



AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
August 26, 2025
6:30 PM

- I. CALL TO ORDER
 - II. ROLL CALL OF MEMBERS
 - III. APPROVAL OF MINUTES
 - A. DC Minutes 8/12/25
 - IV. OLD BUSINESS
 - V. NEW BUSINESS
 - A. 502 E. Haven St. - SF/New - DC25-057
 - B. Gas Station - 1000 S. Arlington Heights Rd. / Commercial - DC25-009
 - C. AH Park District Recreation Park - 501 E. Miner St. / Sign Variation - DC25-052
 - VI. OTHER BUSINESS
 - A. 2025 Alan F. Bombick Award Nominations Review
 - VII. PUBLIC COMMENT
- Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.
- 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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 12, 2025

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

Members Present: Kirsten Kingsley, Chair
John Fitzgerald
Scott Seyer

Members Absent: Jonathan Kubow
Ted Eckhardt

Also Present: Syam Thotakuru for Dunkin' at 1010 E. Rand Rd.
Leslie McCracken & Lauren Valdez, Omega Sign & Lighting for
Village Bank & Trust
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR JULY 22, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY
COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 22, 2025.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEW**DC#25-019 – Dunkin’ – 1010 E. Rand Rd.**

Syam Thotakuru, representing *Dunkin’*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The existing Dunkin restaurant located at 1010 E. Rand Road is proposing to replace their existing conventional printed drive-through menu board with a new fully electronic menu board display along their existing drive-through lane. The electronic menu board is proposed to be installed in the same location as the existing menu board, which faces Jane Avenue, and is visible from both Jane Avenue and Rand Road. A new code-compliant order canopy will replace an existing speaker bollard.

1. A variation from Chapter 30, Section 30-208.b, to allow a 20 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
3. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

The petitioner submitted a letter addressing the sign variation criteria, which states that the proposed fully electronic menu board is necessary for both customer experience and operational efficiency, allowing the ability to quickly update prices and promotions. The petitioner states that the electronic menu board will not be a hazard or have a negative impact, but instead will be a modern and appealing enhancement. Having an electronic menu board will not provide a competitive advantage because many of their competitors already have them.

Written acknowledgement from the business owner states that use of the electronic menu board will comply with the operational standards set forth in Chapter 30, Section 30-705(h), which states that the electronic signs will display static images only (without scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

Overall, Staff does not object to the use of fully electronic menu boards since they allow for easier menu updates and are generally smaller than conventional menu boards. Similar fully electronic menu boards have been previously approved in Arlington Heights for McDonald’s and Burger King. However, the McDonald’s and Burger King electronic menu boards are located at the rear of the building as required by code. Staff acknowledges this unique site configuration with street frontages on three sides of this property, but since Dunkin’s electronic menu board signs will be in front of the building and visible from Jane Avenue and Rand Road, it is important that the operation of the electronic signs comply with the code requirements requiring that only drive-through menu information is displayed and that the signs will not be used to display other advertisements, such as video commercials, when the drive-through is not in use. Additionally, Staff recommends that new/additional landscaping be provided to improve screening of the electronic menu boards from the street.

Mr. Thotakuru said the proposed new menu board is used by many other drive-thru businesses in the Village such as McDonald’s. This new menu board will complete the improvements that were done to the building over the past two years. Additional landscaping has been added since the photo shown by Staff was taken. He welcomed any questions at this time.

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

Mr. Hautzinger clarified that the existing Dunkin' building recently completed a minor facade update with new paint colors and new code compliant wall signage.

The commissioners summarized their comments. **Commissioner Seyer** asked about the new drive-thru canopy, and **Mr. Hautzinger** showed an image of the proposed drive-thru canopy and said that it complies with code and will be located next to the new menu board sign. **Commissioner Seyer** agreed with the petitioner that these menu boards are becoming standard everywhere and will look nicer than the existing static board sign. He supports the variations being requested. **Commissioner Fitzgerald** agreed and had no other comments. **Chair Kingsley** agreed as well and appreciated the existing landscaping completed by the petitioner.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR *DUNKIN'* LOCATED AT 1010 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-208.B, TO ALLOW A 20 SF FULLY DIGITAL DRIVE-THROUGH MENU BOARD, WHERE FULLY ELECTRONIC MENU BOARD SIGNAGE IS NOT ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-208.A.4.C, TO ALLOW A DRIVE-THROUGH MENU BOARD TO BE LOCATED IN FRONT OF THE BUILDING, WHERE THEY ARE REQUIRED TO BE LOCATED IN THE SIDE OR REAR YARD AWAY FROM THE PRIMARY STREET FRONTAGE.
3. A VARIATION FROM CHAPTER 30, SECTION 30-208.A.4.D, TO ALLOW A MENU BOARD TO BE ORIENTED TOWARDS THE PUBLIC RIGHT-OF-WAY, WHERE THEY ARE NOT ALLOWED TO FACE THE STREET.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN, ELECTRONIC MENU BOARD DRAWING AND MANUFACTURER SPECIFICATIONS RECEIVED ON 5/14/25, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THE ELECTRONIC MENU BOARDS WILL DISPLAY DRIVE-THROUGH MENU SIGNAGE ONLY, AND WILL NOT BE USED TO DISPLAY ANY OTHER ADVERTISEMENTS.
2. USE OF THE ELECTRONIC DISPLAYS SHALL COMPLY WITH ALL OPERATIONAL STANDARDS FOR ELECTRONIC SIGNS AS SET FORTH IN CHAPTER 30, SECTION 30-705.H, WHICH INCLUDES STATIC DISPLAYS ONLY (NO SCROLLING, FADING, FLASHING, ANIMATION, VIDEO, OR SOUND), AUTO-DIMMING PHOTOCCELL TECHNOLOGY TO CONTROL BRIGHTNESS TO .3 FOOTCANDLES MAXIMUM ABOVE AMBIENT LIGHTING CONDITIONS, NO OFF-PREMISES ADVERTISING, AND ONLY PERMITTED TO BE ILLUMINATED DURING THE HOURS THAT THE BUSINESS IS OPEN.
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, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION

OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

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

Mr. Hautzinger advised the petitioner that sign variations require final approval by the Village Board, and he will coordinate that meeting date with the petitioner.

ITEM 2. SIGN VARIATION REVIEW**DC#25-048 – Village Bank & Trust – 234 W. Northwest Hwy.**

Leslie McCracken & Lauren Valdez, representing *Omega Sign & Lighting*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. Village Bank & Trust is located at 234 W. Northwest Highway in the Downtown (B-5) Zoning District. The subject building is a multi-tenant building, with Village Bank on the west end of the building and Baird & Warner occupying the east end. Currently, Baird & Warner has a 40 sf pole-mounted ground sign facing Northwest Highway, and Village Bank & Trust has a 24 sf low monument style ground sign adjacent to the entrance driveway from Highland Avenue. The existing signs were approved by a sign variation in 1995 to allow two signs at the southwest corner of the site, where 800 feet of separation is required by code. The 1995 variation approval included a requirement that the pole mounted sign be removed at the end of the tenant's lease in 7 years. However, in 2002, a subsequent variation was approved to allow both of the ground signs to remain indefinitely.

At this time, the petitioner is requesting to remove both of the existing signs and install one new multi-tenant ground sign. A new variation is required due to the size of the proposed sign which is 66 sf, where 35 sf is the maximum allowed. The proposed new sign does comply with all other applicable sign code requirements.

1. A variation from Chapter 30, Section 30-201.h.5.d, to allow a 66 square foot ground sign, where 35 square feet is the maximum allowed size.

The petitioner submitted a letter addressing the hardship criteria, stating that the proposed large ground sign is needed to adequately identify the businesses and provide safe guidance for customers on Northwest Highway to the entrance driveways on each end of the property. The petitioner also states that the sign will not create any hazard, and its modern and modest design will fit with the existing architecture as well as the character of the surroundings.

The current Village Bank & Trust sign has very limited visibility from Northwest Highway, and is only visible when traveling westbound. The current Baird & Warner sign has good visibility, but the pole mounted design does not fit the character of the Downtown. Therefore, Staff does support the proposal to replace the two existing signs with a new single multi-tenant sign, which will provide good visibility for both businesses from eastbound and westbound traffic on Northwest Highway. Combining the two tenants on one sign reduces the total number of signs on the site, and the proposed monument style is a nice design improvement compared to the existing pole mounted sign. The height of the proposed sign does comply with the maximum allowed 10-foot height limit.

In regards to the size variation, the 35 sf size limitation is due to this property being located in the Downtown (B-5) Zoning District. While the property is located in the Downtown, it is on the edge of the zoning district, and most of the adjacent businesses along Northwest Highway are allowed 16'-6" tall, 66 sf ground signs. Also, the proposed size of the new sign is roughly the same as the two existing signs combined. Therefore, Staff does not object to the proposed sign size and the sign variation request as submitted.

Leslie McCracken said the request for the additional square footage for signage is a carefully considered measure to ensure optimal visibility at the business for passing traffic, particularly for those traveling between Villages on the surrounding streets. They have been working closely with Wintrust Bank to develop the most effective and safest solution for the placement

of the signage. The primary objective is to enhance visibility and clarity for clients approaching the bank, therefore reducing potential traffic confusion for any customers or those in the community. During this process, they are also committed to collaborating with the Village to adhere to all codes and regulations throughout the project. By strategically installing an illuminated monument sign to face Northwest Highway, they anticipate a significant improvement in the ability for drivers to safely identify the sign. The sign itself has been crafted to compliment the existing architecture of the building, and will feature a modern and modestly elevated cabinet sign and be installed upon a sturdy brick base. The landscaping will include yellow Daylilies, lush green Velvet Boxwoods and mulch.

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

The commissioners summarized their comments. **Commissioner Fitzgerald** said that he never noticed the existing Village Bank & Trust monument sign. The proposed new sign is extremely well designed and looks really nice, the scale is great, and it will look good in this location. He is in support of the variation request. **Commissioner Seyer** agreed and said this is an improvement to the existing signage. The variation request is worthy of approving as submitted. **Chair Kingsley** agreed as well and said the new sign will be an improvement and will be more visible than the existing signage.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATIONS FOR VILLAGE BANK & TRUST LOCATED AT 234 W. NORTHWEST HIGHWAY:

- 1. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.5.D, TO ALLOW A 66 SQUARE FOOT GROUND SIGN, WHERE 35 SQUARE FEET IS THE MAXIMUM ALLOWED SIZE.**

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 6/20/25, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.**

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

Mr. Hautzinger advised the petitioner that sign variations require final approval by the Village Board, and he will coordinate that meeting date with the petitioner.

ITEM 3. OTHER BUSINESS

Public Comment

There was none.

2025 Alan F. Bombick Award Nominations Discussion

Staff gave an overview of 10 commercial projects for consideration this year. The commissioners reviewed the nominations and unanimously agreed on Chase Bank at 585 E. Palatine Road as the winner. The building has a unique architectural design and shape for a bank, and it is a custom design for this corner site.

Staff gave an overview of 10 completed single-family projects for consideration this year. The commissioners reviewed the nominations and provided comments on their favorite project(s). Not having reached a unanimous decision, and with 2 commissioners not here tonight, the commissioners narrowed the nominations down to 5 finalists which Staff will email to all commissioners for a final decision.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
8/26/2025

Item: 502 E. Haven St. - SF/New - DC25-057

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural design for a new single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 502 E Haven Street. This recommendation is based on the plans 7/18/25, and the following:

1. Evaluate the proposed all-siding black & white exterior against the surrounding context of primarily earth-tone masonry homes.
2. Evaluate the proposed three-car side load garage which pushes the main body of the house deep on the lot to the 30-foot rear setback.
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, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report_502 E Haven St
2. Exhibits_502 E Haven St

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Helashvili Residence
Project Address: 502 E. Haven St.
Prepared By: Steve Hautzinger
Date Prepared: August 21, 2025

PETITION INFORMATION:

DC Number: 25-057
Petitioner Name: Marian Sertler
Petitioner Address: 7501 N Waukegan Road
Niles, IL 60714
Meeting Date: August 26, 2025

Requested Action(s): Approval of the proposed architectural design for a new single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to build a new two-story residence with a three-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,551 square feet and the proposed residence will have approximately 3,577 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.1 feet Side: 7.1 feet Rear: 30 feet	Front: 30 feet Side: 9.3 feet Side: 10 feet Rear: 30 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,258 SF	3,577 SF
Building Lot Coverage	3,343 SF	2,543 SF
Impervious Surface Coverage Total	4,776 SF	4,400 SF

The subject property is part of a four-lot subdivision that was approved in 1990. This lot was never developed and has remained vacant. The Design Commission approved plans for a new house on this site earlier this year on February 11, 2025. However, construction of that house did not proceed, and this is a completely new proposal.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is located on a street where all of the existing homes have a consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The proposed new house has an all siding exterior and white/black color scheme that will be in contrast with the surrounding context, which the Design Commission should evaluate.

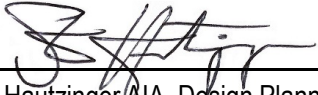
The proposed design also includes a long three-car side load garage which pushes the main body of the home deep on the lot all the way to the 30-foot minimum rear setback line, which the Design Commission should also evaluate.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 502 E Haven Street. This recommendation is based on the plans 7/18/25, and the following:

1. Evaluate the proposed all siding black & white exterior against the surrounding context of primarily earth tone masonry homes.
2. Evaluate the proposed three-car side load garage which pushes the main body of the house deep on the lot to the 30-foot rear setback.

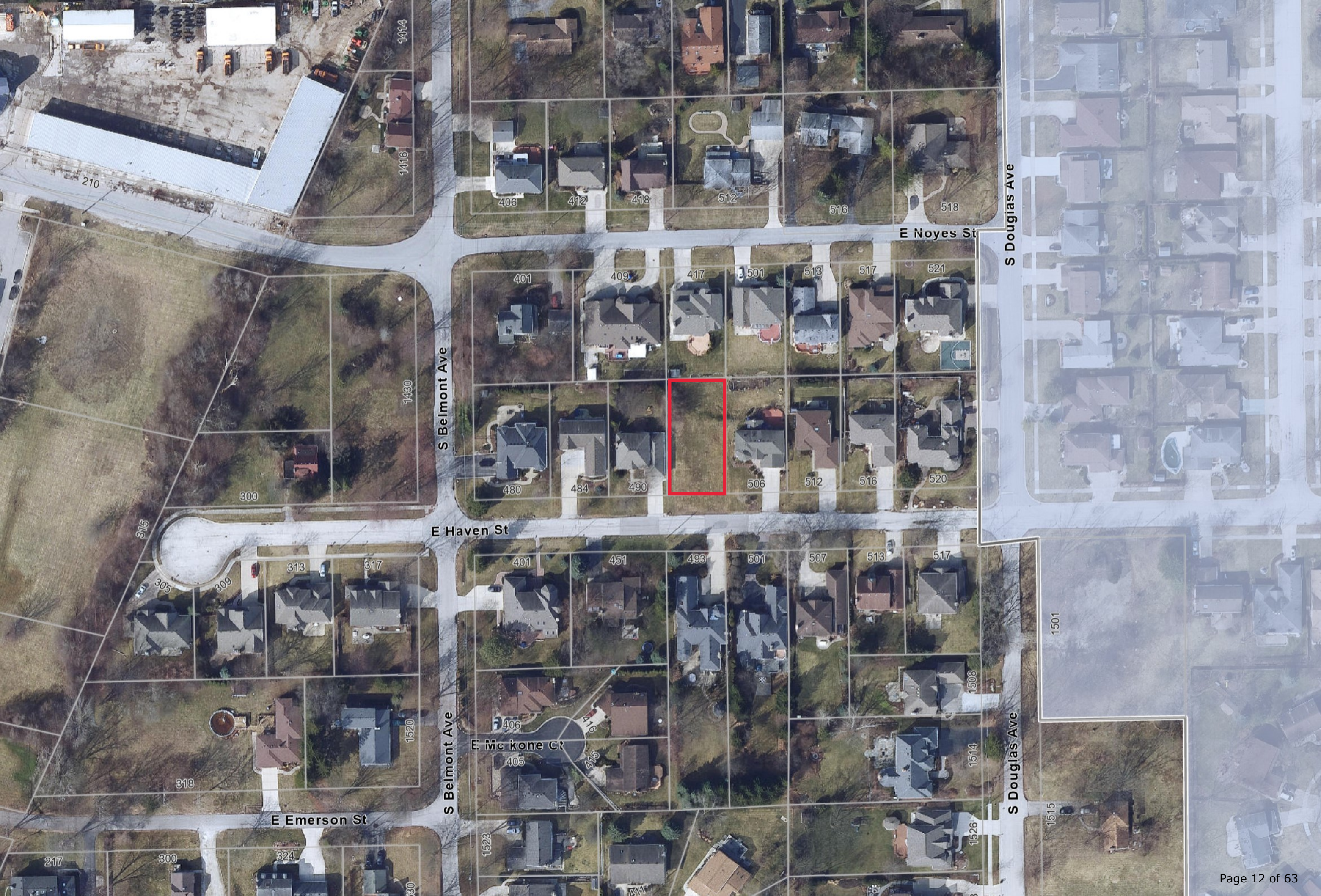
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit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



August 21, 2025

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

Cc: Petitioner, DC File 25-057



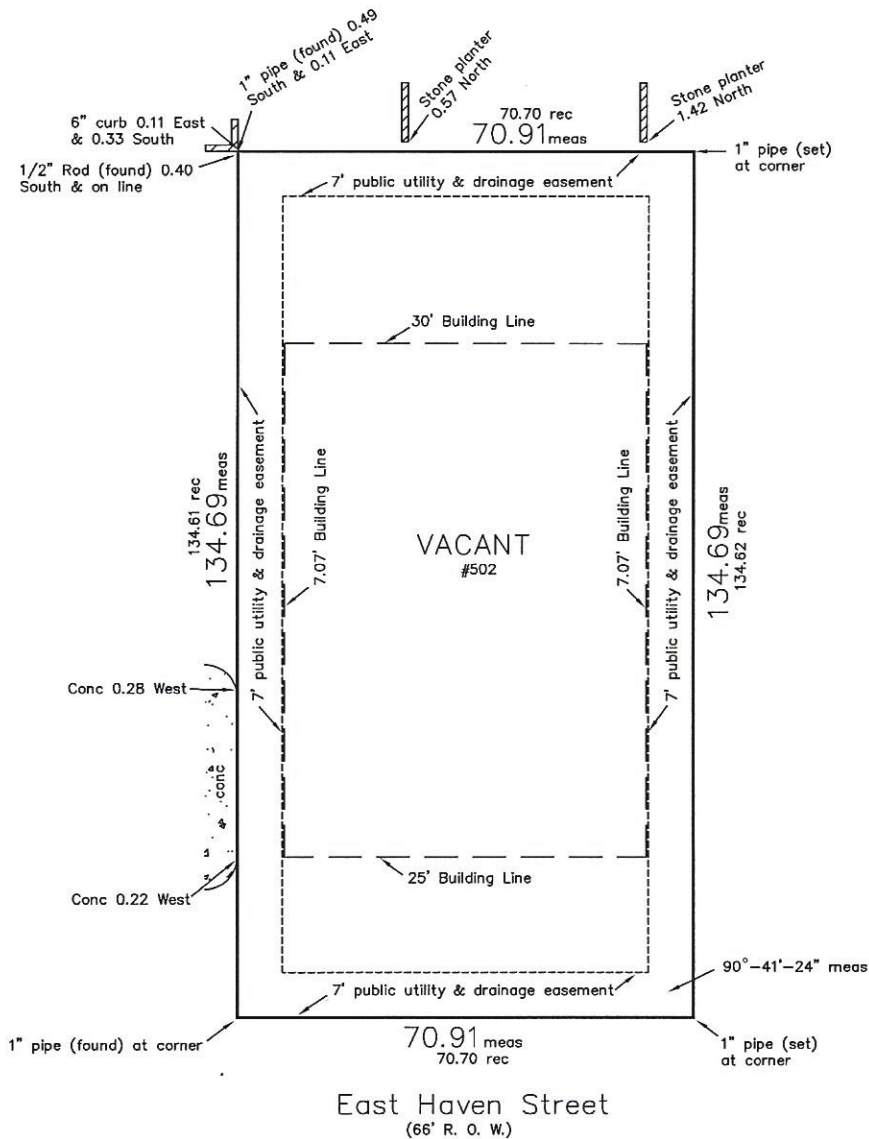


KABAL SURVEYING COMPANY
Land Surveying Services
Plat of Survey

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabaSurveyingCompany.com
Registration No. 184-003061

Lot 3 in Elwess Subdivision, being a Subdivision of part of the Northwest quarter of the Southwest quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded November 21, 1990 as Document 90569536, in Cook County, Illinois.

