



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
November 15, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 10/25/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#22-072 - 423 W. Mitchell Ct. - SF/Teardown
B. DC#22-073 - 1245 S. Arlington Heights Rd. - SF/Teardown
C. DC#22-074 - 1050 S. Arlington Heights Rd. / Commercial

VII. OTHER BUSINESS

- A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Design Commission
11/15/2022

Item: Minutes - 10/25/22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 10/25/22

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 25, 2022

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

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

Members Absent: Scott Seyer

Also Present: Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR OCTOBER 11, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 11, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. AWARD PRESENTATION**2022 Alan F. Bombick Excellence in Design Award**

Mayor Hayes thanked the Design Commission for the invitation to attend tonight's meeting and to participate in the presentation of the 2022 Alan F. Bombick award for excellence in design. Alan was a founding member of the Design Commission, serving on the commission for 21 years. In memory of Alan's passing in 2016 and in honor of his contributions to the aesthetic growth of Arlington Heights, the annual Alan F. Bombick award for excellence in design was established.

Commissioner Eckhardt thanked Mayor Hayes, Trustee Schwingbeck, Village Staff, members of the Design Commission, and guests for being here tonight. Like Alan Bombick, he is also a founding member of the Design Commission and he thanked the Village of Arlington Heights for honoring Alan Bombick's legacy in recognizing architectural design excellence. Alan was a significant contributor and aesthetic critic of all Design Commission projects in the Village, and he would be humbled if he knew we were celebrating the sixth anniversary of this significant award. **Commissioner Eckhardt** said he enjoyed working with Alan for the years he was on this commission, and he continues to work with the other four members of this commission reviewing the collection of work and focusing on good design. He also introduced the family of Alan Bombick who were present tonight, and thanked everyone that was in attendance.

Chair Kubow said the 2022 Alan F. Bombick Excellence in Design Award for single-family homes goes to the Speechley residence at 1145 N. Belmont Avenue. He introduced the architect Tom Donahue, the builder Grand Traditions Homes, and the homeowners Toby & Natalie Speechley. The commissioners and Mr. Hautzinger gave comments about specific design elements they liked most about the home. **Mayor Hayes** presented the award to Tom Donahue. **Mr. Donahue** thanked everyone for the unexpected tremendous honor. He said the project was a team effort that included Mark Cornwell & Pete Perisin at Grand Traditions, Kate Marker the interior designer, and the homeowners Toby & Natalie Speechley.

Chair Kubow said the 2022 Alan F. Bombick Excellence in Design Award for commercial/multi-family projects goes to the Sigwalt 16 Townhomes located at the corner of Chestnut, Sigwalt & Highland. The commissioners and Mr. Hautzinger gave comments about why this design and project is so successful. **Mayor Hayes** presented the award to the Architects at HKM Architects. **Mark Hopkins**, representing HKM Architects, said they are so glad to be located in downtown Arlington Heights and be able to experience and be part of all the years of progress that has been made in the downtown; the quality of the redevelopment energizing Downtown Arlington Heights is legendary across the Midwest. This particular project has a lot of history and they are very glad they stuck with it and brought it to fruition to anchor the southwest corner of the downtown; it is a nice transition from the adjacent residential neighborhood. He thanked everyone for the award.

Chair Kubow thanked the Bombick family for being here tonight and said it is an honor for him to award design projects to Alan's honor.

ITEM 2. OTHER BUSINESS

Public Comment

There was no comment from the audience.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO
ADJOURN THE MEETING AT 6:50 P.M.

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



Design Commission 11/15/2022

Item: DC#22-072 - 423 W. Mitchell 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 **approve** the proposed new single-family residence to be located at 423 W. Mitchell Court. This recommendation is subject to compliance with the architectural plans dated and received 11/4/22, and the following:

1. A recommendation to hip the sides of the main roof to reduce the height of the side walls.
2. Additional design development of the rear wall is encouraged, but due to abundant mature landscaping around the property, the rear elevation should not be highly visible from surrounding properties.
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

Type

Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Gavrilos Residence
Project Address: 423 W. Mitchell Ct.
Prepared By: Steve Hautzinger

Date Prepared: November 9, 2022

PETITION INFORMATION:

DC Number: 22-072
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects
2600 Behan Rd.
Crystal Lake, IL 60014
Meeting Date: November 15, 2022

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 with one-car attached garage to allow construction of a new two-story residence with an attached three-car garage. The application for this project indicates that it is an addition, but it appears that everything is being demolished except for the existing foundation, so it is being reviewed as a teardown. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,741 square feet and the proposed residence will have approximately 4,073 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.8 feet Side: 6.8 feet Rear: 30 feet	Front: 30.4 feet Side: 7.3 feet Side: 8.4 feet Rear: 32 feet
Building Height	25 feet to the midpoint	23.5 feet to the midpoint
FAR	4,734 SF	4,073 SF
Building Lot Coverage	3,759 SF	2,387 SF
Impervious Surface Coverage Total	5,371 SF	3,372 SF

The existing neighborhood consists of primarily single-story homes with a mix of one car and two car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including two teardowns on this cul-de-sac and one major home expansion on the adjacent property to the north.

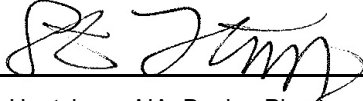
Overall, the proposed front elevation is nicely designed with a variety of materials and details, similar to many of the other newer homes completed in this neighborhood. The single-story roof line across the front helps the design to relate to the adjacent single-story homes. Another option to consider would be to hip the sides of the main roof to reduce the height of the side walls which are currently quite tall. The rear wall of the house is large and lacking detail. Additional design development of the rear wall is encouraged, but due to abundant mature landscaping around the property, the rear elevation should not be highly visible from surrounding properties.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 423 W. Mitchell Court. This recommendation is subject to compliance with the architectural plans dated and received 11/4/22, and the following:

1. A recommendation to hip the sides of the main roof to reduce the height of the side walls.
2. Additional design development of the rear wall is encouraged, but due to abundant mature landscaping around the property, the rear elevation should not be highly visible from surrounding properties.

