



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 13, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 11/15/16
- B. Minutes - 11/29/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-137 - 1117 N. Pine Ct. - SF/Teardown
- B. DC#16-138 - 17 S. Mitchell Ave. - SF/Addition
- C. DC#16-139 - 807 N. Harvard Ave. - SF/Teardown
- D. DC#16-141 - 341 S. Bristol Ln. - SF/Teardown

VII. OTHER BUSINESS

- A. Zion Christian Church - 1650 S. Arlington Heights Rd.
Preliminary Review
- B. A.H. Police Station - 200 E. Sigwalt St. - Preliminary Review

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33

S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793
(Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 11/15/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 11/15/16

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.
NOVEMBER 15, 2016**

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo
Kirsten Kingsley
Jonathan Kubow

Members Absent: None

Also Present: Dennis & Dustin Bucalo, Designers & Builders Development for *103 N. Pine Ave.*
Tony Divizio, MM Design for *315 W. Park Ave.*
Thomas Budzik, Thomas Architects for *1409 E. Eastman St.*
Mr. Stuckenberg, Owner of *1409 E. Eastman St.*
Chris Mirosław, Miro Builders for *820 N. Dryden Ave.*
Kevin Davis, Fairfield Homes for *925 N. Douglas Ave.*
Matt Pyter, Olympic Signs for *Paragon Theaters*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 25, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF OCTOBER 25, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-119(H) – 103 N. Pine Ave.

Dennis & Dustin Bucalo, representing *Designers & Builders Development*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two story residence and two car detached garage to allow the construction of a new two story residence with an attached, two car garage. This project was reviewed by the Zoning Board of Appeals on November 14 for a variation to allow a 15 foot exterior side setback where 30 feet is required, which was approved. The project does comply with all other R-3 zoning requirements.

The existing home (proposed to be demolished) is included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights, such as the subject "Rec Park" neighborhood. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing".

Mr. Hautzinger stated that the petitioner worked with Staff on the proposed design, and revisions were made. The current design with a farmhouse style will fit in very well in this neighborhood. The attached garage is located in the ideal location towards the rear of the site, which allows the focal point of the house to be the wrap around porch facing the front corner. Staff recommended approval of the design as submitted.

Dennis Bucalo stated that they studied the existing home and determined that because of its condition, it did not make economic sense to save it and add on to it. They feel that the proposed farmhouse style of the new home and sideload garage will fit well in the community, as well as the materials and colors being proposed.

Commissioner Kingsley asked if the context elevation submitted by the petitioner was to scale because it was somewhat misleading in showing the existing 1 and 1/2-story home located east of the site, and she preferred to see a side-by-side comparison. **Mr. Bucalo** replied that the context drawing is drawn to scale. **Commissioner Kingsley** further stated that all of the homes on this block have detached garages and are either 1-story or 1-1/2-story homes. In addition, very few homes in the neighborhood have a 25-foot mean height; they are a lot shorter; and the perceived height of the new home is very high. The width of the new home is also a lot wider than the majority of any homes in the neighborhood. She suggested the petitioner reconsider the design to be more compatible with the immediate area, making it closer to a 1-1/2-story home, especially since this is a spec home.

Commissioner Fitzgerald felt it was a nicely designed home, and he liked the colors being proposed. He was okay with the size of the new home, which he acknowledged is larger than some of the homes on the immediate block; however, there appear to be larger homes on the corner of Pine and Miner as well as on Pine and Eastman, and the apartment building across the street. He suggested adding shutters on the 2 windows in the garage (east) elevation and the same trim as on the front elevation. He also wanted it to be a requirement to screen the area where the a/c units are to be located, with fencing or evergreen landscaping, since it will be noticeable from the front of the home.

Commissioner Kubow asked about the vacant lot located north of the site and **Mr. Bucalo** replied that they intend on building a new home of a suitable size and style in the future. **Commissioner Kubow** said that overall, he felt the new home was a huge improvement to the existing home and he was fine with the size because of the lack of consistency with the various buildings in the neighborhood. He suggested there be shutters on all four sides of the home for consistency.

Commissioner Fasolo liked the design and colors of the proposed new home and was fine with the scale of the home since there are similar scaled larger homes on the next block. He felt it should be a requirement that the petitioner submit photos of the existing home, both interior and exterior, to determine whether anything is salvageable. He also agreed with the suggestion to add shutters on all four sides of the home.

Chair Eckhardt said that because of the unique character of this corner site, he was okay with the sideload garage as proposed on the south elevation, and in terms of size and scale, he felt the home was nicely designed. He also agreed with the suggestion to add shutters on all four sides of the home.

PUBLIC COMMENT

Matthias Rohde, 25 N. Pine Avenue, said that he lives directly south of the site across the street. He questioned how the design of the new home fits into this neighborhood, and how the colors and materials are compatible. He pointed out that the brick being proposed cannot be found on any home within 4 blocks of the site, and the drawing did not reflect where the brick is being proposed. **Mr. Bucalo** clarified that brick is only being proposed on the fireplace. Mr. Rohde questioned the Commissioner's comment that the new home was similar in scale to other large homes in the neighborhood; the largest home in the area is only 2,000 SF compared to the 3,700 SF being proposed for the new home. He added that there are no 2-story homes on that block, and only two 2-story homes on the next block towards Northwest Highway. He said that he attended the ZBA hearing last night and was in support of the 15-foot exterior side setback; however, he now agreed with Commissioner Kingsley that this is an example of how to get as much square feet as possible on a lot. He felt there was nothing architecturally remarkable about the proposed design and asked the petitioner which homes in the neighborhood inspired them to come up with the proposed design. **Mr. Bucalo** replied that they created a farmhouse design to fit in with the mix of Bungalow and 2-story homes on the block, as well as the new construction of 2-story homes in the neighborhood. Mr. Rohde replied that he was more bothered by the much smaller homes on the block than the proposed elevations, and he argued that there are no 2-story homes on this block and only two 2-story homes on the next block. He did not see where the petitioner was getting inspiration from as far as materials or size of the new home.

Chair Eckhardt closed the public comment portion of the meeting.

Mr. Bucalo replied to the neighbor's comments. Based on the current economy in the area, it did not make sense to build a home of less than 3,500 square feet, and the size is dictated by the cost of the property. This is not the only new home in the area, there are several new homes a few blocks away that are all 2-story homes similar in scale with attached garages, and they are following this pattern.

Commissioner Kingsley pointed out that this particular block has only 5 homes that are all 1 & ½-story, approximately 2,000 sf, as are the first 2 homes on the next block. Although there are much larger homes in this neighborhood, she felt the petitioner should have worked harder for this block, as well as work with the neighbors. She reiterated that the context elevation did not show the true character of this neighborhood, which are 1 and ½-story homes; very small homes with very low eaves. She opposed the change being proposed for this neighborhood with the design of the new home. **Mr. Bucalo** said that they would consider a Bungalow style home when designing the new home on the adjacent lot.

Commissioner Kingsley referred to the 2-story home on the corner of Miner and Pine with a similar farmhouse style and open porch, and pointed out that the perceived height of this home is not as tall because the roof pitch is much steeper and the width of the home is much less than the 42-feet being proposed for the new home. She wanted to see the mass of the new home reduced so that its perceived size is smaller and the garage detached if possible.

Commissioner Fitzgerald said that if the front porch of the new home was removed and the garage detached, the footprint would be very small and not conducive to today's homeowner. Mrs. Rhode asked if the mandate of the commission is to build to today's homeowner instead of trying to preserve the architectural integrity of their neighborhood. Mr. Rhode added that he is hearing something different now from the commission. **Chair Eckhardt**

interrupted and said that he would re-open the public comment portion of the meeting if the neighbors wanted to speak again. Mrs. Rhode reiterated that she thought the purpose of the commission is to seriously look at the design of homes that are brought before them and have a conversation about trying to preserve the integrity of the Rec Park neighborhood. She has heard nothing of that tonight, apart from Ms. Kingsley.

Chair Eckhardt explained that Village zoning codes allow the new home to be built as proposed. The petitioner has designed a home with similar materials and farmhouse style to the neighborhood, and although the massing of the home is larger than the surrounding homes, the petitioner is building a home that is less than the allowable floor area and lot coverage that is permitted by code, which the commission cannot stop the petitioner from doing. Mr. Rhode said that he agreed with everything just said; however, he is left with the question of what is the purpose of the Design Commission, and if the size cannot change, then he wanted to see something that looks smaller rather than is smaller. He asked when the commission ever says no to a project.

Chair Eckhardt explained that there have been projects that the Design Commission has sent petitioners back to re-design a home when it is definitely not compatible with the neighborhood; however, the petitioner has made an effort to make this new home compatible with this neighborhood, while staying within the typical basic home in the Village; 3,000 to 4,500 square foot, 2-story with an attached garage. From there, the commissioners could suggest moving garages, making garage doors smaller, lowering rooflines, etc.; however, the commissioners are not the petitioner's architect. Mrs. Rhode said that she would expect the Commission to advocate on behalf of the neighborhood and she did not hear that tonight at all. Mr. Rhode added that they were notified a week ago about the new home and it would have been really helpful to talk to the architect to give their input and feel like a part of the process. It is not the 3,700 square feet that bothers him the most; it is really just the sheer size and uninspired look of the home that looks like a spec home that was built somewhere else. The petitioner could have done better.

Mr. Bucalo said that he took great efforts to make the new home fit into the Arlington Heights community and worked with Staff to revise the current design. They chose the farmhouse style because the existing home is a farmhouse, and because of the lot size, they are proposing a larger home, which is allowed by code. He added that a Bungalow style or 1 and ½-story home instead of a farmhouse style would have resulted in more than the 72-foot long elevation. He also reiterated that he felt the new home fit in well with the community, and pointed out that 4 or 5 homes on the block could be updated and modified in the future with the possible addition of attached garages or a second-floor. Again, he felt his architect did a very tasteful job of designing the new home.

Chair Eckhardt asked if the petitioner considered clipping the second-floor to bring down the scale of the home, while not compromising the square footage. **Mr. Bucalo** reiterated that the original design was changed after working with Staff, a farmhouse style was created, with the garage no longer located next to the adjacent garage, and the site was opened up to create a backyard that currently does not exist. He added that the vacant lot next door will simulate this new home as well as tie in with the Bungalow style. **Chair Eckhardt** asked if the new home could be put on the adjacent vacant lot and a Bungalow style home put on this lot, and **Mr. Bucalo** replied that the proposed new home would not fit on the vacant lot because of the sideload garage.

Commissioner Kingsley asked the petitioner to go back to their architect and make the home look thinner on the front so there is a steeper roof, and take off areas that do not need to be so big, such as the master bedroom. **Mr. Bucalo** felt the plan has been studied thoroughly with a great deal accomplished as currently designed; the rooms are functional to today's market and the home could have been even larger. **Chair Eckhardt** clarified the 'front' of the home and he pointed out the portion on the left that is set back; the front of the home is narrower than it appears in the flat elevation drawing. He wanted to see the scale of the left portion of the front elevation brought down and clipped, although it is already set back and in the inside yard. He suggested the petitioner take another look at the design and see what could be done to lower the mass of it. **Mr. Bucalo** replied that the roof pitch has already been lowered, because the farmhouse generally has a steeper roof.

Considering all the comments made tonight, **Chair Eckhardt** asked if a motion could be made at this time.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 103 N. PINE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 10/13/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO STUDY THE ROOF PITCHES TO REDUCE THE MASS OF THE HOUSE, ESPECIALLY THE LEFT SIDE, WEST ELEVATION.
2. A REQUIREMENT TO COVER THE A/C UNITS WITH EITHER FENCING OR EVERGREEN PLANTINGS.
3. A REQUIREMENT FOR WINDOW DETAIL AND SHUTTERS THROUGHOUT THE ENTIRE HOME, TO MATCH THE FRONT ELEVATION.
4. A RECOMMENDATION TO PROVIDE A LANDSCAPE PLAN, TO BE APPROVED BY STAFF.
5. 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. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.
6. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

Chair Eckhardt questioned whether the recommendation to study the roof pitches should come back to the commission for final review, instead of Staff. **Commissioner Fitzgerald** asked for clarification and **Chair Eckhardt** explained that the motion includes a recommendation to study the roof pitches to lower the mass, instead of a requirement to bring the revisions back to Staff for review or back to the commission if Staff is not satisfied with the revisions. **Commissioner Kingsley** asked if the motion included a requirement to change the FAR and **Chair Eckhardt** replied that it did not. **Commissioner Kingsley** felt very strongly about the revisions coming back to the commission, and she referred to the Design Guidelines that state that drawings should be able to be adjusted when necessary. She also felt very strongly about the word 'neighborhood' in this review, which is the immediate area around the subject property.

Commissioner Fitzgerald wanted the motion to remain as is; a requirement that the petitioner work with Staff, since the petitioner could realistically come back with a bigger home. **Commissioner Kubow** asked if Staff was comfortable with this and **Mr. Hautzinger** felt that the suggested revisions were straightforward; lower the second-floor plate so the windows pop through the roofline and create small gables. **Mr. Bucalo** did not see how this could be done with the design; in order to lower the roofline, the walls in the master bedroom would need to be lowered from 8-foot to 6-foot. He again reiterated that he has already worked closely with Staff to revise the design.

Mr. Hautzinger explained that Staff felt the farmhouse style was a nice design for this particular location; it is a blended neighborhood of not all Bungalows, and a few blocks away from this site are more examples similar to the proposed design. Staff also felt the attached garage was done nicely on the exterior side elevation instead of on the front elevation, and the majority of Staff's previous input was focused on developing the exterior side elevation to incorporate the 2-story gable that gives the porch something to return to. He explained that Staff felt the design was a good contextual design, and when evaluating it, Staff considered the context beyond the immediate couple of

blocks, but looked at numerous farmhouse examples throughout this neighborhood, although he understood the commission's concerns.

Commissioner Kingsley clarified that she was not saying that the design had to be a Bungalow style, because this neighborhood is not all Bungalows, and she felt a farmhouse was a very very good inspiration for this site; however, the current design is too wide and too tall.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

1. **A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF TO LOOK AT OPTIONS FOR LOWERING THE ROOF SCALE.**

Chair Eckhardt clarified that Staff has the option to bring the revisions back to the commission if necessary.

**KUBOW, AYE; FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, NAY.
MOTION CARRIED.**

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-123 – 315 W. Park Ave.

Tony Divizio, representing *MM Design*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence with an attached, three car garage. The proposed design does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale single-story and one-and-a-half story homes. However, there is a similar scale newer home directly east of the subject property that the proposed design will fit in very well with. Overall, the house is nicely designed with varying roof forms, a variety of exterior materials, and a nice level of detailing on all sides of the house. It is a large house, but it fits well on the large corner lot, and the courtyard style arrangement for the garage works well to transition to the adjacent smaller scale home to the south. Staff recommends approval of the proposed design.

Mr. Divizio said that he took special care in designing the new home for this site, which is similar but smaller than the home located behind it on Chestnut Avenue. He also pointed out the property across the street at the corner of Mitchell and Park that is currently for sale and will allow for either 2 enormous lots or 3 smaller lots. They are trying to blend in more with the newer home behind the site, rather than the adjacent home to the south. The roof lines were cropped to blend in with the one-story element on the right side, and the height and size of the new home does not exceed that of the home behind it. He also pointed out that the existing detached one-car garage will remain and be re-built to match the design of the new home, but relocated slightly.

Commissioner Fasolo said it was a nice design that would fit well on the corner site, especially based on the precedent of the home located behind it on Chestnut; therefore, he felt the home was not too big for the neighborhood. However, he did not see a need for a 4-car garage on this site, and he questioned the use of stucco that did not fit well in this neighborhood. **Mr. Divizio** said that he preferred stucco with the stone on this style of home, and pointed out the homes across the street that have brick and stone.

Commissioner Kubow said that overall, the new home was well designed; however, he did not see a need to keep the existing one-car detached garage at the rear of the site. Although he felt the massing of the home was fine, there was a lot of roof on the front elevation with the second-floor mass above the one-car garage, which he felt should be eliminated or reduced. **Mr. Hautzinger** explained that the elevation drawing was more precise than the schematic color rendering, and because of an issue with the building height, the mass of the roof was reduced. **Mr. Divizio** added that the one-car attached garage is recessed back 25-feet and almost exactly matches the neighbor's one-car garage; it is hard to illustrate the depth on one dimensional drawings.

Commissioner Fitzgerald felt it was a nicely designed home and in fitting with the adjacent home to the east. He liked the clip as proposed over the one-car attached garage because it has more balance with the column feature on the northwest corner of the home. He was not in favor of keeping and re-building the existing detached garage at the rear of the site, and pointed out that the current design is within 256 square feet of the maximum impervious surface coverage.

Commissioner Kingsley thanked the petitioner for designing a home for a specific site. She felt the new home was nicely designed, although it is big, and she concurred with the comment about the attached one-car garage. She asked about the height of the main roof on the rear elevation, and **Mr. Divizio** explained that there is a 3' grade difference on the rear of the home. **Commissioner Kingsley** also asked about ceiling heights and **Mr. Divizio** replied that the first-floor ceiling is 10' and the second-floor is 8' with tray ceilings. He added that the proposed side yard setback is 18.9', where a minimum of 11' is allowed. **Commissioner Kingsley** asked the petitioner how the

design would change if the first-floor ceiling height was reduced to 9', and **Mr. Divizio** said that it would result in all of the first-floor doors and windows being lowered. **Commissioner Kingsley** pointed out that the side elevation on Park Street will be most noticeable, and the 28' roof height will be perceived a lot. **Mr. Divizio** said he was aware of this and took special care in the design and felt the home would look even taller without the English basement being proposed. **Commissioner Kingsley** also asked about the trim color and windows, and **Mr. Divizio** said that the windows, front columns, fascia and soffit will be black, with stone and stucco.

Chair Eckhardt was fine with the home as designed and could support the 4th garage not being approved as it looked like more of a cute element instead of a functional element, as well as it set a difficult precedent of a home with a 4-car garage.

PUBLIC COMMENT

Cy Kabat, 510 S. Chestnut Avenue, said that he lives next to the home located directly behind (east) the site. He said that the area of Park and Chestnut is very wet and floods from every heavy rain, and a storm sewer was recently put in running down Mitchell to the corner at Park. Because there were serious problems with water and ice during construction of the home behind the site, he anticipates the same problems during construction of this new home, which has a large roof, as well as after the home is built. He felt a new storm sewer should be put in and tied into the new storm sewer along Mitchell. **Mr. Divizio** said that the plan is required to go through Engineering review, at which time the addition of open site drains and sewers to eliminate the problem by carrying rainwater out to the storm sewer may be necessary. He added that during construction, a silt fence is mandated to help stop the water as well. He encouraged the neighbors to contact him if there are any water issues during construction. **Chair Eckhardt** suggested the resident contact the Village Engineering Department to discuss concerns about drainage, since it is not the purview of this commission.

John My, 506 S. Chestnut Avenue, said that he lives directly behind (east) of the site. He agreed that there are a lot of problems with water and the safety of children going to the nearby school. He felt the proposed English basement will help to alleviate water problems in the area, and he encouraged the petitioner to add an open site drain as previously suggested, if the Village allows.

Chair Eckhardt closed the public hearing portion of the meeting. There was no further discussion by the commissioners.

A MOTION WAS MADE BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 315 W. PARK STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 10/07/16, SITE PLAN RECEIVED 10/31/16, 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 TO OMIT THE EXISTING ONE-CAR DETACHED (4TH CAR) GARAGE.
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, 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.
3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

There was no second to the motion. Motion failed. **Commissioners Kubow and Fitzgerald** disagreed with the requirement to omit the 4th car garage since the garage is allowed to remain as existing.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 315 W. PARK STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 10/07/16, SITE PLAN RECEIVED 10/31/16, 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 TO ALLOW THE EXISTING 4th CAR (DETACHED) GARAGE TO REMAIN IN ITS CURRENT LOCATION IF IT CAN BE SALVAGED, AND NOT ALLOWED TO BE RE-BUILT IN A DIFFERENT LOCATION.
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, 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.
3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

COMMISSIONER KUBOW SECONDED THE MOTION.

Commissioner Kingsley asked if the commissioners had any concerns about the height on the rear of the home and the commissioners had none. **Commissioner Fasolo** asked if the commissioners had concerns about the 4th car garage, which is not typical. **Chair Eckhardt** felt the 4th car garage provided a certain amount of privacy to the backyard and pool; and the garage exists and is allowed to remain. With regards to the one-car attached garage, he felt the roofline appeared monstrous from the front and he suggested lowering it. **Mr. Divizio** replied that the plate height could be lowered to match the other existing plate height, as well as the window lowered.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION AND ADD THE FOLLOWING:

4. A REQUIREMENT TO LOWER THE GABLE ON THE SOUTH ELEVATION TO ALIGN WITH THE EXISTING PLATE HEIGHT.

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-126 – 830 N. Dryden Ave.

Mr. Hautzinger stated that the owners for the next project (1409 E. Eastman St.) contacted him this morning stating that they had to leave by 8:30 p.m. tonight for another appointment. The current petitioner was not opposed to allowing the project to be reviewed before his. The commissioners made a motion to move the project up before review of the teardown at 830 N. Dryden Avenue.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO ADJUST THE AGENDA TO REVIEW PROJECT DC#16-127 (1409 EASTMAN ST.) BEFORE PROJECT DC#16-126 (830 N. DRYDEN AVENUE).

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

ITEM 3. SINGLE-FAMILY ADDITION REVIEW**DC#16-127 – 1409 E. Eastman St.**

Thomas Budzik, representing *Thomas Architects*, and the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing split level home with a new two-story addition and attached garage. The project received approval by the Zoning Board of Appeals on October 10, 2016 to allow a side yard setback of 4.6 feet where 7 feet is required. The design does comply with the other R-3 zoning requirements. However, the single slope shed roof form on the proposed addition is an unusual roof configuration, and Staff is evaluating whether or not the height is in compliance with the 25 foot maximum.

The proposed addition is a nicely planned expansion to the existing, modern style, split level home, and the front elevation looks good. However, the concern with the design is the proposed single-slope shed roof forms that create large and tall walls on the side and rear elevations. The tall sloping roofs and tall walls are not in context with the existing house or the neighborhood. Per the Village of Arlington Heights' Single-Family Design Guidelines, additions should look like they belong and not dominate or change the character of the original building, and designs must also be evaluated with the architectural character of the neighborhood.

It is recommended that the shed roof forms be changed to asymmetrical gables which will tie in very nicely with the asymmetrical gable on the existing house as well as other homes in the neighborhood. Additionally, changing the roof as recommended will also address the building height concern. The sketches illustrated in the Staff report are recommended, which is to change the shed roof forms to asymmetrical gables with the highest midpoint no more than 25-feet. Staff recommends that the Design Commission require these revisions and approve the project.

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

Mr. Budzik gave a brief overview of the project. The homeowners have an existing modern aesthetic on both the inside of the home as well as some of the exterior, and they are trying to build on the modern style while maintaining the Split-level aesthetic. The second-floor has been stepped in to reduce the impact on the side yard, while also creating a nice element on the rear of the home. With regards to the overall height of the home, the pitch of the roof will match the other pitches on the home, which alleviates the impression of a huge mass on the front of the home, and clipping the back end of the roof to bring in the asymmetrical gable element will not have a substantial impact on the impression of the height. **Mr. Budzik** noted that there will not be any roof vents exposed on the elevation, as shown in the drawings, and the owners prefer to keep the straight shed roof, since there are other examples of this in town, and it is part of the aesthetic as well as to accommodate existing windows. **Mr. Stuckenberg** stated that he is happy with the design being proposed and welcomed feedback tonight.

Commissioner Kingsley acknowledged the unique design being proposed and understood the concerns about the height. She suggested changing the slope on the north and south roof so the overhang is closer to the windows. **Mr. Budzik** replied that lowering the proposed 4/12 pitch to 3/12 is not ideal for performance issues, and **Mr. Stuckenberg** added that the garage roof is currently sloped to nicely match the existing home. **Commissioner Kingsley** felt the roof could be lowered to 3/12 as an alternative to having a double pitch.

Commissioner Fitzgerald felt this was a great addition to the home and he agreed that it could not have been easy to design. He was okay with the rooflines as shown and felt it fit in beautifully; especially if the existing roof is being pulled across, he wanted to see the roof over the garage and the roof on the second addition be at different slopes. He liked the design as proposed, although it should be a requirement that the roof vents not be as shown on the drawings.

Commissioner Kubow felt the design was fantastic; he loved it and would not change a single thing. He acknowledged the difficulty in adding to a Split-level home and felt the architect's solution was phenomenal.

Commissioner Fasolo felt the addition looked great and fit in very well with the neighborhood, especially with the single slope roofs that are prevalent throughout the neighborhood. He would not change a thing as well.

Chair Eckhardt was okay with the shed roof being proposed; however, he felt there was an opportunity to take advantage of more natural light on the front and rear elevations with additional windows across the elevations. He pointed out that the windows on the front elevation had a lot of space between them and the window near the front door was off-centered. He felt the addition was nicely designed and the 3-dimensional drawings were very helpful.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1409 E. EASTMAN STREET. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 10/10/16 AND RECEIVED 10/17/16, 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 VENTS ON THE FRONT ELEVATION BE REMOVED.
2. A RECOMMENDATION TO CONSIDER ADDING WINDOWS ON THE FRONT (NORTH) AND REAR (SOUTH) ELEVATION.
3. ATHIS 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 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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt clarified the difference between a requirement and a recommendation.

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

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-126 – 830 N. Dryden Ave.

Chris Mirosław, representing *Miro Builders* was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story residence and detached garage to allow construction of a new two story residence with a detached three car garage. The proposed design does comply with the R-3 zoning requirements. The surrounding homes on the street are primarily smaller scale one-and-a-half story residences with detached garages, although the home immediately south of the subject site is a recently completed new two-story home with a rear loading three car attached garage.

The proposed design is exceptionally well done with a traditional style that will fit in very well in this neighborhood. The front elevation has excellent proportions and detailing, and all four sides of the house are developed to the same level of detailing. The use of a detached garage is ideal in this location and fits well on the extra deep lot, and is nicely designed to match the home. The only comment on the design is to consider omitting the center porch column which blocks the view to and from the living room window.

Mr. Miro explained that the family that purchased the home did so because of the large backyard, and the proposed design began as a modern farmhouse; very modern, very slick, with the garage on the front of the home. The design evolved into the current design with consideration for the block; pushing the garage to the rear of the site was not their first preference. That being said, the proposed detached garage was designed to be soft and inviting, as well as the front of the home.

Commissioner Fasolo liked the design of the new home and he appreciated the garage being pushed to the rear of the property, which fits in well with the neighborhood. He also agreed with Staff's suggestion to eliminate the center column on the front porch.

Commissioner Kubow felt the new home was well designed and well detailed; it looked awesome.

Commissioner Fitzgerald agreed with Staff's suggestion to eliminate the center column on the front porch, and he agreed that the home is awesome.

Commissioner Kingsley said the design was very nice and she agreed with the suggestion to remove the center column. She preferred a darker color for the metal roof above the front porch than what is shown in the rendering, and she suggested a smooth board and batten material rather than the expressed cedar rough look.

Chair Eckhardt felt the home and detached garage were well designed, and he agreed with the comment to eliminate the center column on the front porch. He felt that a detached garage was very appropriate for this site.

PUBLIC COMMENT

Chad O'Connor, 826 N. Dryden Avenue, said that he lives directly south of the site. He is in support of the plan, although this is the first time he has seen the design. He pointed out the large amount of impervious surface that will exist between each home with the driveways and the possible water issues that could result. **Mr. Miro** explained the grade difference as well as the existing curb on the driveway and the downspouts and sump pump going into the storm drain and emitting into the front yard.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 830 N. DRYDEN AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 9/1/16 AND RECEIVED 10/14/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CONSIDER A DARKER GREY COLOR FOR THE STANDING SEAM ROOF OVER THE FRONT PORCH.
2. A RECOMMENDATION TO CONSIDER A FLAT STYLE OF TRIM.
3. A RECOMMENDATION TO OMIT THE CENTER COLUMN ON THE FRONT PORCH.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 5. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-129 – 925 N. Douglas Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two story residence with an attached, two car garage. The proposed design does comply with the R-3 zoning requirements, but this project does require a zoning variation to allow a 49 foot wide, 6,470 sf lot to be buildable, where 70 feet wide, 8,750 sf is required. The Zoning Board of Appeals meeting is currently scheduled for December 12, 2016.

The existing neighborhood consists of primarily smaller scale single-story homes with detached garages. However, there are a few homes on this block that have been expanded with full second floor additions that are a similar scale as the proposed design, although none of the homes on this block have a front loaded garage. The home located directly to the north of the subject property is a two-story home, which does help the proposed house to fit in at this location. Overall, the front elevation is nicely designed with varied materials and a single story roofline above the garage and porch that helps the scale of the house to fit in with the adjacent single story homes.

Staff concerns with the design are as follows:

1. The two car garage on the front of the house will be the first front loaded garage on the block.
2. The side elevations are large and lack the same level of detailing as the front elevation.

Staff recommends the following revisions to improve the design:

1. Consider a revised design with a detached garage.
2. Wrap the stone base from the front elevation down the side walls.
3. Consider changing the siding in the side gables to shingle style siding to match the front elevation.

Staff recommends the Design Commission evaluate the proposed design in the context of this location, and consider the concerns and recommendations made by Staff.

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

Mr. Davis felt that Staff did a nice job of presenting the proposed new home, and the only thing he would add is that his clients absolutely do not want detached garages. He has previously been before the commission 5 times and each time he has expressed this. He felt the neighborhood was more than just one block; it is several streets and this particular neighborhood is a transitioning neighborhood with a spattering of new homes, all with attached garages, right behind on Beverly Lane. So in keeping with the neighborhood as it is transitioning, it is not going to be unusual to have a frontload garage.