Address: 502 East Haven Street, Arlington Heights



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 9,550 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 19 2019

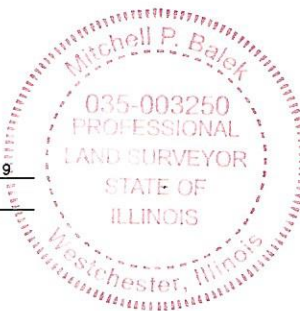
Building Located 20 20

Scale: 1 inch = 20 ft.

Order No. 190628

Ordered By: Fornaro Law

SURVEY UPDATED JULY 10, 2019



ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

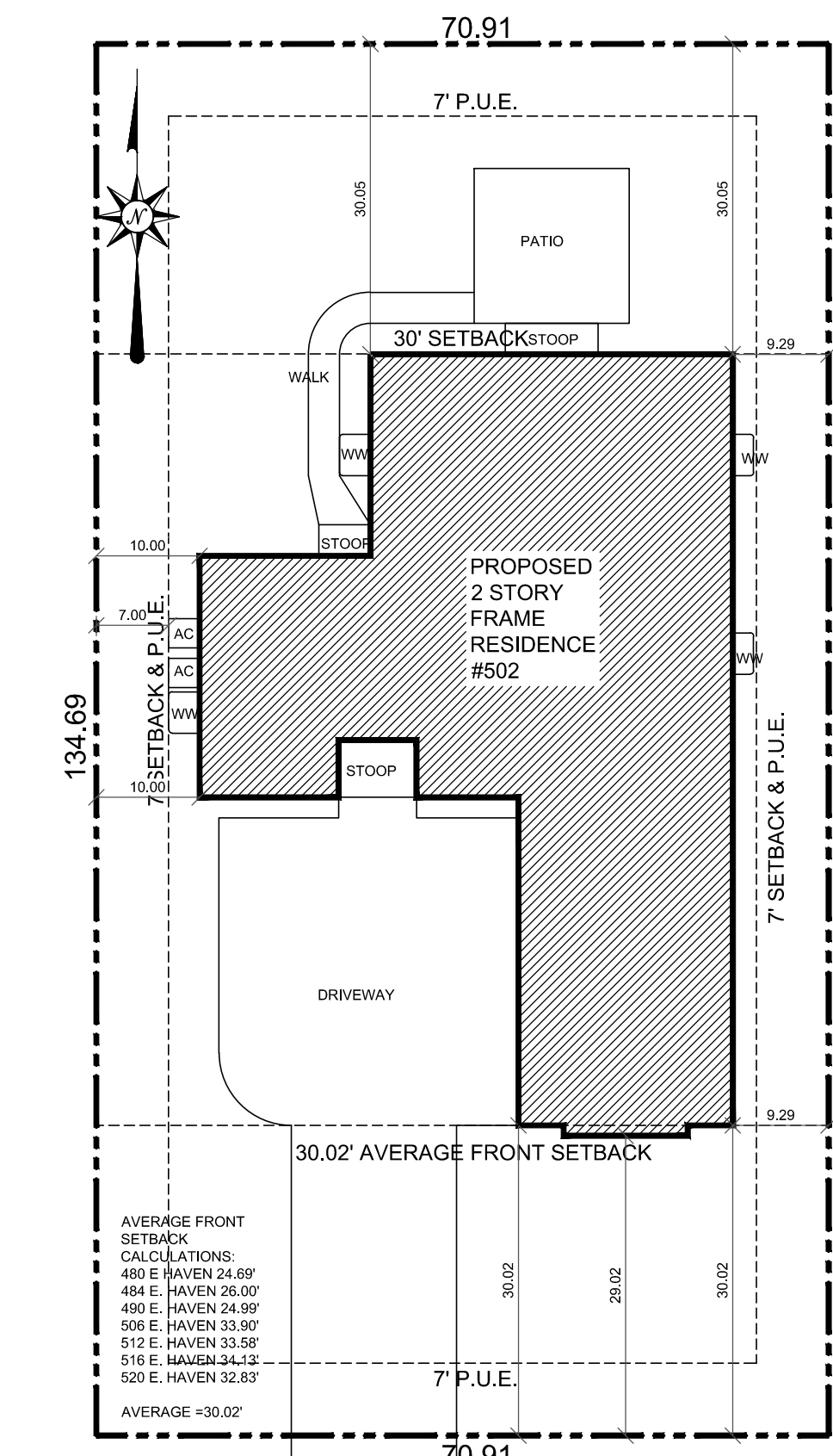
STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

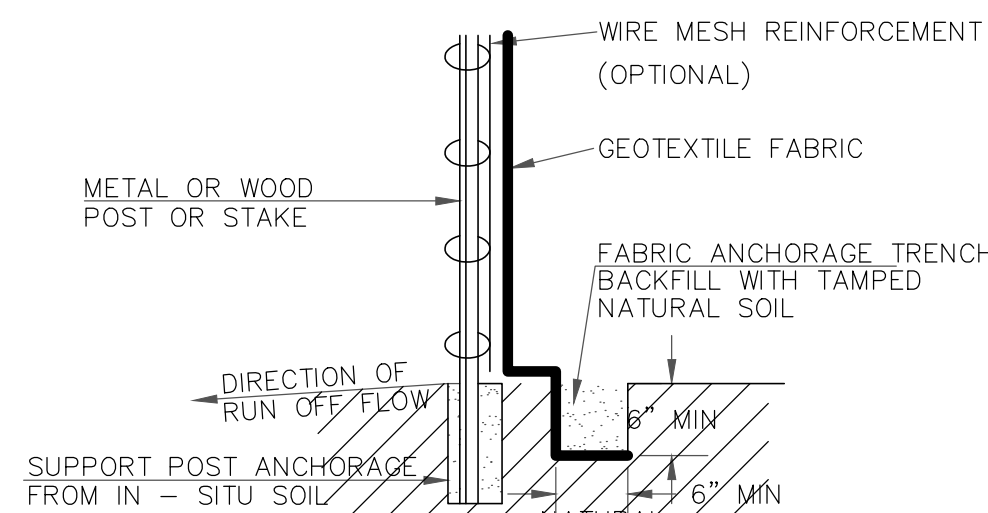
Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2020



E. HAVEN ST.

01 SITE PLAN

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



NOTES :

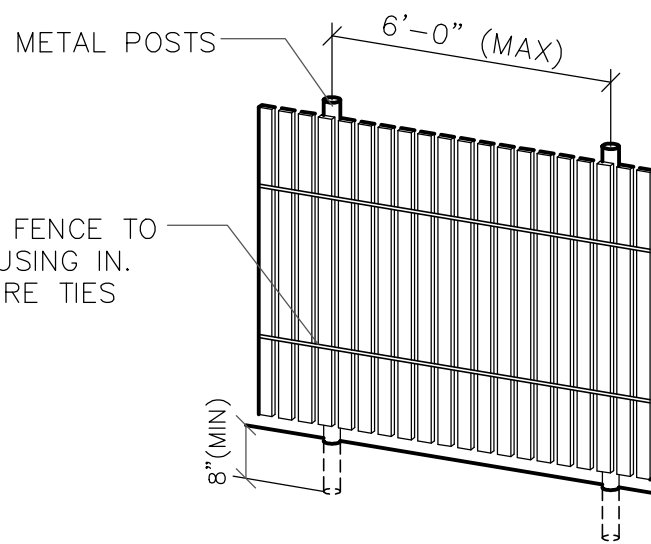
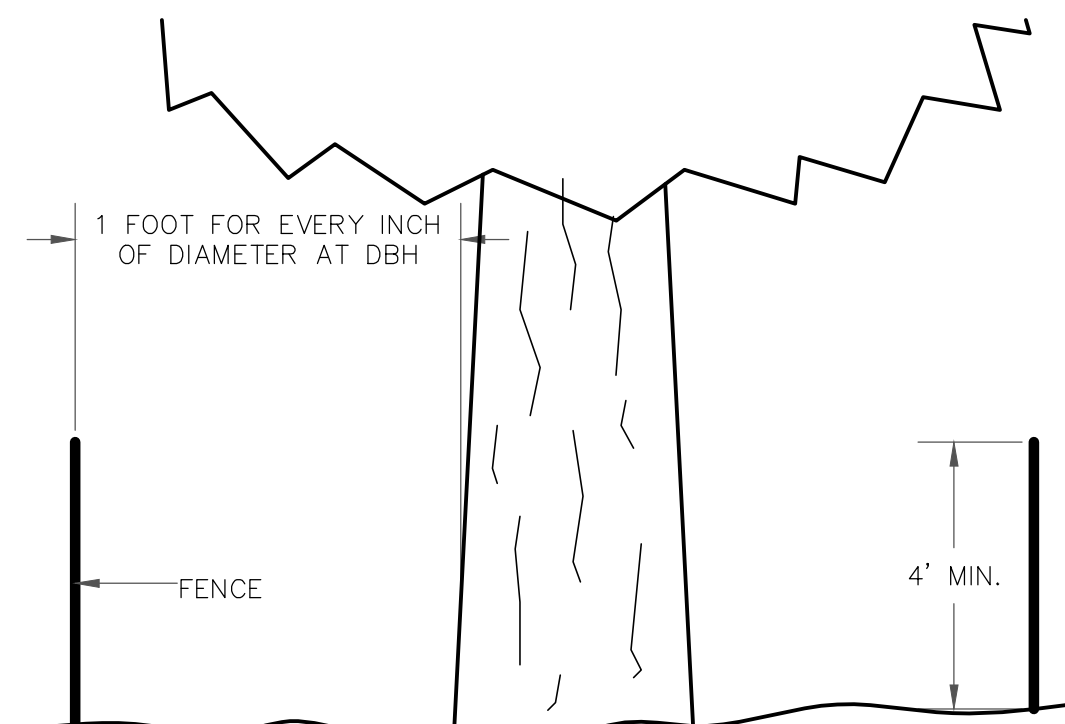
1. DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS. STEEL POSTS W/ TIE WIRES OR WOOD POSTS W/ NAILS
2. SILT FENCE SHALL BE REMOVED AS DIRECTED BY ENGINEER
3. SILT FENCE SHALL BE MIRAFI PREFABRICATED SILT FENCE OR APPROVED EQUAL

02 SILT FENCE

NOT TO SCALE

NOTES :

1. INSTALL & MAINTAIN 4" TALL WOODEN SLAT SNOW OR CHAIN LINK FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1 FOOT FOR EVERY INCH OF DIAMETER MEASURED AT BREAST HEIGHT (DBH=4.5' FROM GROUND LEVEL).
2. SNOW FENCE MUST BE SECURED TO METAL STAKES WITH A MINIMUM OF 4 WIRE TIES.
3. CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT AND STATIONARY THROUGHOUT CONSTRUCTION.
4. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.



