
EW-1	EXTERIOR WALL FINISHES	MASONRY ROMAN BRICK	MANUFACTURER: BELDEN, MODEL: ROMAN BRICK STANDARD, COLOR: MEDIUM RANGE, RON SPOT, FINISH: SMOOTH- MORTAR: ARGOS- 4040H, MORTAR JOINT PROFILE: WEATHER-STRUCK, 1/2" RUNNING BOND, REFER TO DETAIL
EW-2	EXTERIOR WALL FINISHES	EXTERIOR EIFS COLOR	1" EIFS WITH WATER-MANAGEMENT SYSTEM INCLUDING ALL MANUFACTURER'S STANDARD ACCESSORIES FOR COMPLETE INSTALLATION. FINISH: #392 TAMALE, SAND PEBBLE
EW-3	EXTERIOR WALL FINISHES	CAST STONE LEDGE	MARSTONE #443- ARCHITECTS' GREY, ALTERNATE: UNITED COMMERCIAL CAST STONE L1
EW-4	EXTERIOR WALL FINISHES	MASONRY ALAMO BRICK	MANUFACTURER: BORAL, MODEL: MODULAR, COLOR: ALAMO, FINISH: SMOOTH-MORTAR: LAPARGE- IVORY BUFF, MORTAR JOINT PROFILE: SACK RUB
EW-5	EXTERIOR WALL FINISHES	EXTERIOR EIFS COLOR	1" EIFS WITH WATER-MANAGEMENT SYSTEM INCLUDING ALL MANUFACTURER'S STANDARD ACCESSORIES FOR COMPLETE INSTALLATION. FINISH: 132 MOUNTAIN FOG, SAND PEBBLE
EW-6	EXTERIOR WALL FINISHES	EXTERIOR PLASTER FINISH	STONECOAT
EW-7	EXTERIOR WALL FINISHES	CAST STONE ROW LOCK	CAST STONE ROWLOCK
EXTERIOR WINDOW SYSTEM			
EW-1	EXTERIOR WINDOW SYSTEM	DRIVE THRU WINDOW	ANODIZED ALUMINUM STOREFRONT FLAT BLACK
EW-2	EXTERIOR WINDOW SYSTEM	STOREFRONT	ANODIZED ALUMINUM STOREFRONT FLAT BLACK (2" SIGHT LINE)



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RAISING CANE'S CHICKEN FINGERS