Commissioner Kingsley agreed with most of the comments made by Staff, and the concern about the garage. She felt this was an established neighborhood and not in transition, although there would most likely be more additions in the future; however, she did not want residents in this neighborhood to feel like they live in a transitional area.

Commissioner Kingsley also agreed with Staff's suggestion to consider a detached garage, and **Mr. Davis** stated that adding windows in the garage door would help break up the massing. **Commissioner Kingsley** also suggested using natural stone instead of cultured stone on the front elevation, and felt the lights above the garage helped to accentuate the height of the garage and should be relocated.

Commissioner Fitzgerald suggested reducing the width of the garage door from 18-feet to 16-feet, which would go a long way in this situation; he was not in favor of the lights above the garage which appear to be squeezed in; he liked the idea of adding windows in the garage door; and he wanted to try to make an attached garage work.

Commissioner Kubow understood why an attached garage was being proposed, and felt the petitioner solved the problem of bringing down the scale of the garage as well taking attention away from it. He did not see a need to reduce the width of the garage, and felt the light fixtures above the garage should be eliminated and window lites added to the garage door. He also commented about the color difference of the cultured stone shown in the rendering and the sample, and preferred the grey color of the sample. Overall, he felt the new home was well designed and the petitioner did a great job of trying to mask the front load garage.

Commissioner Fasolo felt that a detached garage should be considered, which would better fit the neighborhood, although he acknowledged there are homes located one block east and west with attached garages. If the attached garage remains, he agreed with the comments and suggestions made by the other commissioners about moving the lights above the garage to the side of the garage door, adding glass windows to the garage door, decreasing the width of the garage door, and Staff's suggestion to wrap the stone base from the front elevation down the side walls.

Chair Eckhardt concurred with the comments made by the other commissioners. He also supported Staff's suggestion to change the siding in the gables on the side elevations to shingle style siding, as well as wrap the stone base from the front elevation at a minimum halfway down the side elevations. He felt the rear elevation lacked details similar to the front elevation, and he suggested adding details such as a roof over the patio door or something to create a sense of outdoor space.

PUBLIC COMMENT

Evelyn Hickey, 921 N. Douglas Avenue, lives directly south of the site. She explained that this block is a low lying area and this home, her home and the home to the south is where the sewer drains and it pitches very low. This area has had a tremendous amount of issues with heavy rain, water, and flooding, and she was very concerned about the new home having a basement. She also questioned how much larger the footprint of the new home would be to the existing home. **Mr. Davis** replied that the new home would have a basement and he clarified that the new home is code compliant, with the exception of the 49-foot wide lot that is unbuildable. **Chair Eckhardt** said that whether or not the new home has a basement should not be a concern relative to flooding. Ms. Hickey said that she has lived here for 30 years and has experienced 2 floods, which she provided photos of, and she pointed out the other homes on the block that have either added up or built new, all without a basement. She felt the proposed new home was beautiful and she had no issue with the attached front load garage; she is very concerned about flooding. The area of homes on her block is much lower than the area of homes located east on Beverly Lane, and water runs down Oakton into her area. She felt the homes on her block were built without basements in the 1950's for a reason.

Chair Eckhardt explained that flooding is not under the purview of this commission; however, there are Village code requirements for water run-off that are handled through the Engineering Department. He acknowledged that flooding issues in this neighborhood appear to be severe based on the photos provided and the neighbor has very valid concerns. He felt the petitioner would have the same concerns and he encouraged the neighbors and the petitioner to work together to come up with some type of retaining wall system or similar solution for the water issue. **Mr. Davis** said he was not opposed to working with the neighbor, and he also suggested the neighbor discuss these concerns with the Engineering Department who does a good job working with residents and builders. Ms. Hickey thanked the commissioners and petitioner for listening to her concerns.

Chair Eckhardt closed the public comment portion of the meeting.

Commissioner Kingsley asked for clarification about the materials listed on the schedule versus what the drawing showed. **Mr. Davis** replied that the material schedule is correct, with the LP siding color to be 'Aged Pewter' (not Hardie), and the shake siding and vertical board and batten to be the same color.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 925 N. DOUGLAS AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 10/20/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO ADD A CANOPY OR TYPE OF ROOF OVER THE REAR PATIO DOOR.
2. A REQUIREMENT TO CARRY THE STONE BASE FROM THE FRONT ELEVATION DOWN THE SIDE ELEVATIONS, AS INDICATED BY STAFF IN THE STAFF REPORT.
3. A REQUIREMENT THAT THE LIGHTS ABOVE THE GARAGE BE ELIMINATED AND THE GARAGE DOOR BE REDUCED IN HEIGHT AND WIDTH PER CODE.
4. A REQUIREMENT TO CHANGE THE SIDING IN THE SIDE GABLES TO SHINGLE STYLE SIDING TO MATCH THE FRONT ELEVATION.
5. A RECOMMENDATION TO ADD WINDOWS IN THE GARAGE DOOR.
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, 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.
7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification about making the garage door shorter and narrower. **Mr. Davis** said the garage door could be reduced from 8-foot to 7-foot tall. **Commissioner Fitzgerald** was okay with the height of the door but wanted to see the door narrowed to 16-feet because it would make a big difference with the narrowness of the home. **Commissioner Fasolo** agreed. **Chair Eckhardt** clarified that the garage door size would be 16' wide by 8' tall.

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

3. A REQUIREMENT THAT THE LIGHTS ABOVE THE GARAGE BE ELIMINATED AND THE GARAGE DOOR BE 16' WIDE BY 8' TALL PER CODE.

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

ITEM 6. SIGN VARIATION REVIEW

DC#16-131 – Paragon Theaters – 53 S. Evergreen Ave.

Matt Pyter, representing *Olympic Signs*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to relocate the existing red theater blade sign from the north wall of the development (facing Northwest Highway) to the east wall (facing Arlington Heights Road), and re-face the signage from “Arlington Theaters” to “Paragon Theaters”. Paragon Theaters is a new tenant at the existing movie theater (formerly Star Cinema Grill) located within the Arlington Town Square development in the Downtown. Paragon Theaters is updating the existing theater signage which includes replacement of the “Star Cinema Grill” main wall sign on the front (north) wall of the theater with a new “Paragon Theaters” wall sign. The existing manual change theater marquee and poster boxes will remain.

The existing blade sign was approved by sign variation in 2004, and since that time, the sign code has been updated to include requirements for blade signs in the Downtown. Due to the proposed relocation of the sign and the new blade sign requirements, new sign variations are required to be reviewed for approval. Staff received a revised drawing yesterday, which was distributed to the commissioners tonight, showing the blade sign being moved further north on the east wall of the development.

The petitioner submitted a letter addressing the variation criteria, with the primary hardship identified as the lack of visibility for the theater entrance which is internal to the Arlington Town Square development. Relocation of the sign is requested to improve visibility of the sign and provide better direction to the theater.

Staff does not object to the requested variations. Approval of this sign was thoughtfully and thoroughly evaluated in 2004, at which time it was determined that this sign is necessary to identify this unique business in the Downtown. Relocation of the sign to face Arlington Heights Road will bring the sign closer to the roadway, thereby improving its visibility and readability. Furthermore, locating the sign adjacent to the entrance into Arlington Town Square will help customers to locate the theater. Lastly, Paragon Theaters is a unique major Downtown entertainment venue, and this type of sign is consistent with movie theaters in other communities.

Mr. Pyter stated that the sign material and colors will remain the same as the existing blade sign, with only the theater name being changed on the sign. **Commissioner Fitzgerald** asked for clarification that there will no longer be a blade sign located on the north elevation facing Northwest Highway, and **Mr. Hautzinger** confirmed that the existing blade sign is being removed and updated to reflect the new theater name and relocated to the east elevation.

Chair Eckhardt said that he was part of the review for the existing blade sign on Northwest Highway, which he always felt was a confusing location for the sign, based on where the theater is located; however, he felt that relocating the sign to the east elevation made more sense. **Mr. Pyter** commented that the new theater wants to do everything possible to be successful.

Commissioner Fasolo felt the new location was much better than the existing, although he pointed out that the site is challenging and the new location might be somewhat blocked by the northeast corner of the building. He was fine with the variations being proposed.

Commissioner Kubow agreed and added that the theater is a huge amenity to the Village and he was in support of anything to help exposure and drive traffic. He supported the variations.

Commissioner Fitzgerald agreed with everything said and added that he was also in support of keeping the existing blade sign on Northwest Highway along with a new sign facing Arlington Heights Road because the theater was completely hidden to anyone who does not live in the neighborhood.

Commissioner Kingsley felt the new location was well needed; however, she questioned how close the sign would be to the second-floor window, and whether moving the sign further north on the elevation, closer to the red brick wall was a better location. **Mr. Pyter** replied that the greatest projection of the blade sign towards Arlington Heights Road could be achieved with the location being proposed, versus the section further north where the building is recessed. **Mr. Hautzinger** commented that the sign would be centered between the edge of the wall and the second-floor window.

Chair Eckhardt had no issues with the variations and he completely supported the blade sign being relocated to Arlington Heights Road. He also agreed with Commissioner Fitzgerald's suggestion to have 2 blade signs and allow the existing sign on Northwest Highway to remain, which he encouraged the petitioner to consider. He commented that the Design Commission approval is a recommendation to the Village Board, and he acknowledged the difficult signage situation for the theater.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE PROPOSED SIGN VARIATIONS FOR PARAGON THEATERS LOCATED AT 53 S. EVERGREEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLAN DATED 11/11/16, 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 VARIATION FROM CHAPTER 30, SECTION 30-121.E. PROHIBITED SIGNS, TO ALLOW A SIGN TO PROJECT ABOVE THE ROOFLINE OF THE BUILDING, WHERE ROOF SIGNS ARE PROHIBITED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.A NUMBER, TO ALLOW A BLADE SIGN TO BE RELOCATED TO FACE ARLINGTON HEIGHTS ROAD, WHERE THE BUSINESS DOES NOT HAVE STREET FRONTAGE.
3. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.D PROJECTION, TO ALLOW A BLADE SIGN MOUNTED FLUSH TO THE WALL, WHERE A 4-INCH MINIMUM CLEARANCE BETWEEN THE INSIDE FACE OF THE SIGN AND THE BUILDING WALL IS REQUIRED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.A SQUARE FOOTAGE, TO ALLOW A 60 SF BLADE SIGN WHERE 6 SF IS THE MAXIMUM ALLOWED.
5. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.G DESIGN CONSIDERATIONS, TO ALLOW AN INTERNALLY ILLUMINATED BLADE SIGN, WHERE ONLY EXTERNAL ILLUMINATION IS ALLOWED.
6. THE COMMISSIONERS SUPPORT 2 BLADE SIGNS; ALLOW THE EXISTING BLADE SIGN ON THE NORTH ELEVATION FACING NORTHWEST HIGHWAY TO REMAIN, AND A SECOND BLADE SIGN ADDED ON THE EAST ELEVATION FACING ARLINGTON HEIGHTS ROAD.
7. 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 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.

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

ITEM 7. GENERAL MEETING

Mr. Hautzinger advised that there will be a second meeting held in November on November 29, 2016 at 6:30 p.m. with 2 projects on the agenda.

Commissioner Kingsley asked whether the commissioners could look into the matter of lights around storefront windows as part of the Sign code. She felt there should be some type of guideline regarding the use of these types of lights. The other commissioners agreed. **Mr. Hautzinger** replied that Staff is aware of the concerns with this type of lighting, which will be presented to the commissioners for discussion when research is complete. **Chair Eckhardt** felt this was a serious problem and he encouraged Staff to draft language on this matter to help move things forward, as well as alert the Chamber of Commerce as a first step. **Chair Eckhardt** directed Staff to add this issue to the agenda at the next meeting for continued discussion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 9:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: Minutes - 11/29/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 11/29/16

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.
NOVEMBER 29, 2016**

Chair Eckhardt called the meeting to order at 6:35 p.m.

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Kirsten Kingsley
Jonathan Kubow

Members Absent: Anthony Fasolo

Also Present: John Kosich, K Realty for *Medical Office Building*
Steve Hautzinger, Staff Liaison

ITEM 1. COMMERCIAL REVIEW**DC#16-114 – Medical Office – 1519 S. Arlington Heights Rd.**

John Kosich, representing *K Realty*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new, single story, 26,644 square foot medical office building. The site is currently vacant land made up of numerous tracts of land with varied zoning of both R-1 One-Family Dwelling District and O-T Office Transitional. This proposal requires review by the Plan Commission and approval by the Village Board to obtain approval to consolidate the property into one lot, rezone the property in its entirety to O-T Office Transitional, and approval as a Planned Unit Development.

This project received a preliminary Design Commission review on October 25, 2016. At that time, Design Commission feedback was as follows:

1. The double sill detail looked odd, and the petitioner should consider omitting the lower sill.
2. It was suggested to use brick between the windows, instead of EIFS.
3. It was suggested to use a darker color for the EIFS, windows, doors, and gutters.
4. There was concern about the long flat front (west) elevation, and it was recommended that the building massing be broken up and more architectural interest added.
5. There was concern about the lack of space between the parking lot and the face of the building, and it was recommended that there be landscaping added on all sides of the building.
6. It was requested to show the proposed design in context with the existing Autumn Leaves development to the south.

In response to these comments, the petitioner has made revisions to the design as follows:

1. The rectangular shape of the building has been changed to include a jog in the plan which breaks up the long front elevation and roofline.
2. The double sill detail was omitted, and a continuous stone base added.
3. The space between the windows has been changed from EIFS to brick.
4. The distance between the parking and lot and the face of the building was increased to allow continuous landscaping along the front of the building.
5. The petitioner has provided a context site plan and exterior elevation showing Autumn Leaves to the south.

Overall, the revised design is a very good improvement from the original submittal. The simple jog in the building layout makes a huge difference in the appearance of the building, and provides the needed relief along the front elevation. The elevations are simple, but appropriate for a medical office building. The revised materials have a cohesive appearance, and the scale and massing of the building fits in well with the adjacent Autumn Leaves development.

All rooftop mechanical equipment will be screened on all sides by the mansard roof. There will be two trash dumpster enclosures located on the north and south ends of the building. The enclosures will be constructed of brick to match the building with wood gates.

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping including requirements to comply with 4" caliper shade trees in all parking islands, parking lot screening, and screening between the adjacent single family properties.

In regards to the overall landscape design, the following suggestions should be considered to enhance the design:

1. Overall, the landscaping is minimal. In addition to the proposed trees and shrubs, incorporate a mix of perennials and ground cover.
2. Evaluate opportunities for specialty pavement in key areas such as the building entrances and crosswalks.

Signage is not included in this review, and separate sign permits will be required for all signage. However, it should be noted that there are two ground signs indicated on the site plan, but only one ground sign is allowed by code per development in the O-T zoning district. It is recommended that one of the ground signs be omitted, but the petitioner does have the option to pursue a sign variation for the second ground sign if there is a hardship justifying the need.

Staff recommends the Design Commission approve the proposed design for a new medical office with the comments and suggestions made by Staff.

Mr. Kosich appreciated the opportunity to come back with the current design. Consideration was given to the suggestions made by the commissioners at the preliminary review. The jog in the building works for them because of the existing tenant and layout at the south end of the building, and the flexibility of the space at the north end that is vacant.

Commissioner Kubow liked how the adjacent Autumn Leaves building to the south is orientated toward the street (west); the front of the building is visible from the street and feels welcoming. He asked the petitioner why the proposed new medical building is orientated south. **Mr. Kosich** replied that the building is orientated north and south, with an existing tenant located on the entire south portion of the building. He explained that the building ends up being two separate facilities, with an entrance on the north for access to the tenant(s), and an entrance on the south for access to the existing tenant on the south side of the building. They feel the entrance on the south side of the building will be visible when entering the site from both the south and the north, and they feel that 2 signs are important in order to delineate between the 2 separate buildings. **Commissioner Kubow** felt the elevations were very blah and more should be done to give the building more architectural character. **Mr. Kosich** replied that budget is a concern, and medical tenants like the efficiency of the square block aspect of their interior space, as well as a simple, straightforward design. He felt the architect did a good job of trying to accommodate the concerns from the preliminary review.

Commissioner Kingsley appreciated that the petitioner considered the commissioners' previous comments, and that the building includes a setback in the front wall, which is a big improvement. She also concurred with Commissioner Kubow about the entrances; she felt something had to speak to the street, and she asked if the building could be rotated 90 degrees so that one of the entrances faced west. She also pointed out that if a second sign is not approved through the variation process, there would be nothing that speaks to the street. **Mr. Kosich** said that the parking layout was done to provide accessible parking near each front entrance, and the entrances were driven by the layout function of the existing tenant at the south end of the building. They want the 2 buildings to be separate and distinct. **Commissioner Kingsley** also said she was not in favor of the roof dormers on the west elevation, unless they were to show an entrance, and she was okay with the brick infill, the colors being proposed, and felt the more landscaping the better.

Commissioner Fitzgerald liked the materials and agreed with the concern about the dormers on the west elevation; they look like they are stuck on. He liked the idea of having at least one of the entrances on the west elevation; however, it is not a necessity for him. He referred to the landscape plan and pointed out the large amount of height variation in the landscaping on the west elevation, which will help break up the flatness of the elevation; however, there should be more variation with perennials and groundcover. Looking at the north side of the west elevation, he liked the placement of the light sconces; however, he felt the same spacing should be done at the south end of the west elevation, and felt the lights should carry onto the north and south side elevations. He also commented that if there is only one ground sign, it could be located in the middle of the west elevation instead of at one of the drive entries, which would be one more element to help break up the building.

Chair Eckhardt appreciated the revisions that were made as a result of the commissioners' previous comments, and felt the petitioner presented a great solution for sliding the building back. **Mr. Kosich** clarified that the entire building will be built at one time. Although **Chair Eckhardt** agreed with the concerns about the roof dormers, he pointed out that it is a typical method of trying to break up the long, giant roof and gutter line. He would not encourage the

removal of the dormers, although they do appear to be floating and could be extended down to the gutter line. The proposed entrance on the north and on the south is a way of assuring that one tenant is not poaching on another tenant in terms of parking; however, he felt certain that a good portion of visitors will go into the wrong entrance, although 2 signs would help to alleviate this. In the event that 2 signs are allowed, he asked if both tenant names would be on both signs, and **Mr. Kosich** replied that the existing tenant on the south side will be exclusive on the sign at the south entrance, and the sign at the north entrance will be multi-tenant. **Chair Eckhardt** said that he foresees 2 tenants on the north side of the building, and unless there is an interior corridor that connects to the rear of the building, there will need to be an entrance on the front of the building for employees that do not want to walk around to the entrance on the east elevation. He felt that even one tenant will want an entrance on the front of the building. **Mr. Kosich** replied that if necessary, an entrance could be added at the north end of the west elevation in place of a window. **Chair Eckhardt** also concurred with Staff and Commissioner Fitzgerald's comments about the landscaping.

Commissioner Fitzgerald suggested a way of solving the issue of needing an entrance on the west elevation by moving the entrance from the north to the front (west) of the building. **Chair Eckhardt** suggested a motion requiring the petitioner to submit an alternate sketch showing a multi-tenant scheme on the north side of the building, with a common corridor, which may or may not generate an employee entrance on the front (west) elevation, for Staff review.

Mr. Hautzinger said that in light of the comments made by the commissioners tonight, he was confused about why the building is not designed with the two main public entrances located on the west elevation, with employee entrances on the north and south sides of the building. Any confusion with visitors would result in a very small amount of distance to get to the other tenant entrance. **Commissioner Fitzgerald** agreed.

Commissioner Kingsley felt that both entrances did not have to be on the north and south elevation. In looking at the floor plans, she asked why the entrance on the south elevation did not match the floor plan, which **Mr. Kosich** was unsure about. He reiterated that they felt it was important to keep the parking separate between the 2 buildings and equal out the parking between the entrances. He also clarified that the site plan was not revised to reflect the floor plan requested by the existing tenant. **Commissioner Kingsley** was not in favor of the large amount of distance between the parking lot on the front of the building and the staff entrance on the back side of the building. She also referred to the rendering and asked about the dark material on the light creamy EIFS band above the window, which **Mr. Hautzinger** believed to be a shadow on the EIFS underneath the eave.

Chair Eckhardt said that comments were made tonight by the commissioners about potential concerns with the site plan and circulation; however, adding another entrance or secondary entrance was an acceptable solution for him. He encouraged the petitioner to consider studying alternate entrances.

Commissioner Fitzgerald reiterated that he felt the dormers should be eliminated. **Chair Eckhardt** said he was okay with the dormers, but felt they should be more pronounced to help break up the large roof. **Commissioner Kingsley** agreed with Commissioner Fitzgerald that the dormers should be removed. **Commissioner Kubow** felt the huge roof needed something to help break it up, and the dormers do a good job of that; he was okay with the dormers being even larger. **Commissioner Kingsley** agreed that the huge roof needed to be broken up; however, if there was an entrance on the west elevation at the south unit, there would be no need for the dormer; she was not bothered by the dormer at the north end of the building nearly as much as the double dormer at the south end. **Commissioner Fitzgerald** said that he could see a variety of trees planted to break up the east elevation roof, which he liked much better than what is currently being proposed for the west elevation.

Chair Eckhardt said that he is support of Commissioner Fitzgerald's thought that no dormers are better than the small ones being proposed on the west elevation, and that a variety of trees and landscaping will help soften the roofline. However, if the dormers remain, they should be further articulated, similar to the dormer on the north and south elevation, and tied in to the gutter line. **Commissioner Kubow** agreed with Chair Eckhardt.

Commissioner Kingsley reiterated that she wanted to see one of the entrances, especially the one on the south, relocated to the west elevation; it made much more sense aesthetically and functionally. **Chair Eckhardt** encouraged her to consider the wants and needs of the tenant with regards to the entrance on the south. **Mr. Hautzinger** suggested the commissioners include in the motion a comment about their concerns for the way the building is laid out and the way the entrances are oriented, and how having the entrances facing west could not only improve the architecture, but also address some of the site planning concerns, because these minutes will be included as part of the Plan Commission and Village Board review.

Commissioner Kingsley asked the commissioners how they felt about the dark brick being proposed above the light stone color, which she was unsure about. **Commissioner Fitzgerald** did not mind that as much as he did not like the EIFS stripe above the dark brick; the simpler the better. **Chair Eckhardt** liked the dark brick above the stone. **Commissioner Kubow** was comfortable with the motion stating that the commissioners highly recommend the petitioner take a closer look at the orientation of the site, and potentially have entrances on the west elevation. He also preferred that stucco be used instead of brick.

Commissioner Kubow had to leave the meeting at this time.

Chair Eckhardt explained that since there are only 3 commissioners present at this time, a unanimous vote is necessary for approval; however, there is the option of tabling the project tonight and returning when more commissioners are present. **Mr. Kosich** wanted to take the vote tonight.

Commissioner Kingsley suggested stucco or EIFS on either side of the windows that would match the material above the windows, or possibly a different color. **Commissioner Fitzgerald** said that the brick is what makes the building; the brick and the stone, and **Chair Eckhardt** agreed. **Commissioner Fitzgerald** was in favor of changing the EIFS above the brick to all brick. **Chair Eckhardt** agreed and suggested a metal panel as well. **Commissioner Kingsley** agreed with this change; however, she did not want to see the dormers in EIFS. The other commissioners agreed as well.

The light fixtures for the new building and the parking lot were reviewed. **Commissioner Kingsley** pointed out that decorative lights are proposed on either side of the entrances, and wall sconces are proposed along the east and west elevations. She asked if the parking lot lighting would be to code and not shed any light onto neighboring properties, and **Mr. Kosich** said that all lighting will meet code and a photometric was completed and submitted as part of the Plan Commission review. **Commissioner Kingsley** wanted this to be part of the record because she is tired of this not happening. **Commissioner Fitzgerald** added that he wanted the light fixtures more evenly spaced on the building, especially on the west elevation.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW MEDICAL OFFICE BUILDING TO BE LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS BASED ON THE PLANS RECEIVED 11/8/16, REVISED EXTERIOR ELEVATIONS RECEIVED 11/14/16, 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 UP/DOWN CAN LIGHT FIXTURE SPACING ON THE WEST ELEVATION NEEDS TO BE REGULAR, SIMILAR TO AS SHOWN ON DRAWING 4.**
2. **A REQUIREMENT THAT ALL LIGHTING COMPLY WITH CURRENT CODE.**
3. **A REQUIREMENT THAT THE BRICK INFILL CONTINUE ALL THE WAY UP TO THE SOFFIT, ELIMINATING THE EIFS ABOVE THE WINDOWS.**
4. **A STRONG RECOMMENDATION THAT 1, IF NOT 2 OF THE UNIT ENTRANCES FACE WEST, SO THAT IT BREAKS UP THE FACADE ALONG THE WEST ELEVATION.**

5. A REQUIREMENT TO ELIMINATE THE DORMERS ON THE WEST ELEVATION.
6. A REQUIREMENT TO INCORPORATE A MIX OF PERENNIALS AND GROUND COVER THROUGHOUT THE SITE.
7. 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. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.
8. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

Mr. Hautzinger referred to the comment in the Staff report about specialty paving, which there was no discussion about. **Commissioner Kingsley** agreed with the comment and intended it to be included in the landscape requirement. **Commissioner Fitzgerald** felt that having specialty paving between the handicap parking spaces did nothing in this particular instance. **Mr. Hautzinger** clarified the suggestion is for specialty paving between the sidewalk and the entry doors on the north and south elevations, as well as in the crosswalks. **Commissioner Fitzgerald** misunderstood, but now agreed with this recommendation.

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

9. A REQUIREMENT TO PROVIDE SPECIALTY PAVING AT THE 2 ENTRANCES TO THE 2 BUILDING UNITS, FROM THE PARKING LOT CURB TO THE BUILDING, AND SPECIALTY PAVING IN ANY CROSSWALKS BETWEEN THE PARKING LOT ISLANDS.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

Chair Eckhardt commented that although he agreed with the requirement to continue the brick above the windows and eliminate the EIFS above the windows, he was concerned about how plain the building will look and he encouraged some architectural detail such as soldier coursing so the brick does not appear painted on.

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

ITEM 2. PRELIMINARY DISCUSSION - LED STOREFRONT LIGHTING

LED Storefront Lighting

Mr. Hautzinger said that this issue was brought up at the previous meeting and it was placed on tonight's agenda for a preliminary discussion per the request of the Design Commission. He explained that the commissions' concerns about this type of lighting are shared by Staff, who also agrees that this is an issue; however, the Village Board has asked Staff to focus on the matter of electronic signs as our first priority.

Chair Eckhart asked how difficult it would be to conduct a high level of review of the current code to see if it actually applies to prohibit what is being done with this type of high intensity, high wattage, high illuminated specialty lighting found in some storefront windows. It appears as though some businesses are using this lighting as attention-getting devices that are not code compliant, and he felt a determination should be made whether this lighting is code compliant. He recently had an opportunity to talk with several Board members and the Village President about this issue, who all seem to share his concerns about the this lighting, and he stressed the importance of this issue not waiting until electronic signage is complete because of the possibility of a significant number of additional businesses putting this lighting in. There are already too many of them at the brightness that they are now.

Mr. Hautzinger felt it was reasonable for Staff to have a discussion about the brightness level of these lights, and whether they can be at the very least toned down, and if not, be totally removed at this time, while Staff works towards prohibiting them. **Chair Eckhardt** questioned if Staff could visit these businesses and ask for a voluntary toning down of these lights. **Commissioner Kingsley** said she has seen only one location where this type of storefront lighting is not nearly as offensive; a second-floor palm reader business near the Fire Station in Mt. Prospect. She believes the lighting is located along the window sills only and the bulbs are not visible because it is on the second-floor. **Mr. Hautzinger** said that preliminary research of other communities found a restriction of these lights when placed around all four sides of a window (100% coverage), which may be why that installation used them on the window sills only. **Mr. Hautzinger** presented photos of LED storefront lights taken at various businesses throughout Arlington Heights.

Chair Eckhardt said that the exhibits presented by Staff speak for themselves; this is a growing and serious problem, and he suggested Staff send the Chamber of Commerce a letter alerting them to this issue and the Village's possible legislation prohibiting these lights. **Commissioner Kingsley** asked if there are current regulations on how much light is emitted from a space and **Mr. Hautzinger** replied that there are provisions in the sign code about brightness, however, they are difficult to measure and enforce; however, these issues can also be shared with the Building Department and Health Department.

Chair Eckhardt reiterated that there needs to be some action taken now; it is almost too late. **Mr. Hautzinger** said that as a possible outcome of this study, another item may be added to the existing "Prohibited Signs" section of the sign code simply stating that LED lighting around storefront windows is prohibited.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO ADD THE FOLLOWING LANGUAGE INTO THE EXISTING SIGN CODE, UNDER 'PROHIBITED SIGNS':

1. LED LIGHTING AROUND STOREFRONT WINDOWS IS STRICTLY PROHIBITED.

There was no second to the motion.