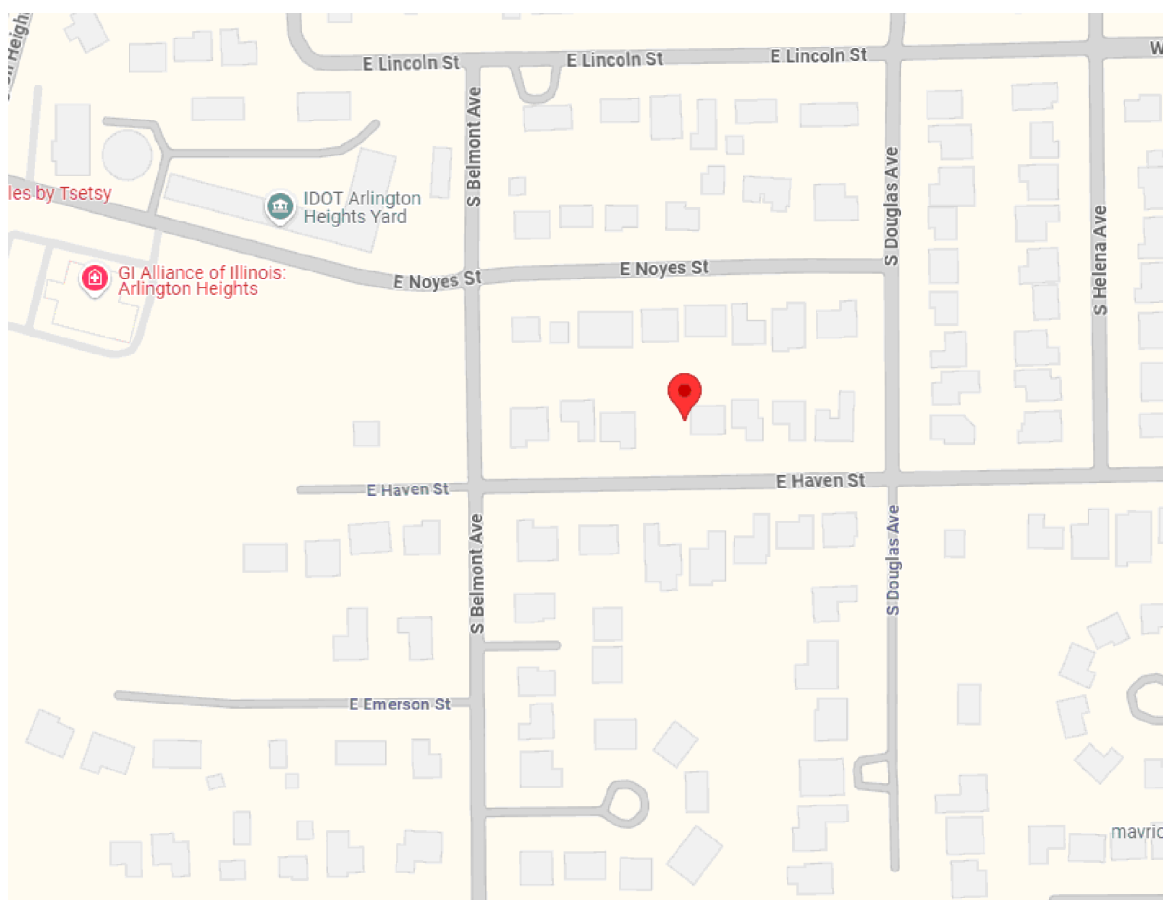
04 TREE PROTECTION

NOT TO SCALE

SITE NOTES

1. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON SITE STOCKPILING OF EXCAVATED MATERIAL WILL BE ALLOWED.
2. ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT OF WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL & SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH. THE RESTORATION WILL BE COMPLETED WITHIN FIVE DAYS OF THE DISTURBANCE.
3. THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS THE GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN A 6 FOOT HIGH CONSTRUCTION FENCE DURING NON WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATION UNTIL FOUNDATION IS BACKFILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 6 FOOT HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
4. WHEN REQUIRED BY THE ILLINOIS STATE PLUMBING CODE, THE GENERAL CONTRACTOR (OR HOMEOWNER ACTING AS GENERAL CONTRACTOR) IS TO PROVIDE AND MAINTAIN AN APPROVED PORTABLE TOILET FOR THE CONSTRUCTION SITE. THE LOCATION OF THE PORTABLE TOILET MUST BE A MIN. OF 6 FEET FROM ALL PROPERTY LINES.
5. CONSTRUCTION DEBRIS & REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT AND SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH UNITS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
6. ARABIC NUMERALS, AT LEAST THREE (3) INCHES IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.
7. CLEANOUTS ARE REQUIRED FOR ALL UTILITY SERVICE LINES WHERE THE LENGTH EXCEEDS 100 FEET OR A CHANGE OF DIRECTION OCCURS.
8. ALL DOWNSPOUTS SHALL SPLASH ON GRADE TO THE FRONT OR REAR OF THE RESIDENCE ONLY AND SHALL NOT EXTEND MORE THAN 5 FEET BEYOND THE STRUCTURE
9. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE'S STANDARDS AND SPECIFICATIONS FOR PUBLIC & PRIVATE IMPROVEMENTS
10. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE & ILLINOIS STANDARD SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION
11. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, ARCHITECT & OWNER, THEIR EMPLOYEES & AGENTS FROM ALL PROJECT CONSTRUCTION & TESTING RELATED LIABILITY.
12. THE CONTRACTOR SHALL REQUEST UTILITY LOCATES FROM ALL UTILITY COMPANIES BEFORE PROCEEDING & SHALL BE RESPONSIBLE FOR ANY DAMAGE THEREOF. (JULIES: 800-892-0123)
13. CONTRACTOR TO COORDINATE WITH THE PUBLIC WORKS DEPARTMENT TO INSTALL AN EXTERIOR REMOTE READING DEVICE
14. THE CONTRACTOR SHALL INSTALL & MAINTAIN ALL REQUIRED SOIL EROSION CONTROL MEASURES BEFORE STARTING WORK
15. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS TO ADHERE TO THIS REQUIREMENT
16. ALL DISTURBED VILLAGE STREETS TO BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS - 2" BIT. SURFACE COURSE AND 8" BAM; CONCRETE PAVEMENTS - 7"PCC CLASS SI W/ #6 BARS DOWELED @30"O.C. INTO THE EXISTING ADJACENT PAVEMENT
17. ALL DISTURBED PUBLIC SIDEWALKS ARE TO BE REPLACED WITH 5" PCC CLASS SI OVER A 3"CA-6 BASE WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF WORK IN SAID AREAS, WEATHER PERMITTING.
18. SILT CONTROL FENCING TO BE INSTALLED AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
19. CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK
20. ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY WILL BE WATER JETTED PRIOR TO FINAL RESTORATION
21. THE OWNER MUST PROVIDE WRITTEN NOTICE (W/ CONTACT PERSONS NAME & PHONE NUMBER) AT LEAST ONE WEEK IN ADVANCE TO ALL AFFECTED RESIDENTS WHOSE FRONTAGES WILL BE DISTURBED TO PERFORM THE REQUIRED UTILITY SERVICE CONNECTION AND OTHER OFF SITE WORK ASSOCIATED WITH THE SUBJECT PROPERTY. IN ADDITION, THE NOTIFICATION MUST STATE THAT THE FINAL SURFACE RESTORATION WILL BE COMPLETED WITHIN FIVE CALENDAR DAYS FOLLOWING COMPLETION OF THE WORK IN SAID AREAS, WEATHER PERMITTING. A COPY OF SAID CORRESPONDENCE MUST ALSO BE PROVIDED TO THE ENGINEERING DEPARTMENT, ATTN: PUBLIC IMPROVEMENTS INSPECTOR.
22. THE CONTRACTOR WILL PROVIDE TREE PROTECTION IN ACCORDANCE WITH THE VILLAGE STANDARD DETAIL
23. RESIDENTIAL MATERIAL REQUIREMENTS FOR DRIVEWAYS: DRIVEWAYS MEETING THESE REQUIREMENTS SHALL BE PROVIDED AT ALL LOCATIONS APPROVED BY THE VILLAGE ENGINEER WHERE VEHICULAR TRAFFIC IS INTENDED TO LEAVE THE ROADWAY AND MOVE ONTO PRIVATE PROPERTY. DRIVEWAYS FOR RESIDENTIAL BUILDINGS MUST BE CONSTRUCTED OF 1) A MINIMUM FLEXIBLE PAVEMENT OF 2" BITUMINOUS CONCRETE SURFACE, CLASS1 OVER 6" AGGREGATE BASE COURSE (CRUSHED) TYPE B. 2) RIGID PAVEMENT: 4" CONCRETE OVER 4" AGGREGATE BASE W/ WIRE MESH OR 3) RIGID PAVEMENT: 6" CONCRETE OVER 4" AGGREGATE BASE COURSE W/OUT WIRE MESH. IN APRON ONLY - USE 6" CONCRETE OVER 4" AGGREGATE W/OUT WIRE MESH
24. THE GRADE OF PITCH OF DRIVEWAYS SHALL BE POSITIVE (1% MIN.) AND DRAINED AWAY FROM THE RESIDENCE.
25. CONCRETE SERVICE WALK TO CONSIST OF A MINIMUM FIVE INCHES (5") PCC CLASS SI OVER A THREE INCH (3") AGGREGATE CA-6 BASE.
26. A SPOT SURVEY, PREPARED BY A REGISTERED LAND SURVEYOR, MUST BE SUBMITTED BEFORE ANY FRAMING BEGINS FOR ALL NEW SINGLE FAMILY RESIDENCES AND RESIDENCES WHERE A ZONING VARIANCE HAS BEEN GRANTED.

PROJECT LOCATION



GENERAL NOTES

1. CONTRACTOR SHALL PROCEED WITH THE UNDERSTANDING AND AGREEMENT THAT A SATISFACTORY JOB IS OBTAINABLE WITH THE INFORMATION AS PROVIDED. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DIMENSIONAL ACCURACY. ALL DIFFERENCES IN ANTICIPATED DIMENSIONS OR CONDITIONS SHALL BE IMMEDIATELY SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OR CONTINUATION OF WORK OR THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAME. ANY DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECT SHALL BE HE RESPONSIBILITY OF OWNER AND SHALL NULLIFY AND VOID ANY ARCHITECTURAL CONDITION.
2. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF EXISTING CONSTRUCTION IN THE FIELD. PLANS OF NEW AND EXISTING CONSTRUCTION SHALL NOT BE SCALED. DUE TO THE NATURE OF CONSTRUCTION, THE WRITTEN DIMENSIONS DEPICTED MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO MAKE ALL FINAL MEASUREMENTS AND FIELD ADJUSTMENTS PRIOR TO ORDERING MATERIALS AND COORDINATING LABOR.
3. DUE TO THE NATURE OF CONSTRUCTION, THESE DRAWINGS MAY NOT DEPICT EVERY PIECE OF MATERIAL AND ALL LABOR REQUIRED FOR CONSTRUCTION. THE GENERAL CONTRACTOR IS TO PROVIDE AN ALLOWANCE OR CONTINGENCY FUND TO COVER SUCH UNFORESEEN CONDITIONS OR PLAN MISINTERPRETATIONS. BY PROCEEDING WITH CONSTRUCTION, THE GENERAL CONTRACTOR/BUILDER,SUB-CONTRACTOR AGREE AND ARE SATISFIED WITH THESE PLANS AS BEING ADEQUATE TO CONSTRUCT THE PROJECT AS INTENDED.
4. THE CONTRACTOR SHALL SUBMIT WRITTEN NOTICE TO THE ARCHITECT AND OWNER IF DISCREPANCIES EXIST.
5. BEFORE SUBMITTING PROPOSALS FOR THIS WORK, EACH BIDDER WILL BE HELD TO HAVE EXAMINED THE BUILDING SITE AND SATISFIED HIMSELF/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THEIR PART OF THE WORK, OR THAT IN ANY MANNER AFFECT THE WORK UNDER CONTRACT.
6. ALL FEDERAL AND ILLINOIS HEALTH AND SAFETY ACTS SHALL BE INCORPORATED INTO THE GENERAL SPECIFICATIONS. ANY CONTRACTOR OR EMPLOYEE THEREOF REFUSING TO COMPLY WITH THE SAFETY STANDARDS SET FORTH IN THE ACTS SHALL BE DISMISSED FROM THE JOB SITE. ANY FINES LEVIED BY THE STATE OR FEDERAL OSHA OFFICERS SHALL BE PAID BY THE SUBCONTRACTOR.
7. FURNISH ALL LABOR, MATERIALS, TOOLS, INSURANCE AND PERMITS NECESSARY TO COMPLETE THE WORK AS SHOWN AND AS REASONABLY IMPLIED BY THE DRAWINGS, SPECIFICATIONS, NOTES AND REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
9. EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE ACTION AND SUPERVISION OF HIS/HER EMPLOYEE, AS WELL AS THE QUALITY AND SAFETY OF LADDERS, SCAFFOLDS, AND ANY CONSTRUCTION TOOLS OR STRUCTURES USED OR ERECTED AT THE JOB SITE. ALL EMPLOYEES ARE TO HAVE MEDICAL/WORKER'S COMPENSATION AND LIABILITY COVERAGE UNDER THE INSURANCE POLICIES OF THEIR EMPLOYERS.
10. THE PROPERTY OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS UNDERSTAND AND AGREE THAT THE ARCHITECT IS NOT TO PROVIDE ANY SITE SUPERVISION OR SITE VISITATION. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS ARE SOLELY RESPONSIBLE FOR SITE CONDITIONS, CONSTRUCTION PROCEDURES, AND SCHEDULING AND MATERIAL INSTALLATION AT THIS JOB.
11. EACH SUBCONTRACTOR SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND PROPERTY OWNER OF ANY PERCEIVED HAZARD TO LIFE, HEALTH OR PROPERTY (OR ANY POTENTIALLY DANGEROUS SITUATION), WHICH MAY DEVELOP DURING THE COURSE OF CONSTRUCTION. WORK SHALL BE HALTED UNTIL SUCH HAZARDS ARE ELIMINATED.
12. ALL MATERIALS AND PRODUCTS ARE TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR COMPARABLE EXISTING CONDITIONS. CONTRACTOR IS TO MAKE HIMSELF FAMILIAR WITH THE EXISTING CONDITIONS AND THE MATERIALS AND INSTALLATION METHODS AND PRECAUTIONS BEFORE COMMENCING WORK.
13. GENERAL CONTRACTOR SHALL PROTECT ADJACENT AREAS AND PROPERTIES NOT IN CONTRACT.
14. EACH CONTRACTOR OR SUBCONTRACTOR IN SIGNING THEIR CONTRACT GUARANTEES THEIR WORK FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL LEAVE THE WORK IN PERFECT ORDER UPON COMPLETION. NEITHER THE FINAL CERTIFICATE OF PAYMENT NOR ANY PROVISION IN THE CONTRACT DOCUMENTS SHALL RELIEVE THE CONTRACTOR OR SUB-CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP, WITHIN THE EXTENT AND PERIOD PROVIDED BY LAW.
15. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO SUPPLY THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO CONSTRUCTION.
16. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH OWNER THE INSTALLATION REQUIREMENTS OF ALL FURNISHED ITEMS.

DRAWING INDEX

- | | |
|-----|--|
| A1 | TITLE SHEET |
| A2 | NOTES |
| A3 | FOUNDATION PLAN
FINISHED BASEMENT PLAN |
| A4 | FIRST FLOOR PLAN
SECOND FLOOR PLAN |
| A5 | SOUTH (FRONT) ELEVATION
EAST (RIGHT SIDE) ELEVATION |
| A6 | NORTH (REAR) ELEVATION
WEST (LEFT SIDE) ELEVATION |
| A7 | FIRST FLOOR FRAMING PLAN
SECOND FLOOR FRAMING PLAN |
| A8 | CEILING FRAMING PLAN
ROOF FRAMING PLAN |
| A9 | SECTIONS & DETAILS |
| A10 | BASEMENT ELECTRIC PLAN
FIRST FLOOR ELECTRIC PLAN |
| A11 | SECOND FLOOR ELECTRIC PLAN
LIGHT & VENTILATION SCHEDULE
SUPPLY RISER DIAGRAM
WASTE & VENT DIAGRAM
WATER SERVICE CALCULATIONS |

APPLICABLE CODES

- ICC 2018 INTERNATIONAL RESIDENTIAL CODE
- ICC 2018 INTERNATIONAL FIRE CODE
- ICC 2018 INTERNATIONAL EXISTING BUILDING CODE
- ICC 2018 INTERNATIONAL MECHANICAL CODE
- ICC 2018 INTERNATIONAL FUEL GAS CODE
- NFPA 2017 NATIONAL ELECTRICAL CODE
- ICC 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

THE FOLLOWING CONSTRUCTION CODES ARE MANDATED BY THE STATE OF ILLINOIS AND ENFORCED BY THE VILLAGE OF ARLINGTON HEIGHTS.

- 2014 ILLINOIS PLUMBING CODE
- 2021 ILLINOIS ENERGY CONSERVATION CODE

2012 IECC PRESCRIPTIVE INSULATION & GLAZING REQUIREMENTS

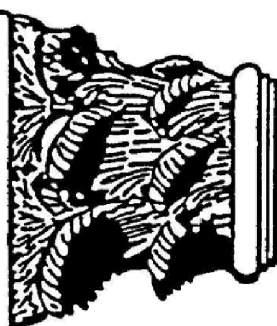
CLIMATE ZONE:	5
FENESTRATION U-FACTOR:	0.30
SKYLIGHT U-FACTOR:	0.55
CEILING R-VALUE:	R-49
WOOD FRAME WALL R-VALUE:	R-20
FLOOR R-VALUE:	R-30
BASEMENT WALL R-VALUE:	R-19 CAVITY OR R-15 CONTINUOUS

FRAMING NOTES & MATERIAL SPECIFICATIONS

1. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
2. SPLIT DOUBLE JOISTS TO ACCOMMODATE PLUMBING, HVAC, ETC.
2. PROVIDE SOLID BLOCKING UNDER ALL PERPENDICULAR PARTITIONS.
4. ALL STRUCTURAL HEADERS TO BE (2) 2X12'S W/ 1"PLYWOOD U.N.O.
5. PROVIDE STEEL JOIST HANGERS AS REQUIRED. INSTALL & NAIL HANGERS PER MANUFACTURER'S SPECIFICATIONS.
6. ALL BEARING POINTS TO BE (3) 2X4'S U.N.O. BEARING DIRECTLY TO FOUNDATION,STEEL, OR OTHER APPROVED HEADER.
7. PROVIDE BRIDGING FOR 2X FLOOR JOISTS @ 8'-0" O.C.
8. PROVIDE BRIDGING FOR 2X CEILING JOISTS @ 10'-0" O.C.
9. PROVIDE BRIDGING FOR 2X RAFTERS IN VAULTED CEILINGS @ 10'-0"O.C.
10. PROVIDE COLLAR TIES FOR RAFTERS @ 32" O.C.
11. ALL HIPS, VALLEY'S AND RIDGES TO BE 2X12'S U.N.O.
12. INSTALL FABRICATED WOOD PRODUCTS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL WOOD IN CONTACT W/ CONCRETE TO BE TREATED.
14. PROVIDE DOUBLE JOISTS UNDER MASTER BATH TUB & SHOWER.
15. PROVIDE DOUBLE JOISTS UNDER KITCHEN COUNTERS & ISLANDS.
16. ALL FRAMING LUMBER TO BE SPF#2 (OR BETTER). Fb=1289psi.
17. DESIGN LOADS:
FLOOR JOISTS -
40 PSF LIVE LOAD, 20 PSF DEAD LOAD
CEILING JOISTS: 20 PSF LIVE LOAD
RAFTERS: 30 PSF LIVE LOAD, 15 PSF DEAD LOAD
GROUND SNOW LOAD: 30 PSF
18. RIDGE BOARDS SHALL BE LARGER THAN THE CUT END OF THE COMMON RAFTERS BEING SERVED.
19. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF C=3,000 PSI
20. ALL REINFORCEMENT STEEL SHALL BE ASTM GRADE 60 Fy=60KSI
21. ALL STRUCTURAL STEEL SHALL BE A36 Fy=36 KSI
22. ALL MASONRY GROUTING SHALL HAVE AN ULTIMATE STRENGTH OF F'm=2500 PSI.
23. ALL LVL'S SHALL HAVE A E(MIN)=1,900,000 PSI AND Fb(MIN)=2600 PSI
24. ALL PORCH WOOD TO BE TREATED.



17/2/25



TOWN STUDIOS, INC.

1297 SHERMER ROAD
NORTHBROOK, ILLINOIS 60062

PHONE: 847-498-0900
WWW.TOWNSTUDIOS.COM

NEW RESIDENCE
502 E. HAVEN STREET
ARLINGTON HEIGHTS, 60005

SHEET NO.