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



November 9, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-072



N Fernandez Ave

N Walnut Ave

N Mitchell Ave

N Chestnut Ave

W Mitchell Ct



1730

1720

1704

1612

1602

1601

701

615

607

601

514

504

1731

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416

MidLakesSurvey.Com
382 Lake Street
Antioch, IL 60002

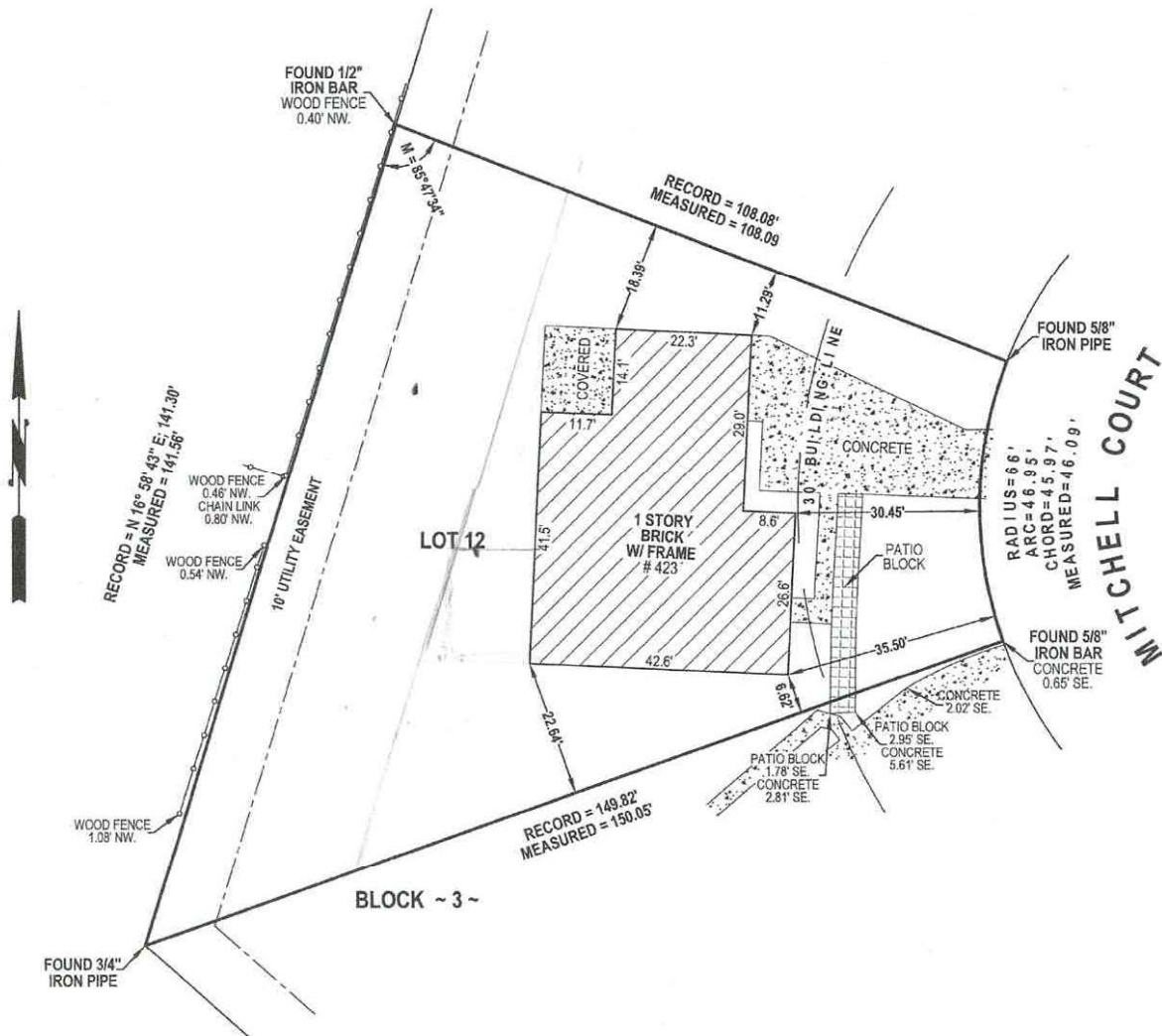
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

Phone: 847-973-1873
Fax: 847-973-9783
midlakes.survey@yahoo.com

LOT 12 IN BLOCK 3 IN HASBROOK SUBDIVISION OF UNIT 2, OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 17, 1957, AS DOCUMENT NUMBER 17041013, IN COOK COUNTY, ILLINOIS.



SURVEY AREA = 10,741 Sq.Ft. ± 0.25 ACRES.

Only those Building Lines and Easements shown on the Recorded Plat of Subdivision or disclosed on a current Title Policy are shown hereon. All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. All fences are located to centerlines, unless otherwise noted. Field work completed on 07/22/2022.

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Job no. 464860 P.I.N. 03 - 19 - 207 - 012
Address 423 MITCHELL COURT Ordered By MARTIN & MENNECKE
ARLINGTON HEIGHTS, IL 60004 Scale 1" = 20'
Township WHEELING Platted By LR Checked By NNM

STATE OF ILLINOIS)
S.S.

COUNTY OF LAKE)