Chair Eckhardt suggested a motion to direct Staff to prepare specific language for the commissioners to discuss and review, which would then move forward to the Village Board. **Mr. Hautzinger** felt this issue needed to be further studied by Staff and documentation prepared and presented to the commissioners for review prior to any motion. **Chair Eckhardt** reiterated his suggestion for a motion to direct Staff to prepare language about this issue, so it can

move expeditiously forward. **Commissioner Kingsley** did not understand why this issue could not be addressed prior to the matter of electronic signage, since it is less cumbersome. **Chair Eckhardt** agreed and felt the issue of LED storefront lighting should go first before electronic signs; it needed to move along.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO REQUIRE STAFF TO PREPARE CODE LANGUAGE TO PROHIBIT LED STOREFRONT LIGHTING, OR FOR STAFF TO REVIEW HOW THE CURRENT CODE RESTRICTIONS FOR 'MISCELLANEOUS ATTENTION GETTING DEVICES' AND BRIGHTNESS RESTRICTIONS CAN BE USED TO PROHIBIT STOREFRONT LIGHTING.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

ITEM 3. GENERAL MEETING

There was no further discussion.

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO
ADJOURN THE MEETING AT 7:50 P.M.**

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

DRAFT



Item: DC#16-137 - 1117 N. Pine Ct. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1117 N. Pine Court. This recommendation is based on the architectural plans dated 11/11/16 and received on 11/15/16, 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Batanian Residence
Project Address: 1117 N. Pine Court
Prepared By: Steve Hautzinger

Date Prepared: December 6, 2016

PETITION INFORMATION:

DC Number: 16-137
Petitioner Name: Tom Cloherty
Petitioner Address: TPC Construction
975 Stonefield Circle
Inverness, IL 60067
Meeting Date: December 13, 2016

Requested Action(s): Approval of the proposed architectural design for a new (teardown) 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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence and a detached garage to allow construction of a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,884 square feet and the proposed residence will have approximately 4,015 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5.3 feet Side: 5.3 feet Rear: 30 feet	Front: 25.8 feet Side: 5.3 feet Side: 7.3 feet Rear: 30 feet
Building Height	25 feet to the midpoint	20.5 feet to the midpoint
FAR	4,792 SF	4,015 SF
Building Lot Coverage	3,809 SF	3,128 SF
Impervious Surface Coverage Total	5,442 SF	4,712 SF

The subject property is located on a cul-de-sac with four other houses. Two of the other houses have detached garages, and the other two houses have attached garages recessed from the front of the home. All of the houses have the front entries justified along the front setback line facing the street. The proposed house has a side-load garage attached to the front of the house, which pushes the main body of the house back on the site. A better arrangement would have the house at the front of the lot with the garage detached or attached towards the rear, similar to the other homes on this cul-de-sac.

The proposed house is very nicely designed with a one-and-a-half-story scale, a nice level of architectural detailing on all sides of the house, and nice materials. However, in this location, a simple two-story home justified towards the front setback line would fit in better with the other two-story homes on the cul-de-sac.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1117 N. Pine Court. This recommendation is based on the architectural plans dated 11/11/16 and received on 11/15/16, 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.

2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, December 6, 2016

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

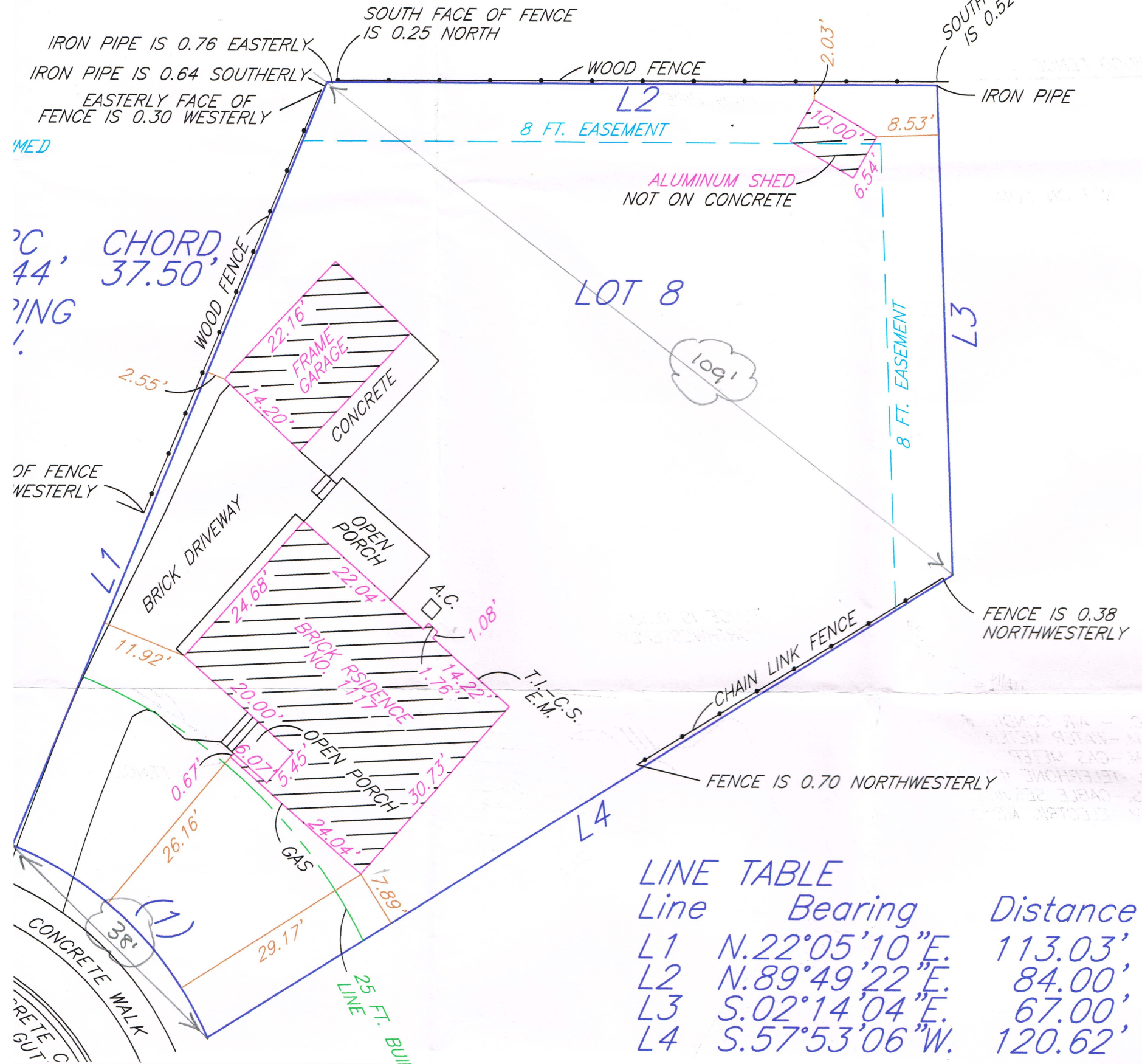
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-137

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 1117 N. PINE AVENUE
Legally described as:

LOT 8 IN BLOCK 6 IN ARLINGTON GREENS UNIT NUMBER 2, BEING A SUBDIVISION OF LOT 34 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

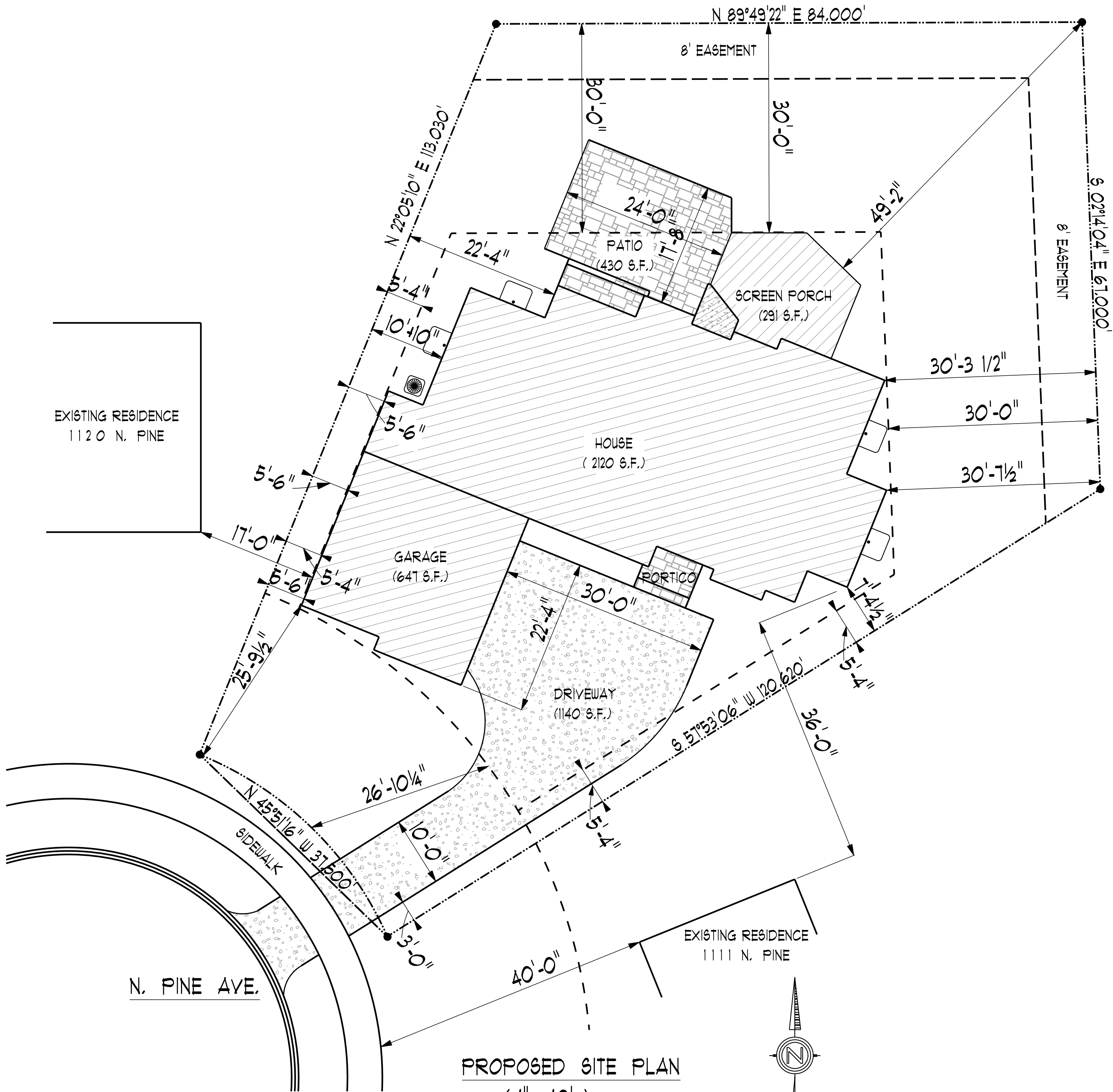


INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE										
CLIMATE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC VALUE	CEILING R VALUE	WOOD FRAME WALL R VALUE	MASS WALL R VALUE	FLOOR R VALUE	BASEMENT WALL R VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R VALUE
5	0.32	0.55	NOT REQUIRED	49	20 CAVITY OR 13 CAVITY AND 5 CONTINUOUS	13 / 11	30	15 CONTINUOUS OR 19 CAVITY	R - 10 2 FT. DEEP MIN.	30

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

I.E.C.C. NOTES:

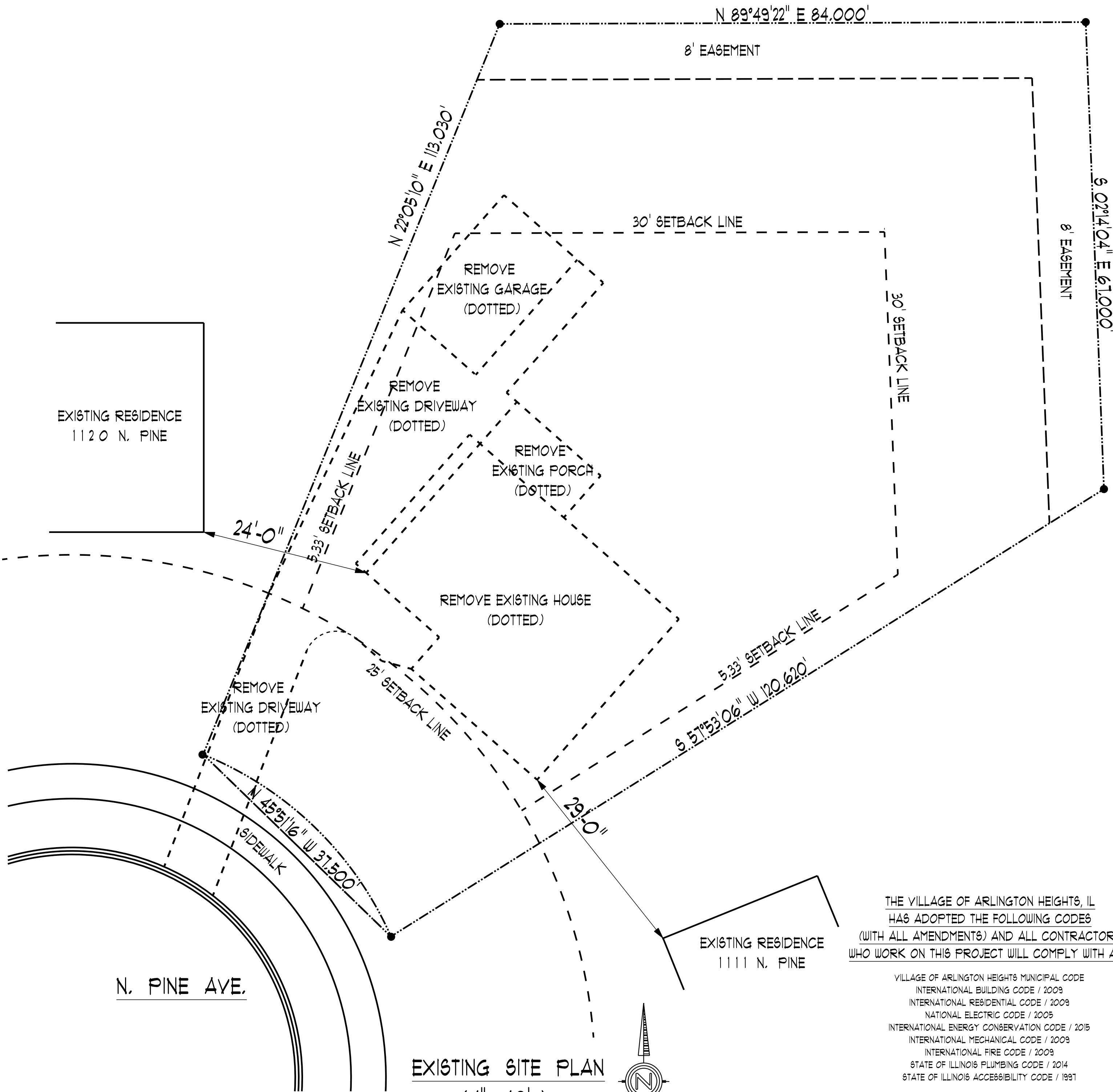
A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRIC DISTRIBUTION PANEL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT LABELS. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED IN THE CEILING, WALLS, FOUNDATIONS AND DUCTS OUTSIDE CONDITIONED SPACES AND U-FACTORS FOR FENESTRATION. IT SHALL ALSO LIST TYPES OF EFFICIENCIES OF HEATING AND COOLING EQUIPMENT. EFFICIENCY SHALL NOT BE LISTED FOR ANY UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.



PROPOSED SITE PLAN
(1" = 10')

LOT AREA = 10,884 SQ. FT.
ZONED : R - 3

MAX. ALLOWABLE F.A.R. = 4,792 SQ. FT.
MAX. LOT COVERAGE ALLOWED = 3,809 SQ. FT.
MAX. IMPERVIOUS SURFACE ALLOWED = 5,442 SQ. FT.



EXISTING SITE PLAN
(1" = 10')

THE VILLAGE OF ARLINGTON HEIGHTS, IL
HAS ADOPTED THE FOLLOWING CODES
(WITH ALL AMENDMENTS) AND ALL CONTRACTORS
WHO WORK ON THIS PROJECT WILL COMPLY WITH ALL.

VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE
INTERNATIONAL BUILDING CODE / 2009
INTERNATIONAL RESIDENTIAL CODE / 2009
NATIONAL ELECTRIC CODE / 2009
INTERNATIONAL ENERGY CONSERVATION CODE / 2015
INTERNATIONAL MECHANICAL CODE / 2009
INTERNATIONAL FIRE CODE / 2009
STATE OF ILLINOIS PLUMBING CODE / 2014
STATE OF ILLINOIS ACCESSIBILITY CODE / 1997

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED
UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY
KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES
AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF
THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

JOSEPH N. MURAN

DATE

STATE OF ILLINOIS REGISTERED ARCHITECT # 001-011734
EXPIRATION DATE: 11-30-2018



1116 N. PINE



1120 N. PINE



(SUBJECT PROPERTY)
1117 N. PINE

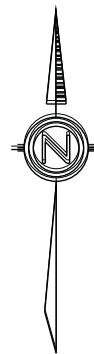


1112 N. PINE



1111 N. PINE

NORTH PINE
AVENUE

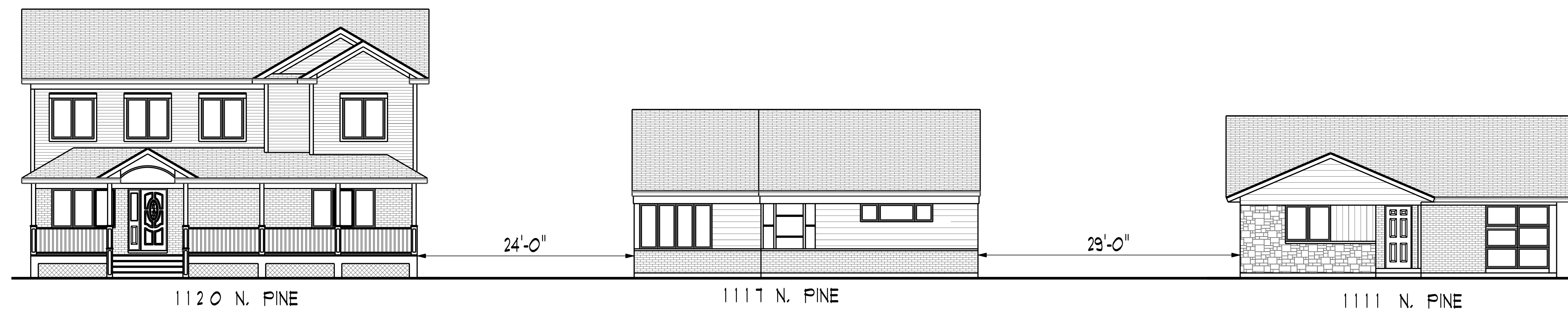


1107 N. PINE

PHOTO'S OF SURROUNDING PROPERTIES
(NO SCALE)



PROPOSED CONTEXT ELEVATION
(1/16" = 1'-0")



EXISTING CONTEXT ELEVATION
(1/16" = 1'-0")



BACK ELEVATION
(1/4" = 1'-0")

LETTER	TYPE	MANUFACTURER	COLOR
A	ASPHALT ROOF SHINGLE	G. A. F.	SLATE
B	FIBER CEMENT TRIM	JAMES HARDI BOARD	IRON GREY
C	ALUM GUTTERS & DOWNSPOUTS	ROLLEX	WHITE
D	CLAD WINDOWS	CASCO	WHITE
E	STONE VENEER	FOND DU LAC	COUNTRY SQUIRE
F	FIBER CEMENT HORIZ. & SHINGLE SIDING	JAMES HARDI BOARD	IRON GREY
G	PORCH COL. BASE CAPS	FOND DU LAC W/ NATURAL LIMESTONE CAPS	NATURAL LIMESTONE
H	FRONT ENTRY DOOR SYSTEM	PELLA ENTRY DOOR SYSTEM	MAHOGONY
I	GARAGE DOOR	CLOPAY DOOR FROM OVERHEAD DOOR CO.	WHITE
J	FRONT PORCH COLUMNS	MELTON CLASSIC INCORPORATED (LOAD BEARING)	WHITE
K	STANDING BEAM METAL ROOFING	PAC-CLAD	MEDIUM BRONZE



FRONT ELEVATION
(1/4" = 1'-0")



LEFT SIDE ELEVATION
(1/4" = 1'-0")

EXTERIOR MATERIALS AND COLOR SCHEME CHART			
LETTER	TYPE	MANUFACTURER	COLOR
A	ASPHALT ROOF SHINGLE	G. A. F.	SLATE
B	FIBER CEMENT TRIM	JAMES HARDI BOARD	IRON GREY
C	ALUM GUTTERS & DOWNSPOUTS	ROLLEX	WHITE
D	CLAD WINDOWS	CASCO	WHITE
E	STONE VENEER	FOND DU LAC	COUNTRY SQUIRE
F	FIBER CEMENT HORIZ. & SHINGLE SIDING	JAMES HARDI BOARD	IRON GREY
G	PORCH COL. BASE CAPS	FOND DU LAC III/ NATURAL LIMESTONE CAPS	NATURAL LIMESTONE
H	FRONT ENTRY DOOR SYSTEM	PELLA ENTRY DOOR SYSTEM	MAHOGONY
I	GARAGE DOOR	CLOPAY DOOR FROM OVERHEAD DOOR CO.	WHITE
J	FRONT PORCH COLUMNS	MELTON CLASSIC INCORPORATED (LOAD BEARING)	WHITE
K	STANDING SEAM METAL ROOFING	PAC-CLAD	MEDIUM BRONZE



RIGHT SIDE ELEVATION
(1/4" = 1'-0")



Item: DC#16-138 - 17 S. Mitchell Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 17 S. Mitchell Street. This recommendation is based upon the architectural plans received 11/17/16, 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ornelas/Salamon Residence
Project Address: 17 S. Mitchell Ave.
Prepared By: Steve Hautzinger

Date Prepared: December 6, 2016

PETITION INFORMATION:

DC Number: 16-138
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects
2600 Behan Road
Crystal Lake, IL 60014
Meeting Date: December 13, 2016

Requested Action(s): Approval of the proposed architectural design for an addition to an existing 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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing a renovation/addition to an existing one-and-a-half-story home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 10,700 square feet and the expanded residence will have approximately 2,006 square feet. The design complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 15 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 15 feet Side: 11.5 feet Side: 56 feet Rear: 39 feet
Building Height	25 feet	25 feet
FAR	4,718 SF	2,006 SF
Building Lot Coverage	3,745 SF	2,063 SF
Impervious Surface Coverage Total	5,350 SF	3,111 SF

The scope of the proposed renovation/addition includes expanding the existing partial second floor to create a full second story. The footprint of the main part of the house is not changing, but the existing front porch is proposed to be demolished and replaced with a new, expanded, wrap around porch. An existing detached garage is proposed to be replaced with a new detached garage in the same location.

Overall, the proposed design is very nicely done and Staff is very pleased to see that the existing historic house is remaining and being updated. The new design has a traditional character that will fit in very well in this location.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 17 S. Mitchell Street. This recommendation is based upon the architectural plans received 11/17/16, 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.
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, December 6, 2016
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-138

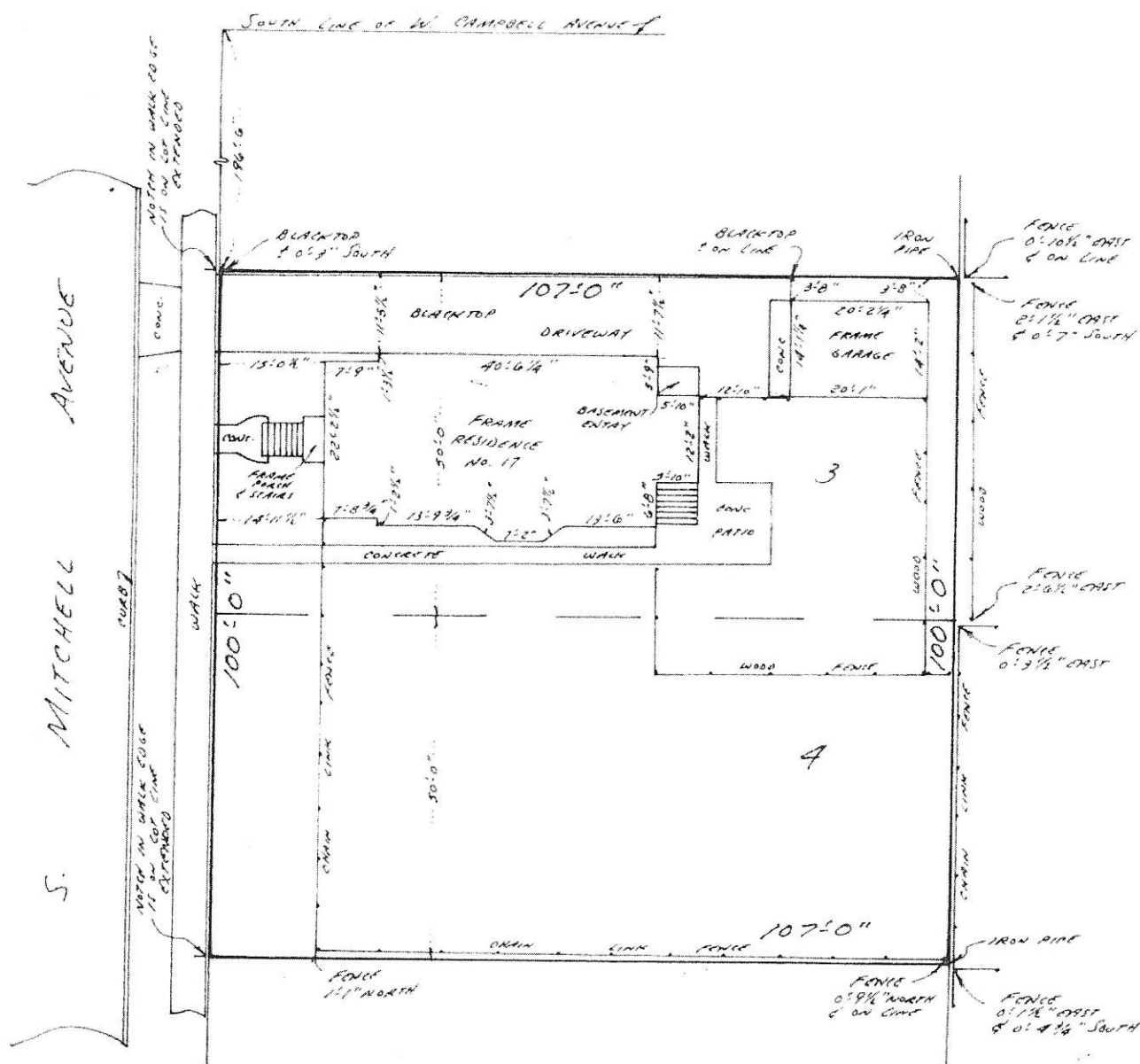
PLAT OF SURVEY

foot

off N. Helle Street
At Prospect House

287-288

Lots 3 and 4 in Block 1 in the Subdivision of Lots 23, 24 and 25
in the Assessor's Division of Section 30, Township 42 North, Range 11,
East of the Third Principal Meridian, in Cook County, Illinois.



36

111

Prod 151

• Werner, LLC

on this plat with deed or title policy. Compare all
me and report any differences at once. Building lines
e shown as they appear on the recorded plat of
to deed, title policy or Zoning ordinances. Distances
assumed by scaling



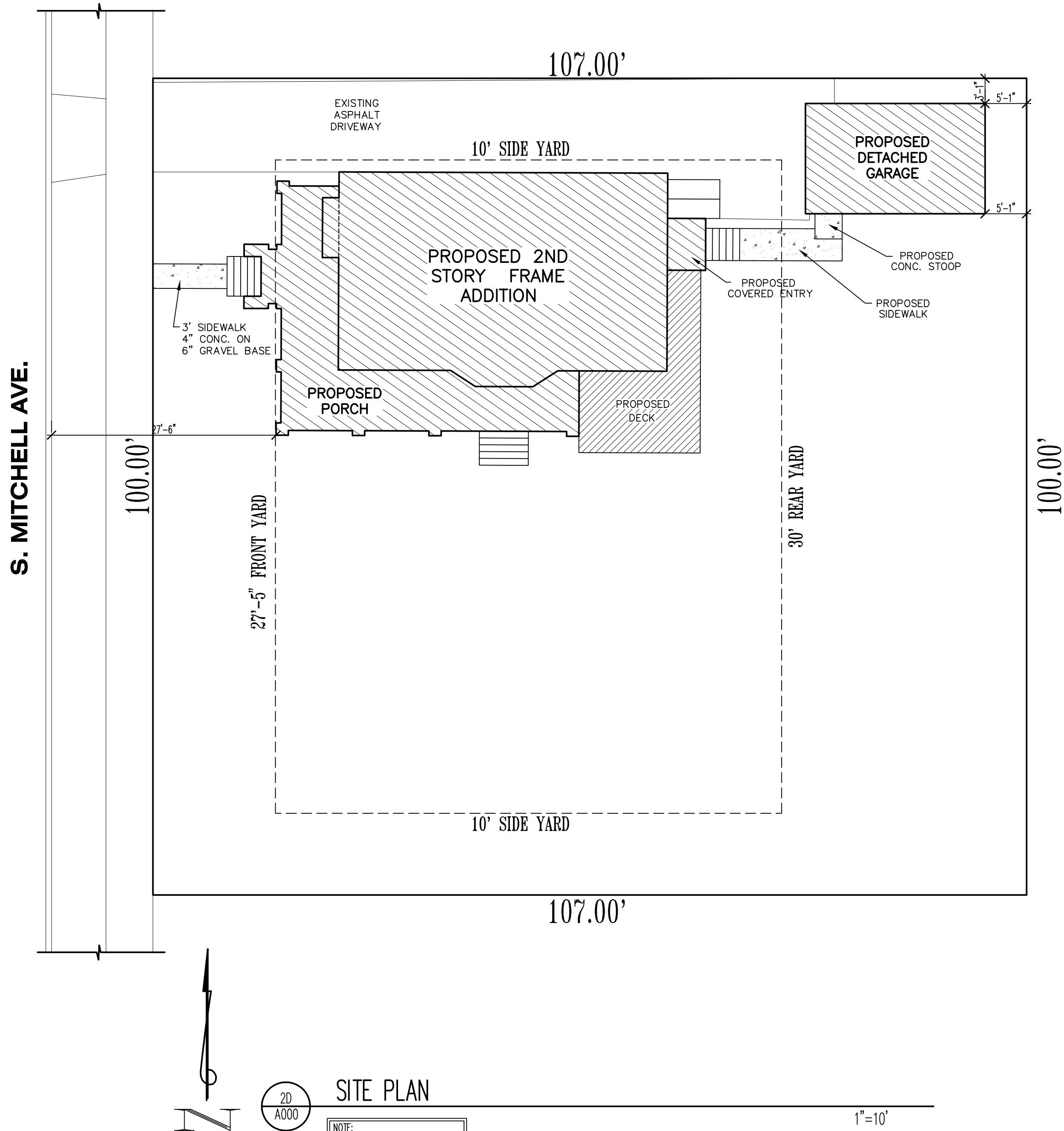
STATE OF ILLINOIS,
COUNTY OF COOK.