A-1

OF 11 SHEETS

DATE:

07.02.25



1410

406

412

418

512

516

518

E Noyes St

401

409

417

501

513

517

521

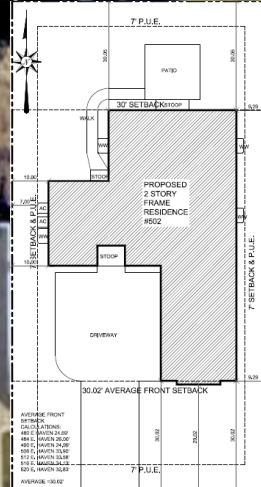
1430

S Belmont Ave

480

484

490



506

512

516

520

S Douglas Ave

ven St

317

S Belmont Ave

401

451

493

501

507

513

517

S Douglas Ave

1501

SURROUNDING PROPERTIES



PROPERTY TO LEFT 1
480 E HAVEN ST



PROPERTY TO LEFT 2
484 E HAVEN ST



PROPERTY TO LEFT 3
490 E HAVEN ST



SUBJECT PROPERTY
502 E HAVEN ST



PROPERTY TO RIGHT 1
506 E HAVEN ST



PROPERTY TO RIGHT 2
512 E HAVEN ST



PROPERTY TO RIGHT 3
516 E HAVEN ST

EAST HAVEN STREET



PROPERTY ACROSS 1
451 E HAVEN ST



PROPERTY ACROSS 2
493 E HAVEN ST



PROPERTY ACROSS 3
501 E HAVEN ST



01 SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"

- ASPHALT ROOF
- ALUMINUM GUTTERS & DOWNSPOUTS
- HARDIE BOARD SIDING
- HARDIE BOARD CORNER BOARDS
- BOARD & BATTEN SIDING
- STANDING SEAM METAL ROOF
- HARDIE BOARD TRIM BOARD
- LIMESTONE SILL
- STONE

MATERIAL SCHEDULE:
ASPHALT ROOF: TIMBERLINE HDZ - OYSTER GRAY
ALUMINUM GUTTERS: 5 INCH WHITE ALUMINUM
DOWNSPOUTS: 3 INCH WHITE ALUMINUM
HARDIE BOARD SIDING: JAMES HARDIE SMOOTH HARDEE PANEL
COLOR: ARCTIC WHITE
HARDIE BOARD CORNER BOARDS: JAMES HARDIE ARCTIC WHITE
BOARD/BATTEN SIDING: 1 1/2 INCH TRIM PIECE, ARCTIC WHITE
STANDING SEAM METAL ROOF: UNION CORRUGATING MASTER RIB 3.17 FT X 8FT RIBBED BLACK
HARDIE BOARD TRIM BOARD- 1 1/2 INCH TRIM PIECE ARCTIC WHITE JAMES HARDIE
LIMESTONE SILL- GRAY LIMESTONE SILL 7.5"
STONE: FOND DU LAC THIN STONE 1/12 INCH THICK
WINDOWS: ADVANCED WINDOWS CORP SERIES 6300 CASEMENT/6300 FIELD

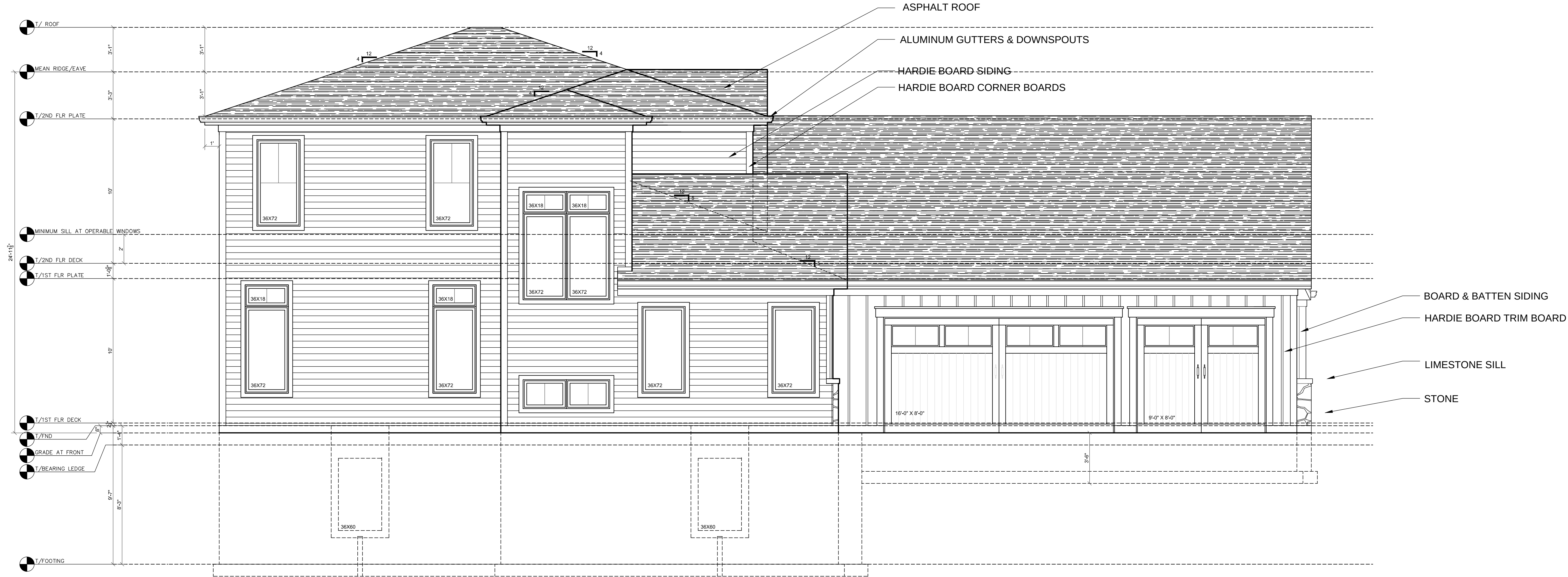


02 EAST (RIGHT SIDE) ELEVATION
SCALE: 1/4"=1'-0"

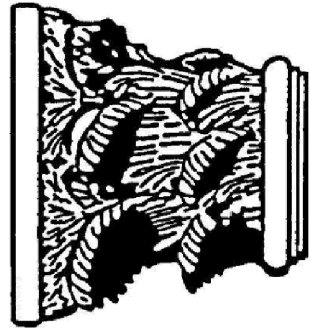


01 NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL SCHEDULE:
ASPHALT ROOF: TIMBERLINE HDZ - OYSTER GRAY
ALUMINUM GUTTERS: 5 INCH WHITE ALUMINUM
DOWNSPOUTS: 3 INCH WHITE ALUMINUM
HARDIE BOARD SIDING: JAMES HARDIE SMOOTH HARDEE PANEL
COLOR: ARCTIC WHITE
HARDIE BOARD CORNER BOARDS: JAMES HARDIE ARCTIC WHITE
BOARD/BATTEN SIDING: 1 1/2 INCH TRIM PIECE, ARCTIC WHITE
STANDING SEAM METAL ROOF: UNION CORRUGATING MASTER RIB 3.17 FT X 8FT RIBBED BLACK
HARDIE BOARD TRIM BOARD- 1 1/2 INCH TRIM PIECE ARCTIC WHITE JAMES HARDIE
LIMESTONE SILL- GRAY LIMESTONE SILL 7.5"
STONE: FOND DU LAC THIN STONE 1/12 INCH THICK
WINDOWS: ADVANCED WINDOWS CORP SERIES 6300 CASEMENT/6300 FIELD



01 WEST (LEFT SIDE) ELEVATION
SCALE: 1/4"=1'-0"



502 E. HAVEN ST. - SAMPLE BOARD

Roof: Timberline HDZ - Oyster Gray



Stone: Fond Du Lac Thin Stone



Hardee Board Siding: James Hardie Board Smooth Panel- Arctic White



Lime Stone Sill: Gray Limestone Sill 7.5"



Standing seam metal roof: Color Black



Hardee Board Siding: James Hardie Plank - Arctic white





VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
8/26/2025

Item: Gas Station - 1000 S. Arlington Heights Rd. / Commercial -
DC25-009

Department: Planning & Community Development

Item Description:

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 architectural design for the Gas Station and Convenience Store to be located at 1000 S. Arlington Heights Road. This recommendation is based on the plans received 7/8/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed black/gray color scheme which will be unique in this location.
2. The ground sign for this development should be designed with a decorative monument style using building materials, such as brick, to match the convenience store.
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:

1. Staff Report_1000 S Arlington Heights Rd
2. Exhibits_1000 S Arlington Heights Rd

3. Context Photos_1000 S Arlington Heights Rd

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Gas Station and Convenience Store
Project Address: 1000 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: August 14, 2025

PETITION INFORMATION:

DC Number: 25-009
Petitioner Name: Nathan Remitz
Petitioner Address: Patera Architecture
4040 N. Calhoun Road, Suite 200
Brookfield, WI 53005
Meeting Date: August 26, 2025

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 Permit to allow an auto service station with a convenience mart in the B-2 General Business District. 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 demolish an existing auto repair building to build a new gas station and convenience store. The site is located at the southwest corner of Central and Arlington Heights Road. The scope of the project includes a complete redevelopment of the site with four gas pumps and canopy, new 3,678 square foot convenience store building, new paving/curbs, and perimeter landscaping. An existing telecommunication tower and fencing at the southwest corner of the property will remain.

Architectural Design:

Overall, the proposed architectural design of the convenience store is nicely done with quality materials and detailing. The massing of the building is nicely articulated with variation in the façade and wall height. The storefront windows have a nice rhythm along the front and exterior side facades. The entrance canopy, metal awnings, decorative cornices, and decorative wall sconces complete the design. The only comment on the design is for the Design Commission to evaluate the proposed black/gray color scheme which will be unique in this location.

The proposed gas station canopy structure will include brick column bases to match the building, but otherwise it will be branded based on the fuel company, which is typical for other gas stations in Arlington Heights.

Mechanical Equipment Screening:

All exterior mechanical equipment is required to be screened from view. Two rooftop mechanical units are anticipated and are planned to be placed in the center of the roof. The proposed design includes parapet walls which will screen the view of the rooftop equipment.

Signage:

Per code, automobile service stations are allowed wall signage, a ground sign, as well as canopy signage. At this time, the only signage provided for review is a place holder for one wall sign above the convenience store entrance, which works well with the building design. It is recommended that the ground sign for this development be designed with a decorative monument style using building materials, such as brick, to match the convenience store.

Separate permits are required for all exterior signs.

Trash Screening:

The plans include a trash dumpster area located on the side of the building which is illustrated to be enclosed with a wood fence of similar design to the adjacent telecommunications tower enclosure.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the Gas Station and Convenience Store to be located at 1000 S. Arlington Heights Road. This recommendation is based on the plans received 7/8/25, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed black/gray color scheme which will be unique in this location.
2. The ground sign for this development should be designed with a decorative monument style using building materials, such as brick, to match the convenience store.
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.



August 14, 2025

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

Cc: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Rachel Hitzemann, Development Planner, Petitioner, DC File 25-009



YMA TAEKWONDO
& KRAV MAGA

108

Central Rd

Central Rd

Central Rd

Central Rd

Central Rd

Central Rd

S Evergreen Ave

Northern Illinois Foot
& Ankle Specialists

AutoTech

1005

Arlington
Automotive Services

225

Arlington Heights Rd

Arlington Heights Rd

South Ar
Heights
KinderCare

Hefferan Roofing

Google

Family Dentistry of
Arlington Heights

Page 24 of 63

ALTA/NSPS LAND TITLE SURVEY
of

THAT PART OF LOT 191 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 191, 7.95 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH TO A POINT IN THE SOUTH LINE OF SAID LOT, SAID POINT BEING 20 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT IN R. A. CEPEK'S ARLINGTON HIGHLANDS, BEING A SUBDIVISION OF PARTS OF SECTION 4 AND 9 IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 28, 1926 AS DOCUMENT NO. 288597, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 191, DISTANT 49.41 FEET EAST OF THE NORTHWEST CORNER THEREOF (SAID POINT OF BEGINNING ALSO BEING THE MOST WESTERLY CORNER OF PARCEL NO. 0112 AS CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN COURT CASE 94 L 50196); THENCE (THE FOLLOWING THREE COURSES BEING ALONG THE WESTERLY BOUNDARY OF SAID PARCEL NO. 0112) S69°12'47"E, FOR A DISTANCE OF 53.31 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 40 FEET, FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE S13°49'53"E, ON A LINE TANGENT TO THE LAST DESCRIBED ARC OF A CIRCLE, FOR A DISTANCE OF 82.45 FEET TO A POINT ON THE PRESENT WESTERLY LINE OF ARLINGTON HEIGHTS ROAD; THENCE S00°40'17"W, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 65.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 191; THENCE S89°31'56"W, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 138.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 191, THENCE N01°16'55"W, ALONG THE WEST LINE OF SAID LOT 191, FOR A DISTANCE OF 193.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 191; THENCE S89°51'22"E, ALONG THE NORTH LINE OF SAID LOT 191, FOR A DISTANCE OF 49.41 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1000 SOUTH ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS

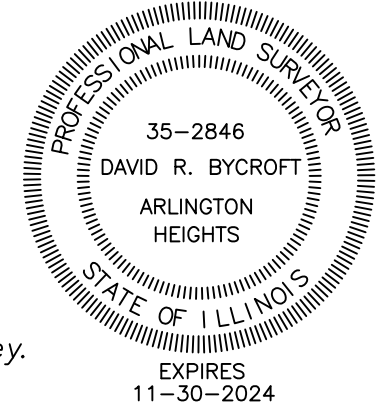
State of Illinois }
County of Cook } ss.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a)(b), 8, 9, 11, 14, 16 and 17, of Table A thereof.
The field work completed February 23, 2024.

dated at Arlington Heights, Illinois, this 26th day of February, 2024

by _____
as Illinois Professional Land Surveyor No. 2846

This professional service conforms to the current Illinois minimum standards for a boundary survey.



FLOOD ZONE INFORMATION
According to FEMA Map No. 17031C0203J effective date August 19, 2008 part of the property is in shaded Zone X, which is an area of 0.2% annual chance flood; an area of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; an area protected by levees from 1% annual chance flood.

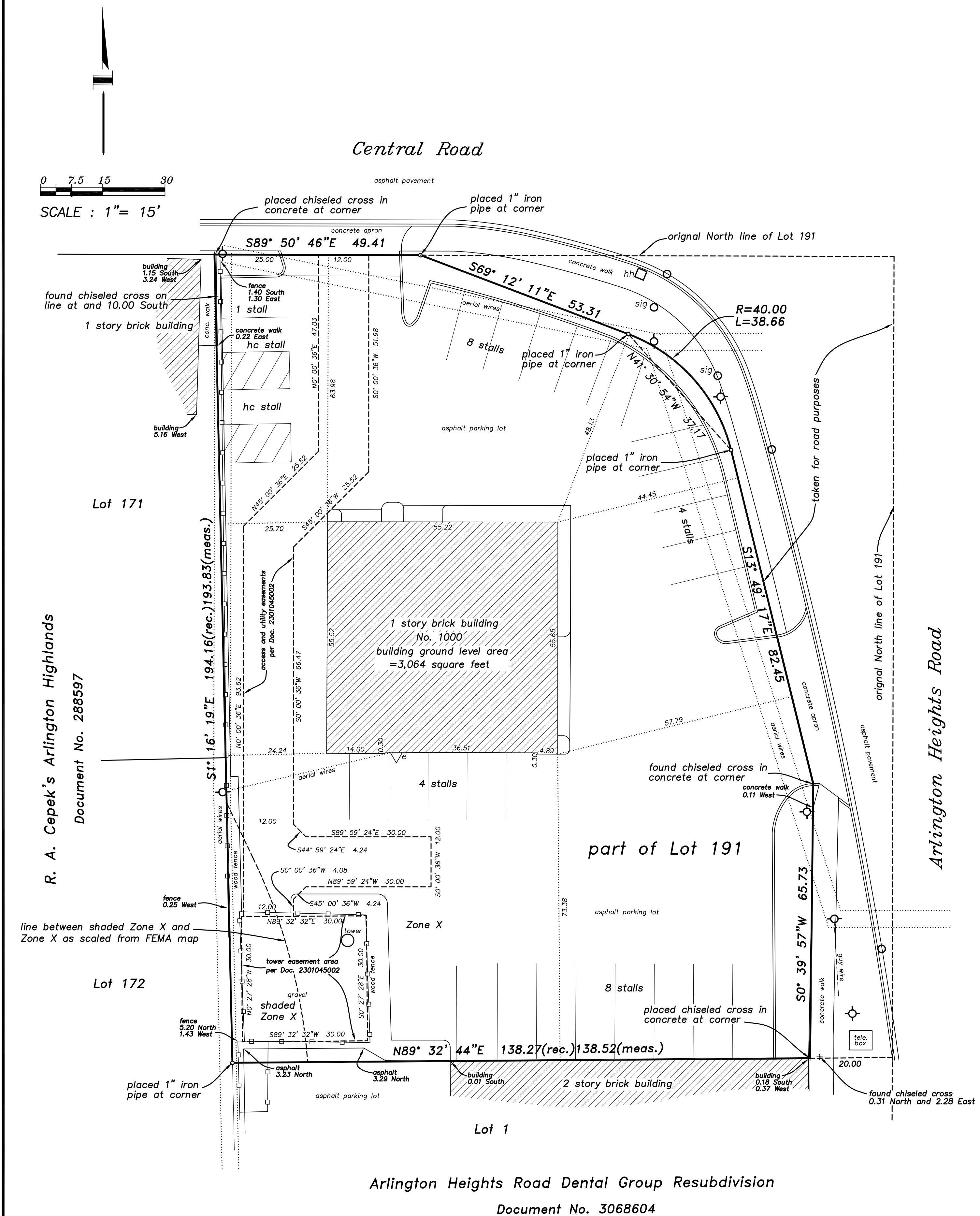
- Legend**
- | | | | |
|--|---------------------|--|-----------------|
| | gas meter | | utility vault |
| | electric meter | | water valve box |
| | electric box | | manhole |
| | traffic hand hole | | utility pole |
| | traffic signal pole | | catch basin |
| | water service b-box | | light |
| | clean out | | fire hydrant |
| | sign | | |
| | fence | | |
| | guard rail | | |
| | combined sewer | | |
| | storm sewer | | |
| | water line | | |
| | sanitary sewer | | |

FILE NO. 24-xx

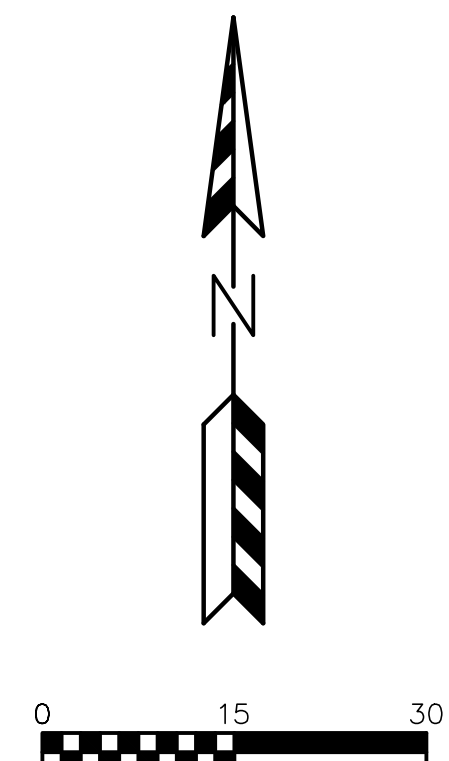
for:
Real Markets, Ltd.
4001 West Devon Avenue
Chicago, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

The Property is not being used as a solid waste dump, sump or sanitary landfill.
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.
There is no evidence of new construction on the subject property at this time.
The subject property has 25 regular parking spaces and 2 handicap parking spaces.
Lot 2 has 38 regular parking spaces and 1 handicap parking space.
The area of the property surveyed equals 24,413 square feet.
The legal description was provided by client, a title commitment was not provided.