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated SEPTEMBER 9, 2022

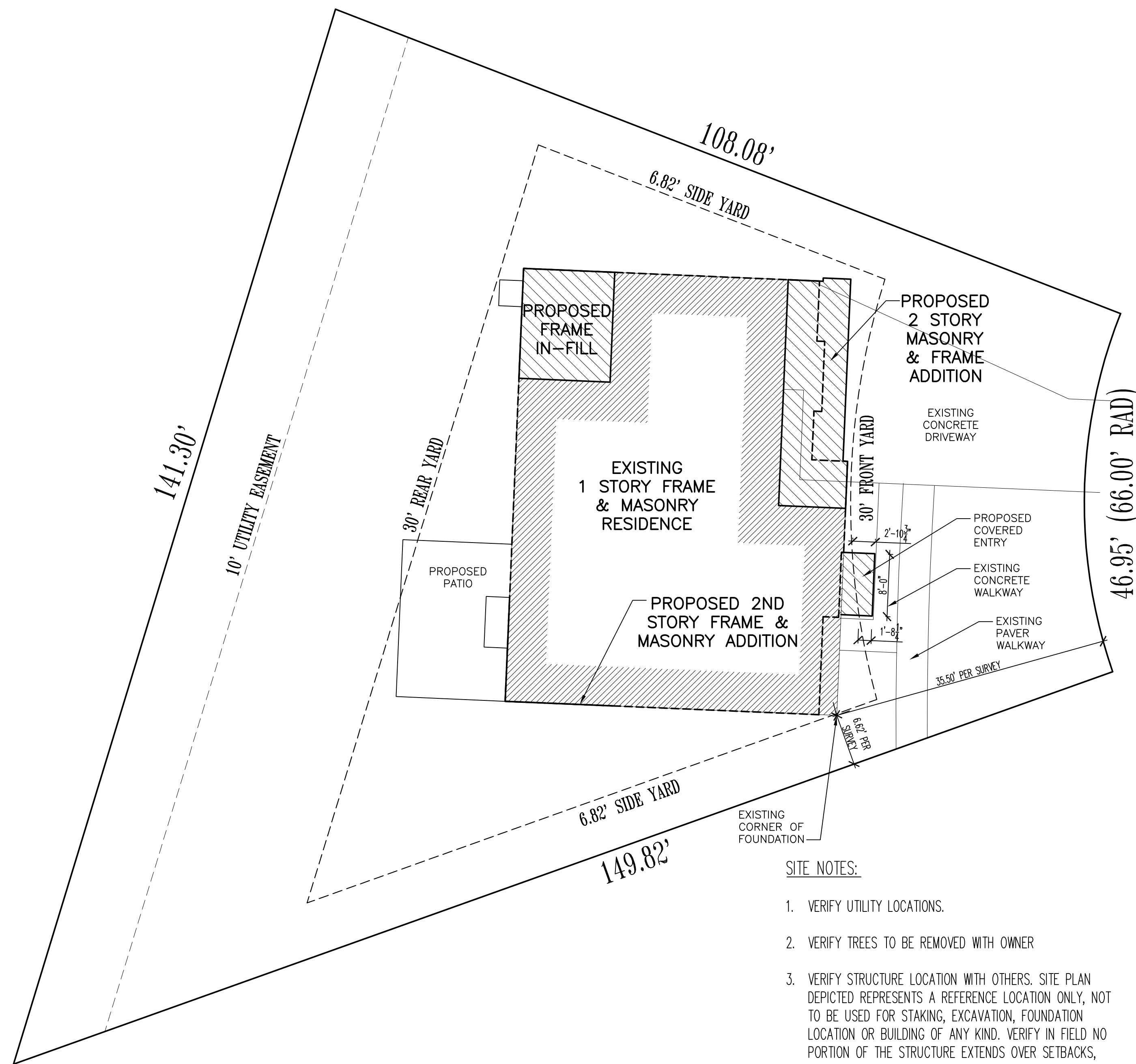
MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS
Illinois Professional Land Surveyor. My license expires 11/30/2022



CERTIFIED COPIES ENCLOSED WITH RAISED SEAL

NEAT FIX
423 W. MITCHELL CT.
ARLINGTON HEIGHTS, IL 60004



SITE 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. VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.



SITE PLAN

1"=10'

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A010	BASEMENT DEMOLITION PLAN
A011	FIRST FLOOR DEMOLITION PLAN
A012	SECOND FLOOR DEMOLITION PLAN
A100	FOUNDATION PLAN,
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A200	FRONT ELEVATION, REAR ELEVATION
A201	LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A202	CONTEXT ELEVATIONS
A203	PHOTO BOARD
A300	ROOF PLAN & STRUCTURAL NOTES,

NEAT FIX
423 W. MITCHELL CT.
ARLINGTON HEIGHTS, IL 60004

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

ALA

Job Number:
22350
Sheet Number:
A000

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418 W. MITCHELL CT.
1 HOUSE RIGHT