I, **ANTON ADAMS**, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS September 8 AD 2016

2. 2. 2.

ORNELAS & SALAMON
RESIDENCE
17 S. MITCHELL AVE.
ARLINGTON HEIGHTS, IL 60005



SITE PLAN

NOTE:
FRONT YARD SETBACK DETERMINED
BY AVERAGE OF NEIGHBORS ON
STREET. FIELD MEASURED FROM
EDGE OF STREET TO HOUSE.

ARCHITECT'S
CERTIFICATION

"I have prepared, or caused to be prepared under my
direct supervision, the attached plans and specifications
and state that, to the best of my knowledge and belief,
and to the extent of my contractual obligation, they are
in compliance with all applicable codes."

001-018291 11/16
Cert. No. Exp. Date

DRAWING INDEX

- A000 SITE PLAN,
DRAWING INDEX,
GENERAL NOTES
- A100 EXISTING FIRST FLOOR PLAN,
EXISTING SECOND FLOOR PLAN
- A101 FIRST FLOOR PLAN
SECOND FLOOR PLAN
- A200 ELEVATIONS
- A201 CONTEXT ELEVATIONS
- A300 ROOF PLAN & STRUCTURAL NOTES
- A600 DETACHED GARAGE:
FOUNDATION PLAN,
FLOOR PLAN,
ROOF PLAN & STRUCTURAL NOTES
ELEVATIONS,
SECTIONS

**IECC - INTERNATIONAL ENERGY
CONSERVATION CODE**
--NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS--
• THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY
CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
• THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC,
CHAPTER 1: ADMINISTRATION FIGURE(1) EICC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL,
OPTION 1: MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED
BY THE CODE.
• AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED
PERFORMANCE ALTERNATIVE" OR "RECHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD
EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR
AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RECHECK".
• THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED
TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO
FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR
PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES
• INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2015 IECC
• THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND REPORTED AS HAVING AN AIR
LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE
CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES).
TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT
OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST
AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER
CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
• RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE
SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE
RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A
1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED
WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
• THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS
OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS
APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION, OUTDOOR AIR INTAKES
AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE
VENTILATION SYSTEM IS NOT OPERATING.
• WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED
TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF
R-6 DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL
BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M901.3.1. DUCT TIGHTNESS
SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
• POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL
TO 8 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN
OR EQUAL TO 12 CFM PER 100 FT2 OF CONDITIONED FLOOR AREA WHEN TESTED AT A
PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE
MANUFACTURER'S AIR HANDLER AND DUCTWORK. ALL REGISTER BOOTS SHALL BE TAPED
OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME
OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT2
OF CONDITIONED FLOOR AREA.
• WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE
THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND
COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS
AT DIFFERENT TIMES OF THE DAY.
• MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH
EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL
CONTAIN ONLY HIGH EFFICIENCY LAMPS.
• BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN
REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
• A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON
OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE
PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND
SHG OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM
AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
• INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION
• ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

PLAN & ELEVATION SYMBOLS
55 5 SHELVES
GAS HOOKUP
SHOWER HEAD FAUCET
PRE-FAB FIREPLACE FLUE
CEILING DETAIL DIAGRAM
SECTION / VIEW MARKER
FACE BRICK
HORIZONTAL Siding
GRAVEL
1 SHELF & 1 ROO
WATER HOOKUP
SHOWER RAIN HEAD
MASONRY FIREPLACE FLUE
WORK POINT
ELEVATION MARKER
FIELD STONE
SHAKE Siding
STUCCO / EIFS
ASPHALT SHINGLES
ROOFING
SPRINKLER HEAD
FROST PROOF HOSE BIB
FLOOR DRAIN
REAR
ROOF PITCH
REVISION MARKER
FACE BRICK
STONE
CONCRETE
CEDAR SHAKE ROOFING

WINDOW & DOOR NOTES
EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (1) - EGRESS WINDOW (2) - TEMPERED GLASS
EXAMPLE DOOR: 2465 = 2'-4" X 6'-5" (1) - EGRESS WINDOW (2) - TEMPERED GLASS

ELECTRICAL SYMBOLS:
DUPLICATION OUTLET
SWITCH
TELEPHONE JACK
FLUORESCENT LIGHT FIXTURE
LIGHT FIXTURE
RECESSED CAN LIGHT
DIRECTIONAL RECESSED CAN LT.
WALL MOUNTED LIGHT FIXTURE
EXTERIOR FLOOD LIGHTS
A/C HARD WIRED CARBON MONOXIDE
DETECTOR / BATTERY BACKUP
QUAD. DUPLICATION OUTLET
DOOR ACTIVATED SWITCH
TELEVISION JACK
EXHAUST FAN (VENTED TO EXTERIOR)
EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
UNDER CABINET LIGHT
EXTERIOR COACH LIGHT FIXTURE
CEILING MOUNTED FAN/LIGHT
110V SMOKE DETECTOR
WIRE-IN SERIES BATTERY BACKUP
RUN ON DEDICATED CIRCUIT
SWITCHED DUPLICATION OUTLET
GARAGE DOOR OPENER
HDMI JACK
NEW FRAME WALL
NEW FOUNDATION WALL & FOOTING
DEPRESSED FOUNDATION WALL
TR. SILL PLATE @ FOTN. WALL

NOTE TO CONTRACTORS
• ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND
EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN
INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY
CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE
PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
• ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING
• INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
• INTERNATIONAL MECHANICAL CODE, 2009 EDITION
• INTERNATIONAL FUEL GAS CODE, 2009 EDITION
• INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
• NATIONAL ELECTRICAL CODE, 2005 EDITION
• INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
• ILLINOIS PLUMBING CODE, 2014 ADDITION
• CITY OF ARLINGTON HEIGHTS AMENDMENTS

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD
CEILING: 20 PSF LIVE LOAD
FLOOR: 60 PSF LIVE FOR EXTERIOR BALCONY
40 PSF LIVE FOR FLOORS, DECKS, STAIRS
30 PSF LIVE FOR BEDROOMS
WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
60 PSF WIND FOR 30 FT. AND ABOVE
SOIL: 3000 PSF ASSUMED MINIMUM ASSUMED
OWNER/CONTRACTOR RESPONSIBLE
TO VERIFY

FOUNDATION NOTES:
• SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
• ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
• ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
• VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR
EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME).
• ALL EXTERIOR WALKOUT OR CRAWL BASEMENT FRAME WALLS 8" (2x6 W/ 1/2" SHEATHING)
• STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND
3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
• ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI
AND BETWEEN 5/8" & 7/8" AIR ENTRAINED
• FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES
EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
• PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ADEQUATE ACCESS EITHER TO
NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
• PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
• CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING HEIGHT AND DEPTH
OF EXISTING FOUNDATION AND FOOTING.

WINDOW NOTES:
• VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
• WALKOUT BASEMENT ONLY TOP OF WALKOUT WINDOWS 6'-8" A.F.F. OR TO MATCH EXISTING
TOP OF WINDOWS IN REMODELED AREAS OF ADDITIONS TO MATCH EXISTING
• ALL WINDOWS ARE DESIGNED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
• PROVIDE (2) X 1/2" ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
• VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE
REMODELING TO BE MIN. (2) X 12 UNLESS OTHERWISE NOTED.
• NEW WINDOW SIZES SHALL BE TYPE TO MATCH EXISTING UNLESS OTHERWISE NOTED.
• WHEN PROVIDING A NEW DOOR, PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF DOOR,
WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
STRUCTURAL NOTES:
• DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
• ALL INTERIOR PARTITIONS 3/4" UNLESS OTHERWISE NOTED
• ALL EXTERIOR WALLS 4x5" (2x4 WITH 1" SHEATHING)
• ALL EXTERIOR BRICK WALLS 9x5" (2x4 W/ 1" SHEATHING & 1" AIR SPACE & 4" BRICK VENEER)
• ALL EXTERIOR BRICK WALLS 6" (2x6 W/ 1/2" SHEATHING)
• ALL EXTERIOR BRICK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE & 4" BRICK VENEER)
• ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
• PROVIDE 5' x 3/4" x 3/4" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9" WIDE WITH BRICK ABOVE.
• PROVIDE 8' x 4' x 3/4" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BRICK ABOVE.
• PROVIDE 7' x 4' x 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS
WITH UP TO 2' OF BRICK ABOVE.
• PROVIDE 8' x 4' x 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH
MORE THAN 2' OF BRICK ABOVE.
• STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A
COMPLETE INSTALLATION.
• STEEL FLUSH PLATE BEAMS TO BE CONNECTED WITH
3/4" BOLTS NOT O.C. AND (2) EACH END
• ALL STEEL BEAMS, UNLESS A COLUMN PLATE SHALL BE SHOP PRIMED
• WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
• ALL JOISTS, STUDS & RAFTERS TO BE SPF #1 (CANADIAN) UNLESS OTHERWISE NOTED
• ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FR #2 OR BETTER
(CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FR #2 STANDARD)
• ALL 2 X 12 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FR #2 OR BETTER
(CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FR #2 STANDARD)
• ALL HEADERS TO BE (2)X12 SPF #1 (CANADIAN) UNLESS OTHERWISE NOTED
• THE DIAMETER OF HOLES BORED INTO SOLID SAW MEMBERS SHALL NOT EXCEED 1/3 THE
DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM
OF THE MEMBER OR TO ANY OTHER HOLE.
• THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED
BY THE MANUFACTURER.
• PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE
JOIST AT THE TIME OF INSPECTIONS.
• PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSSJOIST" MANUFACTURER OR EQUIVALENT PER
MANUFACTURER'S RECOMMENDATIONS.
• PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER
PRIOR TO FRAMING.
• 2x12 = (2)X 12 X 4 IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
• POINT LOAD FROM ABOVE W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
• ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2x6 W/ 1/2" O.C. STUD WALLS
• ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS
OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
• MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
• FLOORBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL
ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
- ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH
AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
- OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREPLACES AT CEILINGS AND
FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES
• STAIRS SHALL HAVE MAXIMUM 7x8" RISER HEIGHTS & MINIMUM 10" TREAD DEPTHS
• GROUNDWALLS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE
OF A 4" DIAMETER SPHERE.
• PROVIDE A MINIMUM OF 6'-8" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL
LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS.
RAIL ENDS TO BE RETURNED OR TERMINATE IN NEWEL POST
ELECTRICAL NOTES
• WHEN REMODELING OR ADDING A KITCHEN, ALL OUTLETS MAXIMUM 45" O.C. AND (2)
• WHEN REMODELING OR ADDING A LAUNDRY ROOM, ALL OUTLETS WITHIN 72" OF SINK TO BE (2)
• WHEN REMODELING OR ADDING A GARAGE, ALL OUTLETS IN GARAGE TO BE (2)
• ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR
ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR WOODEN AS REQ'D TO CONFORM TO
CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
• WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH
SMOKE DETECTORS LOCATED AS REQUIRED FOR A NEW DWELLING ON EACH LEVEL AND
WITHIN 15'-0" OR IN EACH BEDROOM AS ACCORDING TO LOCAL CODE (SEE PLANS)
• MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
• VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM
TO BE MORE THAN 6'-0" FROM AN OUTLET.
• ALL NEW ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
• ALL OUTLETS SHALL BE ARC-FAULT PROTECTED
• ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
• ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
• RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS
SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED
INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP
SHELF AND SHALL BE FULLY ENCLOSED WITH A GLASS SURFACE MOUNTED INCANDESCENT
LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN
• PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND
DISPOSAL/DISHWASHER
• PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.
• 200 AMP SERVICE UP TO 6,000 V.
• 200 AMP SERVICE OVER 6,000 V.
PLUMBING NOTES
• PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PREPLACES
• ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES
TO BE IN A MINIMUM WALL OF 2x6 STUDS
• ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHAMBERS
- ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1/2" SERIES
- BELOW GROUND WASTE - SDR 40 PVC OR CAST IRON
- ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
- BELOW GROUND WATER - TYPE K COPPER
• COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
• 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
• UNDERGROUND SANITARY SHALL BE 4" MIN.
HVAC NOTES:
• HVAC CONTRACTOR TO VERIFY EXISTING HVAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE
AIR FLOW TO NEW ADDITION, SPEAKE, REFACE, ADD TO OR MORE AS REQ'D
• HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD
• WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN
WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER
REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
• DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
• DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

FINISHES
• ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOLDING, DOORS,
WINDOWS, SINKS, BOWING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.
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ORNELAS & SALAMON RESIDENCE
17 S. MITCHELL AVE
ARLINGTON HEIGHTS, IL 60005

SITE PLAN
DRAWING INDEX
GENERAL NOTES

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-288-5200 Fax: 815-288-9201

Job Number:
16236

Sheet Number:
A000

File Name:
16236A000



A
B
C
D
E

WEST CAMPBELL STREET

1 S. MITCHELL AVE.
2 HOUSES LEFT



15 S. MITCHELL AVE.
1 HOUSE LEFT



17 S. MITCHELL AVE.
ORNELAS & SALAMON
RESIDENCE



29 S. MITCHELL AVE.
1 HOUSE RIGHT



33 S. MITCHELL AVE.,
2 HOUSES RIGHT



37 S. MITCHELL AVE.
3 HOUSES RIGHT



SOUTH MITCHELL AVENUE



12 S. MITCHELL AVE.
PROPERTY ACROSS 1



18 S. MITCHELL AVE.
PROPERTY ACROSS 2



24 S. MITCHELL AVE.
PROPERTY ACROSS 3



NEIGHBORHOOD PHOTO BOARD



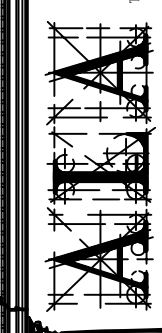
NOT TO SCALE

REVISION	DATE	BY	DESCRIPTION
1	10-2-18	ALA	CONCEPTUAL DESIGN
2	10-2-18	ALA	PRELIMINARY DESIGN
3	10-2-18	ALA	DESIGN DEVELOPMENT
4	10-2-18	ALA	FINAL DESIGN
5	10-2-18	ALA	PREPARE FOR PERMIT
6	10-2-18	ALA	PERMIT

ORNELAS & SALAMON RESIDENCE
17 S MITCHELL AVE
ARLINGTON HEIGHTS, IL 60005

NEIGHBORHOOD PHOTO BOARD

Architects & Planners, Inc.
2000 Delian Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201



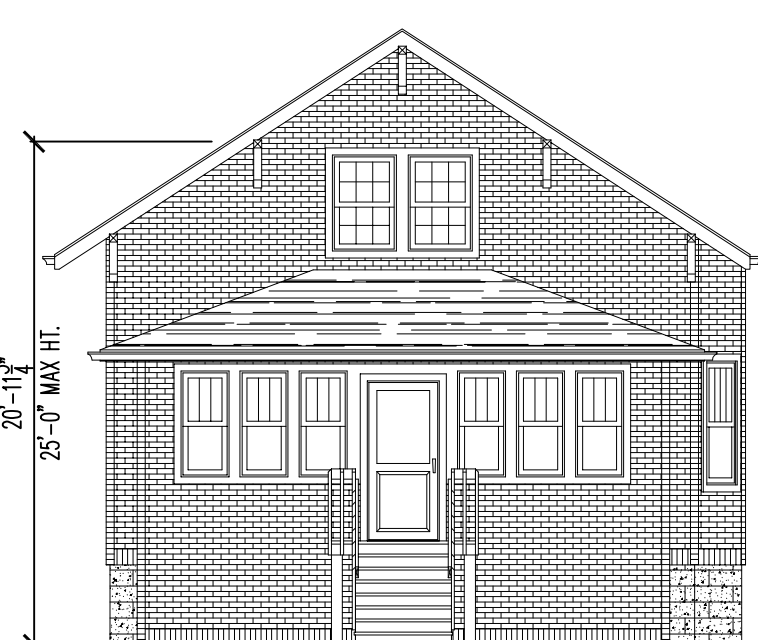
Job Number:
16236
Sheet Number:
A202
File Name:
16236202



1C
A202

FRONT ELEVATION
15 S. MITCHELL AVE.
LEFT NEIGHBOR

1/8"=1'-0"



3C
A202

EXISTING FRONT ELEVATION
17 S. MITCHELL AVE.
SUBJECT PROPERTY

1/8"=1'-0"



6C
A202

FRONT ELEVATION
29 S. MITCHELL AVE.
RIGHT NEIGHBOR

1/8"=1'-0"



1D
A202

FRONT ELEVATION
15 S. MITCHELL AVE.
LEFT NEIGHBOR

1/8"=1'-0"



3D
A202

PROPOSED FRONT ELEVATION
17 S. MITCHELL AVE.
SUBJECT PROPERTY

1/8"=1'-0"



6C
A202

FRONT ELEVATION
29 S. MITCHELL AVE.
RIGHT NEIGHBOR

1/8"=1'-0"

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
PERMITTING						
RELEASE FOR PERMIT						
REVISION						

ORNELAS & SALAMON RESIDENCE
17 S MITCHELL AVE
ARLINGTON HEIGHTS, IL 60005

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA
Job Number:
16236
Sheet Number:
A201
File Name: 16236201



1C FRONT ELEVATION
A200

1/4"=1'-0"



3C RIGHT SIDE ELEVATION
A200

1/4"=1'-0"



1E REAR ELEVATION
A200

1/4"=1'-0"



4E LEFT SIDE ELEVATION
A200

1/4"=1'-0"

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING
- TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

⊖ - EGRESS WINDOW
⊕ - TEMPERED GLASS
⊙ - FIXED WINDOW

REMODELING & ADDITION NOTES

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

MATERIAL SCHEDULE	
HORIZONTAL SIDING: CEDAR	
• MANUFACTURER: TBD	
• COLOR: GARGOYLE	
STONE:	
• MANUFACTURER: TBD	
• COLOR: TBD	
TRIM/SOFFIT/FASCIA: CEDAR	
• MANUFACTURER: TBD	
• COLOR: MASCARPONE	
GUTTERS: ALUMINUM	
• MANUFACTURER: TBD	
• COLOR: MASCARPONE	
WINDOWS:	
• MANUFACTURER: TBD	
• COLOR: MASCARPONE	
ROOFING: ARCHITECTURAL SHINGLES	
• MANUFACTURER: TBD	
• COLOR: TBD	

ORNEAS & SALAMON RESIDENCE
175 MITCHELL AVE
ARLINGTON HEIGHTS, IL 60005

ELEVATIONS

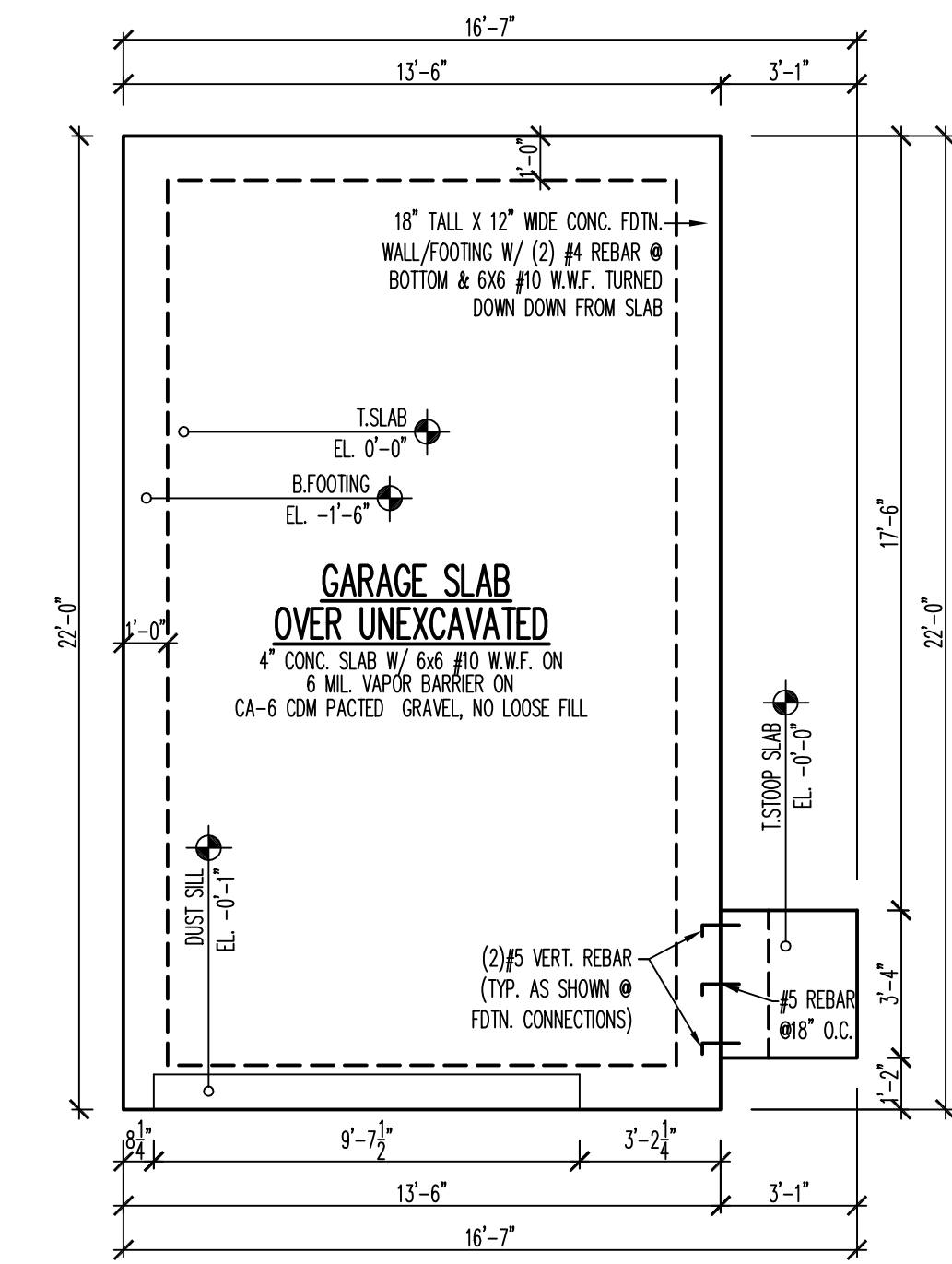
Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

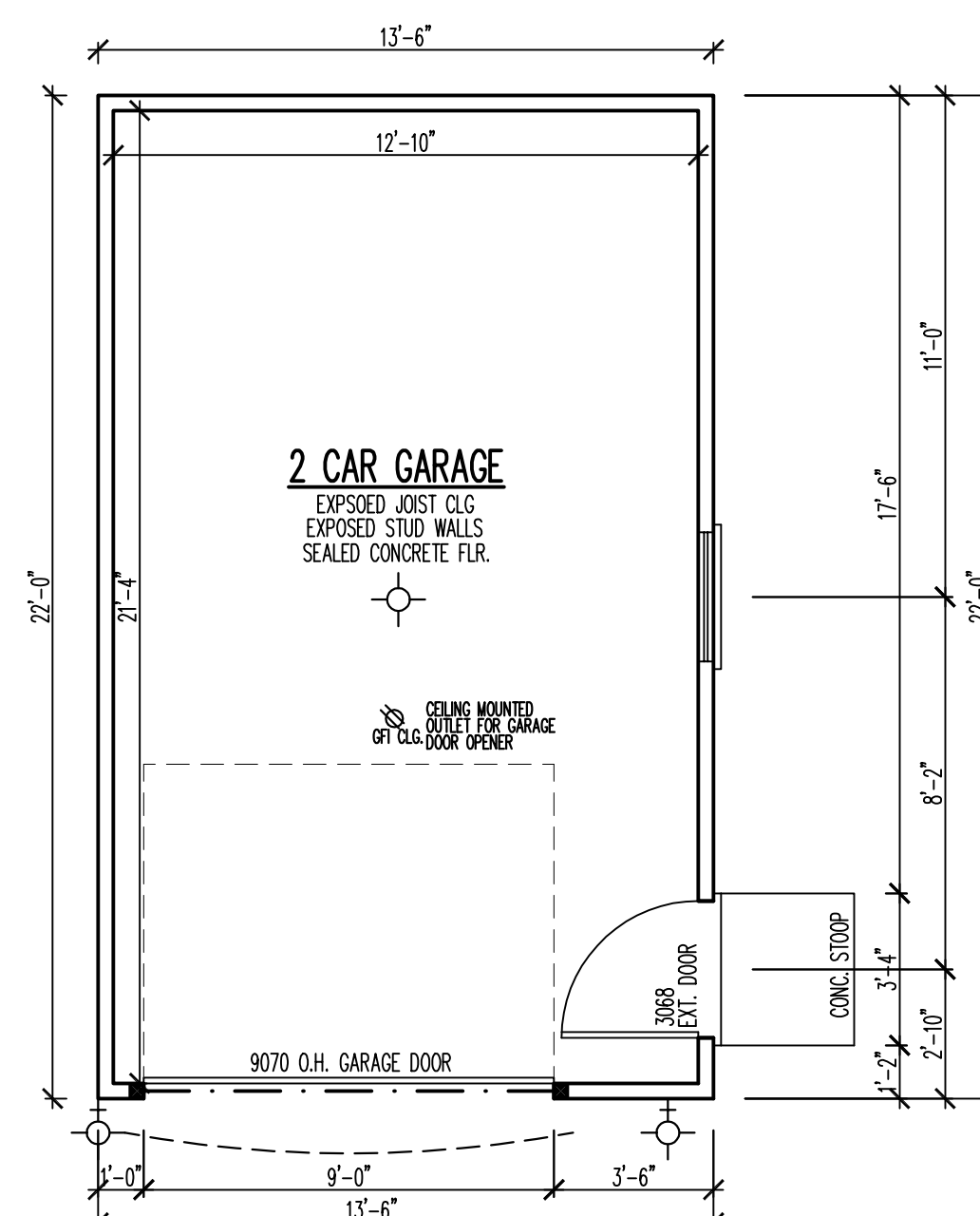
Job Number: 16236
Sheet Number: A200
File Name: 16236A200