ARLINGTON HEIGHTS, IL

N. ARLINGTON HEIGHTS ROAD & EAST PALATINE ROAD

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REVISIONS

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ELEVATIONS

DATE 6/14/19

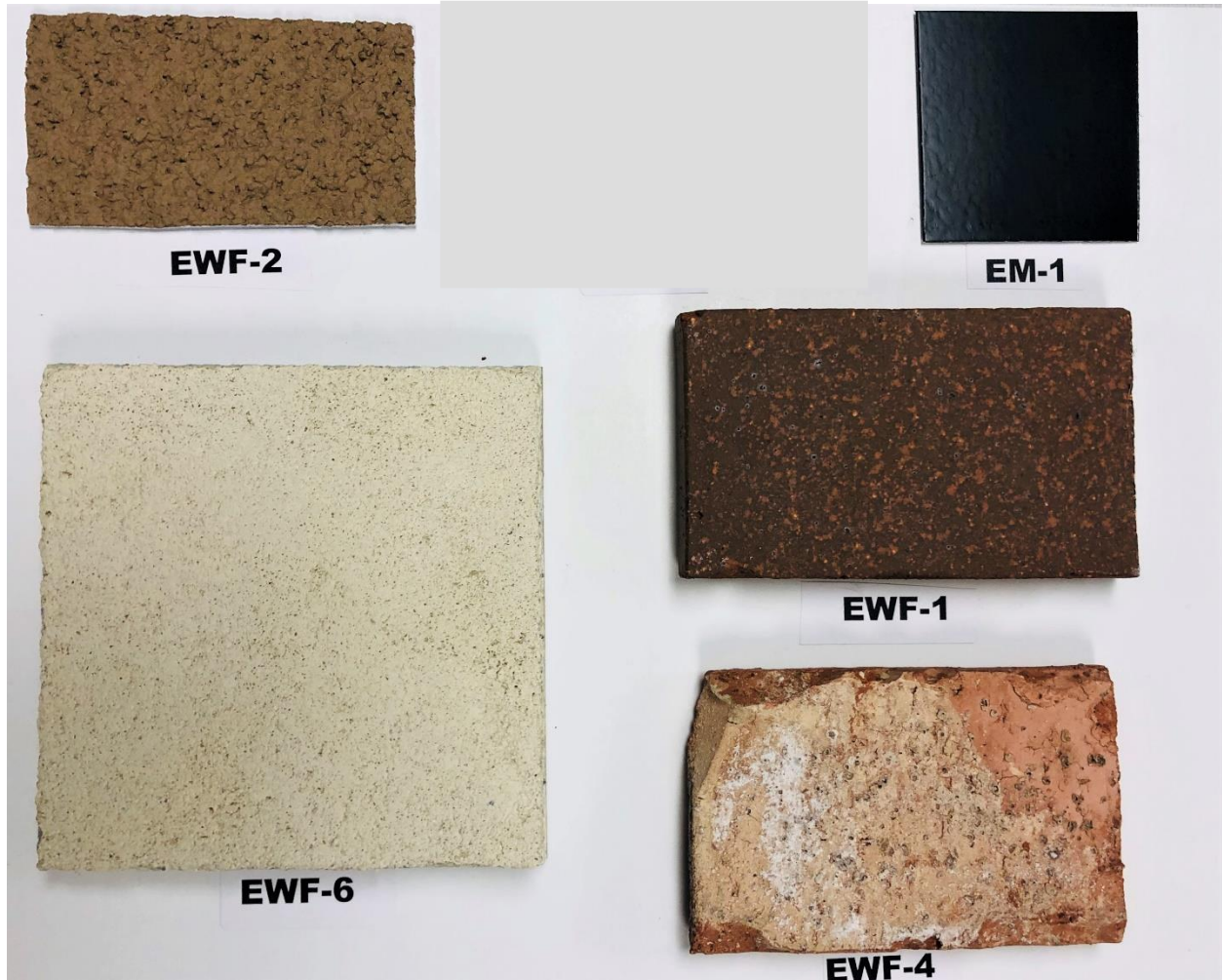
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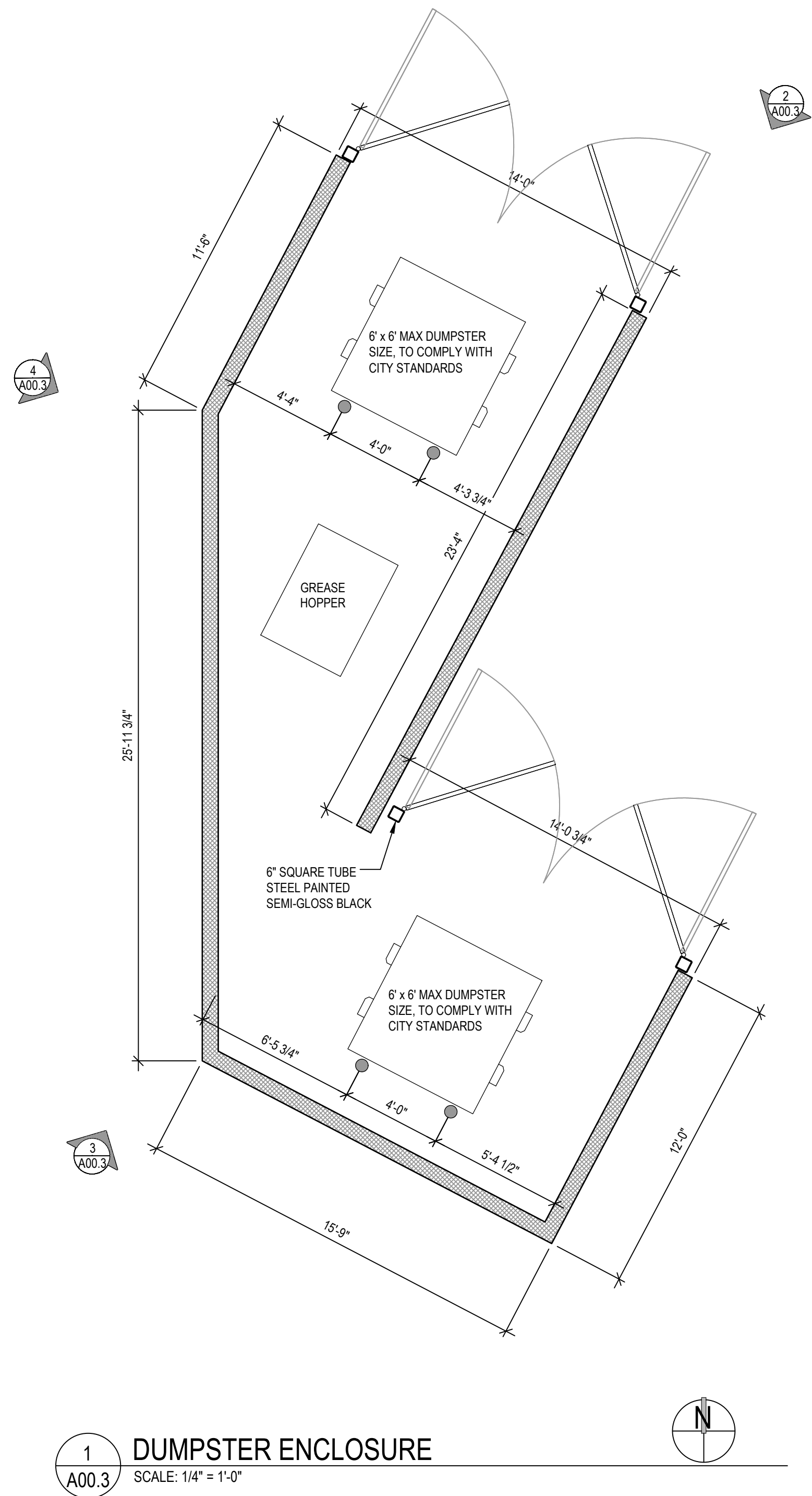
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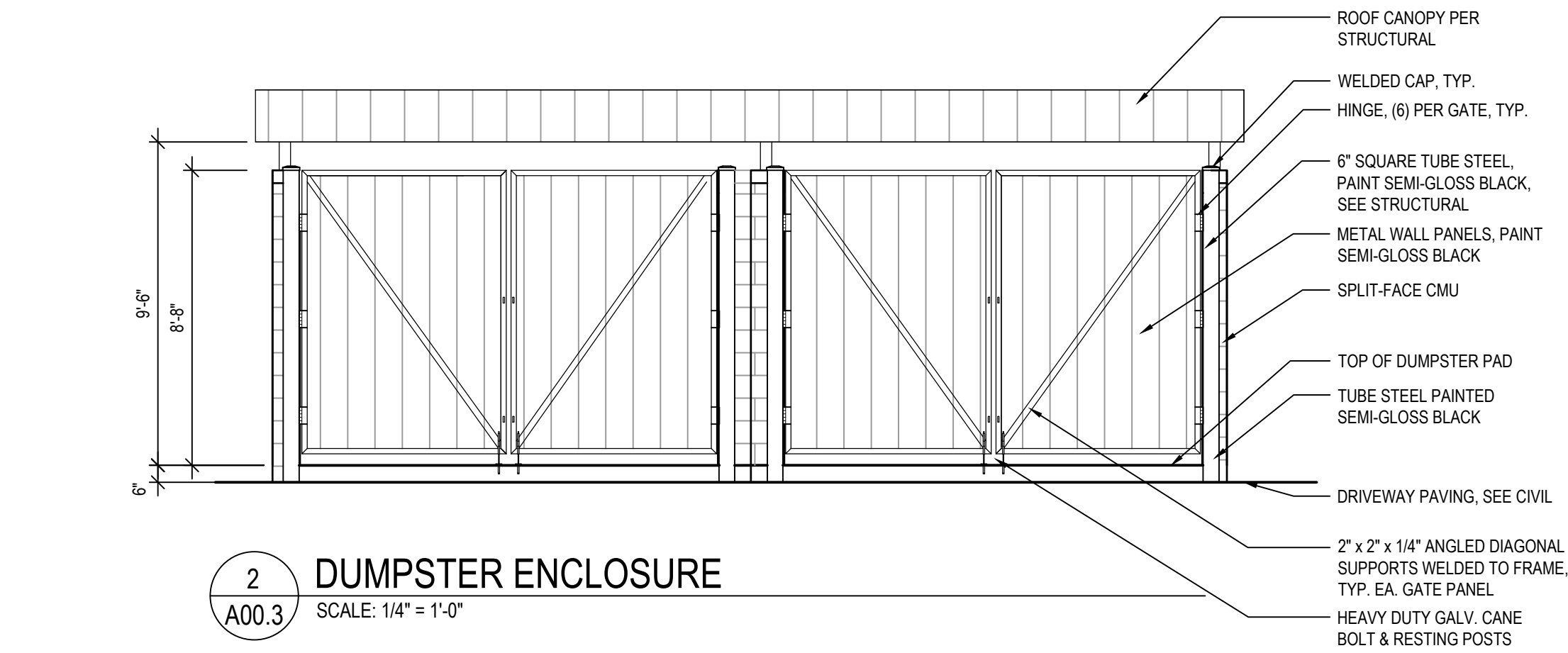