414 W. MITCHELL CT.
2 HOUSES RIGHT



410 W. MITCHELL CT.
3 HOUSES RIGHT



1708 N. MITCHELL AVE.
CORNER HOUSE



1627 N. MITCHELL AVE.
ACROSS RIGHT



1703 N. MITCHELL AVE.
ACROSS CENTER



1709 N. MITCHELL AVE.
ACROSS LEFT



423 W. MITCHELL CT.
SUBJECT HOUSE



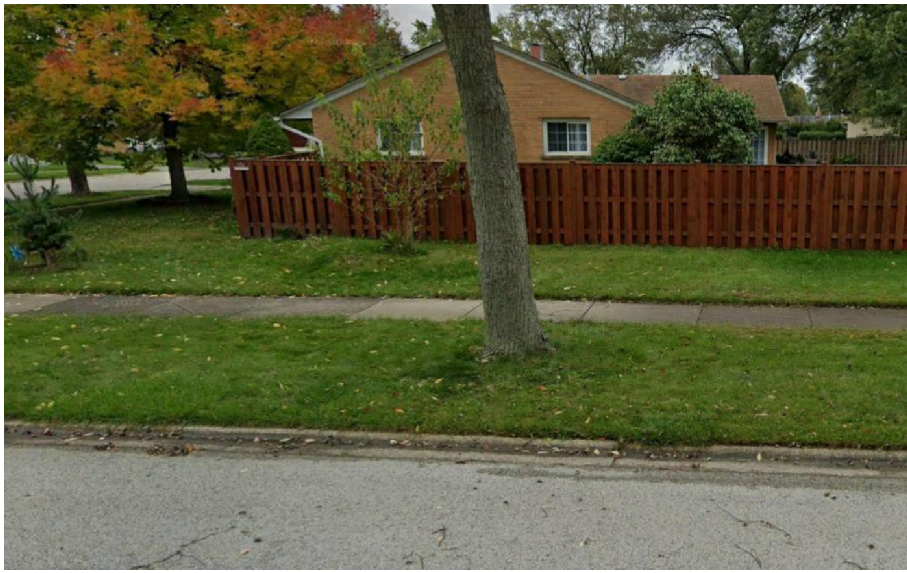
419 W. MITCHELL CT.
1 HOUSE LEFT



415 W. MITCHELL CT.
2 HOUSES LEFT



409 W. MITCHELL CT.
3 HOUSES LEFT



1626 N. MITCHELL AVE.
CORNER HOUSE

1E
A203

PHOTO PLAN

NO SCALE

PRELIMINARY
RELEASED FOR
DESIGN COMMISSION

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

PHOTO PLAN

NEAT FIX
423 W. MITCHELL CT.
ARLINGTON HEIGHTS, IL 60004

PRELIMINARY

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

Job Number:
22350

Sheet Number:
A203

File Name:
22350203

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EXISTING CONTEXT ELEVATIONS

NOSCALE

PROPOSED CONTEXT ELEVATIONS

NOSCALE

PRELIMINARY
RELEASED FOR
DESIGN COMMISSION

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

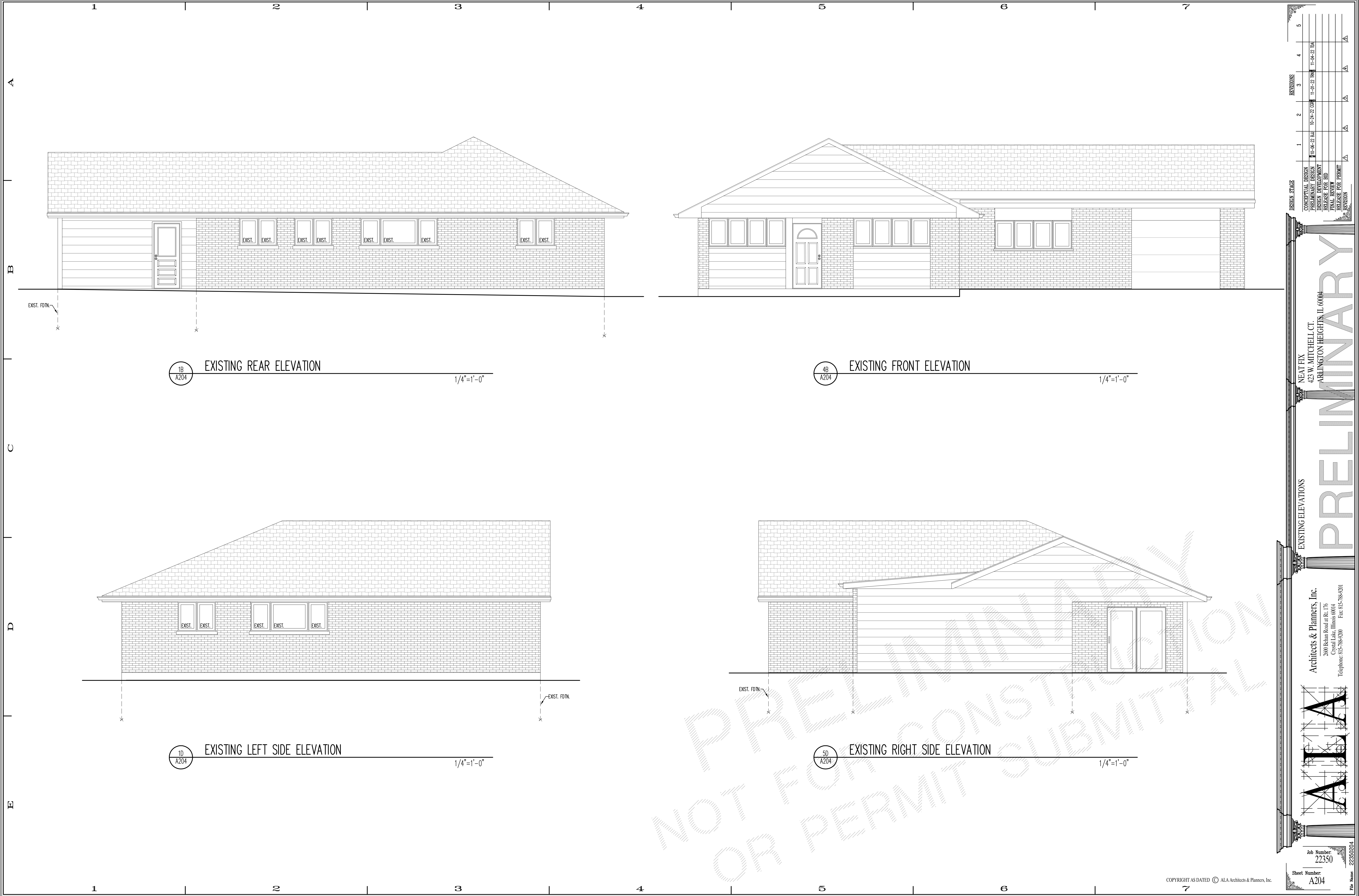
Job Number:
22350
Sheet Number:
A202
File Name:
22350202

NEAT FIX
423 W. MITCHELL CT.
ARLINGTON HEIGHTS, IL 60004

EXISTING CONTEXT ELEVATIONS
PROPOSED CONTEXT ELEVATIONS

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

REVISIONS
1
2
3
4
5



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

NEAT FIX
423 W. MITCHELL CT.
ARLINGTON HEIGHTS, IL 60004

EXISTING ELEVATIONS

PRELIMINARY

ALA

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2000 Deane Road at Rt. 176
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Telephone: 815-788-9200 Fax: 815-788-9201

Job Number:
22350

Sheet Number:
A204

File Name:
22350204

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- 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 106 3/4" ABOVE SUB-FLOOR FOR 10'-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 FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ⊖ - EGRESS WINDOW
⊕ - FIXED WINDOW
⊙ - TEMPERED GLASS

- MATERIAL SCHEDULE**
- SIDING:**
- * MANUFACTURER: JAMES HARDIE (T.B.D.) (FIBER CEMENT)
 - * COLOR: BOOTHBAY BLUE
- TRIM/SOFFIT/FASCIA:**
- * MANUFACTURER: T.B.D. (ALUMINUM)
 - * COLOR: WHITE
- GUTTERS:**
- * MANUFACTURER: T.B.D. (ALUMINUM)
 - * COLOR: WHITE
- WINDOWS:**
- * MANUFACTURER: T.B.D.
 - * COLOR: WHITE
- COLUMNS / PORCH TRIM:**
- * MANUFACTURER: T.B.D.
 - * COLOR: WHITE
- GARAGE DOOR:**
- * MANUFACTURER: T.B.D.
 - * MODEL 664 WITH 6 - PANE LITES AND HARDWARE
 - * COLOR: CHARCOAL STAIN
- ROOF:**
- * MANUFACTURER: T.B.D.
 - * COLOR: ARCHITECTURAL - GREY
- STONE:**
- * MANUFACTURER: STONE T.B.D.
 - * COLOR: TAN T.B.D.