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
FINAL DESIGN	4
PERMIT REVIEW	5
RELEASE FOR PERMIT	6
REVISION	7

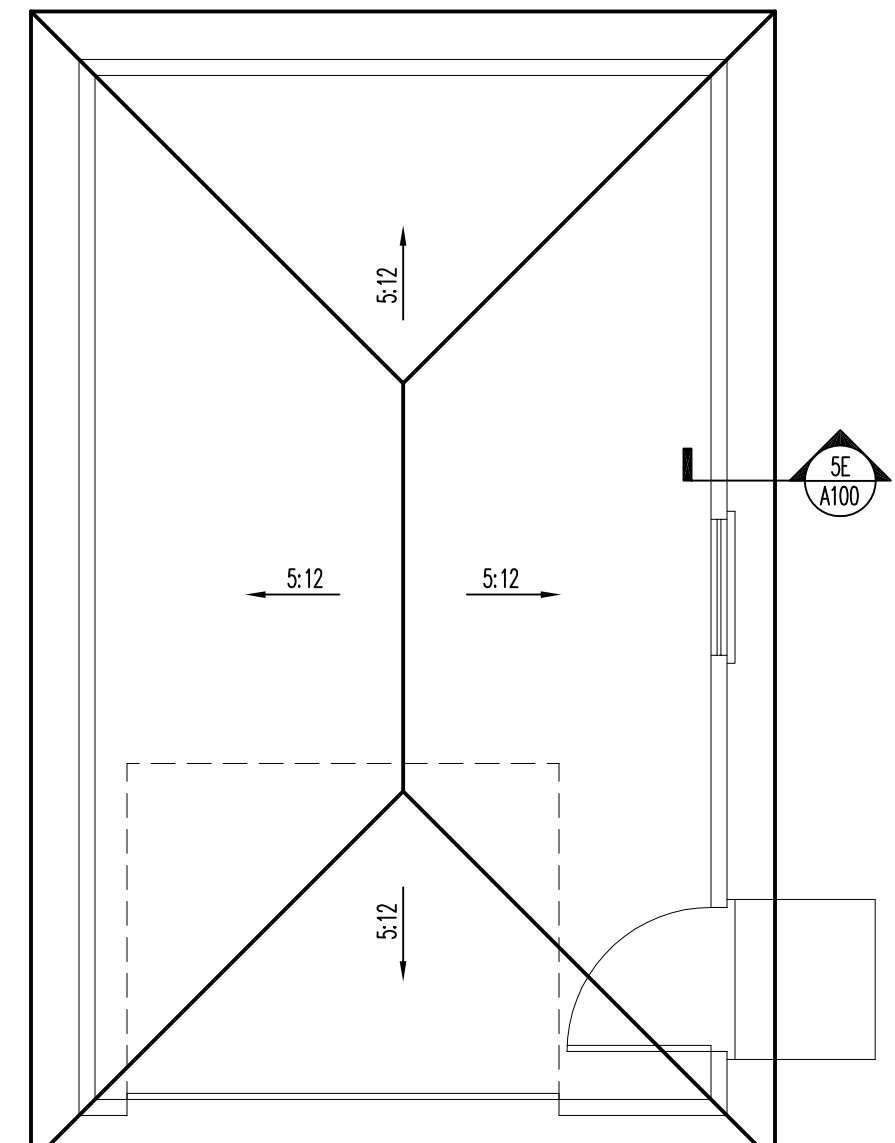
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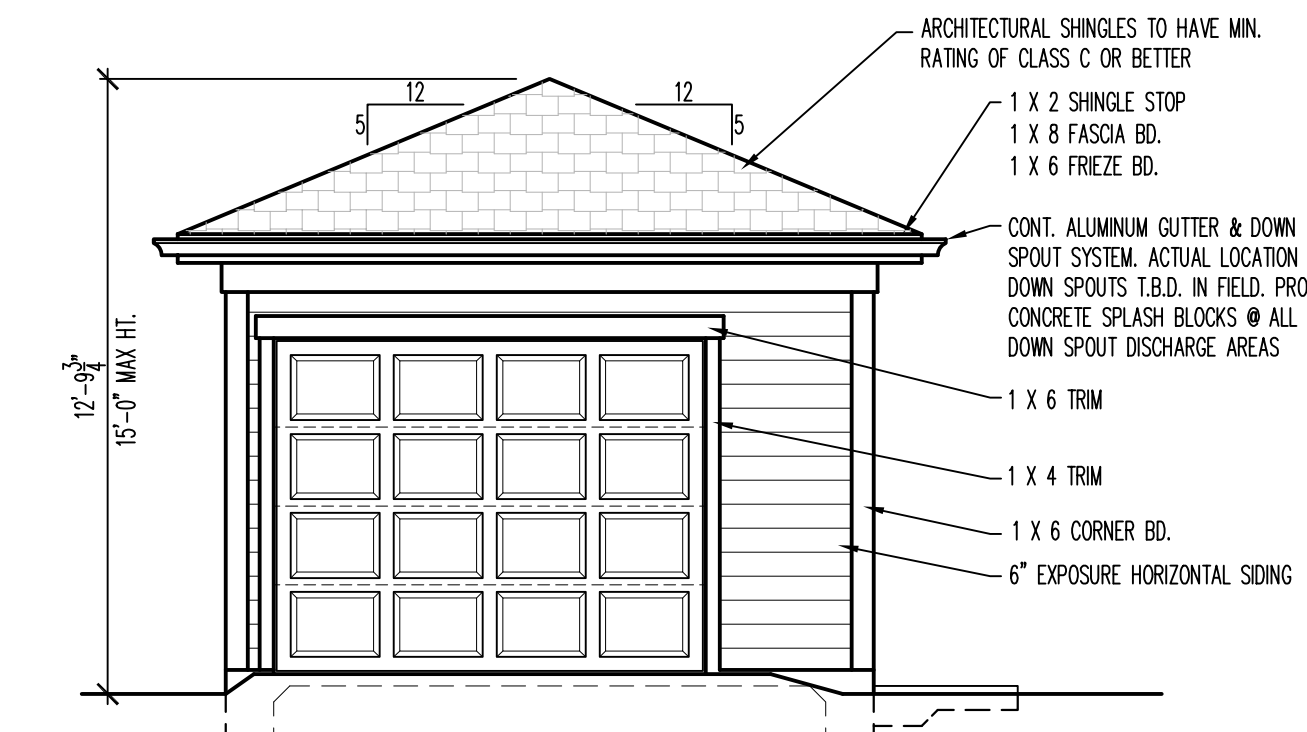
1C A100 FOUNDATION PLAN 1/4"=1'-0"



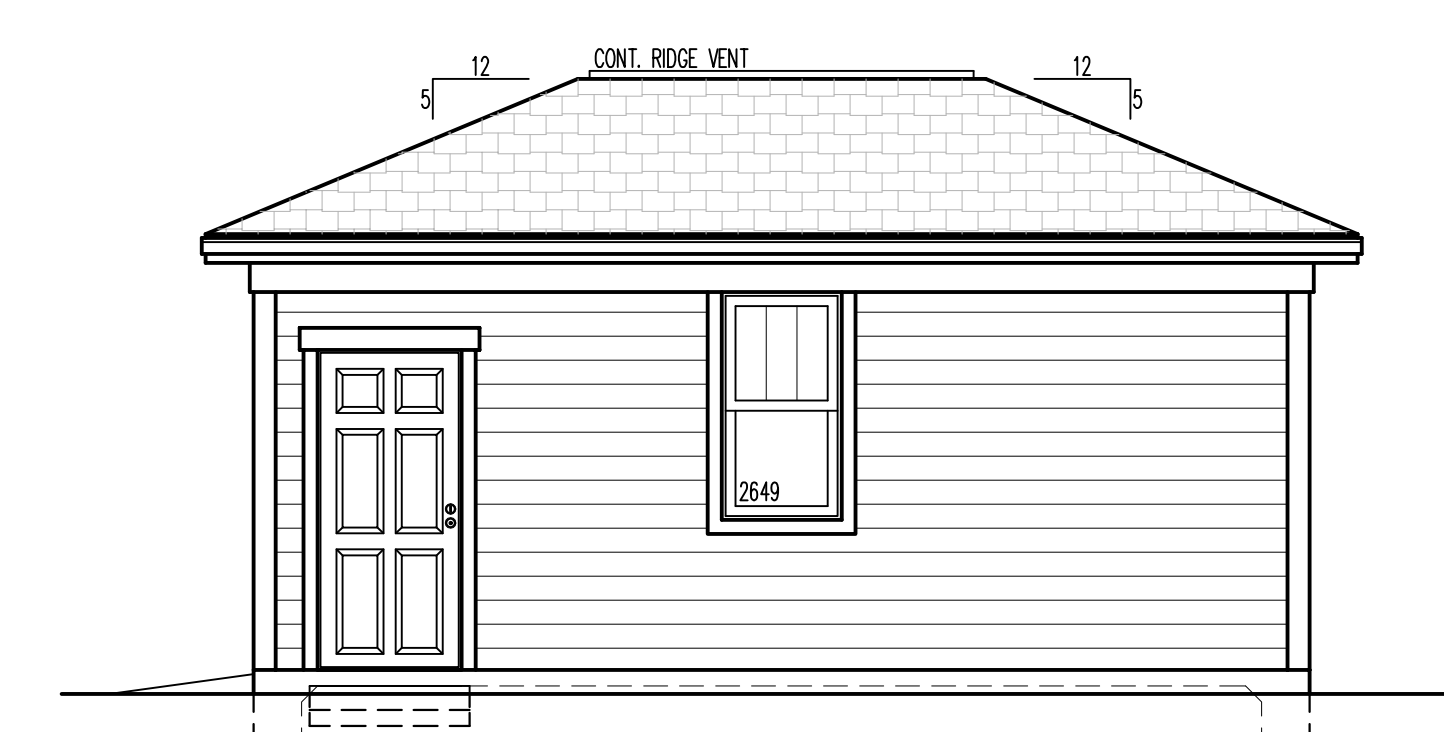
3C A100 FLOOR PLAN 1/4"=1'-0"



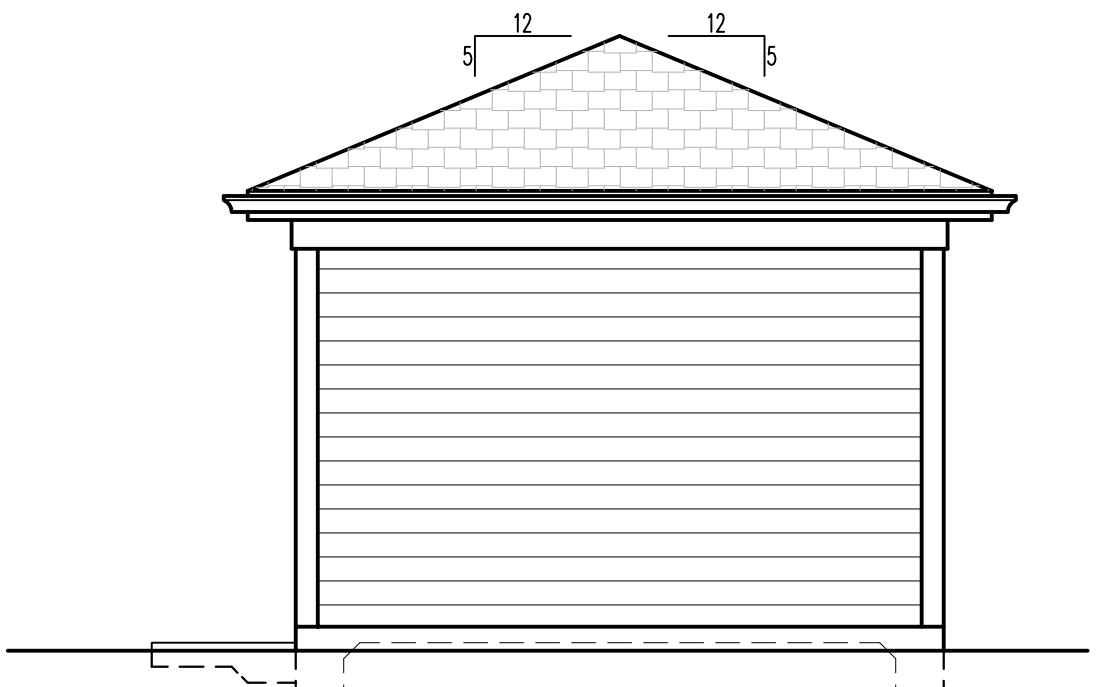
5C A100 ROOF PLAN & STRUCTURAL NOTES 1/4"=1'-0"



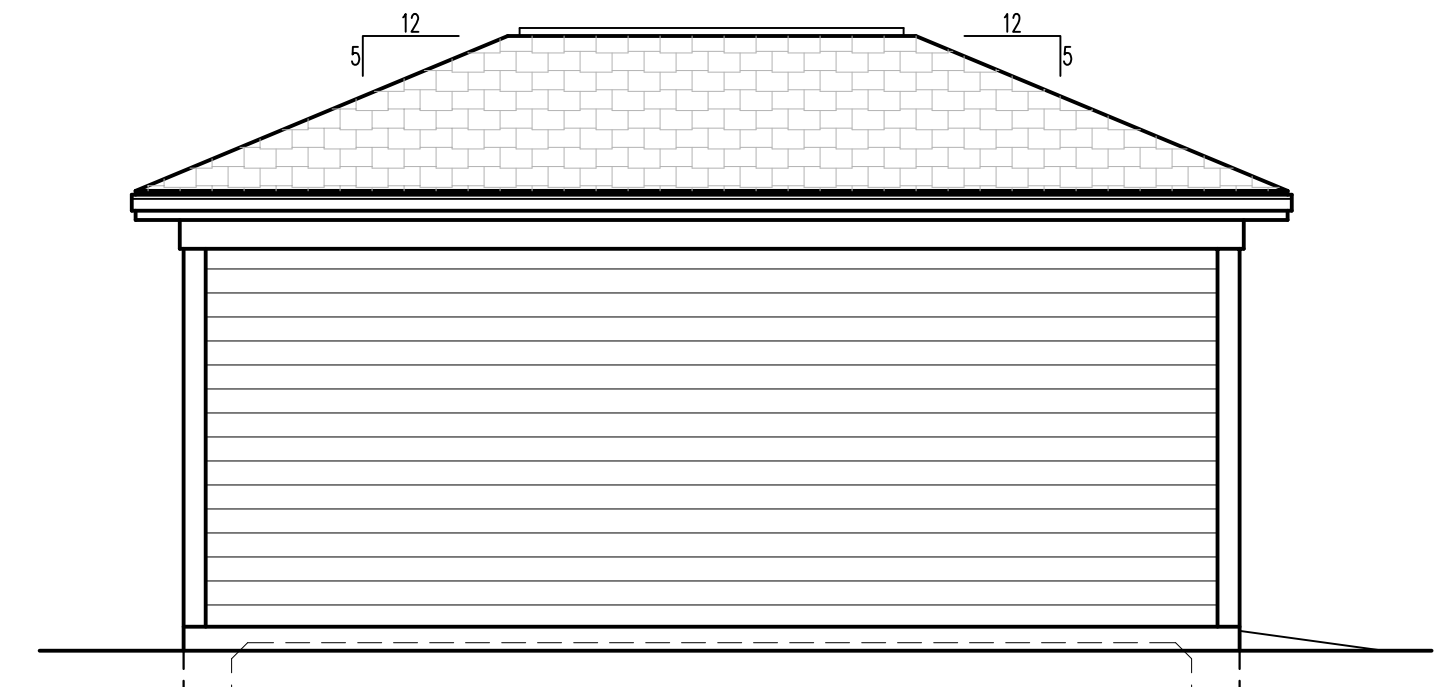
1D A100 FRONT ELEVATION 1/4"=1'-0"



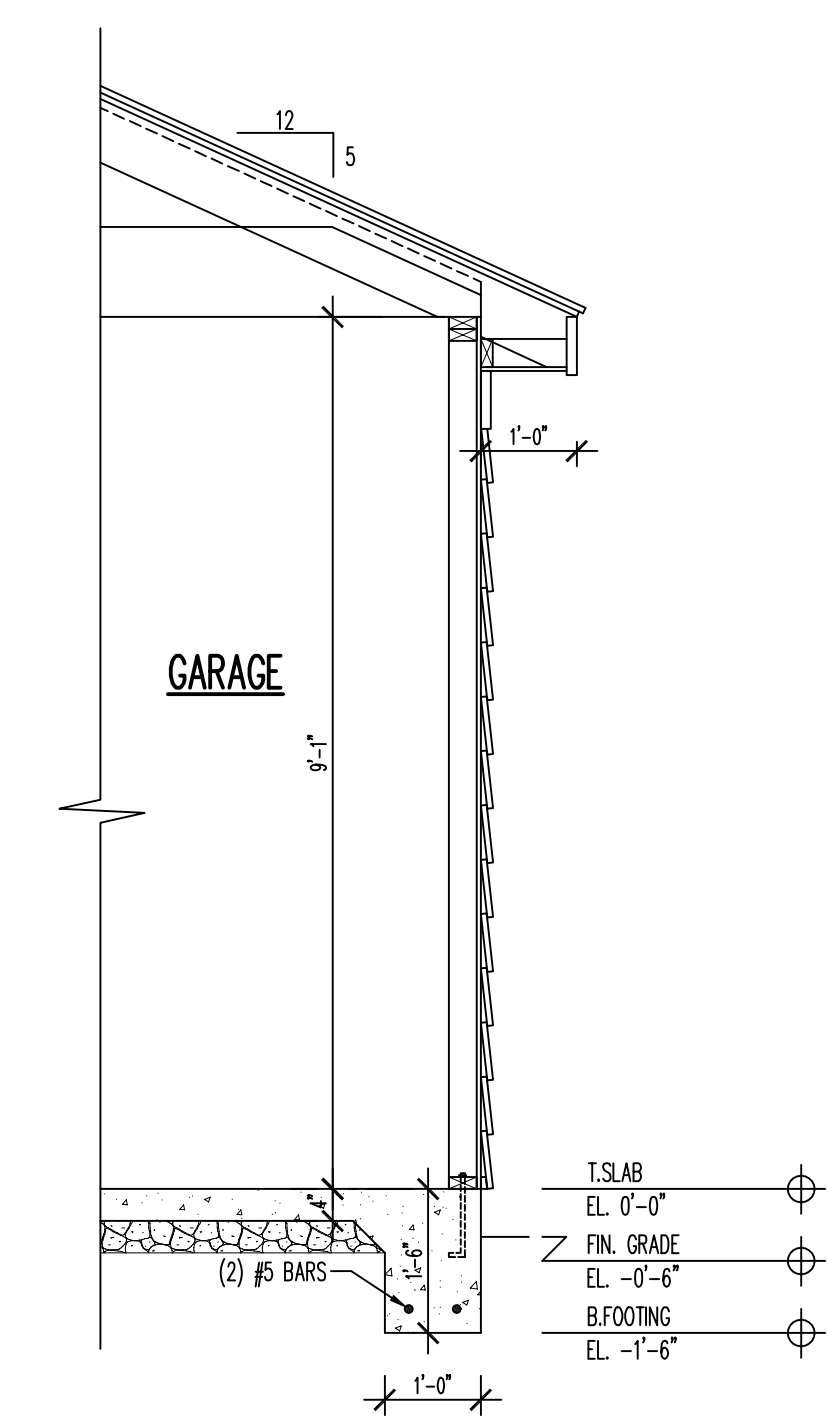
3D A100 RIGHT SIDE ELEVATION 1/4"=1'-0"



1E A100 REAR ELEVATION 1/4"=1'-0"



3E A100 LEFT SIDE ELEVATION 1/4"=1'-0"



5E A100 WALL SECTION 1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS:

TYPICAL ROOF CONSTRUCTION

ROOF VENTS PER ELEVATIONS

ARCHITECT GRADE ASPHALT SHINGLES OVER BUILDING FELT

ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0"

PAST INTERIOR FACE OF EXTERIOR WALL

1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING (SEE ROOF PLAN FOR ROOF STRUCTURE)

1 X FASCIA PER ELEVATIONS

ALUM. OR 3/8" CEDAR FACED PLYWOOD SOFFIT W/CONT. VENT

1 X FRIEZE BD. PER ELEVATIONS

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION

SIDING PER ELEVATIONS

TYVEK OR EQUIV. HOUSE WRAP

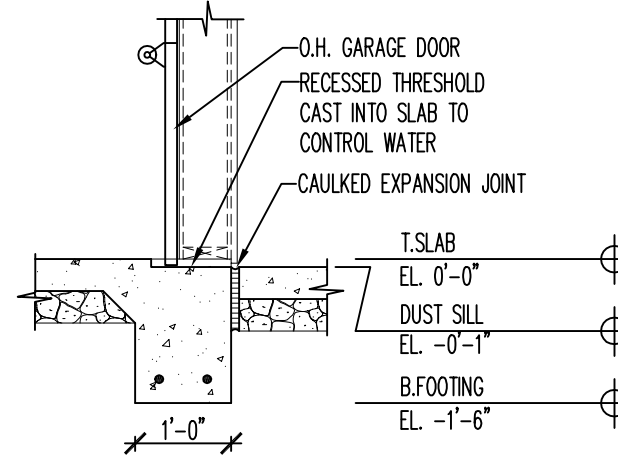
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING

2 X 4 STUDS @16" O.C. PER PLAN

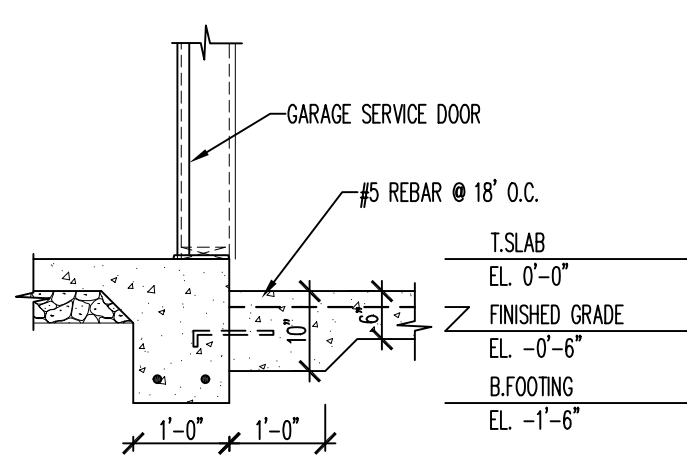
TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION

TR. 2 X 4 SILL PLATE SET IN SILL SEALER

1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. @6" O.C. MAX. AND 1" MAX. FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)



6E A100 FOUNDATION SECTION 1/2"=1'-0"



7E A100 FOUNDATION SECTION 1/2"=1'-0"

- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
 - FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
 - EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS: WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
- ② - TEMPERED GLASS
- ③ - FIXED WINDOW

ORNELAS & SALAMON RESIDENCE
17 S MITCHELL AVE
ARLINGTON HEIGHTS, IL 60005

DETACHED GARAGE
FOUNDATION PLAN
FLOOR PLAN
ROOF PLAN & STRUCTURAL NOTES
ELEVATIONS
SECTIONS

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-2931

ALA

Job Number: 16236
Sheet Number: A600
File Name: 16236600

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17 S. Mitchell – Exterior Material List

Siding:

Manufacture-PPG Cement Board Siding with a Cedar appearance

Color: Gargoyle (Benjamin Moore)

Stone:

Manufacture-Pacific Ledge Stone

Color-Vorago Flats

Trim/Soffit/Fascia:

Manufacture- CertainTeed

Color -Mascarpone (Benjamin Moore)

Gutters:

Manufacture -Amerimax

Colors- White

Windows:

Manufacture -Lang Powerweld 1600 Vinyl

Color -White

Roof:

Manufacture-Owens Corning

Color-Light Estate Grey



Item: DC#16-139 - 807 N. Harvard Ave. - SF/Teardown

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 807 N. Harvard Avenue. This recommendation is based on the revised architectural plans received on 12/2/16, and the following recommendations:

1. Change the stone to brick, and increase the amount of brick on the front façade.
2. Consider widening the footprint of the house and reducing the depth.
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:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Board or Commission Report

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: DeLeon Residence
Project Address: 807 N. Harvard Ave.
Prepared By: Steve Hautzinger

Date Prepared: December 6, 2016

PETITION INFORMATION:

DC Number: 16-139
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects
2600 Behan Road
Crystal Lake, IL 60014
Meeting Date: December 13, 2016

Requested Action(s): Approval of the proposed architectural design for a new (teardown) 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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing one-and-a-half-story residence and detached garage to allow construction of a new two story residence with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,968 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25 feet Side: 5.2 feet Side: 8 feet Rear: 45.1 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,970 SF	2,968 SF
Building Lot Coverage	2,310 SF	2,034 SF
Impervious Surface Coverage Total	3,630 SF	2,706 SF

The existing neighborhood consists of a variety of smaller scale single-story and two-story homes with a mix of detached and attached garages. This street has a mix of two-story Georgian style brick homes with attached garages on the north end of the block, and one-and-a-half-story homes with detached garages on the south end of the block. The proposed new house would be the first teardown on this block. The two-story Georgian style homes on the block have a very consistent appearance and similar characteristics including: flat facades, low-sloped roofs, all brick exteriors, and front load garages that are slightly recessed from the front of the home.

The basic arrangement of the front façade and the low hipped roof on the proposed house does complement the Georgian style homes on the block. However, the proposed stone accents and shake style siding are not used on other homes in this location, and it is recommended that the stone be changed to brick. Additionally, the amount of brick on the front façade should be increased to better fit the character of the homes in this location. Finally, the proposed house has a deep footprint that extends deep into the lot. Consider widening the house and reducing the depth to better fit with the scale of the adjacent homes.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 807 N. Harvard Avenue. This recommendation is based on the revised architectural plans received on 12/2/16, and the following recommendations:

1. Change the stone to brick, and increase the amount of brick on the front façade.
2. Consider widening the footprint of the house and reducing the depth.

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.

December 6, 2016

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

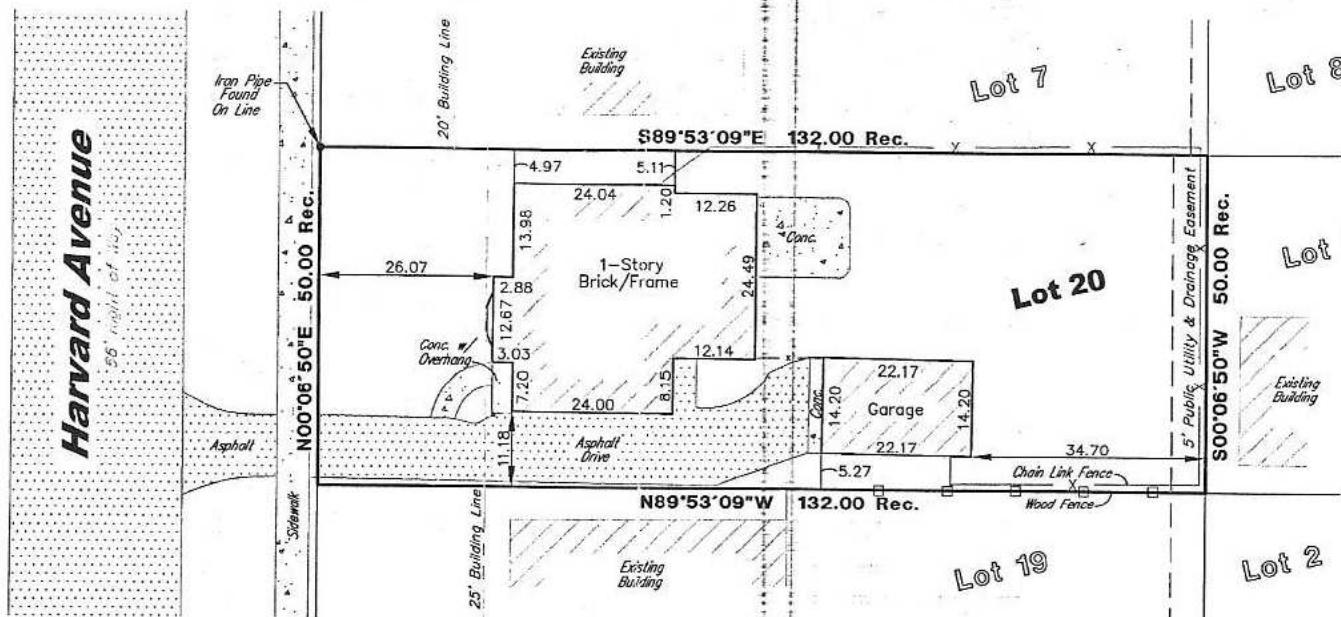
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-139



Scale: 1" = 20'

PLAT OF SURVEY

LOT 20 IN BLOCK G, IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN G.A. CEPEK'S ARLINGTON RIDGE BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY IN COOK COUNTY, ILLINOIS.



Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 03-03-16
- Prepared for Prestigious Home Builders, for real estate transaction.
- Site Address: 807 N. Harvard Avenue, Arlington Heights IL
- Pin No.: 03-30-114-033
- The easements shown hereon are provided from the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- No boundary corners were set at time of field survey of the subject property by client agreement.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
- Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.
- All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
 SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the ground.