Arlington Heights Road Dental Group Resubdivision
Document No. 3068604



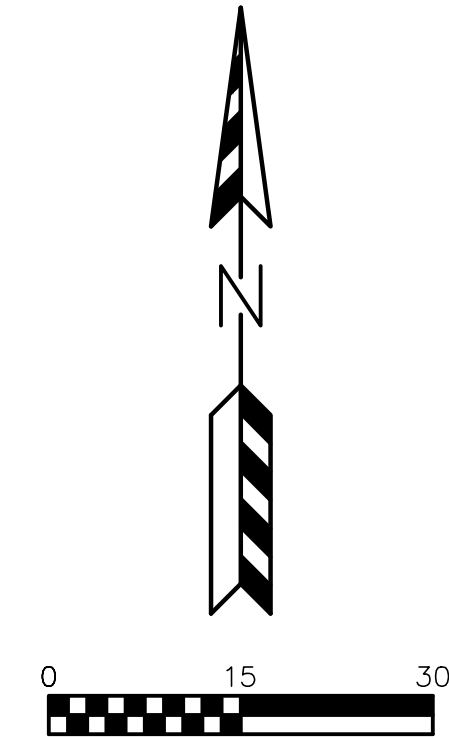
— — 896 — — — — — EXISTING MINOR CONTOUR.
 — — -895- — — — — EXISTING MAJOR CONTOUR.
 ——— OHEL ——— — OVERHEAD ELECTRIC LINE.
 ——— BuEl ——— — BURIED ELECTRIC LINE.
 ——— BuTel ——— — BURIED TELEPHONE LINE.
 ——— FO ——— — FIBER OPTIC LINE.
 ——— GAS ——— — GAS LINE.
 ——— SAN ——— — SANITARY SEWER MAIN OR LATERAL.
 ——— WAT ——— — WATER MAIN OR SERVICE.
 ————— ——— — STORM SEWER LINE.
 [ELEC] ——— — ELECTRIC METER.
 [GAS] ——— — GAS METER.
 [C] ——— — GAS VALVE.
 [F] ——— — FIRE HYDRANT.
 [P] ——— — POWER POLE.
 [SN] ——— — SANITARY SEWER MANHOLE.
 [ST] ——— — STORM SEWER MANHOLE.
 [] ——— — STORM SEWER INLET.
 [T] ——— — TELEPHONE PEDESTAL.
 [TRAN] ——— — TRANSFORMER.
 [W] ——— — WATER VALVE.

[illegible]

PROJECT TITLE: **NEW GAS STATION
1000 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005**

SHEET NO:

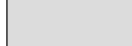
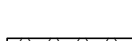
C1.01



LEGEND:

- Ⓢ – PARKING STALLS IN A ROW
- Ⓡ – REJECT CURB
- ⓐ – ACCEPT CURB

PAVING LEGEND

	ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE APRON 6" CRUSHED AGGREGATE BASE COURSE 8" CONCRETE
	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE 5" CONCRETE

SITE INFORMATION BLOCK

Site Address:	1000 S. Arlington Heights Road			
Legal Description:	Part of 191 in R.A. Cepek's Arlington Highlands			
Site Acreage:	0.5602 Acres			
Current Zoning:	B-2			
Building Setbacks				
Front	1.5 feet			
Side	45 feet			
Rear	1 foot			
Parking Stall Requirements				
Use	Area s.f.	Parking Requirements	Employees	Parking Required
Auto Service Station		1/300 s.f. +		
& Convenience Store	3,678	1/employee	3	15
Standard Stalls Provided: 8				
Fuel Pump Stalls Provided: 8				
Total Parking Provided: 16				

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parrishse.com

PROJECT TITLE:

**NEW GAS STATION
1000 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005**

PLAN TITLE:

PROPOSED SITE PLAN

DRAWN BY:

MBS

DESIGNED BY:

MBS

CHECKED BY:

KJP

PLAN DATE:

7/1/2025

PROJECT NO:

\PA-35-24

SUBMITTAL

SHEET NO:

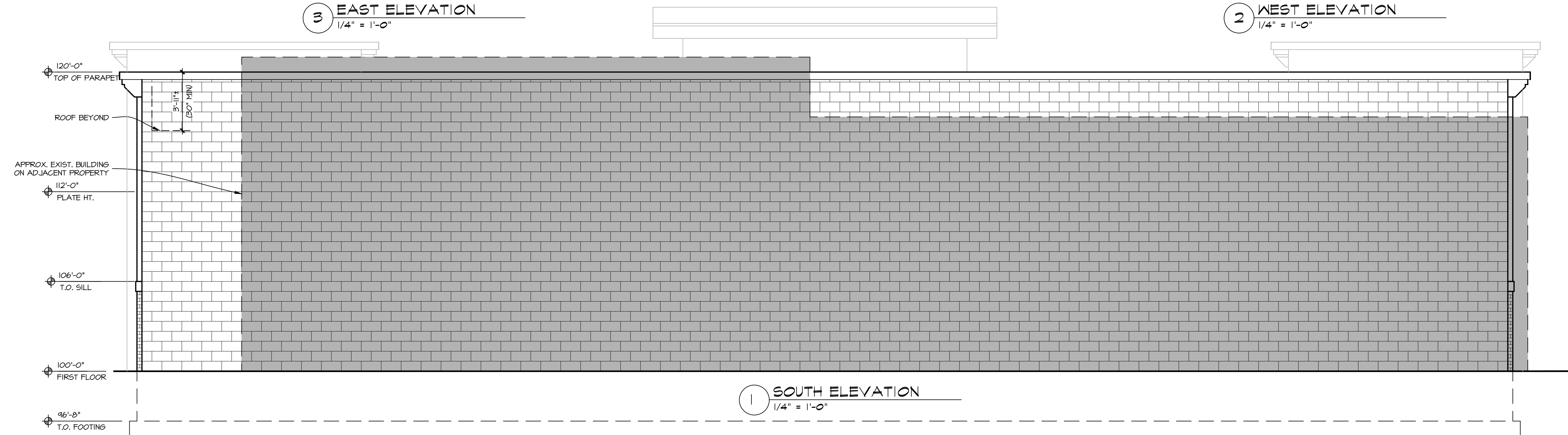
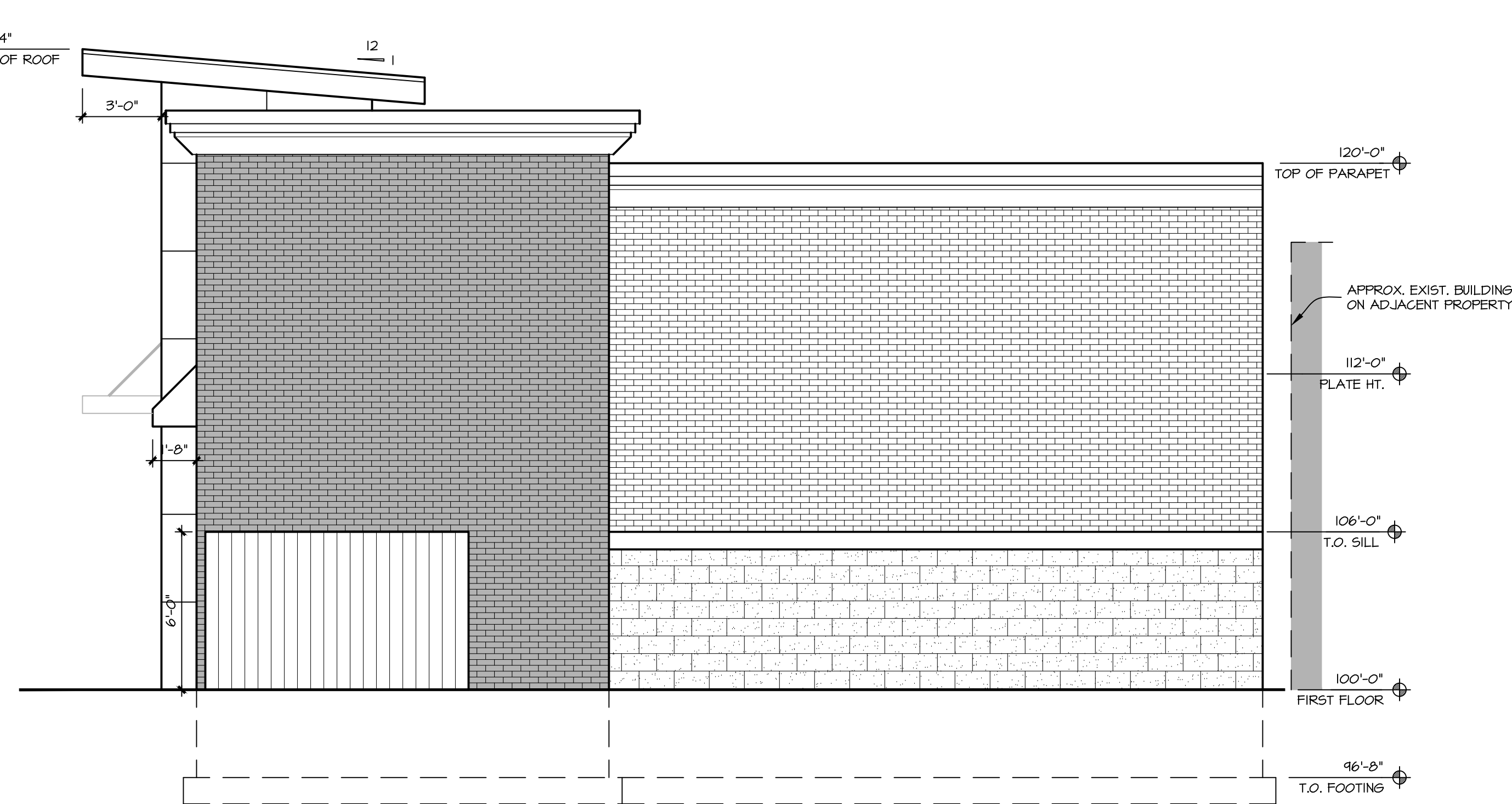
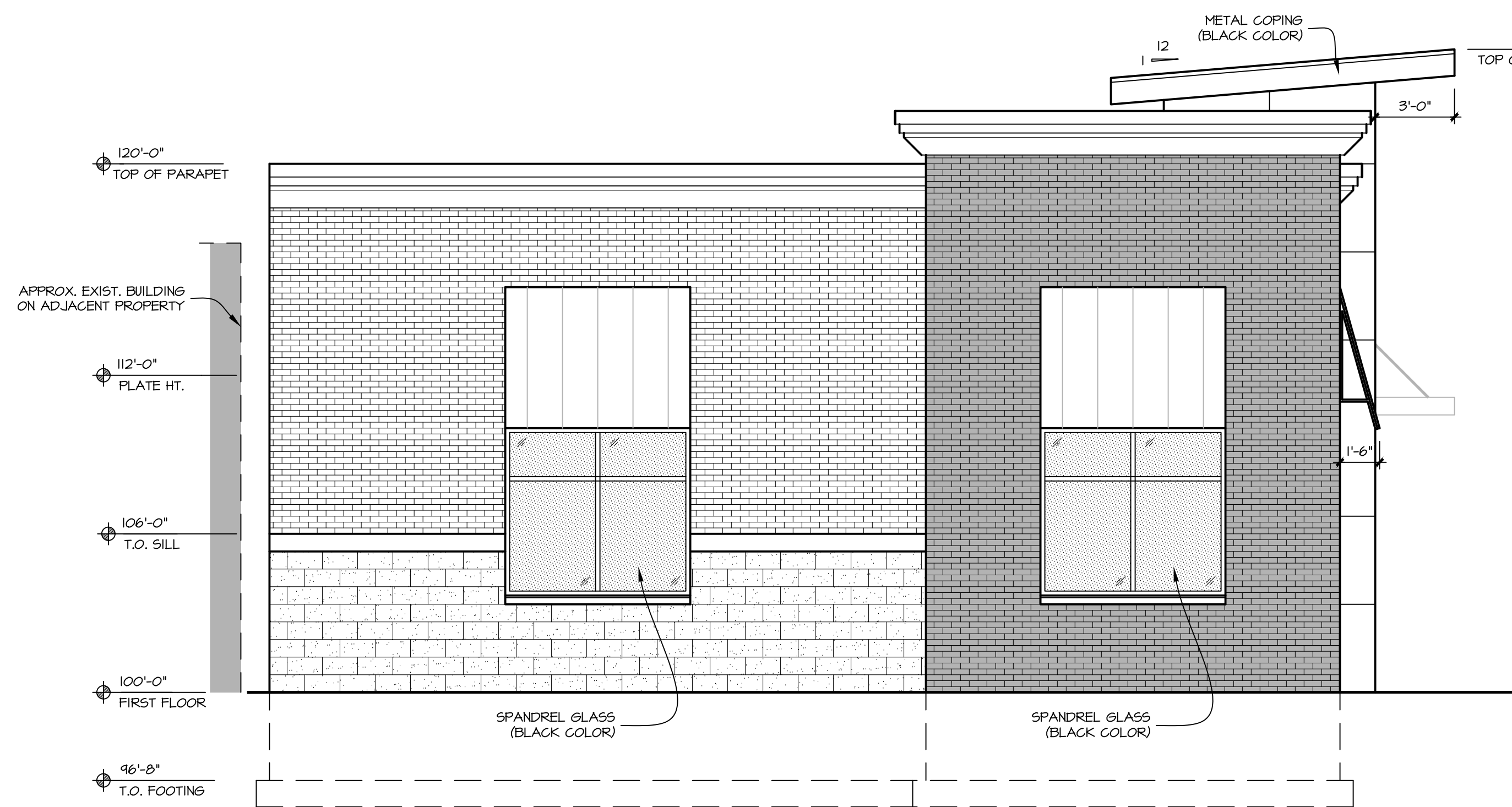
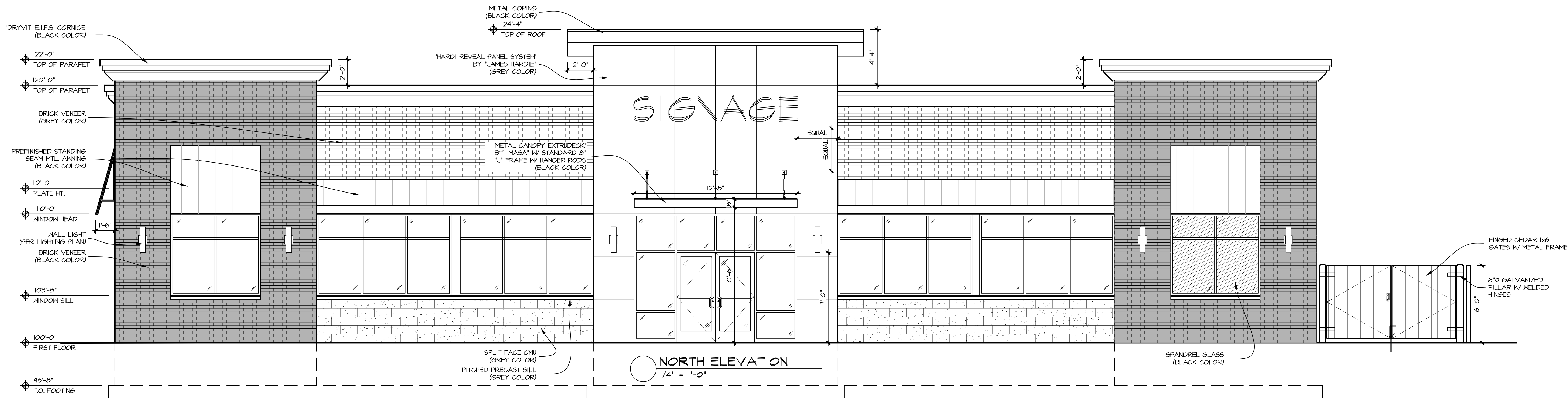
C1.02



NORTH ELEVATION



**EAST ELEVATION -
VIEW FROM ARLINGTON HEIGHTS ROAD**



REVISIONS:
5/16/24: PRELIM #1
9/20/24: PRELIM #2
10/3/24: PRELIM #3
10/17/24: PRELIM #4
3/14/25: UPDATED ELEV.
4/15/25: UPDATED ELEV.
6/18/25: UPDATED ELEV.

NOT FOR CONSTRUCTION

NEW GAS STATION CONSTRUCTION

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

SHEET TITLE:
ELEVATIONS

A.200

DATE: MAY 16, 2024

PROJECT NUMBER: 24-123

July 8, 2025

New Gas Station

1000 S. Arlington Heights Rd.
Arlington, IL

Exterior Materials list:

Exterior brick veneer:

'Heritage Collection' designer concrete brick. Smooth face, running bond pattern, modular size, "Slate" & "Graystone" colors

Heritage Collection™ Designer Concrete Brick

Blended (with Flashing) Color Options

Smooth						
	Winter Blend (B)	Sand Castle Blend (B)	Cedar Blend (A)	Tuscany Villa Blend (A)	Harvard Blend (A)	Coffee Blend (A)
Smooth						
	Savanna Stone Blend (A)	Granite Rose Blend (A)	Amber Rose Blend (A)	Cardinal Blend (A)	Regency Red Blend (A)	Brandywine Blend (A)
Smooth						
	Ash Blend (A)					

Letter following color names denote pricing levels.
"A" indicates lowest price level.
"C" is highest price level.

Colors, product data, and availability are subject to change without notice. Please confirm all details with a County Materials representative for availability in your area. Colors shown may vary from actual hue and should only be used as a guide. Refer to actual product samples for final color selection.

Facing Options (for Blended and NF)

**Burnished	Smooth	Splitface	Tumbled

***See page 23 for burnished color options.
Note: Rough Finish is no longer a Facing Option for Heritage Collection Designer Concrete Brick.