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

NEAT FIX
423 W. MITCHELL CT.
ARLINGTON HEIGHTS, IL 60004

FRONT & REAR ELEVATIONS

ALA

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

Job Number: 22350
Sheet Number: A200
File Name: 22350200

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A

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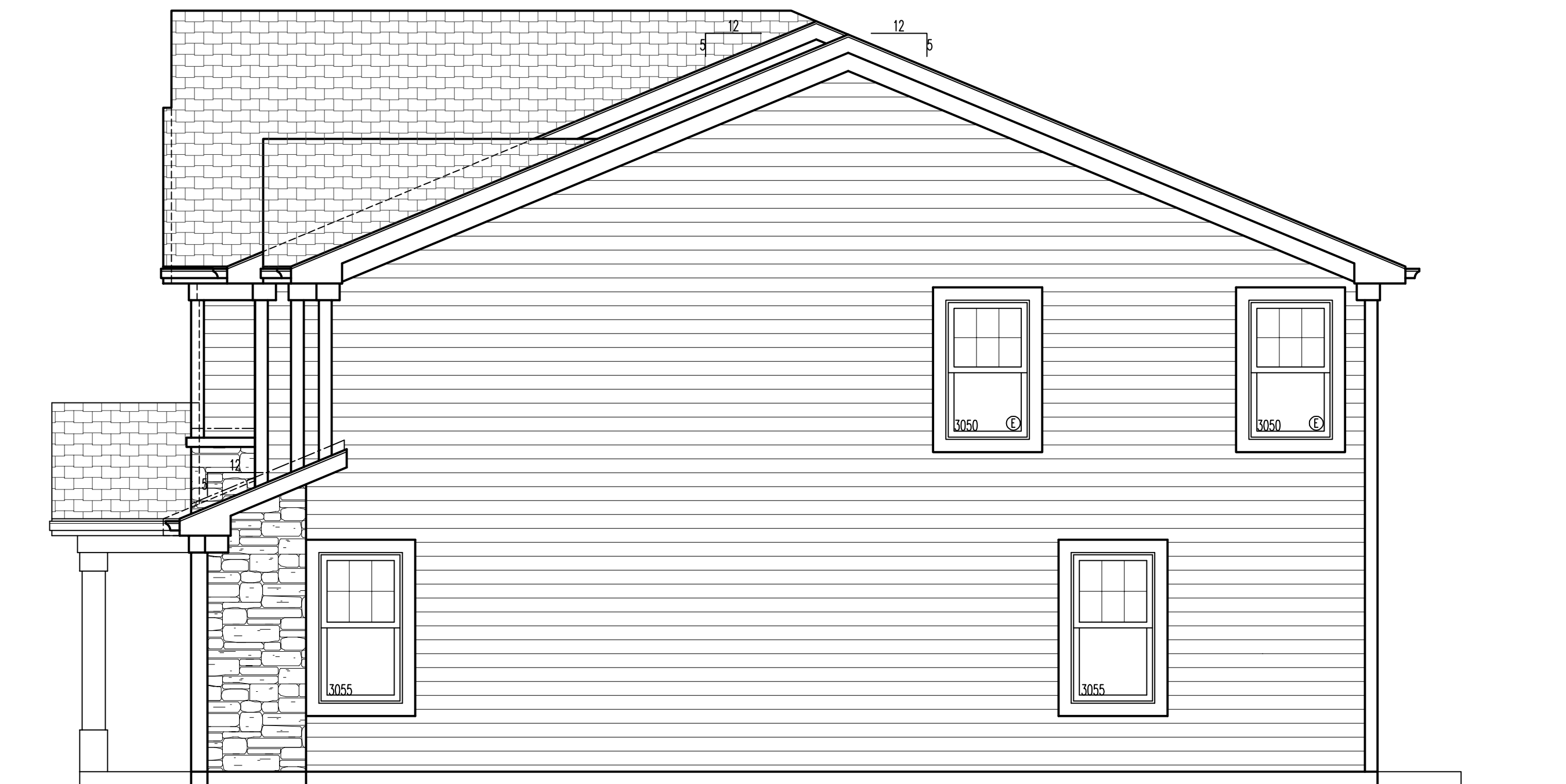
6

7



3C
A201 LEFT SIDE ELEVATION

1/4"=1'-0"



3E
A201 RIGHT SIDE ELEVATION

1/4"=1'-0"

ELEVATION NOTES

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
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WINDOW NOTES

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- * 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

- ③ - EGRESS WINDOW
- ④ - FIXED WINDOW
- ⑤ - TEMPERED GLASS

MATERIAL SCHEDULE

SIDING:

- * MANUFACTURER: JAMES HARDIE (T.B.D.) (FIBER CEMENT)
- * COLOR: BOOTHBAY BLUE

TRIM/SOFFIT/FASCIA:

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

GUTTERS:

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

WINDOWS:

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

COLUMNS / PORCH TRIM:

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

GARAGE DOOR:

- * MANUFACTURER: T.B.D.
- * MODEL 664 WITH 6 - PANE LITES AND HARDWARE
- * COLOR: CHARCOAL STAIN

ROOF:

- * MANUFACTURER: T.B.D.
- * COLOR: ARCHITECTURAL - GREY

STONE:

- * MANUFACTURER: STONE T.B.D.
- * COLOR: TAN T.B.D.

DESIGN STAGE

CONCEPTUAL DESIGN

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

RELEASE FOR BID

FINAL REVIEW

RELEASE FOR PERMIT

REVISION

REVISIONS

3

2

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11

NEAT FIX
423 W. MITCHELL CT.
ARLINGTON HEIGHTS, IL 60004

LEFT & RIGHT SIDE ELEVATIONS

Architects & Planners, Inc.

2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014

Telephone: 815-788-9200 Fax: 815-788-9201

ALLA

Job Number:
22350

Sheet Number:
A201

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File Name: 22350A201



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

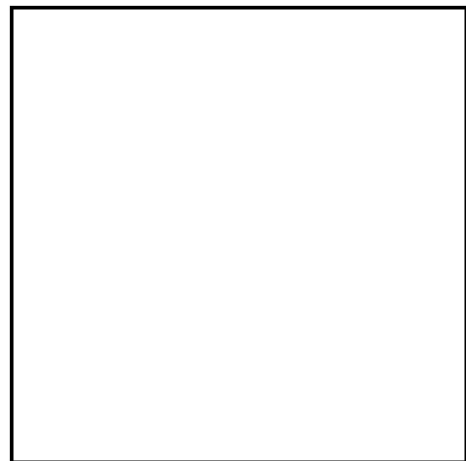
Phone: 815-788-9200
Fax: 815-788-9201



Architectural Asphalt Shingles



Fiber Cement Siding



Aluminum Trim



Stone



Design Commission 11/15/2022

Item: DC#22-073 - 1245 S. Arlington Heights Rd. - 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 (teardown) single-family residence to be located at 1245 S. Arlington Heights Road. This recommendation is based on the architectural plans received on 10/18/22, and the following:

1. Evaluate the proposed farmhouse style design with the character of the surrounding context in this 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ibarra/Recendez Residence
Project Address: 1245 S Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: November 7, 2022

PETITION INFORMATION:

DC Number: 22-073
Petitioner Name: Keith Ginnodo
Petitioner Address: Kingsley + Ginnodo Architects
33 N Hickory Avenue
Arlington Heights, IL 60004
Meeting Date: November 15, 2022

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.