Given under my hand and seal this 07th day of March, A.D. 2016, at Arlington Heights, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Gloria Jean Koter
Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-16

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



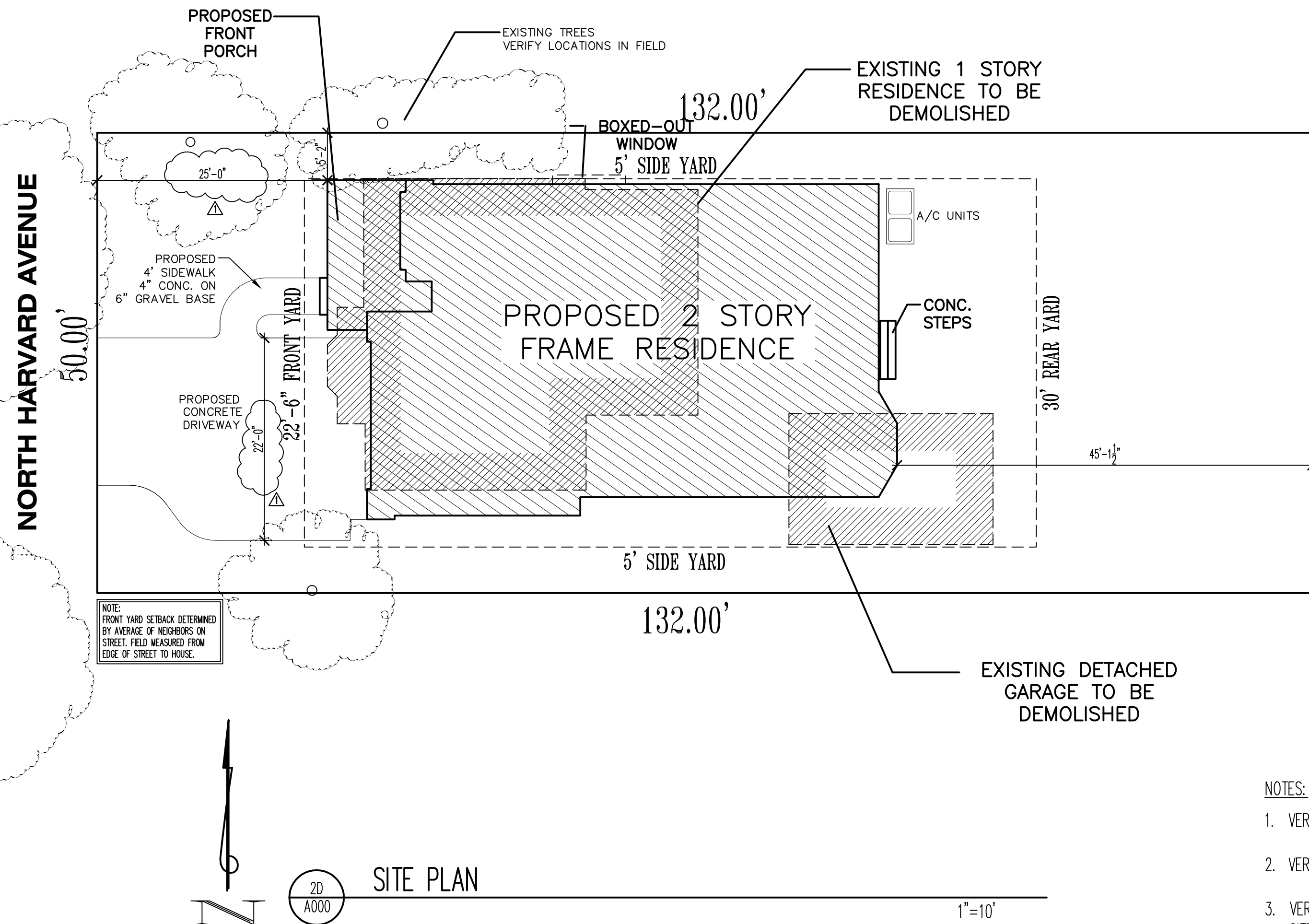
Drawn By:	GD	Checked By:	GD
Revision	Date	Drawn	Checked

Field Work Completed:	03-03-16
Scale:	1" = 20'
Date:	03-07-16
Site Address:	807 N. Harvard Avenue Arlington Heights, Illinois

Land Surveying Services, Inc.
574 W. College Street
Arlington Heights, Illinois 60007
Ph. (847) 991-7700 Fax. (847) 991-7707
Professional Design Firm License No. 184-003632

Job Number	LS160107
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

PRESTIGIOUS HOMES
DE LEON RESIDENCE
807 NORTH HARVARD AVENUE
ARLINGTON HEIGHTS, IL



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

DRAWING INDEX

- A000 SITE PLAN,
DRAWING INDEX,
GENERAL NOTES
A101 FIRST FLOOR PLAN,
SECOND FLOOR PLAN
A200 FRONT ELEVATION,
REAR ELEVATION
A201 LEFT SIDE ELEVATION,
RIGHT SIDE ELEVATION
A202 CONTEXT ELEVATIONS
A300 ROOF PLAN & STRUCTURAL NOTES

ARCHITECT'S
CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/16
Cert. No. Exp. Date

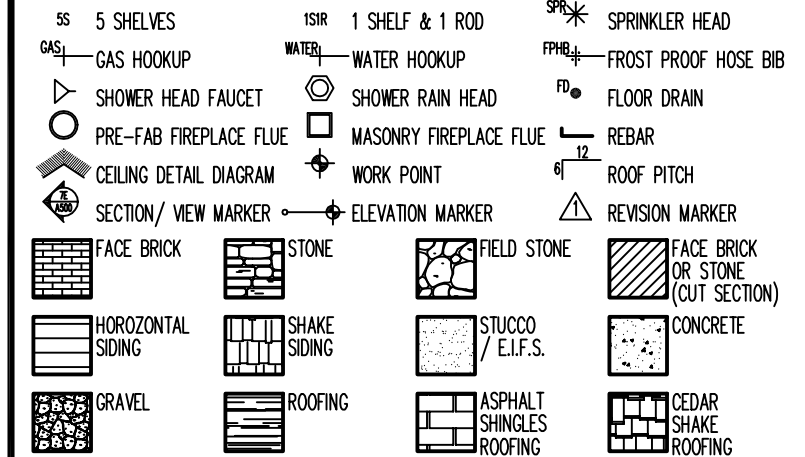
IECC - INTERNATIONAL ENERGY
CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS:
* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
* THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1, "ADMINISTRATION (FIGURE 1) IECC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1, MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.
* AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RECHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RECHECK".
* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- * INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2015 IECC
- * THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- * RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- * ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- * THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION, OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- * WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6 DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M901.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - * POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - * ROUGH IN TEST (RECOMMENDED): TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 6 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ROUGHED IN SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- * WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- * MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- * BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- * A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR THE BUILDING ENVELOPE PENETRATIONS, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- * INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION
- * ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

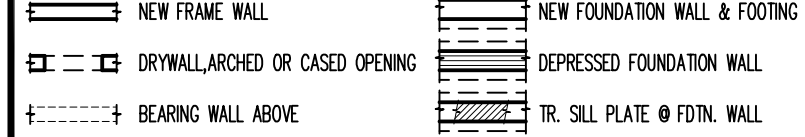
PLAN & ELEVATION SYMBOLS



WINDOW & DOOR NOTES

- EXAMPLE WINDOW: 2555 x 7'-5" x 5'-5" (1) - GLASS WINDOW (2) - TEMPERED GLASS
EXAMPLE DOOR: 2465 x 2'-4" x 6'-6" (1) - DOOR WITH WINDOW (2) - DOOR WITHOUT WINDOW
- ELECTRICAL SYMBOLS:
* DUPLEX OUTLET
* SWITCH
* TELEPHONE JACK
* FLUORESCENT LIGHT FIXTURE
* LIGHT FIXTURE
* RECESSED CAN LIGHT
* DIRECTIONAL RECESSED CAN LT.
* WALL MOUNTED LIGHT FIXTURE
* EXTERIOR FLOOD LIGHTS
* A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
* QUAD. DUPLEX OUTLET
* DOOR ACTIVATED SWITCH
* TELEVISION JACK
* EXHAUST FAN (VENTED TO EXTERIOR)
* EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
* UNDER CABINET LIGHT
* 110V SMOKE DETECTOR
* WIRE IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
* SWITCHED DUPLEX OUTLET
* GARAGE DOOR OPENER
* HOME JACK
* REAR
* ROOF PITCH
* REVISION MARKER

WALL TYPES



NOTE TO CONTRACTORS

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

- * INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
- * INTERNATIONAL FIRE CODE, 2009 EDITION
- * INTERNATIONAL MECHANICAL CODE, 2009 EDITION
- * INTERNATIONAL FUEL GAS CODE, 2009 EDITION
- * INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
- * NATIONAL ELECTRICAL CODE, 2005 EDITION
- * INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
- * ILLINOIS PLUMBING CODE 2014 EDITION
- * CITY OF ARLINGTON HEIGHTS AMENDMENTS

DESIGN LOADING VALUES

ROOF	30 PSF LIVE LOAD	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD		25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY		30 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM ASSUMED
	30 PSF LIVE FOR BEDROOMS		OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

FOUNDATION NOTES:

- * SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- * ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- * ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- * VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONCLUDE WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- * ALL EXTERIOR WALKOUT OR EXPOSED BASEMENT FRAME WALLS 8" (246 W/ 1/2" SHEATHING)
- * STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
- * ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5/8" & 7/8" AIR ENTRAINED

WINDOW NOTES:

- * TOP OF WALKOUT BASEMENT WINDOWS 6'-0" AFF.
- * TOP OF WINDOWS 94-3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82-3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" x 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- * PROVIDE (2) 2 x 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE TEMPERED SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 48" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- * DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- * ALL INTERIOR PARTITIONS 3/4" UNLESS OTHERWISE NOTED
- * ALL EXTERIOR WALLS 4/5" (24 W/ 1" SHEATHING)
- * ALL EXTERIOR BRICK WALLS 9/5" (24 W/ 1" SHEATHING & 1" AIR SPACE & 4" BRICK VENEER)
- * ALL EXTERIOR WALLS 8" (24 W/ 1" SHEATHING)
- * ALL EXTERIOR BRICK WALLS 11" (24 W/ 1/2" SHEATHING AND 1" AIR SPACE & 4" BRICK VENEER)
- * ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- * PROVIDE 5' x 3/4" x 3/4" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9' WIDE WITH BRICK ABOVE.
- * PROVIDE 8' x 4' x 3/4" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9' TO 16' WIDE WITH BRICK ABOVE.
- * PROVIDE 21' x 4' x 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BRICK ABOVE.
- * PROVIDE 9' x 4' x 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BRICK ABOVE.
- * STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
- * STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH 3/8" BOLTS 4007 O.C. AND (2) @ EACH END
- * ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
- * WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- * ALL JOIST STUDS & PARTS TO BE 2X12 (CANADIAN) UNLESS OTHERWISE NOTED
- * ALL 2 X 12 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE HEIM FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FIR #2 STANDARD)
- * ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE HEIM FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPRUCE PINE FIR #2 STANDARD)
- * ALL HEADERS TO BE (2)2X12 SFF #1/8" (CANADIAN) UNLESS OTHERWISE NOTED
- * THE DIAMETER OF HOLES BORED INTO SOLID SAW MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- * THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- * PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- * PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- * PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- * (2) 2 X 4 IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
- * □ = POINT LOAD FROM ABOVE W/DBL. JST. BELOW UNLESS OTHERWISE NOTED
- * ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 246 W/6" O.C. STUD WALLS
- * ADD 2 X 4 HORIZONTAL BRACING, SAME WITH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOODING AND TO STUDS.
- * MINIMUM OF 3/8" HALF WALLS IN ALL CONDITIONS
- * FIREPROOFING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS AND GYPSUM CEILINGS
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND PREPLACES AT CEILINGS AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

STAR NOTES:

- * STAIRS SHALL HAVE MAXIMUM 7/8" RISER HEIGHTS & MINIMUM 10" TREAD DEPTHS
- * GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
- * PROVIDE A MINIMUM OF 6'-6" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. HAND RAILS TO BE RETURNED OR TERMINATE IN NEEL ROPS

ELECTRICAL NOTES

- * KITCHEN OUTLETS MAXIMUM 48" O.C. ALL OUTLETS ABOVE COUNTER TOP TO BE GFI
- * OUTLETS WITHIN 72" OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- * ALL OUTLETS IN GARAGE TO BE GFI
- * MINIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- * VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- * ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- * ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- * ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- * RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- * ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- * PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- * PROVIDE 36" DEEP x 30" WIDE x 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.
- * 200 AMP SERVICE UP TO 6,000 SF.
- * 400 AMP SERVICE OVER 6,000 SF.

PLUMBING NOTES

- * PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND PREPLACES
- * ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 246 STUDS
- * ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
- * ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
- * BELOW GROUND WASTE - SOI 40 PVC OR CAST IRON
- * BELOW GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
- * BELOW GROUND WATER - TYPE K COPPER
- * COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVP PIPING
- * 70LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- * UNDERGROUND SANITARY SHALL BE 4" MIN.
- * HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- * WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- * DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- * DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

ARCHITECT'S
CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/16
Cert. No. Exp. Date

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
FINAL DESIGN					
RELEASE FOR PERMIT					
REVISION					

PRESTIGIOUS HOMES
DE LEON RESIDENCE
807 N. HARVARD AVE.
ARLINGTON HEIGHTS, IL

SITE PLAN
GENERAL NOTES
DRAWING INDEX

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Job Number: 16077
Sheet Number: A000
File Name: 16077000

LEFT 2
817 N. HARVARD AVE



LEFT 2
813 N. HARVARD AVE



LEFT 1
809 N. HARVARD AVE



SUBJECT PROPERTY
807 N. HARVARD AVE



RIGHT 1
803 N. HARVARD AVE



RIGHT 2
801 N. HARVARD AVE



RIGHT 3
735 N. HARVARD AVE



N. HARVARD AVENUE



ACROSS
802 N. HARVARD AVE



ACROSS
806 N. HARVARD AVE



ACROSS
810 N. HARVARD AVE



DESIGN STAGE	
CONCEPTUAL DESIGN	08-31-16 80A
PRELIMINARY DESIGN	09-22-16 80A
DESIGN DEVELOPMENT	11-04-16 80A
PERMIT REVIEW	11-05-16 80A
PERMIT	11-24-16 80A
REVISION	12-02-16 80A

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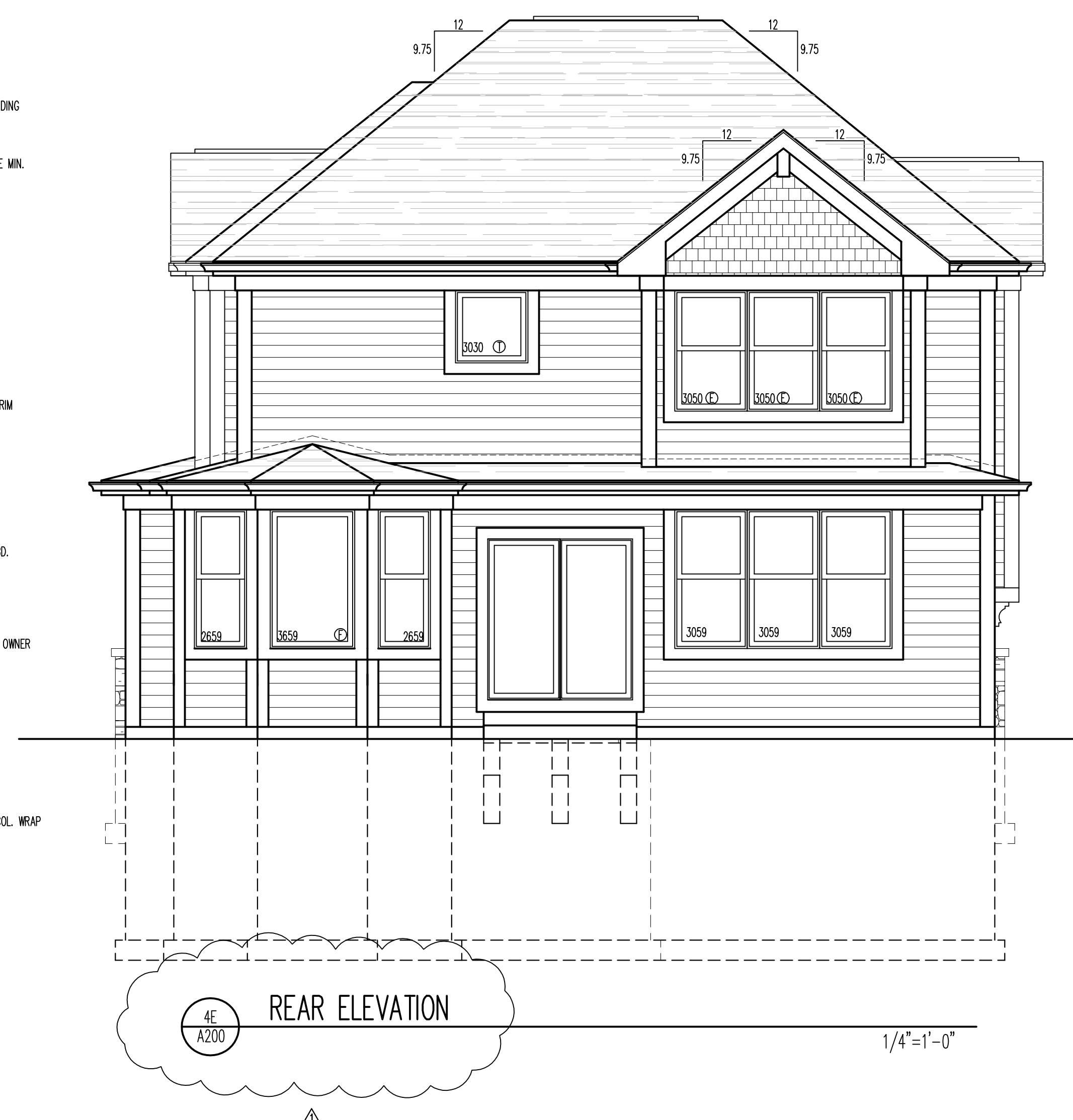
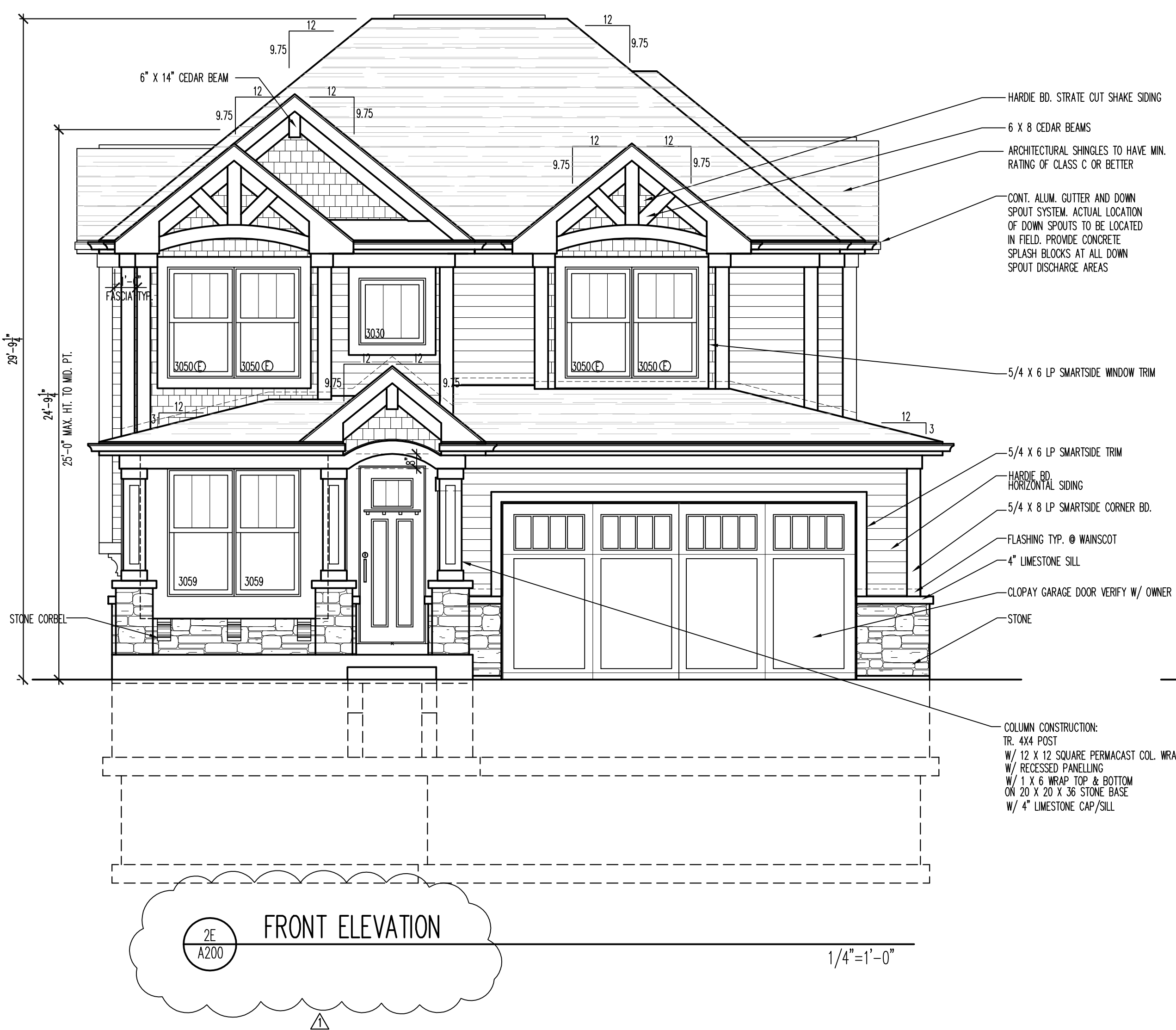
CONTEXT ELEVATIONS

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ALA

Job Number: 16077
Sheet Number: A202
File Name: 16077202

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ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANS WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- * TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
- * WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS = 0.32, SKYLIGHTS = 0.55

- (E) - EGRESS WINDOW
 (T) - TEMPERED GLASS
 (F) - FIXED WINDOW

MATERIAL SCHEDULE

HORIZONTAL SIDING:

- * MANUFACTURER: HARDIE
* COLOR: 6075 GARRET GRAY

SHAKE SIDING:

- * MANUFACTURER: HARDIE
* COLOR: 67075 GARRET GRAY

STONE:

- * MANUFACTURER: COLONIAL BRICK
* COLOR: BOSTON BLEND

TRIM/SOFFIT/FACIA:

- * MANUFACTURER: L.P. SMARTSIDE
* COLOR: SOFT WHITE

GUTTERS:

- * MANUFACTURER: T.B.D.
* COLOR: WHITE (K-LINE)

WINDOWS:

- * MANUFACTURER: T.B.D.
* COLOR: WHITE FRAME

ROOFING ASPHALT SHINGLES:

- * MANUFACTURER: IKO
* COLOR: ARCHITECTURAL DUAL BLACK (ASPHALT)

GARAGE DOOR:

- * MANUFACTURER: CLOPAY
* COLOR: BROWN

	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	08-31-16 BA	09-27-16 BA	11-04-16 BA	11-15-16 BA	BA
DESIGN DEVELOPMENT	09-28-16 BA	10-20-16 BA	10-20-16 BA	10-24-16 BA	BA
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	A-1-02-16 BA/A	A	A	A	A

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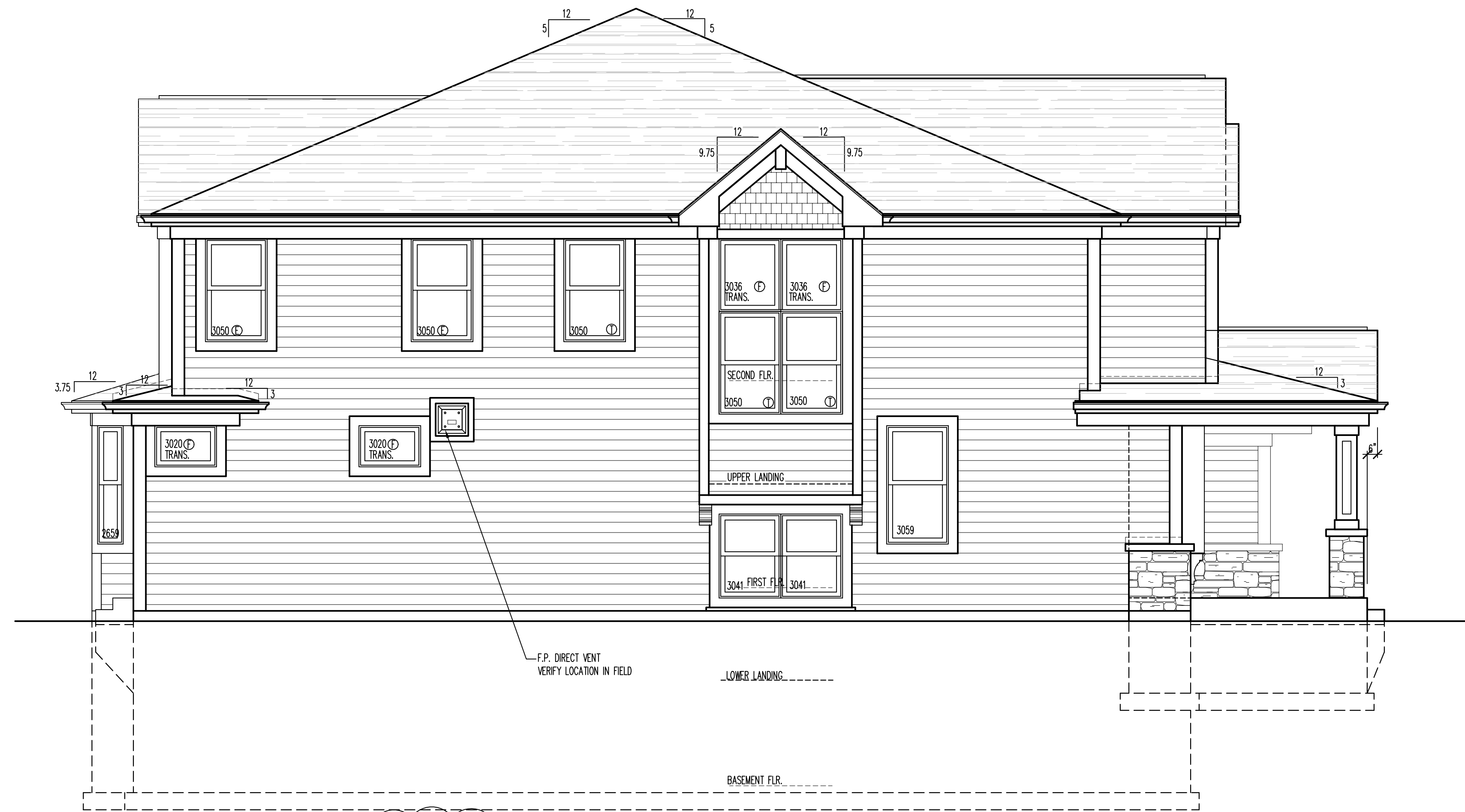
FRONT ELEVATION
REAR ELEVATION

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Job Number:
16077

Sheet Number:
A200



3C
A200
LEFT SIDE ELEVATION



3E
A200
RIGHT SIDE ELEVATION

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
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RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
2600 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

ALA
Job Number: 16077
Sheet Number: A201
File Name: 16077200



Item: DC#16-141 - 341 S. Bristol Ln. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 341 S. Bristol Lane. This recommendation is based on the architectural plans dated 10/5/16 and received on 11/21/16, and the following:

1. Omit the two attic dormers.
2. Consider clipping the sides of the main roof above the second floor walls.
3. Reduce the roof pitch of the front gables to 12:12 or 10:12.
4. Pull the front porch out to extend in front of the garage wall.
5. Change the siding to a lighter color.
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, 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type

Staff Report
Drawings & Documents

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 341 S. Bristol Ln.
Project Address: 341 S. Bristol Ln.
Prepared By: Steve Hautzinger

Date Prepared: December 5, 2016

PETITION INFORMATION:

DC Number: 16-141
Petitioner Name: Mike Cloonan
Petitioner Address: Preferred Construction Inc.
1532 S. Roselle Rd.
Schaumburg, IL 60193
Meeting Date: December 13, 2016

Requested Action(s): Approval of the proposed architectural design for a new (teardown) 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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing two-story residence with one-car attached garage to allow construction of a new two-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,578 square feet and the proposed residence will have approximately 2,920 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below, except two basement window wells are required to maintain a minimum 3 feet clearance to the side lot lines, and the building code requires a minimum 21' clear interior garage width, where 19'-3" is proposed.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26.5 feet Side: 5.5 feet Side: 5.6 feet Rear: 48.8 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	2,960 SF	2,920 SF
Building Lot Coverage	2,302 SF	1,756 SF
Impervious Surface Coverage Total	3,618 SF	2,640 SF

The houses on this block are primarily two-story homes with attached front loading garages, so the proposed two-story home with attached front loading garage is appropriate in this location. Overall, the proposed house is nicely designed with a traditional style and a nice level of architectural detailing on all sides of the house. However, there are numerous concerns with the proposed design as follows:

- Building Height.** The proposed house does comply with the maximum 25' building height, but it has a very tall appearance as compared to the majority of the homes on the block.
 - It is recommended to omit the two attic dormers because they give the home a three story appearance and they accentuate the height of the house.
 - Consider clipping the sides of the main roof above the second floor walls to reduce the mass of the house and the height of the side walls.
- Garage Wall.** The front of the home is dominated by the large garage wall.
 - It is recommended to pull the front porch out to extend in front of the garage wall so that it becomes the focal point instead of the garage wall.
- Roof Pitch.** The 14:12 roof pitch on the front gables has a steep appearance as compared to the other homes on the block.
 - It is recommended that the roof pitch of the front gables be reduced to 12:12 or 10:12 to better fit the context of the neighborhood.

4. **Siding Color.** The proposed "Deep Ocen" blue siding color is bold and not in context with the neighborhood.
 - a. A lighter siding color is recommended.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 341 S. Bristol Lane. This recommendation is based on the architectural plans dated 10/5/16 and received on 11/21/16, and the following:

1. Omit the two attic dormers.
2. Consider clipping the sides of the main roof above the second floor walls.
3. Reduce the roof pitch of the front gables to 12:12 or 10:12.
4. Pull the front porch out to extend in front of the garage wall.
5. Change the siding to a lighter color.
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, 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.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

December 5, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-141

LEGAL DESCRIPTION

LOT FOUR HUNDRED SEVENTY (470) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



0 10
Scale: 1" = 10'

CP# 207
Cross Notch
N: 1971318.8080
E: 1081331.4050
Elev.: 683.12

CP# 203
Cross Notch
N: 1971298.1550
E: 1081355.8190
Elev.: 683.13

CP# 201
Cross Notch
N: 1971241.0920
E: 1081331.1250
Elev.: 682.80

Surveyor's Notes:

- Field work was completed on August 30, 2016.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

	B-Box
	Light Pole
	Fence
	Gas Meter
	Gas Line
	Electric Line
	Overhead Utility Line
	Electric Meter
	Utility Pole
	Curb & Gutter
	Depressed Curb
	Retaining Wall

C XXX.XX
G/P XXX.XX

XXX.XX

XXX.XX

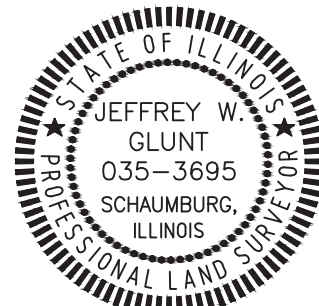
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....XXX.XX....