Raising Cane's Sample Board Photo
N. Arlington Heights Road & E. Palatine Road

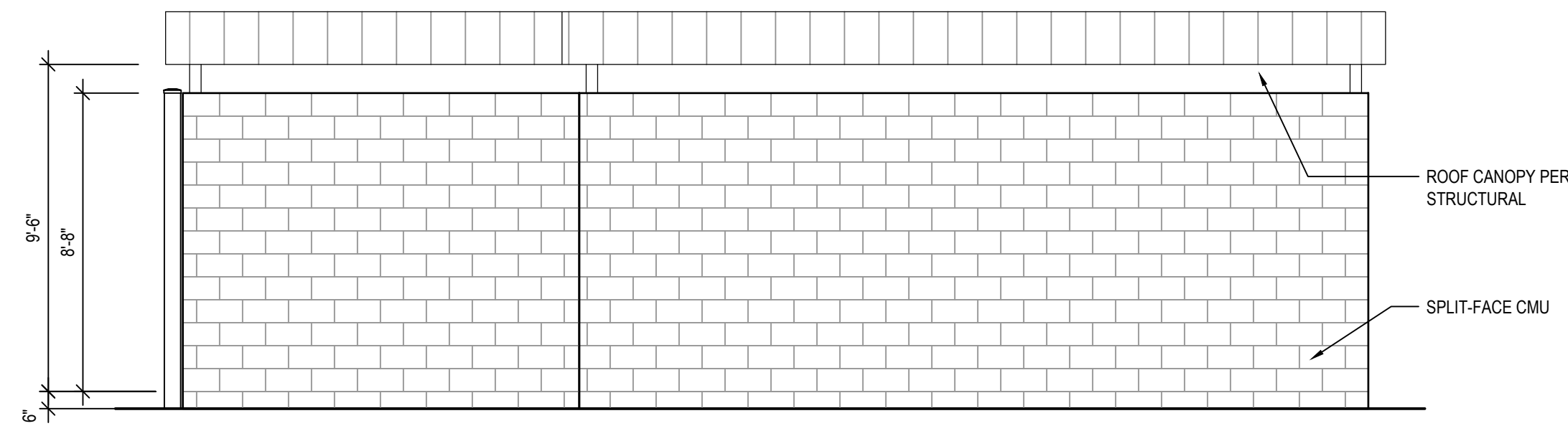




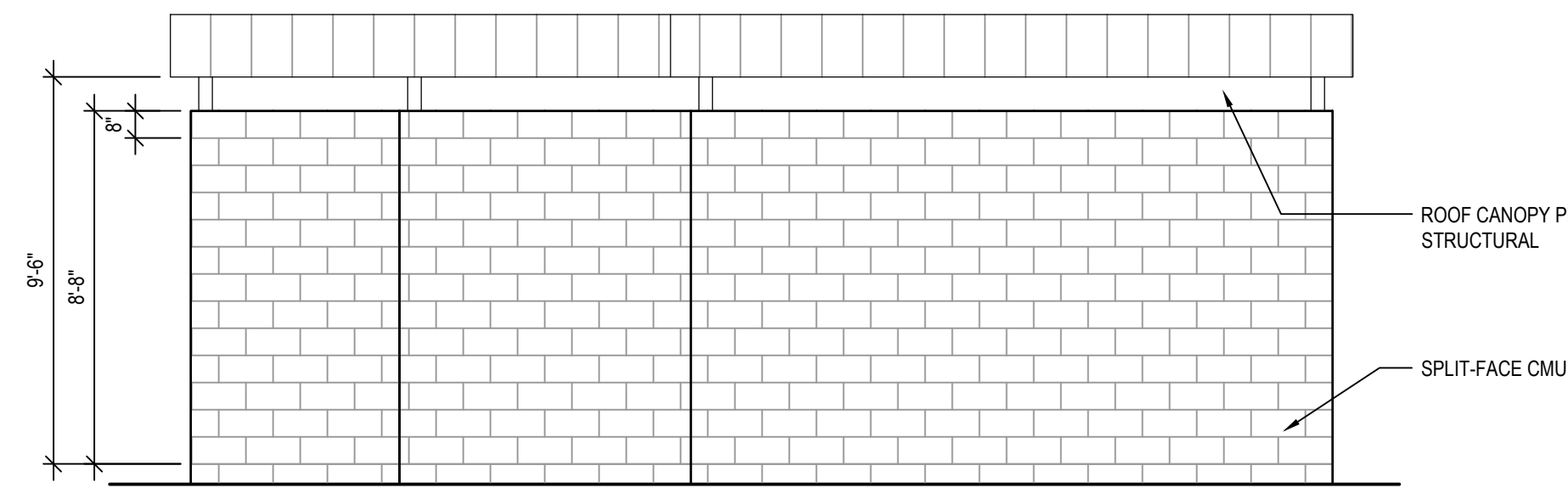
1 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



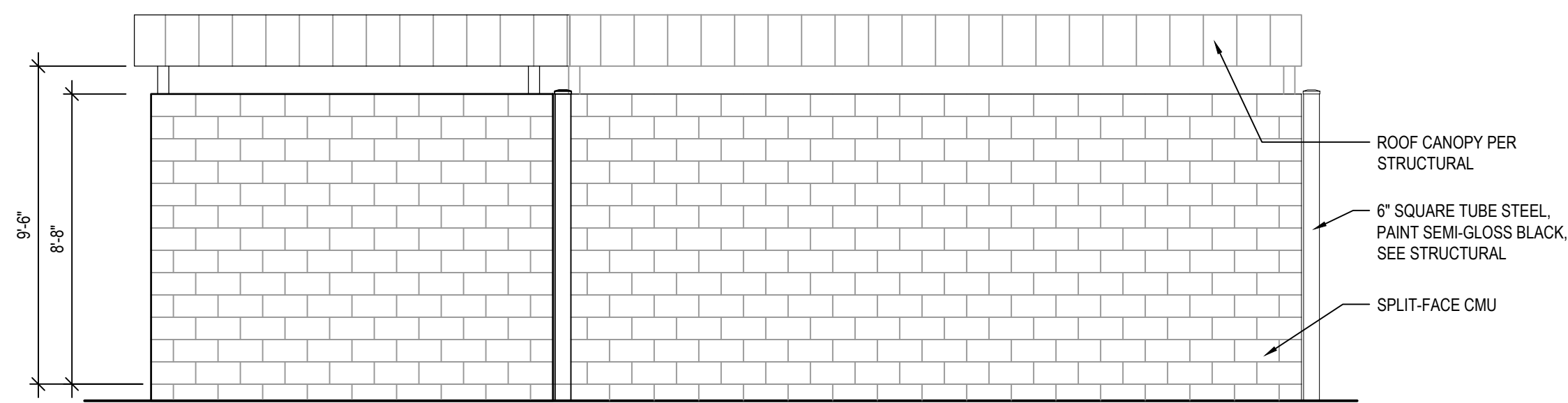
2 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



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



5 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

RAISING CANE'S CHICKEN FINGERS

N. ARLINGTON HEIGHTS ROAD & EAST PALATINE ROAD ARLINGTON HEIGHTS, IL

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DUMPSTER ENCLOSURE

DATE 5/10/19

JOB NO. 19064

SHEET NO.



Dumpster Corral w/ metal Canopy



Split Face C.M.U. "Texas Bluff"