NF (No Flashing) Color Options

Smooth					
	Harvard (A)	Cinnabar (A)	Cardinal (A)	Regency Red (A)	Brandywine (A)
Smooth					
	Winter (A)	Graystone (A)	Smoky Mountain (A)	Coffee (A)	Slate (B)
*PREMIUM COLORS - NF (No Flashing)					
Smooth					
	*White (C)	*Dove Gray (B)	*Reunion (C)	*Sienna Cream (C)	

* Denotes product manufactured in Janesville, WI
■ other Heritage colors are manufactured in Marathon, WI

Note: All colors shown above are also available in Tumbled finish.

brick "grey color" of building

brick "black color" of building



4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(262) 786-6776 • paterallc.com

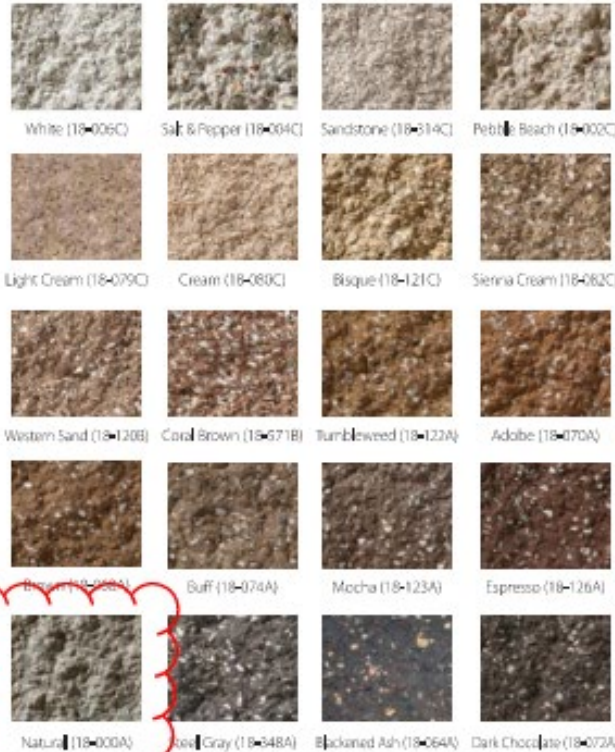
Exterior cmu below windows:

Split face, running bond pattern, standard size, "Natural" integral color

Splitface Concrete Masonry Units



Color options manufactured in Appleton, Wis. Plant



Letter following color names denote pricing levels. "A" indicates lowest price level; "C" is highest price level.

Colors, product data, and availability are subject to change without notice. Please confirm all details with a County Materials representative for availability in your area. Colors shown may vary from actual hues and should only be used as a guide. Refer to actual product samples for final color selection.

split face cmu
below windows

Color options manufactured in Roberts, Wis. Plant



COUNTY MATERIALS CORPORATION

45

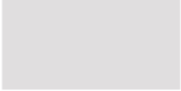
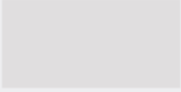
Exterior building entry:

'Hardie' Architectural Panel Siding, "Industrial Gray" factory applied color



Exterior window frames:

'Kawneer' "black" anodized frames with clear glass

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

Aluminum storefront doors
/ window frames

Exterior main entry door canopy:

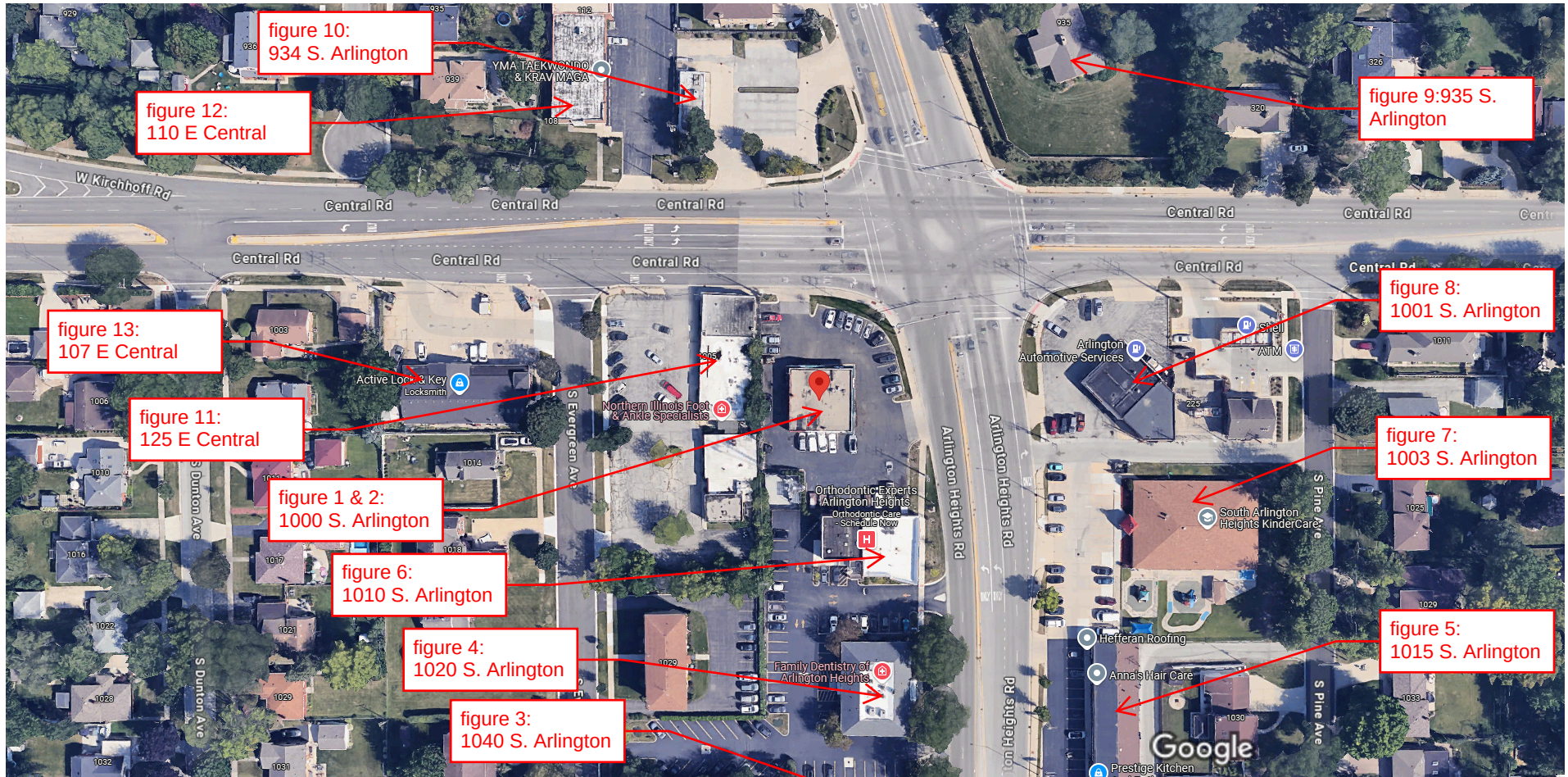
“black” aluminum canopy with integral gutter by ‘MASA Architectural Canopies’



Exterior window awnings:

“black” standing seam metal roof on light gauge aluminum frames





Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft



Figure 1 1000 S. Arlington



Figure 2 1000 S. Arlington



Figure 3 1040 S. Arlington



Figure 4 1020 S. Arlington



Figure 5 1015 S. Arlington



Figure 6 1010 S. Arlington



Figure 7 1003 S. Arlington



Figure 8 1001 S. Arlington



Figure 9 935 S. Arlington



Figure 10 934 S. Arlington



Figure 11 125 E. Central



Figure 12 110 E. Central



Figure 13 107 E. Central



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

**Design Commission
8/26/2025**

Item: AH Park District Recreation Park - 501 E. Miner St. / Sign
Variation - DC25-052

Department: Planning & Community Development

Item Description:

Requested Action

A variation from Chapter 30, Section 30-206 Public Lands (P-L) Districts Signage Provisions, to allow a 188.8 sf sign on a rolling gate, where it is not allowed by code.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation for the Arlington Heights Park District Recreation Park at 501 E. Miner Street:

1. A variation from Chapter 30, Section 30-206 Public Lands (P-L) Districts Signage Provisions, to allow a 188.8 sf sign on a rolling gate, where it is not allowed by code.

This recommendation is based on the plans received 6/25/25, revised drawing A2 received 8/5/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

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

ATTACHMENTS:

1. Staff Report_501 E Miner St_Recreation Park
2. Exhibits_501 E Miner St_Recreation Park

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Park District,
Recreation Park – Sign Variation
Project Address: 501 E. Miner Street
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 25-052
Petitioner Name: Jennifer Fritz
Petitioner Address: FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, IL 60154
Meeting Date: August 26, 2025

Date Prepared: August 13, 2025

Requested Action(s):

1. A variation from Chapter 30, Section 30-206 Public Lands (P-L) Districts Signage Provisions, to allow a 188.8 sf sign on a rolling gate, where it is not allowed by code.

ANALYSIS:

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

Background and Summary:

The Arlington Heights Park District is currently implementing significant improvements throughout Recreation Park. One of the improvements is a new bathhouse building to replace the existing bathhouse. The new bathhouse design received Design Commission approval on February 25, 2025. The approved building design includes a large rolling gate at the main entrance.

At this time, the petitioner is seeking a variation to allow a 188.8 sf signage graphic to be applied to the rolling gate. The proposed signage will be a graphic of a setting sun above waves of water. The sign will be made of a perforated aluminum panel with a dark bronze finish.

The petitioner is also proposing a code-compliant 45 sf wall sign to be located above the rolling gate, which reads "Arlington Heights Park District Recreation Park Pool". The wall sign will be made of dark bronze metal with reverse halo lighting.

The subject property is zoned P-L, Public Land. Chapter 30 Sign Code allows numerous options for signage in the P-L Zoning District, but the proposed sign on a movable rolling gate is unique and not addressed in the code. Therefore, a variation is required.

Table 1: Summary of the Proposed Signs:

SIGN	DESCRIPTION	SIZE	REMARKS
Wall Sign	"Arlington Heights Park District Recreation Park Pool" made of dark bronze metal with reverse halo illumination	45 sf	Complies with code.
Rolling Gate:	Setting sun and waves graphic on perforated dark bronze metal panel.	188.8 sf	Not allowed by code. Variation Required.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the sign variation criteria stating that their goal is to provide an improvement to the required entrance gate to the bathhouse facility which will allow the Park District to carry out their mission statement of "enriching the community by providing quality recreation, facilities, and fun."

Staff Comments:

Staff appreciates the tastefully designed signage graphic which will have a subtle appearance that complements the building design and improves the appearance of the large rolling gate. This is a unique situation that does not create a competitive advantage since there is only one park district. During the review of the building design, some of the Design Commissioners expressed their preliminary support of an artistic approach to a graphic on the gate, and Staff feels that the proposed sign design accomplishes that goal.

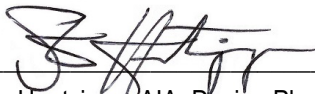
RECOMMENDATION:

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the Arlington Heights Park District Recreation Park at 501 E. Miner Street:

1. A variation from Chapter 30, Section 30-206 Public Lands (P-L) Districts Signage Provisions, to allow a 188.8 sf sign on a rolling gate, where it is not allowed by code.

This recommendation is based on the plans received 6/25/25, revised drawing A2 received 8/5/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

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



August 13, 2025

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

c: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 25-052



August 5, 2025

Steve Hautzinger
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Subject: Sign Variance Request
Arlington Heights Park District
Recreation Park
501 E Miner St.
Arlington Heights, Illinois 60004

Dear Mr. Hautzinger,

The new Bathhouse building at Recreation Park will feature a rolling gate to secure the facility outside of pool hours and in the off season. The gate will remain open against the building brick wall while the pool is open, and it will slide across the Breezeway and lock while the pool is closed. The gate is 25'-9" long and 7'-10" high (2" above the finish floor of the breezeway to give an 8'-0" high barrier). The rolling gate is approximately 121 feet from the east property line and 152 feet from the center line of Douglas Ave. The gate structure will feature diagonal steel bracing that will draw a connection to the trim boards at the existing Community Building. The finish of the rolling gate will be dark bronze to match the windows, doors, façade panels and canopies, seamlessly integrating into the building design. The graphic on the rolling gate will be created through varying sizes of perforations in the metal panel and the entirety will be in the dark bronze finish.

As this gate will be a feature visible at all times of the year, the Park District desired to include a fun, sunny image on the required gate in order to remind passersby of sunshine and pool fun, even during the dead of winter. By using a metal panel with perforations, the fun graphic is achieved without using bright colors or reflective materials that could be considered a distraction or in conflict with the building design.

Sign Variation Criteria:

- a. The particular difficulty or peculiar hardship is not self-created by the petitioner
RESPONSE: This variation is being requested in order to provide an improvement to the required entrance gate to the bathhouse facility which will allow the Park District to carry out their mission statement of "enriching the community by providing quality recreation, facilities, and fun."
- b. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare

RESPONSE: The variation will not create a traffic hazard, depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare. By using a metal panel with perforations, the fun graphic is achieved without using bright colors or reflective materials that could be considered a distraction or in conflict with the building design.

- c. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses

RESPONSE: The variation will serve to allow the applicant to enhance the required entry gate at the bathhouse building and will not merely serve to provide a competitive advantage over other businesses.

- d. The variation will not alter the essential character of the locality

RESPONSE: The variation will not alter the essential character of the locality. The perforated metal panel rolling gate will be harmonious with the new bathhouse design.

- e. The applicant's business cannot reasonably function under the standards of this Chapter (Chapter 30 sign code)

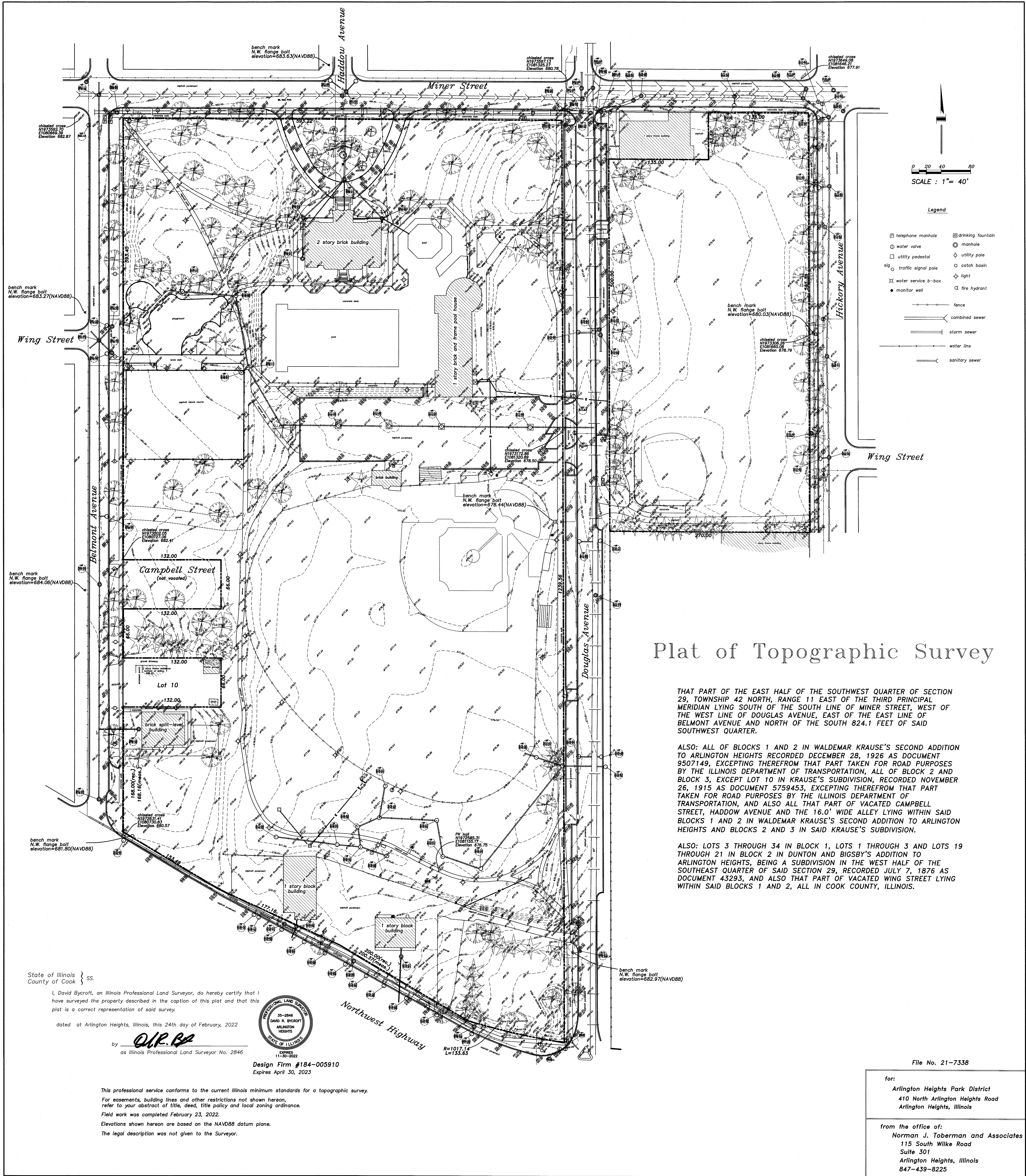
RESPONSE: The variation will serve as a way for the Park District to carry out their mission statement of "enriching the community by providing quality recreation, facilities, and fun."

Sincerely,



Jennifer Fritz, AIA

jenniferfritz@fgmarchitects.com



Plat of Topographic Survey

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF MINER STREET, WEST OF THE WEST LINE OF DOUGLAS AVENUE, EAST OF THE EAST LINE OF BELMONT AVENUE AND NORTH OF THE SOUTH 824.1 FEET OF SAID SOUTHWEST QUARTER.

ALSO: ALL OF BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS RECORDED DECEMBER 28, 1926 AS DOCUMENT 9507149, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL OF BLOCK 2 AND BLOCK 3, EXCEPT LOT 10 IN KRAUSE'S SUBDIVISION, RECORDED NOVEMBER 26, 1915 AS DOCUMENT 5759453, EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, AND ALSO ALL THAT PART OF VACATED CAMPBELL STREET, HADDOW AVENUE AND THE 16.0' WIDE ALLEY LYING WITHIN SAID BLOCKS 1 AND 2 IN WALDEMAR KRAUSE'S SECOND ADDITION TO ARLINGTON HEIGHTS AND BLOCKS 2 AND 3 IN SAID KRAUSE'S SUBDIVISION.

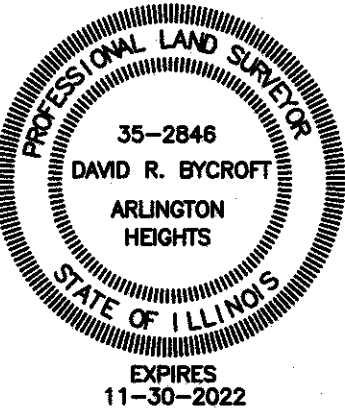
ALSO: LOTS 3 THROUGH 34 IN BLOCK 1, LOTS 1 THROUGH 3 AND LOTS 19 THROUGH 21 IN BLOCK 2 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29, RECORDED JULY 7, 1876 AS DOCUMENT 43293, AND ALSO THAT PART OF VACATED WING STREET LYING WITHIN SAID BLOCKS 1 AND 2, ALL IN COOK COUNTY, ILLINOIS.