R

Curb Elevation and
Gutter/Pavement Elevation
Pavement Elevation
Sidewalk Elevation
Ground Elevation
Contour Line
Deciduous Tree
Coniferous Tree
Brushline
Record

Ordered By: Kathleen Van Deven
Order No.: 16-134 Lot No. 470



EXPIRES 11-30-16

State of Illinois)
County of Cook) SS:

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

Schaumburg, Illinois August 31, 2016

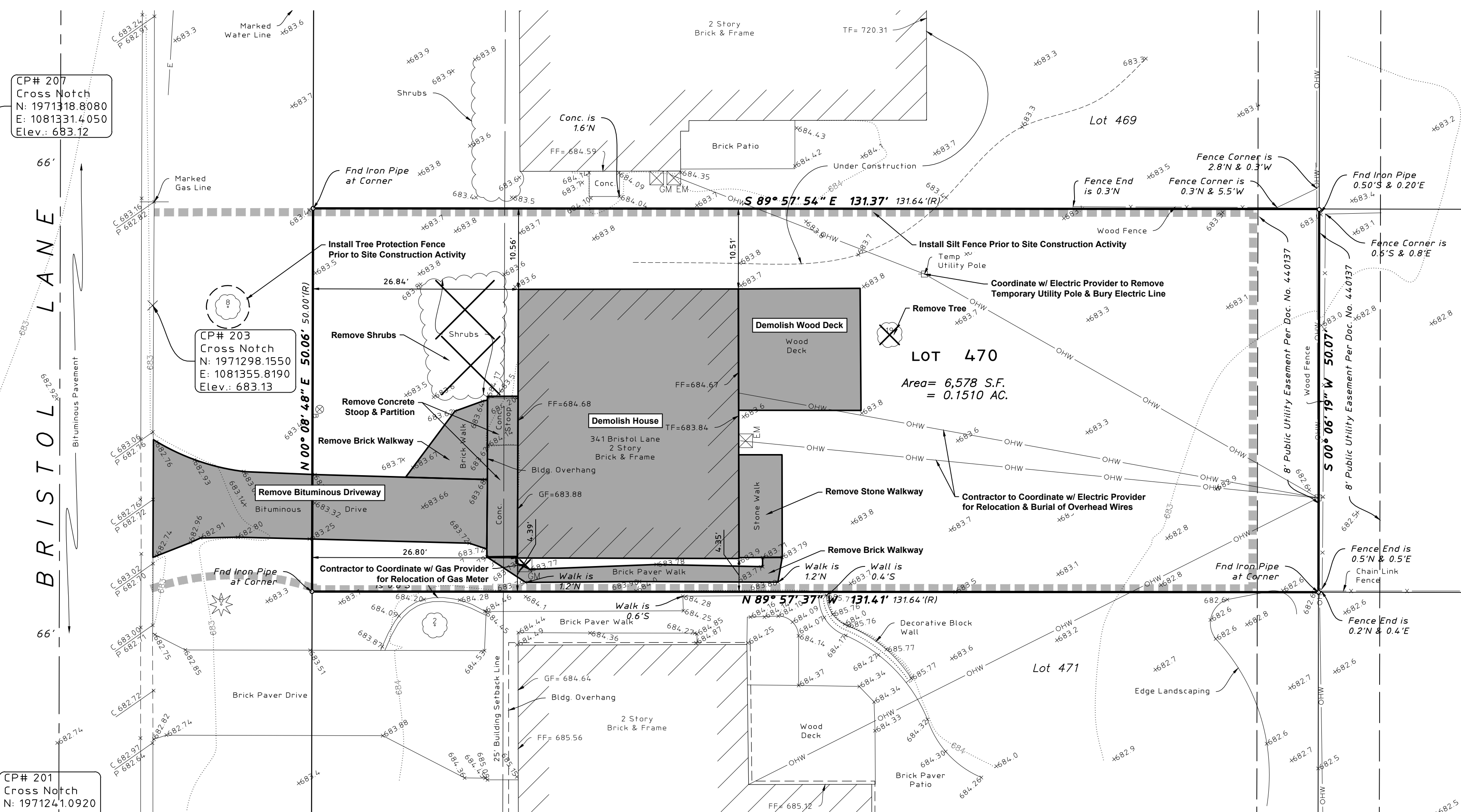
By: Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

**BOUNDARY & TOPOGRAPHIC
SURVEY**
341 S. BRISTOL LANE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: MLA
Engineer: JWG
Date: 8-31-2016
Project No. 16134
Sheet 1

EXISTING SITE / DEMOLITION PLAN



GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, EVEN THOUGH THEY MAY NOT BE SHOWN ON THESE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR BE REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET FREE OF EXCESSIVE DEBRIS AT ALL TIMES. TRUCKS AND OTHER CONSTRUCTION EQUIPMENT WASH-OUT MUST NOT OCCUR WITHIN THE RIGHT-OF-WAY OR INTO THE STORM SEWER.
- DUST CONTROL METHODS SHOULD BE USED TO MINIMIZE THE SPREAD OF AIRBORNE PARTICLES. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, SOIL EROSION/CONTROL METHODS SHALL BE INITIATED AND VEGETATION SHALL BE PROMPTLY RE-ESTABLISHED WITHIN 30 DAYS IN SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL. MINIMIZE THE AMOUNT OF NATURAL VEGETATION REMOVED.
- STORM WATER RUNOFF FROM THIS SITE MUST BE MAINTAINED ON THE SITE AND NOT BE DIRECTED OR DISCHARGED ONTO ADJACENT PROPERTIES. MATERIALS STORED ON SITE MUST ALSO NOT CREATE RUNOFF THAT ADVERSELY AFFECTS ADJACENT PROPERTIES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEER'S PLAN TO ARCHITECT'S PLAN. ANY DISCREPANCIES MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ROOT PRUNING OR ANY OTHER NECESSARY MEANS/METHODS TO ENSURE THE PROTECTION OF ALL TREES SHOWN TO BE SAVED ON THESE PLANS.
- CALL JULIE 800-892-0123 BEFORE STARTING CONSTRUCTION

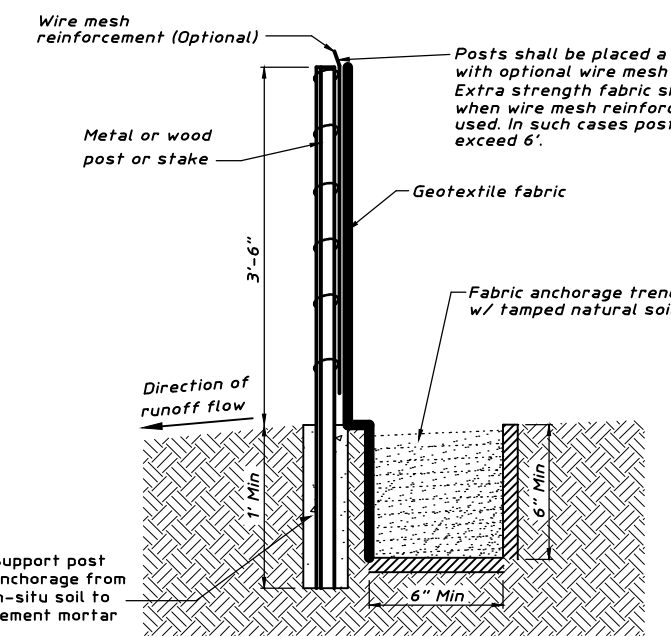
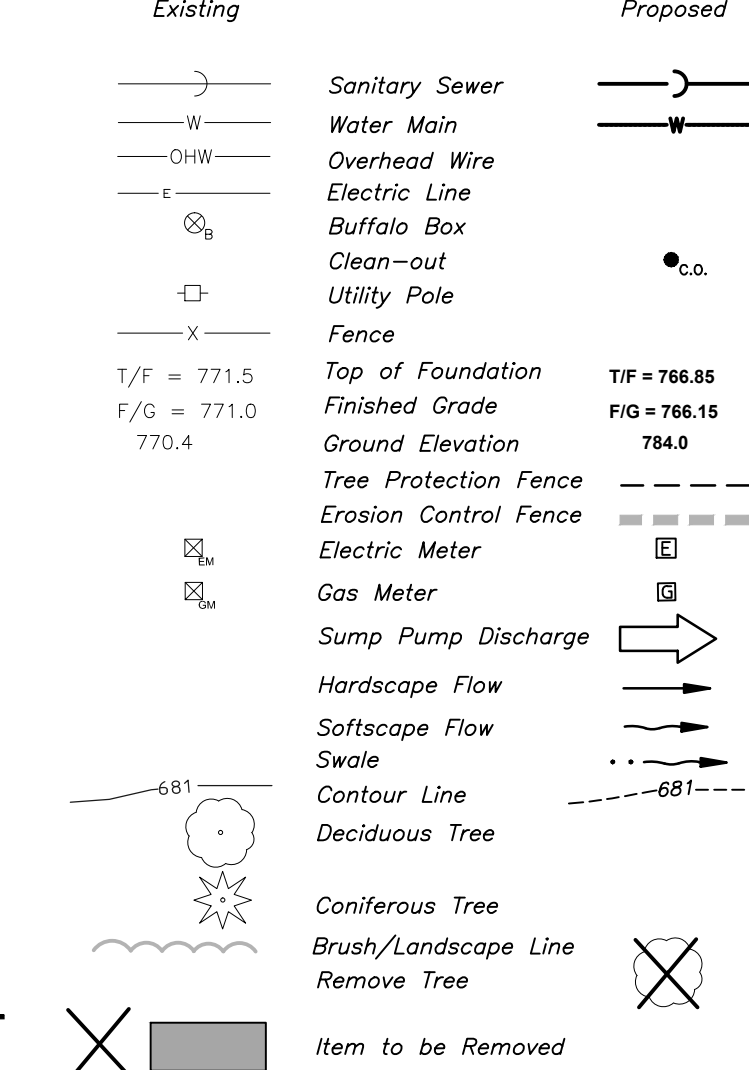
WATER SERVICE NOTES:

- A NEW 1-1/2" COPPER TYPE K WATER SERVICE LINE SHALL BE PROVIDED AND CONNECTED TO THE EXISTING LINE AT THE APPROXIMATE LOCATION SHOWN, IN AN ATTEMPT TO MINIMIZE GROUND DISTURBANCES.
- THE EXISTING WATER SERVICE LOCATION SHOWN ON THESE PLANS IS APPROXIMATE ONLY. THE LOCATION AND ELEVATION OF THIS LINE MUST BE VERIFIED PRIOR TO CONSTRUCTION.

SANITARY SERVICE NOTES:

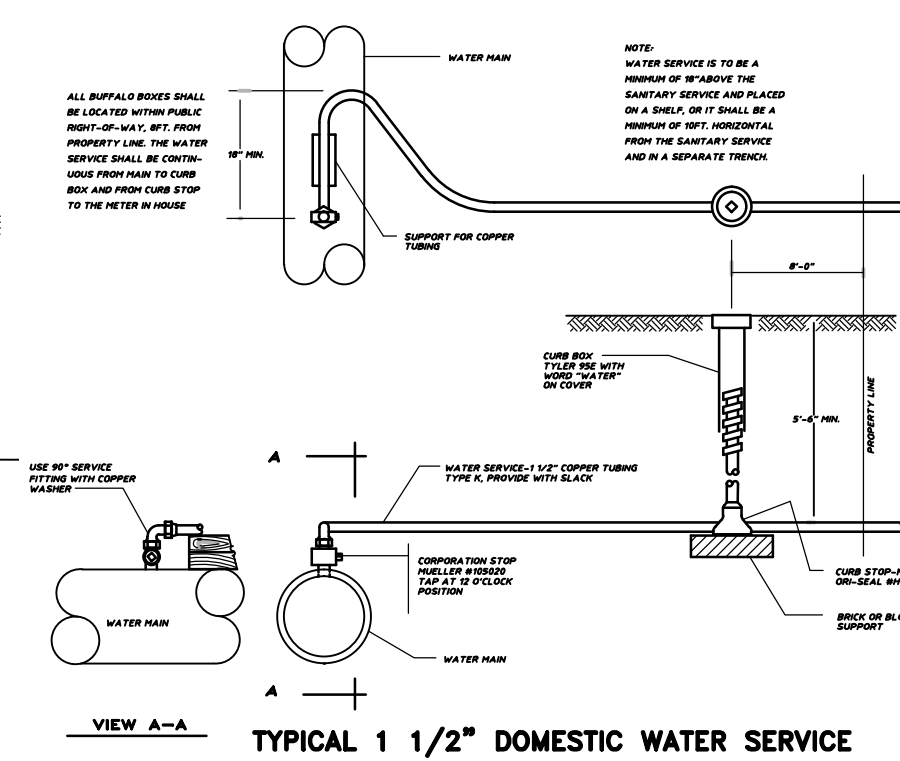
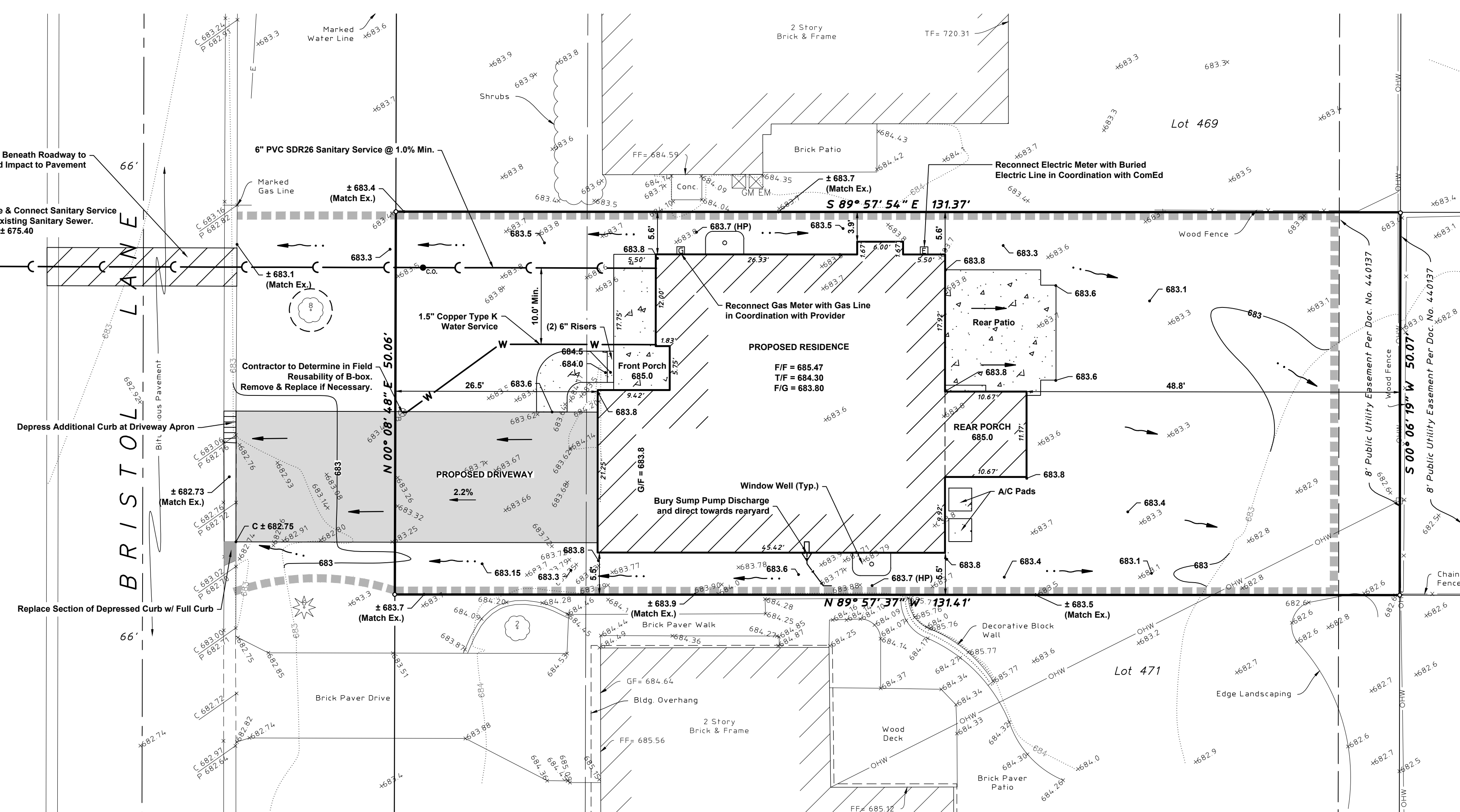
- THE PROPOSED 6" PVC SDR26 SANITARY SERVICE SHALL BE CONNECTED TO THE EXISTING SERVICE LINE (NOT SHOWN), IF THE EXISTING LINE IS DETERMINED TO BE SUITABLE FOR RE-USE.
- THE EXISTING SANITARY SERVICE LOCATION COULD NOT BE LOCATED AT THE TIME OF SURVEY. THE LOCATION AND ELEVATION OF THIS LINE MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TELEVISIONING THE EXISTING SERVICE TO DETERMINE ITS CONDITION AND SHALL COORDINATE AS NECESSARY WITH THE VILLAGE OF ARLINGTON HEIGHTS ON FINAL ACCEPTANCE FOR REUSABILITY.
- IF THE EXISTING SERVICE LINE IS DEEMED TO BE IN POOR CONDITION, TOTAL REPLACEMENT WILL BE REQUIRED WITH A NEW CONNECTION TO THE MAIN LINE. SHOULD A NEW LINE BE REQUIRED, THE PAVEMENT AND CURB SHALL BE OPEN CUT AS SHOWN AND REPLACED IN KIND PER VILLAGE GUIDELINES.

LEGEND

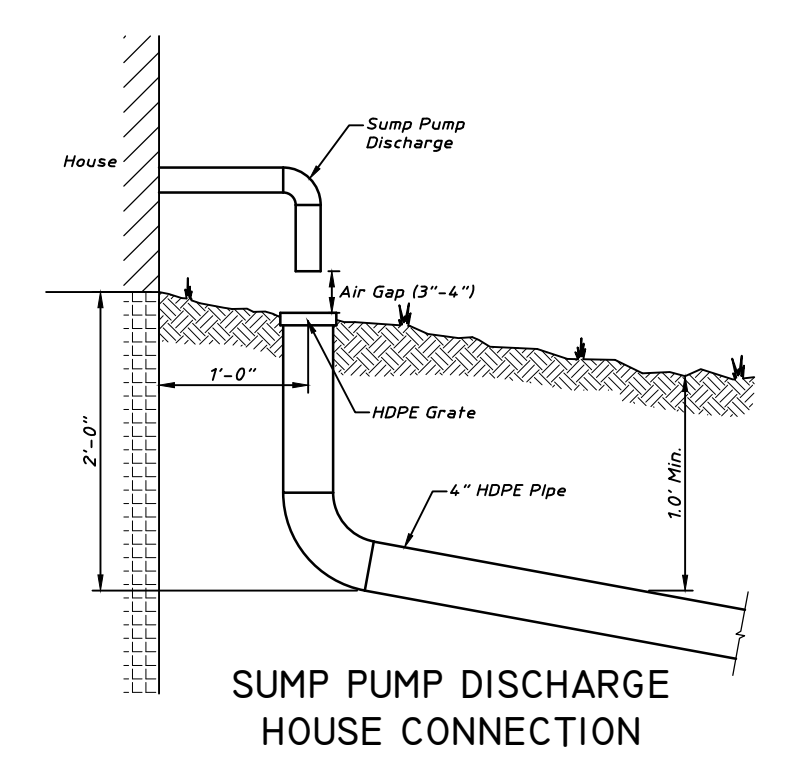


EROSION CONTROL FENCE

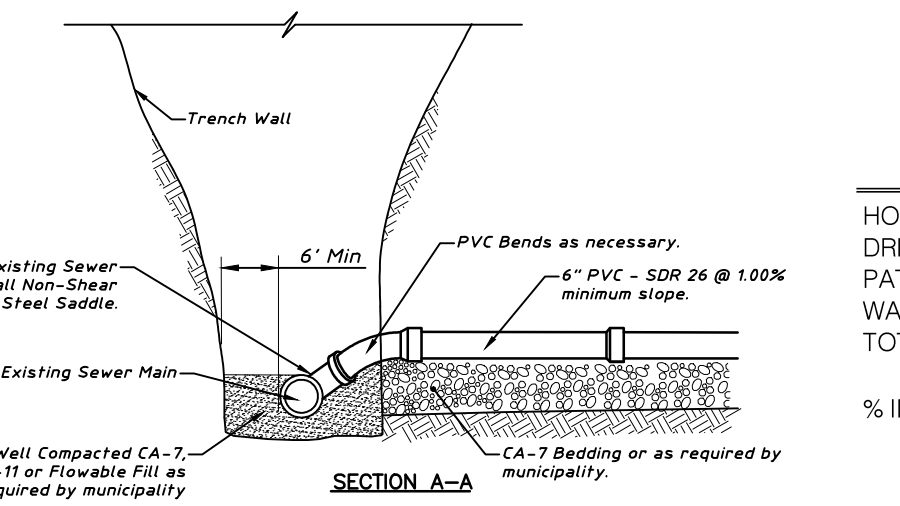
PROPOSED SITE PLAN



TYPICAL 1 1/2" DOMESTIC WATER SERVICE



SUMP PUMP DISCHARGE HOUSE CONNECTION



SANITARY SERVICE SEWER AND CONNECTION TO EXISTING MAIN

LEGAL DESCRIPTION

LOT FOUR HUNDRED SEVENTY (470) IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



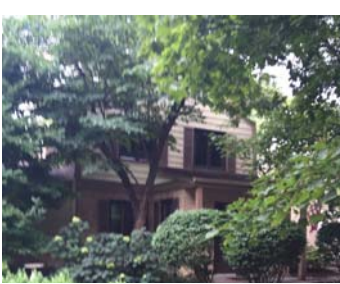
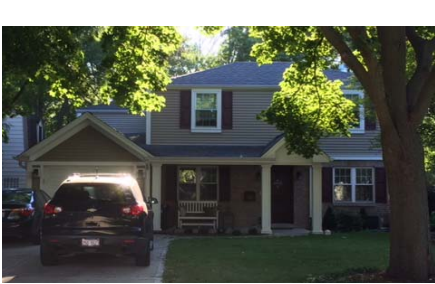
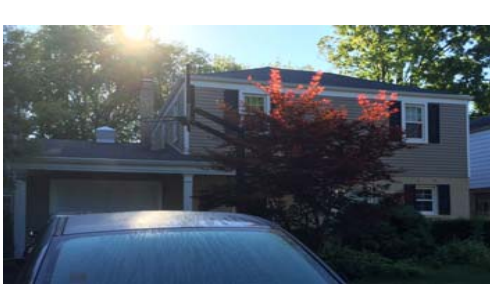
EXPIRES 11-30-17

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

SITE IMPROVEMENT PLANS
VAN DEVEN RESIDENCE
341 S. BRISTOL LANE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: J A C
Engineer: K P N
Date: 9-21-2016
Project No. 16134
Sheet 1

Color photos of surrounding properties for 341 S Bristol

						
Property to Left 3 323 S Bristol	Property to Left 2 331 S Bristol	Property to Left 1 337 S Bristol	Subject Property 341 S Bristol	Property to Right 1 343 S Bristol	Property to Right 2 345 S Bristol	Property to Right 3 349 S Bristol

Bristol Lane

		
Property Across 1 338 S Bristol	Property Across 2 334 S Bristol	Property Across 3 332 S Bristol

■ ARCHITECTURE ■

MICHAEL BUSS ARCHITECTS, LTD.



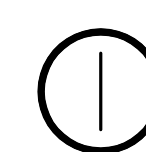
339 South Bristol Lane



341 South Bristol Lane



343 South Bristol Lane



EXISTING CONTEXT ELEVATION

SCALE: 3/16"=1'-0"



339 South Bristol Lane



341 South Bristol Lane

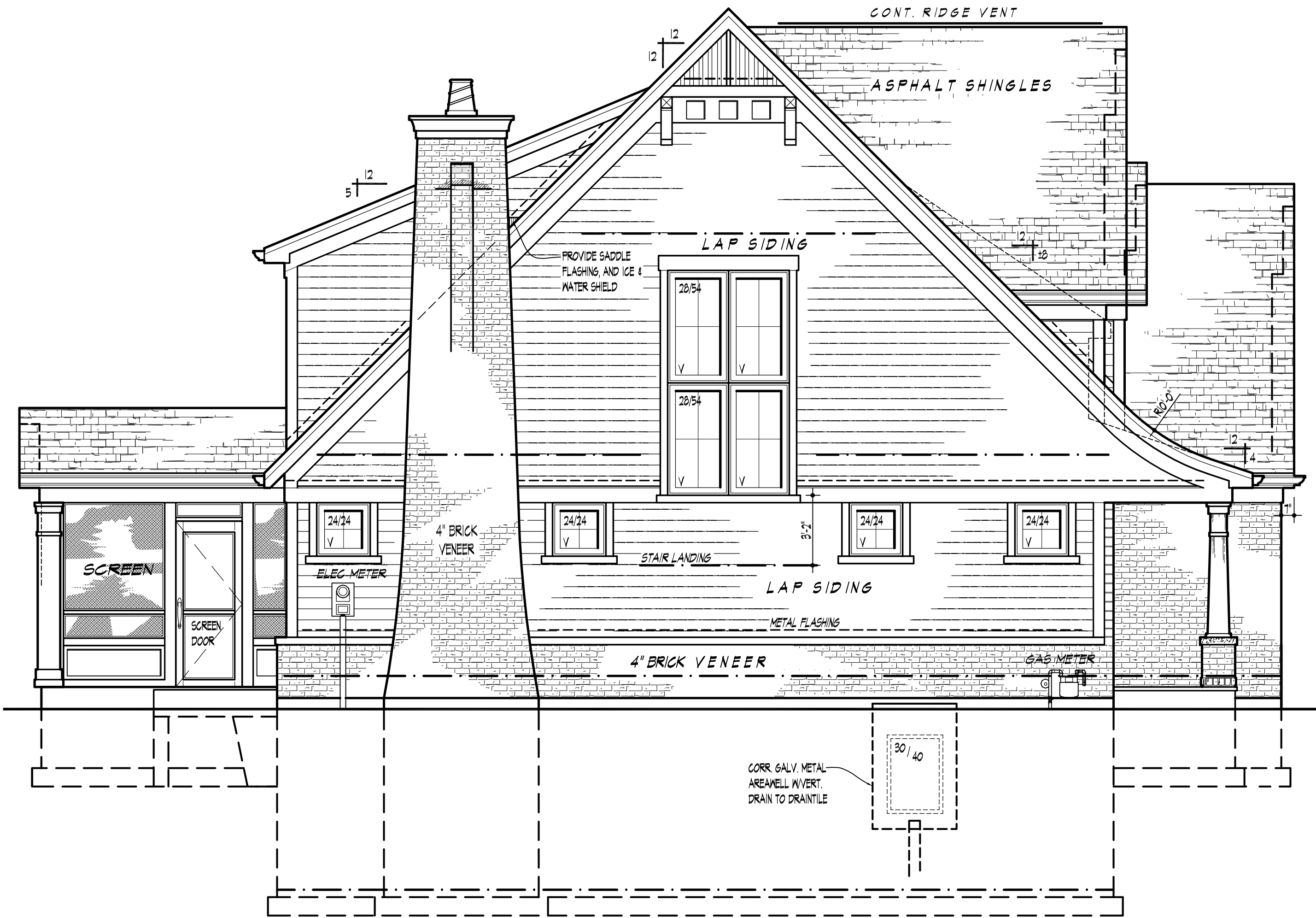


343 South Bristol Lane



PROPOSED CONTEXT ELEVATION

SCALE: 3/16"=1'-0"



• LEFT SIDE ELEVATION •

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

GENERAL NOTES

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COMPLY WITH ALL 2015 IBC CODES AS THEY PERTAIN TO THIS PROJECT - INCLUDING BUT NOT LIMITED TO MECHANICAL & ELECTRICAL PROVISIONS AS NOTED. SEALING THE BUILDING ENVELOPE FOR AIR LEAKAGE AND INSULATION REQUIREMENTS NOT OTHERWISE NOTED WITHIN THESE DRAWINGS. SEE ENERGY COMPLIANCE NOTES (THIS SHEET) - CONTRACTORS TO CONSULT WITH MEA IF THERE ARE SPECIFIC QUESTIONS REGARDING COMPLIANCE.

ALL INTERIOR WALLS ARE TO RECEIVE (2) TWO COATS OF LATEX PAINT (PLAT). OWNER SELECTS COLOR. (1) ONE COAT OF PRIMER. ALL EXTERIOR FINISHES ARE LABELED AS PER ELEVATIONS.

ALL LINEN CLOSETS TO HAVE (5) SHELVES.

ALL CLOSETS TO HAVE (1) SHELF AND (1) ROD UNDO.

ALL DOORS SHALL BE 6'-8" HIGH MIN. UNDO.

ALL INTERIOR DOORS SHALL BE 1-3/8" THICK.

ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK.

FIRESTOP ALL PLUMBING WALLS, KITCHEN AND BATHROOM SOFFITS AND WALLS OVER 4'-0".

ALL WALLS OVER 12'-0" TALL TO BE FRAMED IN 2"x6" UNDO.

PROVIDE MIN 6'-8" HEAD HT CLEARANCE AT ALL STAIRS.

FIREPLACE HEARTING TO BE 20" MIN. WIDTH FROM FACE OF FIREPLACE AND EXTEND 12" MIN. ON EACH SIDE.

FLASH AND KEEPS 8" 12" O.C. MAX. OVER ALL EXTERIOR DOORS, WINDOWS, ETC.

PROVIDE ICE & WATER SHIELD AT ALL VALLEYS AND EAVES - EXTEND MINERARE UP 24" BEYOND INSIDE FACE OF WALL - UNDO. SEE EAVE SECTIONS.

PROVIDE "DORADO" IN ALL BATHS, SHOWER ENCLOSURES AND ALL AREAS SUBJECT TO DIRECT MOISTURE - GREEN BOARD DRYWALL IS NOT ACCEPTABLE IN THESE AREAS.

EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE DATE MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" A.F.F. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEART DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". EXCEPTION: GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET.