The petitioner is proposing to demolish an existing single-story house with attached one-car garage to build a new two-story house with attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 14,724 square feet and the proposed residence will have approximately 3,827 square feet. This project is scheduled for review by the Zoning Board of Appeals on November 14, 2022 for the following zoning variations from the R-3 requirements:

- A 6.2-foot variation to allow a front yard setback of 26.3 feet, where 32.5 feet minimum is required.
- A 8.6-foot variation to allow an exterior side yard setback of 31.6 feet, where 40.2 feet minimum is required.
- A 3-foot variation to allow a 6-foot tall solid fence in the front yard (Arlington Heights Road), where code only allows a maximum 3-foot tall fence of open design.

	ALLOWED	PROPOSED
Setbacks	Front: 32.5 feet Side: 11.6 feet Exterior Side: 40.2 feet Rear: 30 feet	Front: 26.3 feet Side: 15 feet Exterior Side: 31.6 feet Rear: 31.6 feet
Building Height	25 feet maximum	24.9 feet to top of wall
FAR	6,327 SF	3,827 SF
Building Lot Coverage	5,153 SF	2,623 SF
Impervious Surface Coverage Total	7,362 SF	5,838 SF

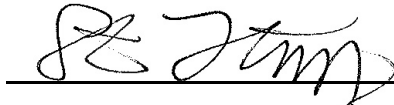
Overall, the proposed design is nicely done with a farmhouse aesthetic with white siding, board and batten siding accents, white windows and a gray roof. However, all of the surrounding properties to the north, east, and south have full brick masonry exteriors. The house will be highly visible from Arlington Heights Road, and the proposed farmhouse style feels somewhat random with the context in this location, which the Design Commission should evaluate.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new (teardown) single-family residence to be located at 1245 S. Arlington Heights Road. This recommendation is based on the architectural plans received on 10/18/22, and the following:

1. Evaluate the proposed farmhouse style design with the character of the surrounding context in this 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 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.

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

A handwritten signature in black ink, appearing to read 'Steve Hautzinger', is written over a horizontal line.

November 7, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-073



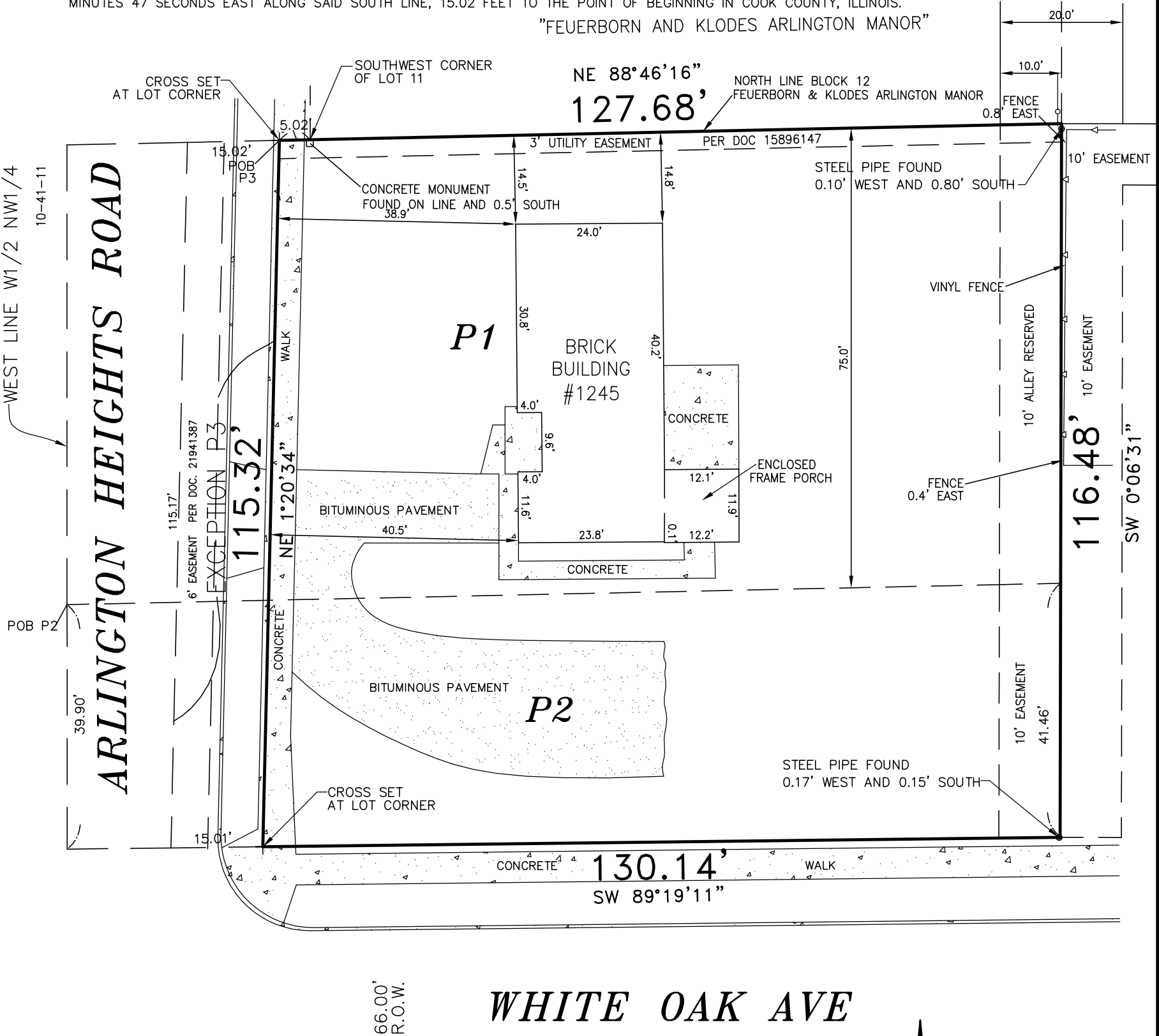
PLAT OF SURVEY

PARCEL 1: THE NORTH 75 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF FEUERBORN AND KLODE'S ARLINGTON MANOR AND WEST OF THE CENTER LINE OF THE ALLEY EXTENDED SOUTH AS LAID OUT IN BLOCK 12 IN SAID FEUERBORN AND KLODE'S: ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING PUBLIC ROAD HERETOFORE DEDICATED AND RESERVING THE EAST 10 FEET OF THE ABOVE DESCRIBED TRACT FOR USE AS A PUBLIC ALLEY AND EXCEPT THAT PART OF DESCRIBED AS PARCEL 3.