State of Illinois }
County of Cook } ss.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 24th day of February, 2022

by **D.P.R.**
as Illinois Professional Land Surveyor No. 2846



Design Firm #184-005910
Expires April 30, 2023

This professional service conforms to the current Illinois minimum standards for a topographic survey.
For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.
Field work was completed February 23, 2022.
Elevations shown hereon are based on the NAVD88 datum plane.
The legal description was not given to the Surveyor.

File No. 21-7338

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

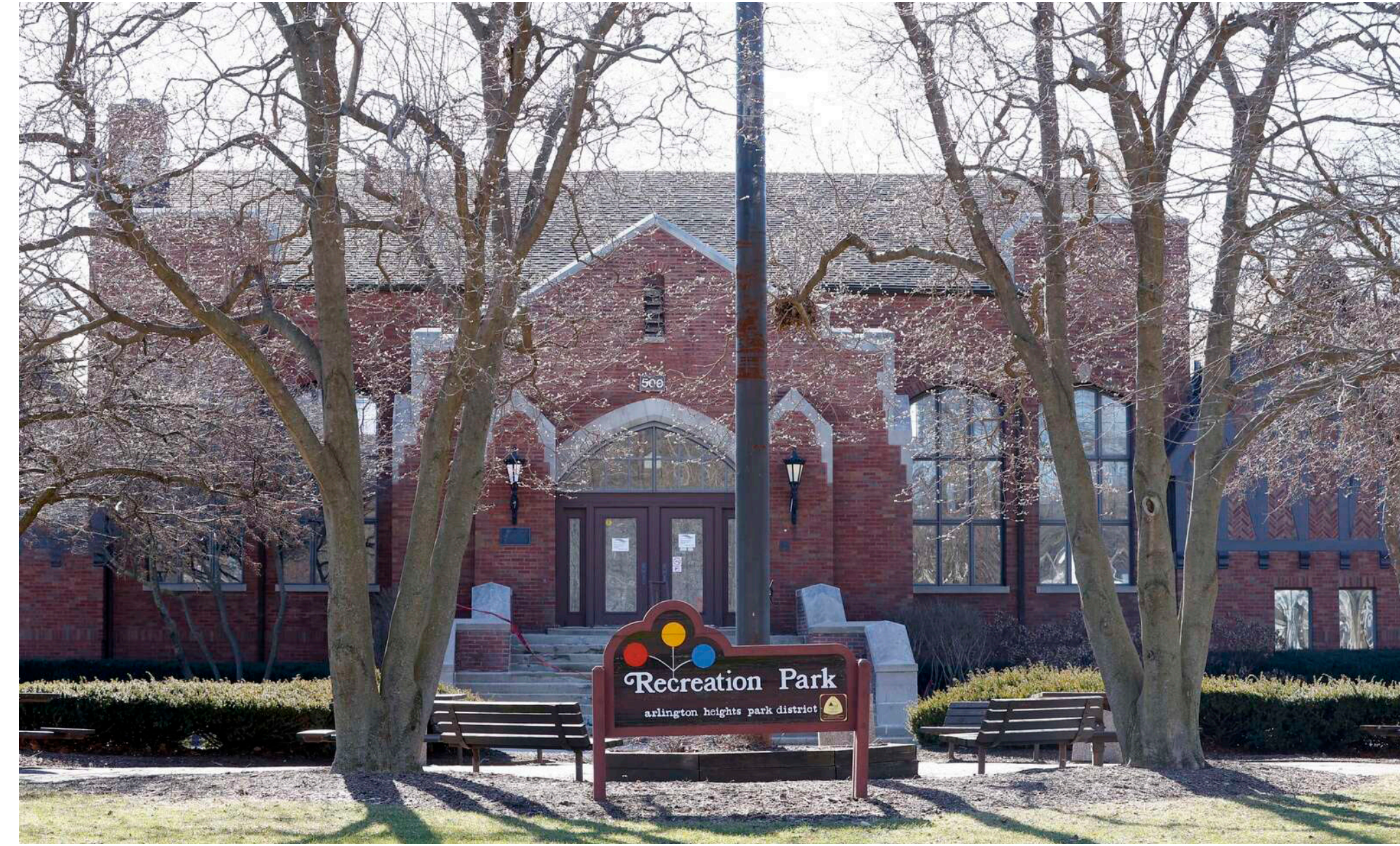
THIS APPLICATION REQUESTS A SIGN VARIATION FOR A ROLLING GATE ELEMENT AT THE BATHHOUSE THAT FEATURES AN IMAGE/GRAPHIC.

AS THIS GATE WILL BE A FEATURE VISIBLE AT ALL TIMES OF THE YEAR, THE PARK DISTRICT DESIRED TO INCLUDE A FUN, SUNNY IMAGE ON THE GATE IN ORDER TO REMIND PASSERSBY OF SUNSHINE AND POOL FUN, EVEN DURING THE DEAD OF WINTER. BY USING A METAL PANEL WITH PERFORATIONS, THE FUN GRAPHIC IS ACHIEVED WITHOUT USING BRIGHT COLORS OR REFLECTIVE MATERIALS THAT COULD BE CONSIDERED A DISTRACTION OR IN CONFLICT WITH THE BUILDING DESIGN.

THE PROJECT PROPOSES THE FOLLOWING AT RECREATION PARK:

- THE EXISTING COMMUNITY BUILDING FEATURES AN EXISTING GYMNASIUM ON THE FIRST FLOOR AND PRESCHOOL AT THE LOWER LEVEL. THE RENOVATION OF THE BUILDING WILL MAINTAIN THESE TWO ELEMENTS WHILE IMPROVING ACCESSIBILITY TO THE FACILITY, AND CREATE ADDITIONAL PROGRAM, OFFICE AND RESTROOM FACILITIES FOR THE PARK DISTRICT.

THE NEW 50 M LAP POOL WILL FLIP THE SHALLOW AND DEEP ENDS, PROVIDE NEW DIVING BOARDS AND OTHER AQUATIC AMENITIES. THE CHILDREN'S SPLASH PAD AND WADING POOL WILL INCLUDE A PLAY STRUCTURE, SLIDE AND SPRAY FEATURES.

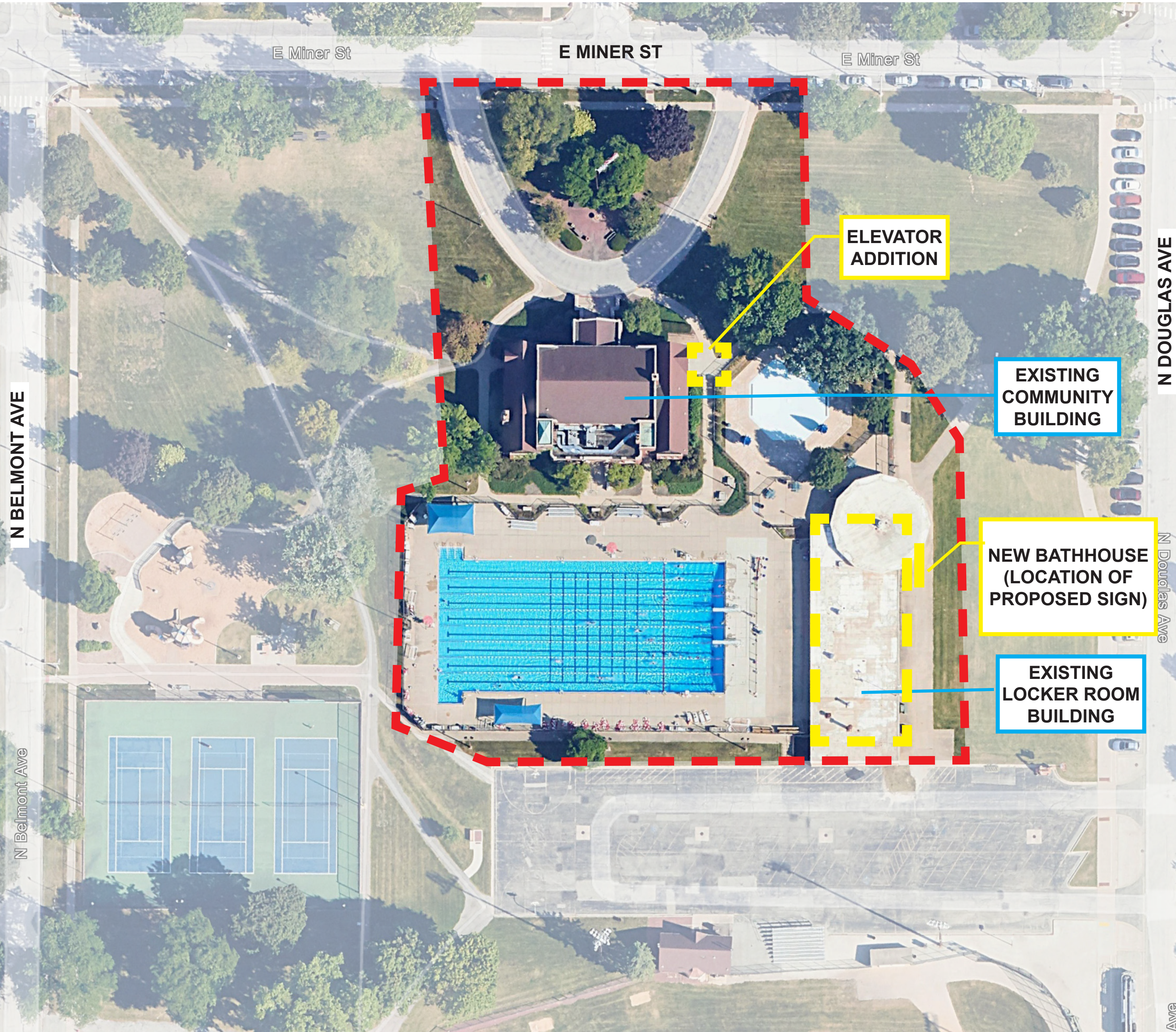


A wide, paved road with a white car in the distance, lined with large green trees and grassy areas. A white building is visible on the left, and a red building is on the right.

A wide-angle photograph of a paved road with white crosswalk markings, lined with green trees and utility poles under a clear blue sky. The road curves slightly to the right in the distance. On the left, there's a grassy area with a utility pole and a flagpole. On the right, there's a sidewalk and more trees. The sky is bright blue with a few wispy clouds.

A wide-angle photograph of a paved walkway or road lined with trees and parked cars. On the left, there is a grassy area and a white car. On the right, there are several parked cars, including a black convertible, and a building in the background. The sky is cloudy.

A wide-angle photograph of a paved road leading towards a school building under a cloudy sky. The road is cracked and has white parking lines on the left. To the left of the road is a large, empty paved area, possibly a sports field or parking lot, with a chain-link fence and a red fire hydrant in the foreground. In the background, a brick school building with a white roof is visible, surrounded by trees. To the right of the road is a grassy area with trees and a blue trash can. The sky is filled with large, white, fluffy clouds.



VIL
IKSSON ENGINEERING ASSOCIATES, LTD
COMMERCE DRIVE, SUITE A
MAYSLAKE, ILLINOIS 60030

ENDSCAPE
ATCHCOCK DESIGN GROUP
E. CHICAGO AVENUE, SUITE 200A
PERVILLE, ILLINOIS 60540
961.1787

**STRUCTURAL
CCLUSKEY ENGINEERING CORPORATION**
7 HIGH GROVE LANE
PERVILLE, ILLINOIS 60540
.717.5399

**E.P.
RG ENGINEERING CONSULTANTS, LTD.**
WEST WISE ROAD
JANESBURG, ILLINOIS 60193
352.4500

QUATIC
HUNSILMAN-HUNSAKER & ASSOCIATES, INC.
51 MANCHESTER ROAD, SUITE 120
LOUIS, MISSOURI 63131
.894.1245

FOOD SERVICE
GE ASSOCIATES, INC.
W. WILSON STREET, SUITE 111
AVIA, ILLINOIS 60510
.962.4422

[illegible]

RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

PHOTOGRAPHS OF EXISTING SITE

ET NO. G1

JOB NO. 24-4036.01
© 2025 FGM Architects

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

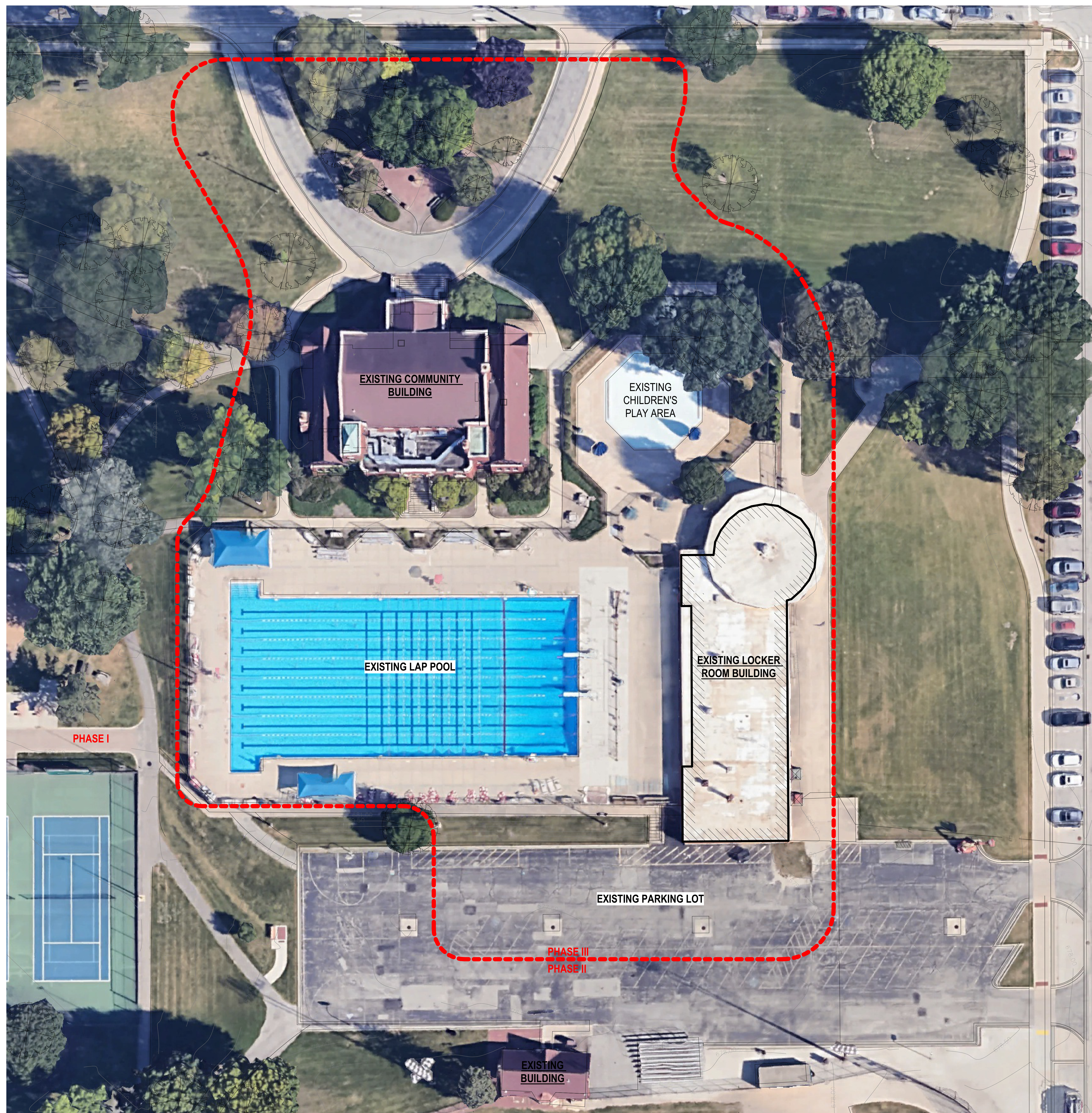
ISSUE FOR BID & PERMIT

EXISTING CONDITIONS
AERIAL

SHEET NO.