WINDOWS NEAR TIE-BACKS IN STAIRWELLS ADJACENT TO ANY DOOR INCLUDING FRONT DOOR SLOTTED GLASS & FRENCH DOORS) AND ANY WHICH THE BOTTOM EDGE OF GLAZING IS LESS THAN 6" A.F.F. SHALL HAVE TEMPERED SAFETY GLAZING.

GENERAL NOTES

PROVIDE PERMANENTLY FIXED LADDER & REMOVABLE PROTECTIVE COVER AT BELOW GRADE BASEMENT WINDOWS (UNDO). SEE PLANS.

FIRE STOP UNDERSIDE OF STAIRS.

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS MUST HAVE WALLS AND SOFFITS PROTECTED ON THE ENCLOSED SPACE GYPSUM BOARD TAPERED & SANDED.

PRE-FAB / MASONRY FIREPLACES AND ALL GAS FIRED TUB / HWN TO BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY AND/OR MAKE-UP AIR PER MFR SPECS AND THE IRC.

ALL WOOD BEAMS, JOISTS, STUDS AND OTHER COMBUSTIBLE MATERIALS SHALL HAVE A MINIMUM CLEARANCE OF 2" FROM THE FIREPLACE/CHIMNEY MASONRY. PROVIDE NON-COMBUSTIBLE FIRERESISTING BETWEEN AIR SPACE AND FRAMING AT ALL FLOORS/CEILINGS SECURELY FASTENED. SEE IRC 1001.5 & 1001.6.

CONCRETE NOTES

ALL FOOTINGS AND FOUNDATION WALLS SHALL BE CAST-IN-PLACE (UNDO). ALL CONCRETE TO BE A (B) 845 MIN. AND SHALL BE 3000 PSI STRENGTH AT 28 DAYS. ALL FOOTINGS DESIGNED FOR SOIL BEARING OF 3000 PSF. IF SOIL BEARING LESS THAN 3000 PSF OR QUESTIONABLE SOIL CONDITIONS ARE PRESENT THEN MEA TO BE IMMEDIATELY NOTIFIED BEFORE COMMENCING WITH ANY WORK.

FOOTING SHALL BEAR ON UNDISTURBED SOLID SOIL REGARDLESS OF GIVEN DIMENSIONS. MIN 3'-6" DEPTH BELOW GRADE.

UNLESS NOTED OTHERWISE TOP AND BOTTOM OF WALLS SHALL HAVE (2) IS REBAR WITH A 25" LAP - ANY CONC. WALL EXCEEDING 8'-0" IN HT. SHALL ALSO HAVE (2) IS REBAR AT MIDPOINT OF WALL WITH A 25" LAP - VERTICAL REBAR SIZED & PLACED PER WALL SECTIONS OR AS REQUIRED PER IRC 1803.1 (5). ALL REBAR LAPPING AND CORNERS TO CONFORM WITH CRSI/ACI STANDARDS OF PRACTICE AS THEY APPLY.

UNLESS NOTED OTHERWISE ALL FOOTINGS SHALL HAVE (2) IS REBAR CONT. WITH A 25" LAP.

ALL FILL SHALL BE GRAVEL. ALL FILL SHALL BE MACHINE TAMPED REFER TO PLANS FOR SIZES, DEPTHS AND REINFORCEMENT OF WALLS, FOOTINGS, ETC. ALL WORK SHALL BE DONE ACCORDING TO LOCAL CODES AND ORDINANCES.

PROVIDE CONTINUOUS 6 MIL POLY-FILM VAPOR BARRIER ON LEVELLED GRADE. BASE LAP EDGES OF VAPOR BARRIER MIN 6" AND TAP UP AT THE WALLS. TYP. FOR GARAGE & BASEMENT SLABS.

ALL CONCRETE FORMED IN FREEZING WEATHER SHALL BE PROTECTED SO AS TO MAINTAIN CONCRETE TEMPERATURES OF BETWEEN 40 AND 50 DEGREES FOR A MINIMUM OF 5 DAYS. UNDER NO CIRCUMSTANCES SHALL THE CONCRETE BE ALLOWED TO FREEZE, SALT OR WEATHER. CHEMICALS SHALL NOT BE MIXED WITH THE CONCRETE FOR ANY REASON.

BASEMENT FLOOR TO BE REINFORCED IN 6"x8" ROD HWN.

THE CONTRACTOR SHALL INSTALL, INSERT AND LOCATE ANY AND ALL DEVICES REQUIRED FOR THE ATTACHMENT/INSTALLATION OF OTHER WORK BY OTHER TRADES (SLEEVES, ETC.).

PERMETER FOUNDATION INSULATION IS READD ON BOTH BASEMENTS AND CRAWL SPACES PER 2015 IBC - SEE PLANS AND DETAILS. RIGID FOM BOARD INSULATION CAN BE USED AT THE EXTERIOR OR INTERIOR OF THE WALLS. IF INSTALLED ON THE INTERIOR WALLS MUST BE COVERED WITH GYPSUM BOARD. PROTECT FACED FINISHING AGE BATTIS ARE ACCEPTABLE ON THE INTERIOR WALLS PROVIDING THE PRODUCT IS APPROVED FOR THAT SPECIFIC INSTALLATION. IF LEFT EXPOSED AND UNCOVERED: KRAFT FIBER BATTIS CAN BE USED IF COVERED WITH GYPSUM BOARD (SEE FOUNDATION PLAN FOR ADDITIONAL NOTES AND REQUIREMENTS).

THE FLOOR FRAMING SHALL BE IN PLACE OR FOUNDATION WALL BRACING WILL BE IN PLACE PRIOR TO ANY BACK FILLING OF FOUNDATION.

MANUFACTURED & STEEL MEMBERS

ANY PREFABRICATED JOISTS, LAMINATED VENEER LUMBER, HENDERS OR OTHER MANUFACTURED WOODEN FRAMING SHALL BE AS MANUFACTURED BY "TRUE-JOIST CORP." (OR SOI.) IN SIZES AND QUANTITIES SHOWN ON THE PLANS. 10-3600 2X10 MEMBERS CONSTRUCTED OF GLUED-LAMINATED (GLU-LAM) LUMBER SHALL BE DOUGLAS FIR OF SIZES SHOWN ON PLANS. 10-3600 5/16

STEEL WIDE FLANGE (W) BEAMS AS SIZED ON PLANS ASTM A992 - 50 STEEL ANGLES, CHANNELS, PLATES AS SIZED ON PLANS ASTM A36

STEEL PIPE COLUMNS AS SIZED ON PLANS ASTM A500 1 SCHEDULE 40

FLOOR JOIST DEFLECTION DESIGN CRITERIA - LIVE LOAD L/460 TOTAL LOAD L/360

BEAM DEFLECTION DESIGN CRITERIA - FLOOR LIVE LOAD L/460 TOTAL LOAD L/360

ROOF & CEILING LIVE LOAD L/400 TOTAL LOAD L/360

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DESIGN LOADS

ROOF LIVE LOAD

ROOF DEAD LOAD

HORIZONTAL WIND LOAD

BALCONIES & DECKS (EXTENSION)

GUARDRAILS / HANDRAILS

GUARDRAIL IN-FILL COMPONENTS

GARAGES

ATTIC (GOMB)

FLOOR LIVE LOADS (ALL)

FLOOR DEAD LOADS

WITH HARDWOOD TILE OR SLATE IN DRYWALL CEILING

STAIRS

PARTITION WALLS (HORIZ.)

GROUND SNOW LOAD

STAIRS

STAIRS

STAIRS

STAIRS

STAIRS

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STAIRS

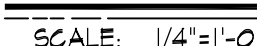
STAIRS

STAIRS

STAIRS

ELEVATION NOTES:

- CHIMNEY TO BE A MINIMUM 2'-0" HIGHER THAN THE NEAREST ROOF WITHIN 10'-0" (IF APPLICABLE).
- PROVIDE ROOF VENTILATION FOR 1500% OF THE CEILING AREA PLUS SOFFIT VENTILATION AS REQUIRED - COMPLY WITH SECTION 806 CHAPTER 9 OF THE IRC. SEE ROOF PLAN.
- WDM INSTALLATION INSTRUCTIONS MUST BE ON SITE AT THE TIME OF INSPECTION.
- ALL WINDOWS LOCATED IN BATHROOMS, NEAR ANY TUBS OR IN A STAIRWELL ARE TO HAVE TEMPERED SAFETY GLAZING. SEE SAFETY GLAZING NOTE FOR FURTHER INFORMATION.
- ALL BASEMENT WINDOWS ARE TO BE ESCAPE TYPE WINDOWS WHERE INDICATED ON PLAN AT 44" A.F.F. MAX. - UNDO. PROVIDE PROTECTIVE COVERS OVER WELLS/WELLS GREATER THAN 44" IN DEPTH SHALL PROVIDE A MIN. NET CLEAR AREA OF 9.50 FT. & HAVE A PERMANENTLY ATTACHED LADDER OR STEPS USABLE WITH THE WDM IN THE FULLY OPEN POSITION - RANGS 12" MIN. AT 3" FROM THE WALL - SPACED NO MORE THAN 18" O.C. VERT. FOR FULL HT OF WELL. COMPLY WITH SECT. 8301/CHAP 3 OF THE IRC.
- CONSULT SITE ENGINEERING FOR ALL POH LEDGES & DROPS AND THEIR LOCATIONS AS WELL AS ALL RELATED GRADING INFORMATION BOTH PROPOSED & EXISTING MAINTAIN 42" MIN. FOOTING DEPTH BELOW GRADE - WHERE APPLICABLE. PROVIDE ICE & WATER SHIELD AT ALL VALLEYS, AT ALL EAVES (EXTEND 24" (MIN) BEYOND THE EXTERIOR WALL LINE OF THE BUILDING) AND ALL ROOF SURFACES LOWER THAN 4'-0".
- CONTINUOUS WOOD STRUCTURAL PANEL EXT. WALL SHEATHINGS TO BE APA RATED SHG5, EXP 1 OR 2 - 1/2" THICK THROUGHOUT - NO INSULATED NON-STRUCTURAL SHEATHING TWO ARCHITECTS APPROVAL.
- ALL DECK LUMBER TO BE WOLNULMATED OR EXTERIOR GRADE QUALITY LUMBER - IF APPLICABLE.
- ANY FASTENERS IN CONTACT W/ PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, STAINLESS, SILICONE BRONZE, OR EQUAL CORROSION RESISTANCE.
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- ALL FASTENERS IN CONTACT W/ PRESSURE



NOTE:

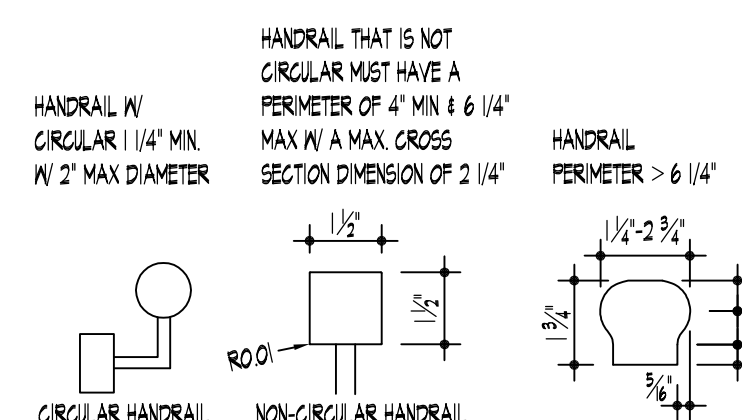
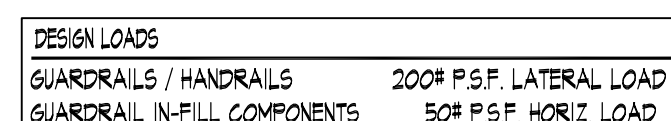
- SOLID MASONRY THROUGHOUT - NO CONC. BLK.
- PROVIDE EXT. COMBUST. AIR TO FIREPLACE

Labels and Dimensions:

- 8" MIN.
- 24" MIN.
- 18" MIN.
- 10" MIN.
- 8" MIN.
- Labels: FIRE CLAY FLUE LINER, NOMINAL 1" AIR SPACE, UL APPROVED HIGH FORMED FLUE DAMPER, 3 1/2" x 3 1/2" x 1/4" STL. ANGLE, 4" FACE BRICK VENEER, FIREBRICK, TEMP GLASS GASKETED DOORS @ F.P. OPENING, FLUSH HEARTH AS PER PLAN, 11'-8" MIN., AS PER PLAN, SMOKE CHAMBER, SMOKE SHELF WITH FANGING, FIREBOX, COMBUST AIR KIT AT FIREPLACE - SEE PLANS, ASH BUCKET, FINISHED GRADE SEE ENG.

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

STAR NOTE:	HANDRAIL NOTE:
1. TREAD DEPTH FOR WINDING STAIRS SHALL BE NO LESS THAN 6" AT THE NARROW END AND NO LESS THAN 10" MEASURED AT A POINT NOT MORE THAN 2' FROM THE NARROW END. THE CONTINUOUS HAND RAIL SHALL BE LOCATED ON THE SIDE WHERE THE TREAD IS NARROWER. 2. GUARDRAIL DESIGNS SHALL NOT HAVE AN ORNAMENTAL PATTERN WHICH MIGHT CREATE A LEADGE OR EFFECT. 3. MAINTAIN MIN. 6'-8" TREAD HEIGHT CLEARANCE AT ALL PARTS OF STAIR. 4. WALKWAY SURFACE NOT TO EXCEED 2% SLOPE. 5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE BY 1" DRYPALL. 6. PROVIDE CONTINUOUS RAILING ON ONE SIDE OF STAIR PER PLAN. 7. TOP OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF THE TREADS. 8. HANDRAILS ADJACENT TO WALL SHALL HAVE A SPACE OF 15" MIN. BET. WALL AND HANDRAIL.	TYPE I TYPE I HANDRAILS IN A CIRCULAR CORNER SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2' - 1 1/4". THE HANDRAIL IS NOT GREATER THAN 3" HAVE A PERIMETER DIMENSION OF AT LEAST 4' - 1" AND NOT GREATER THAN 6' 1/4" WITH A MAXIMUM PERIMETER OF DIMENSION OF 2' 1/4". TYPE II HANDRAILS IN A PERIMETER GREATER THAN 6' 1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE - • THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 5/16" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 3/16" WITHIN 1/8" BELOW THE REQUIRED DEPTH OF THE PROFILE - THIS ADJUSTED PORTION SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1 3/4" BELOW THE TALLEST PORTION OF THE PROFILE - THE MIN. WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4" TO 1 3/4" FOR 2' 0" - EDGES SHALL HAVE A MAX. RADIUS OF 0.25".



TYPE I HANDRAIL

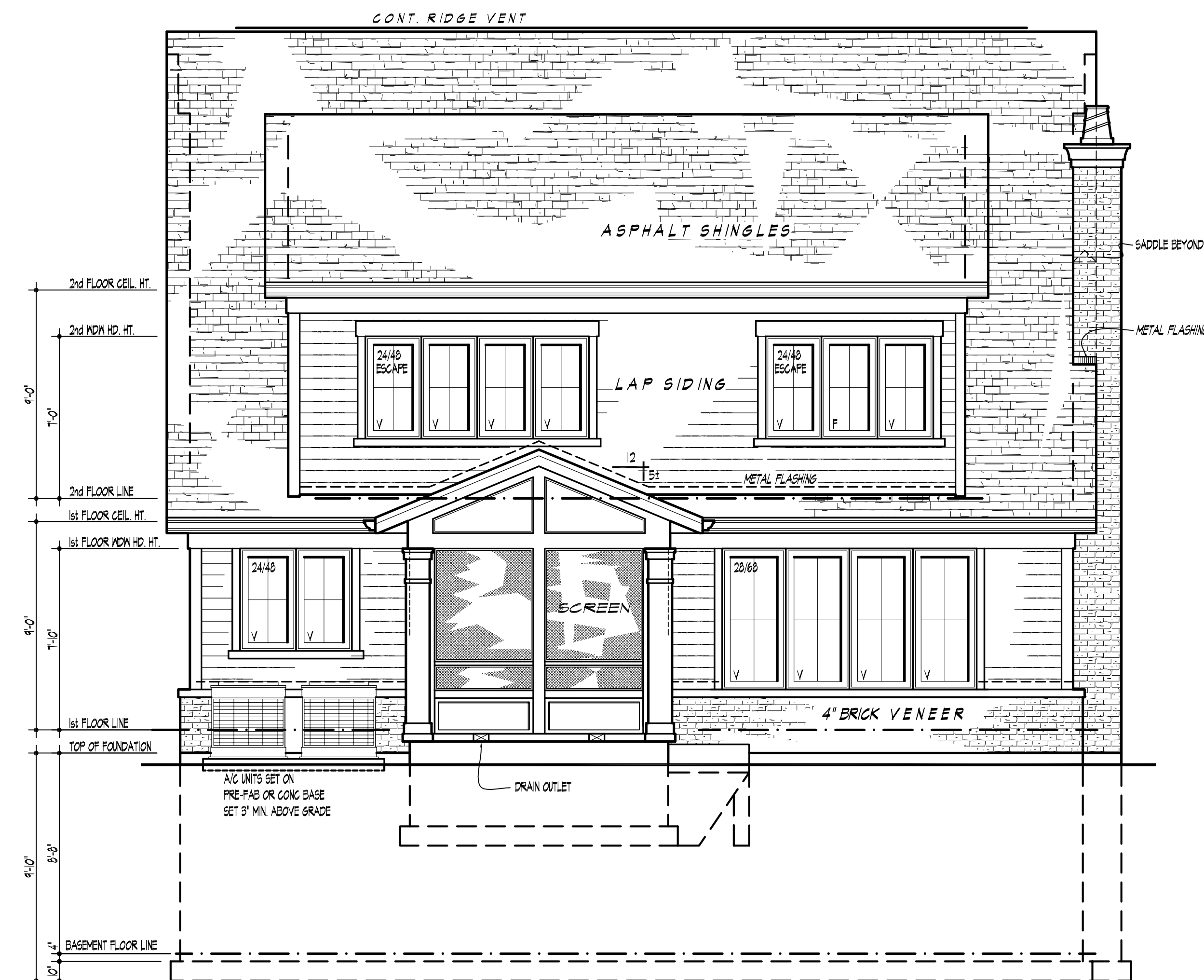
TYPE II HANDRAIL

ELEVATION OF RISER/TREADS

SECTION OF RISER/TREADS

NEWEL POST SECTION

SCALE: NONE



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

PROPOSED MATERIAL SCHEDULE

341 S. Bristol Lane, Arlington Heights, IL

ITEM	MATERIAL	MANUFACTURER	COLOR
Stone	Limestone	Fond Du Lac	Stone Ridge Cobble
Siding	Fiber Cement	James Hardie	Deep Ocean
Roof	Asphalt Shingles	Owens Corning	Quarry Gray
Gutter/Trim/Fascia	Aluminum	Alcoa	White
Windows	Wood/Aluminum	Pella	White
Garage Door	Steel/Faux Wood Overlay	Clopay	Medium Wood Grain



Item: A.H. Police Station - 200 E. Sigwalt St. - Preliminary Review

Department: Planning & Community Development

ATTACHMENTS:

Description

Exhibits

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS

NEW POLICE STATION

200 EAST SIGWALT STREET

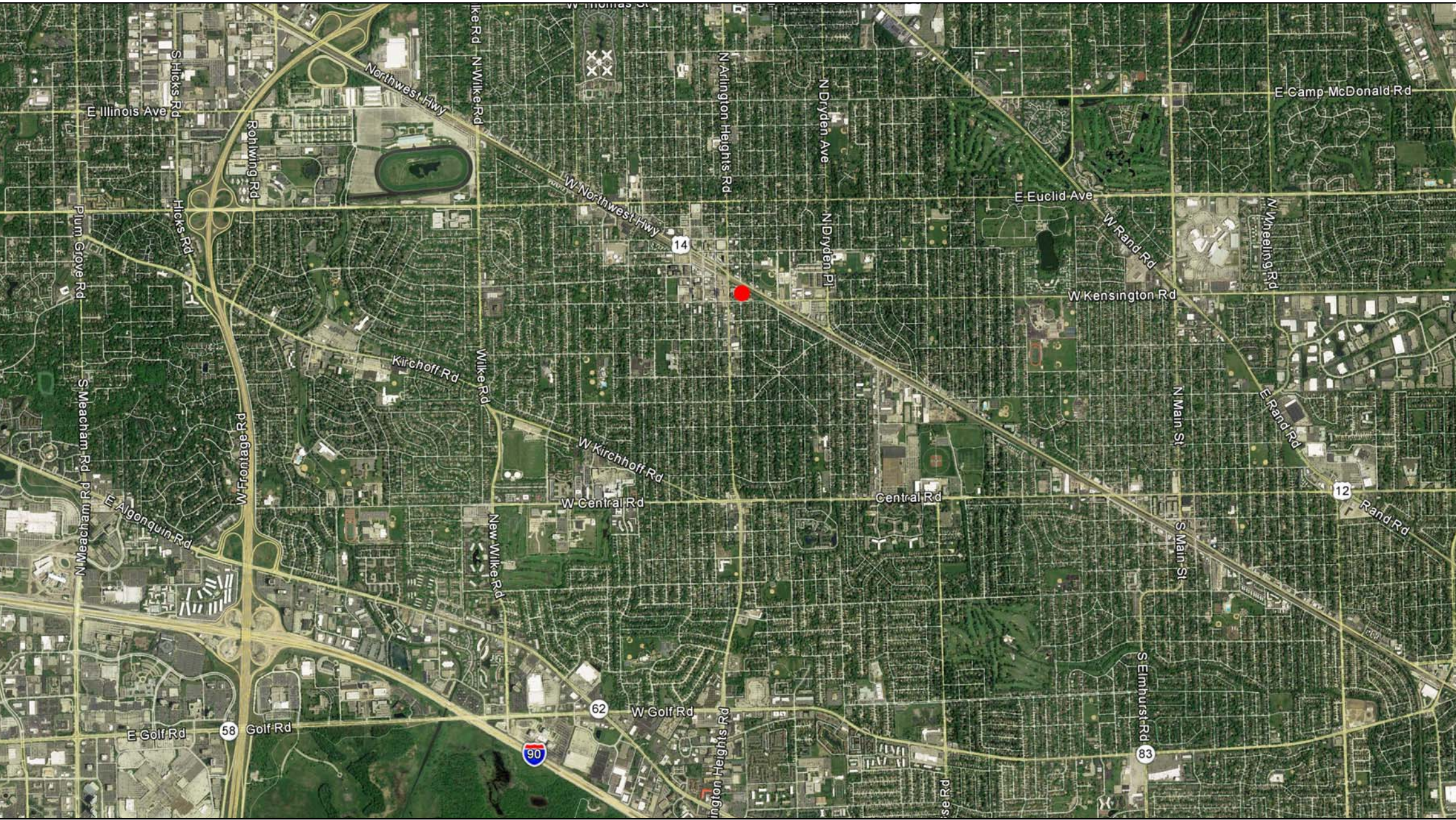
ARLINGTON HEIGHTS, ILLINOIS 60005



SCHEDULE OF DRAWINGS

- GENERAL DRAWINGS
G-001 TITLE SHEET
- CIVIL DRAWINGS
C-101 SITE PLAN
- LANDSCAPE DRAWINGS
L-101 LANDSCAPE PLAN
- ARCHITECTURAL DRAWINGS
A-100 LOWER LEVEL FLOOR PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-201 EXTERIOR BUILDING ELEVATIONS
A-311 WALL SECTIONS
A-901 PERSPECTIVE VIEWS
A-902 AERIAL VIEWS

SITE LOCATION MAP



CAMPUS PLAN



VILLAGE BOARD MEMBERS

- THOMAS W. HAYES, Mayor
CAROL J. BLACKWOOD, Trustee
JOSEPH C. FARWELL, Trustee
THOMAS GLASGOW, Trustee
ROBIN LABEDZ, Trustee
BERT ROSENBERG, Trustee
JOHN SCALETTA, Trustee
MIKE SIDOR, Trustee
JIM TINAGLIA, Trustee

POLICE DEPARTMENT

- GERALD MOURNING, Chief of Police
NICHOLAS PECORA, Deputy Chief
MIGUEL HERNANDEZ, Deputy Chief
ANDREW WHOWELL, Deputy Chief

POLICE STATION DESIGN TEAM

- CHARLES WITHERINGTON-PERKINS, Director of Planning
SCOTT SHIRLEY, Director of Public Works
CRIS PAPIERNIAK, Assistant Director of Public Works
TOM KUEHNE, Finance Director / Treasurer
STEVE HAUTZINGER, Planning

RELEASE

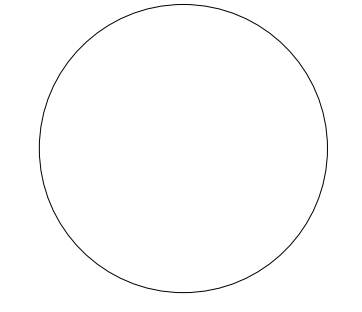
DESIGN REVIEW BOARD

DATE OF ISSUE

NOVEMBER 23, 2016

ARCHITECT'S PROJECT NUMBER

216057.00



SIGNATURE

DATE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER

216057.00

DATE OF ISSUE

11.23.16

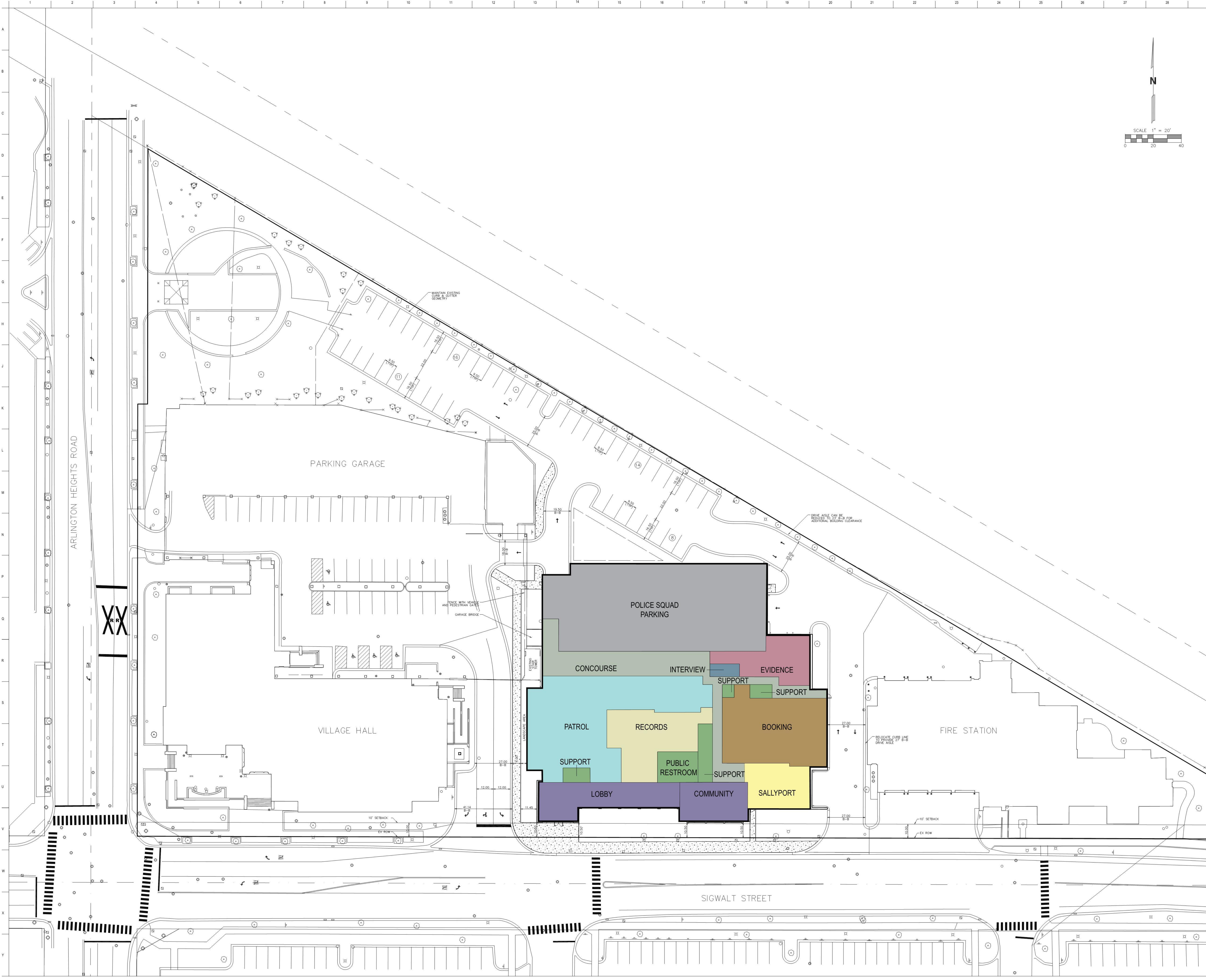
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RM

CHECKED BY

MCR

TITLE SHEET



VILLAGE OF
ARLINGTON
HEIGHTS

NEW POLICE
STATION

200 EAST SIGWALT STREET
ARLINGTON HEIGHTS
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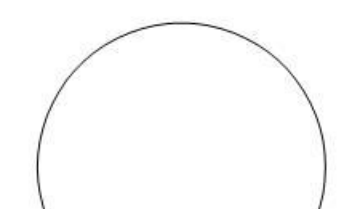
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DATE _____

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 216057.00
DATE OF ISSUE 11.04.16
DRAWN BY KJM
CHECKED BY Checker

OVERALL SITE PLAN