PARCEL 2: THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION WITH A LINE 75 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF FEUERBORN AND KLODE'S ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE EAST ALONG SAID PARALLEL LINE TO THE SOUTH EXTENSION OF THE CENTERLINE OF THE ALLEY AS LAID OUT IN BLOCK 12 IN SAID SUBDIVISION, THENCE SOUTH ALONG SAID EXTENSION OF THE CENTERLINE OF ALLEY A DISTANCE OF 41.46 FEET; THENCE WEST TO A POINT OF BEGINNING; THENCE NORTH 39.90 FEET TO THE POINT OF BEGINNING; EXCEPTING PUBLIC ROAD HERETOFORE DEDICATED IN COOK COUNTY, ILLINOIS, AND EXCEPT THAT PART DESCRIBED AS PARCEL 3.

PARCEL 3: THAT PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 11 IN BLOCK 12 OF FEUERBORN AND KLODE'S ARLINGTON MANOR ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 9267929; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 06 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 12, 5.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 41 MINUTES 05 SECONDS WEST, 115.31 FEET TO A POINT ON THE NORTH LINE OF WHITE OAK STREET AS DEDICATED IN OAKS BURY ON THE PARK, RECORDED NOVEMBER 11, 1989 AS DOCUMENT 89481454; THENCE SOUTH 88 DEGREES 41 MINUTES 25 SECONDS WEST ALONG SAID NORTH LINE OF WHITE OAK STREET, 15.01 FEET TO A POINT ON THE EAST LINE OF ARLINGTON HEIGHTS ROAD AS DEDICATED BY PLAT RECORDED JUNE 19, 1922 AS DOCUMENT 7544736; THENCE NORTH 0 DEGREES 41 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE, 115.16 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID FEUERBORN AND KLODE'S ARLINGTON MANOR; THENCE NORTH 88 DEGREES 06 MINUTES 47 SECONDS EAST ALONG SAID SOUTH LINE, 15.02 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

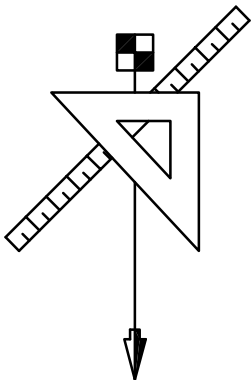
"FEUERBORN AND KLODES ARLINGTON MANOR"



NOTES:

1. SUBJECT PROPERTY AREA: 14,933 SQ FT MORE OR LESS

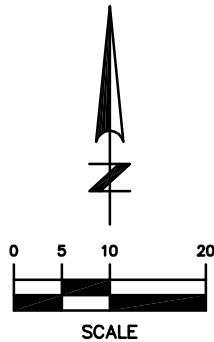
PREPARED FOR: RALPH W. DEANGELIS, ATTORNEY



Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.298.9500
WEBSITE www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004894



FIELD WORK COMPLETED: 11/18/21

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

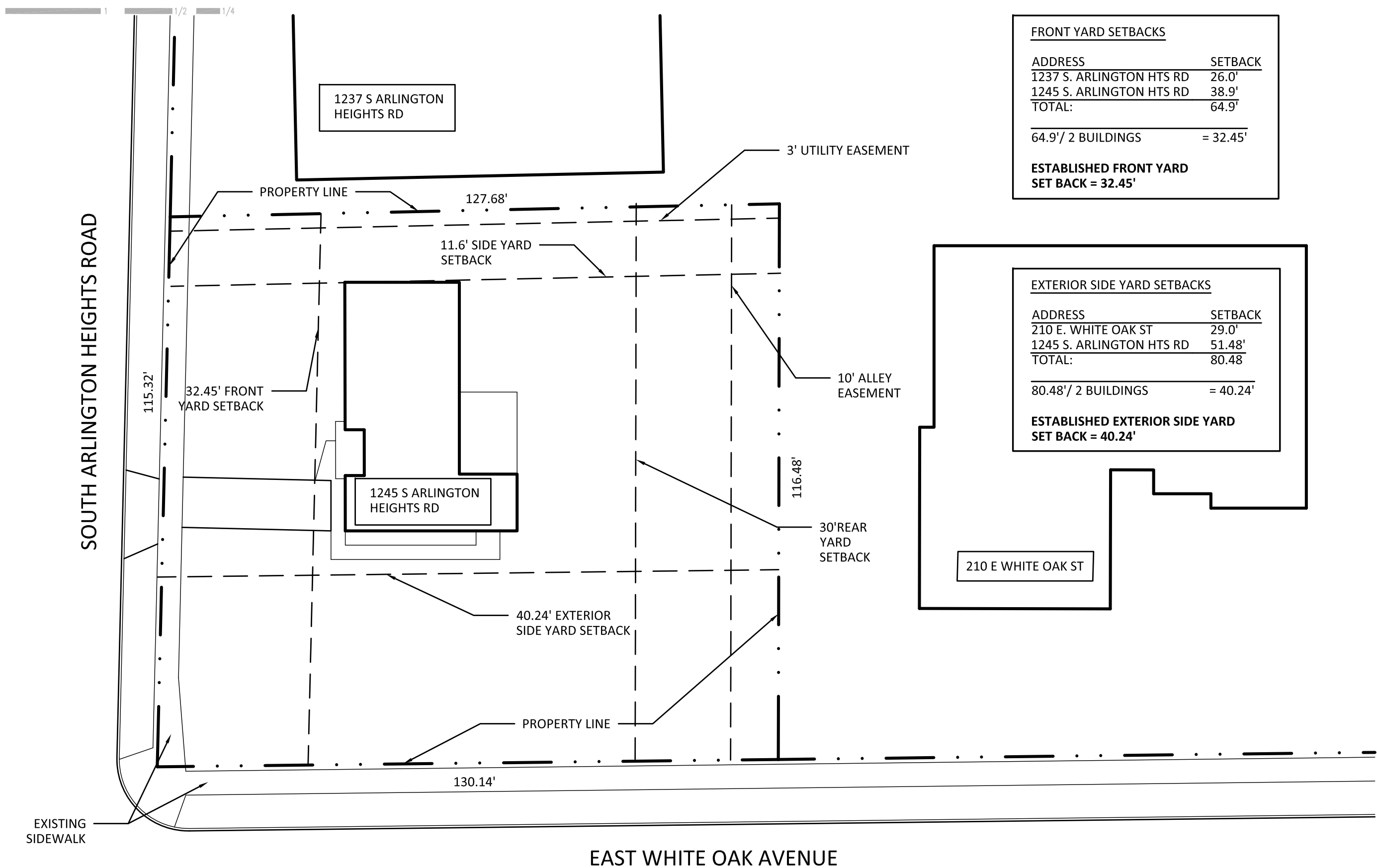
DATED: 11/18/21

[Signature]