G3

JOB NO. 24-4036.01
© 2025 FGM Architects



1 | **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
1500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

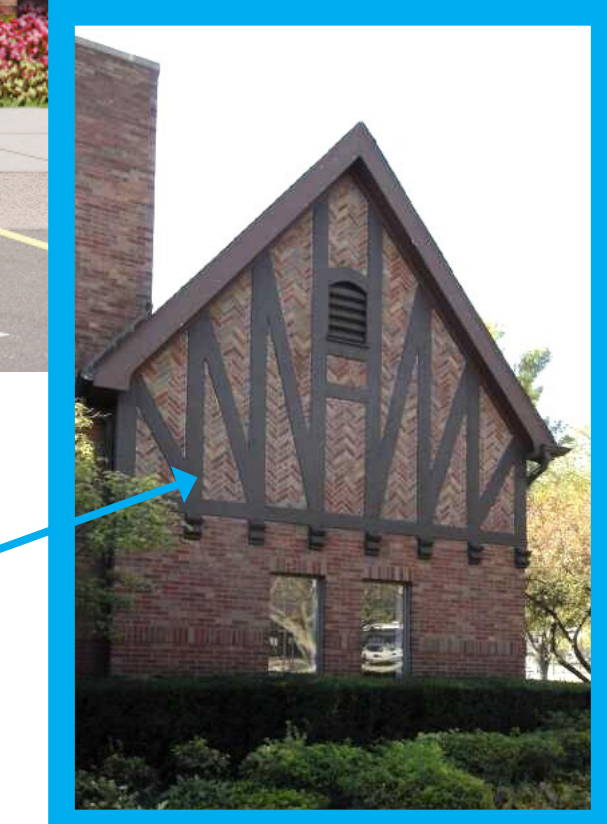
ISSUE FOR BID & PERMIT

JOB NO. 24-4036.01
© 2025 FGM Architects





TRIM BOARDS ON EXISTING COMMUNITY BUILDING



FGM Architects
1 Westbrook Corporate Center
Suite 1000
Westchester, Illinois 60154

630.574.8300 OFFICE

ILLINOIS PROFESSIONAL DESIGN
FIRM #184-000350

VIL
IKSSON ENGINEERING ASSOCIATES, LTD
COMMERCE DRIVE, SUITE A
MAYSLAKE, ILLINOIS 60090
249.6108

NDSCAPE
TCHCOCK DESIGN GROUP
E. CHICAGO AVENUE, SUITE 200A
PERVILLE, ILLINOIS 60540
961.1787

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
7 HIGH GROVE LANE
PERVILLE, ILLINOIS 60540
717.5399

E.P.
RG ENGINEERING CONSULTANTS, LTD.
WEST WISE ROAD
JAMBURG, ILLINOIS 60193
352.4500

QUATIC
DUNSILMAN-HUNSAKER & ASSOCIATES, INC
51 MANCHESTER ROAD, SUITE 120
LOUIS, MISSOURI 63131
.894.1245

MOD SERVICE
GE ASSOCIATES, INC.
W. WILSON STREET, SUITE 111
AVIA, ILLINOIS 60510
962.4422

[illegible]

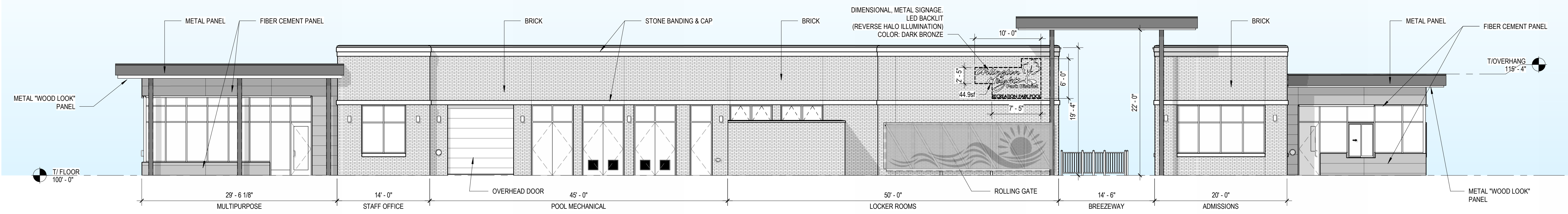
**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

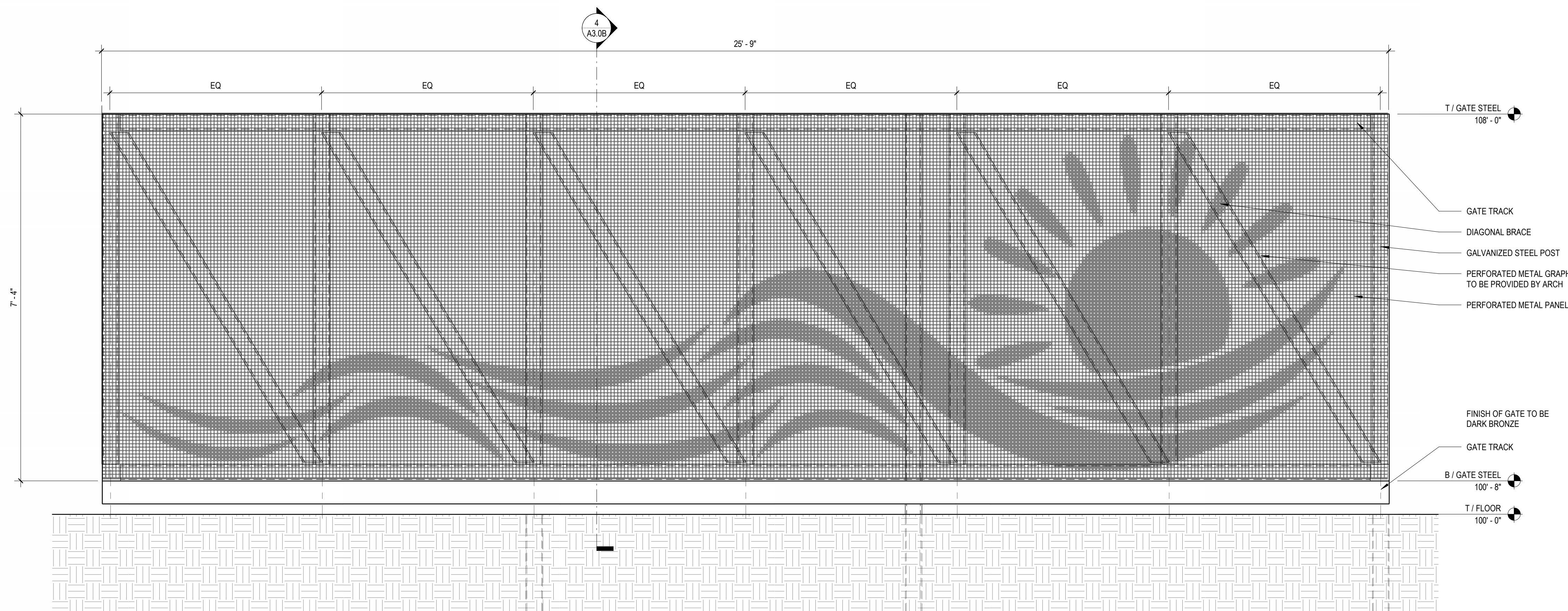
RENDERINGS

SHEET NO. **A4**

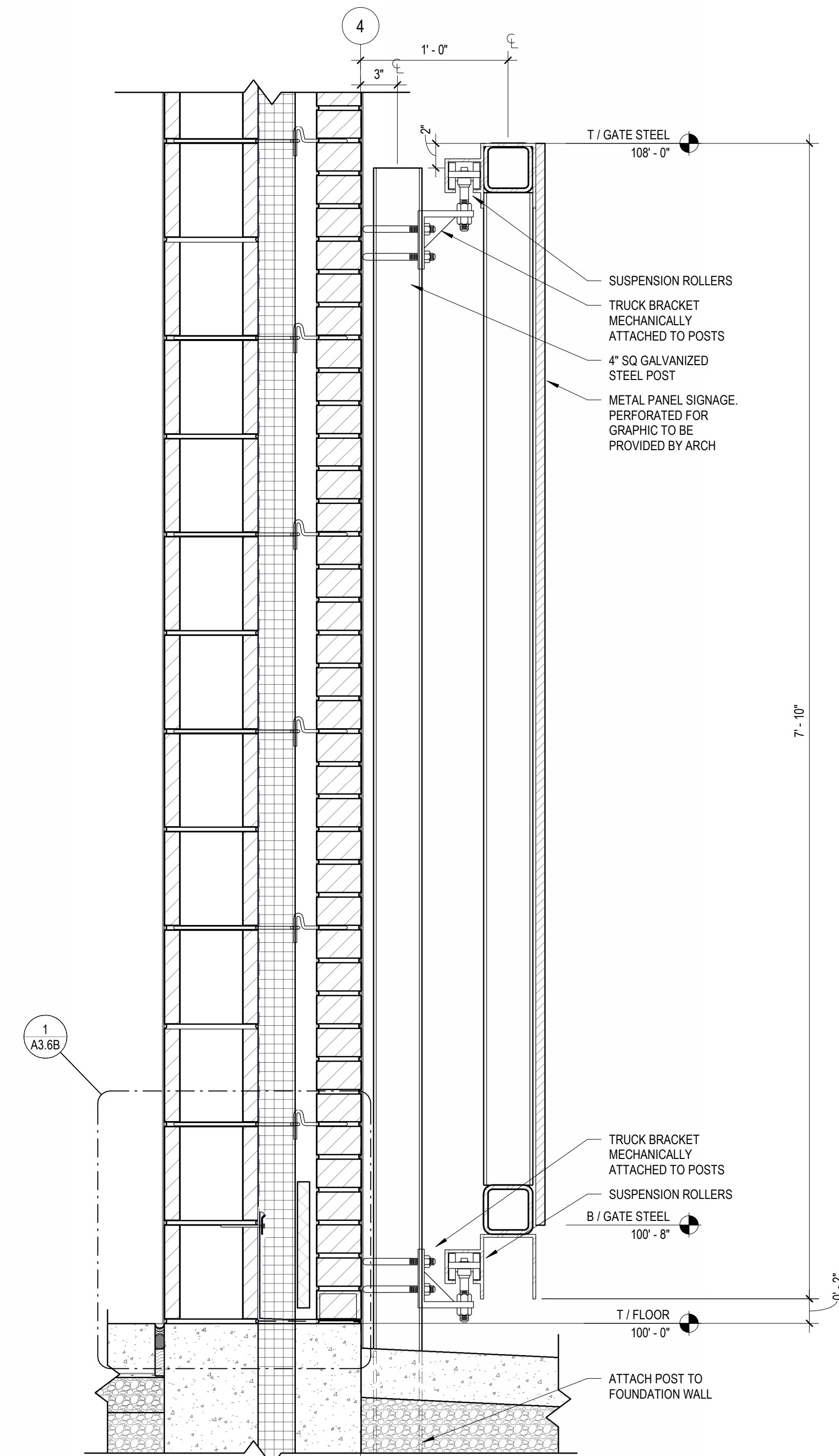
JOB NO. 24-4036.01
© 2025 FGM Architects



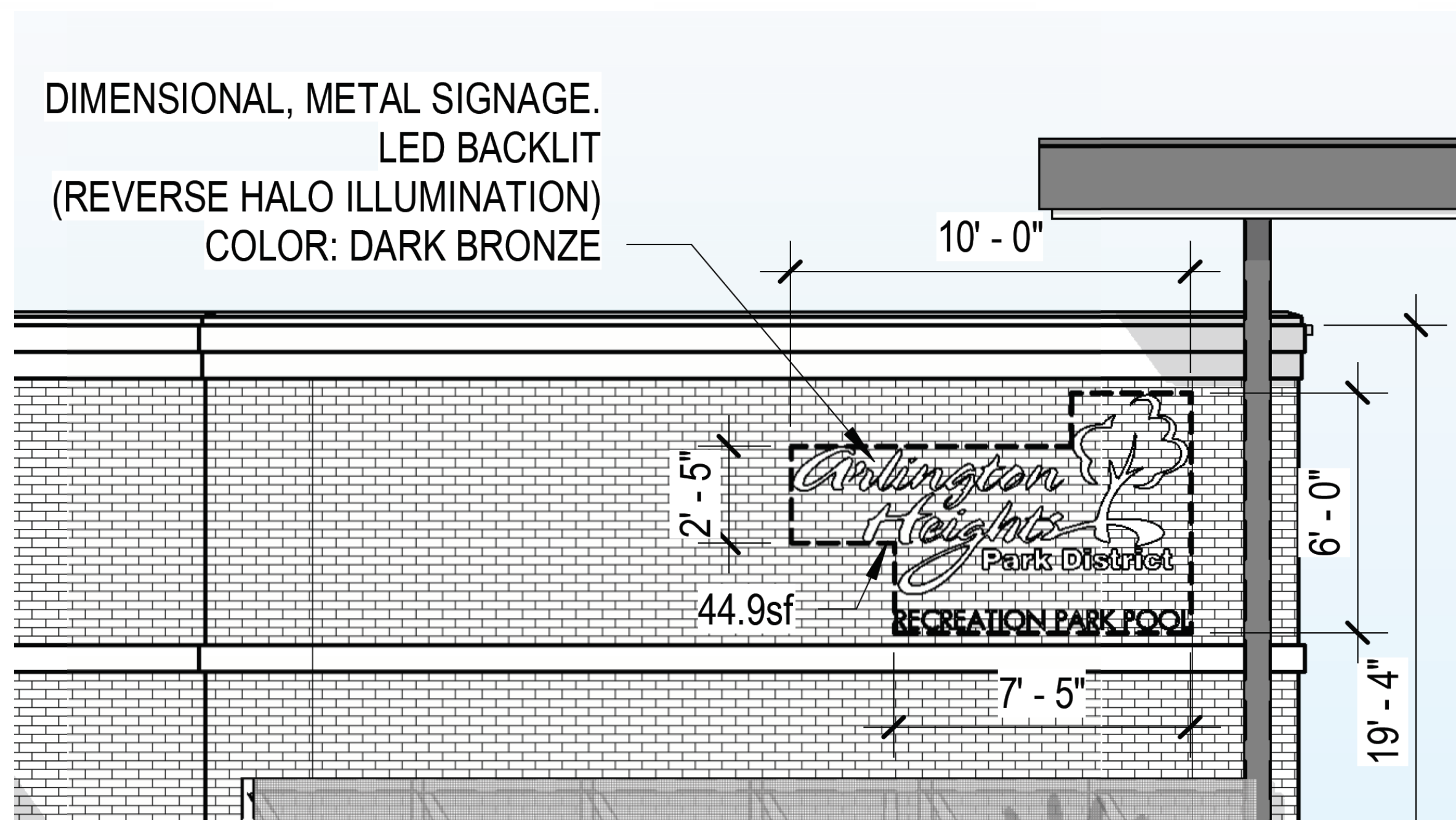
1 EAST ELEVATION



2 ELEVATION - GATE



1 | WALL DETAIL



CODE-COMPLIANT WALL SIGN

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

BUILDING & GATE ELEVATIONS

SHEET NO. **A2**

JOB NO. 24-4036.01
© 2025 FGM Architects

Good Hope Recreation Center

Silver Spring, MD

DLR Group

perforated imaging
custom perforation
aluminum

The IMAGECLAD™ process begins with your graphic, image, logo, photo, or text. Our software then converts it into a perforated pattern by varying the size, spacing, and density of the holes. Lastly, our team of expert designers refine the output model to maximize the clarity of the final graphic, image, logo, photo, or text. Hendrick is licensed and authorized under the "688 Patent" to manufacture and sell perforated image panels.

IMAGE-CLAD

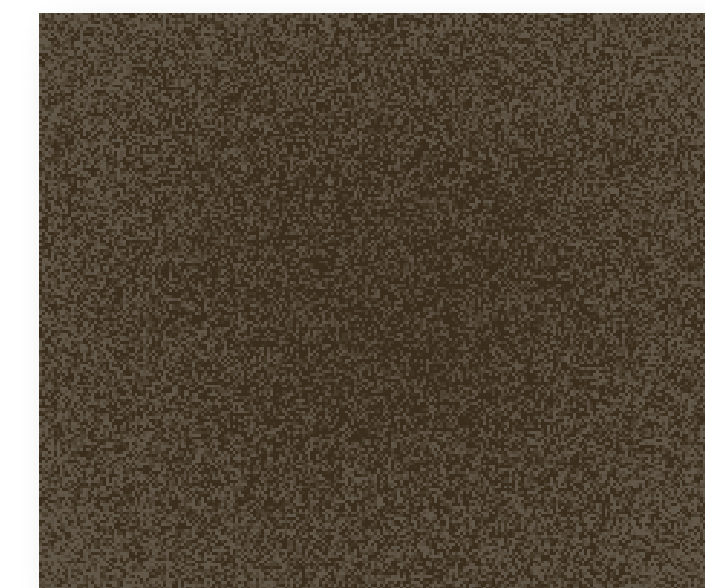


MATERIAL: 0.19 THICK ALUMINUM PERFORATED METAL PANELS

NOTE: The image perf actually uses a variety of hole sizes to make the edges of the logo/image look smoother, so there are other holes mixed in as well.

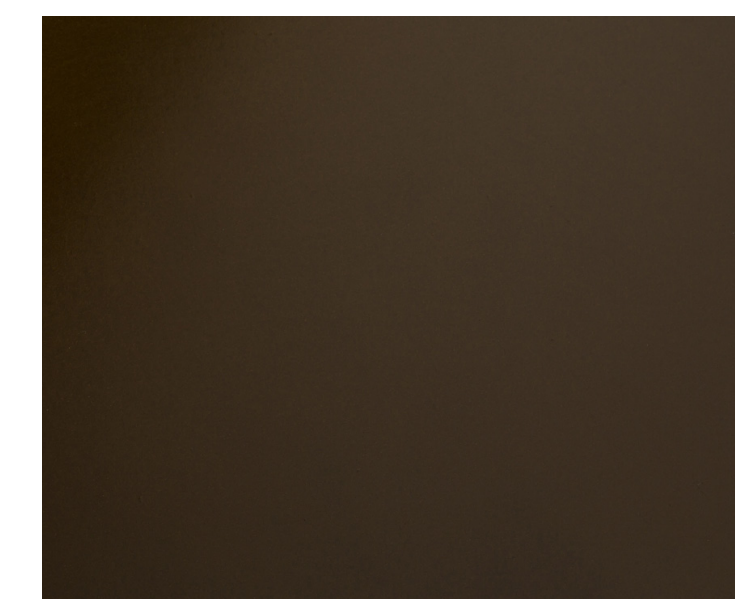
**FINISH: EXTRUSSION COATING SYSTEM, FLUOROPON
CLASSIC II, DARK BRONZE**

ROLLING GATE FINISH



Dark Bronze
E 399C7527 C 439Z7874M

BUILDING STOREFRONT, FIBER CEMENT PANEL, METAL PANEL



DARK BRONZE

WILKINSON ENGINEERING ASSOCIATES, LTD
COMMERCE DRIVE, SUITE A
MAYSLAKE, ILLINOIS 60030

NDSCAPE
TCHCOCK DESIGN GROUP
E. CHICAGO AVENUE, SUITE 200A
PERVILLE, ILLINOIS 60540
961.1787

STRUCTURAL
CLUSKEY ENGINEERING CORPORATION
7 HIGH GROVE LANE
PERVILLE, ILLINOIS 60540
.717.5399

E.P.
RG ENGINEERING CONSULTANTS, LTD.
WEST WISE ROAD
JAMBURG, ILLINOIS 60193
352.4500

QUATIC
COUNSLMAN-HUNSAKER & ASSOCIATES, INC
51 MANCHESTER ROAD, SUITE 120
LOUIS, MISSOURI 63131
.894.1245

**GOOD SERVICE
ASSOCIATES, INC.**
W. WILSON STREET, SUITE 111
AVIA, ILLINOIS 60510
.962.4422

[illegible]

**RECREATION PARK COMMUNITY BUILDING
RENOVATION AND NEW POOL & BATHHOUSE**
ARLINGTON HEIGHTS PARK DISTRICT
500 & 501 E. Miner Street, Arlington Heights, Illinois 60004

DESIGN COMMISSION

SHEET NO. **A3**

JOB NO. 24-4036.01
© 2025 FGM Architects