ROBERT J. URCELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2022
SURVEY No. 21-10-149

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT
ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED
PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO
YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND
ZONING ORDINANCES.



FRONT YARD SETBACKS

ADDRESS	SETBACK
1237 S. ARLINGTON HTS RD	26.0'
1245 S. ARLINGTON HTS RD	38.9'
TOTAL:	64.9'

$64.9' / 2 \text{ BUILDINGS} = 32.45'$

ESTABLISHED FRONT YARD
SET BACK = 32.45'

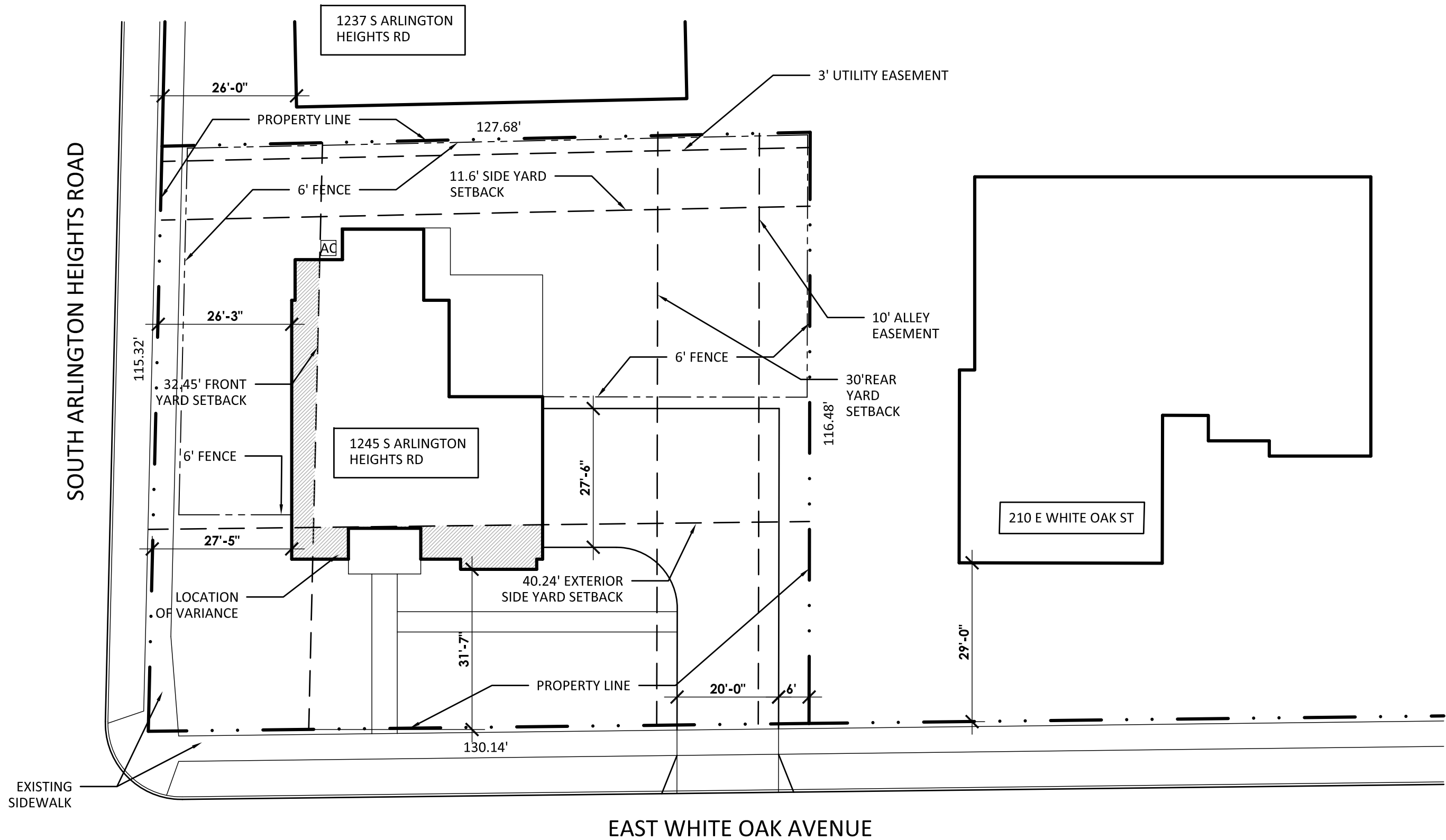
EXTERIOR SIDE YARD SETBACKS

ADDRESS	SETBACK
210 E. WHITE OAK ST	29.0'
1245 S. ARLINGTON HTS RD	51.48'
TOTAL:	80.48

$80.48' / 2 \text{ BUILDINGS} = 40.24'$

ESTABLISHED EXTERIOR SIDE YARD
SET BACK = 40.24'

210 E WHITE OAK ST



1 PROPOSED SITE PLAN
1" = 20'-0"

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005





PROPERTY TO WEST 2
102 E. White Oak St.



PROPERTY TO WEST 1
1258 S. Arlington Heights Rd



PROPERTY ACROSS WEST 2
109 E. White Oak St.



PROPERTY TO NORTH 1
1237 S. Arlington Heights Rd.



SUBJECT PROPERTY
1245 S. Arlington Heights Rd.



PROPERTY TO EAST 1
210 E. White Oak St.



PROPERTY TO EAST 2
1243 S. Pine Ave.



PROPERTY ACROSS WEST 1
201 E. White Oak St.



PROPERTY ACROSS
205 E. White Oak St.



PROPERTY ACROSS EAST 1
1306 S. Pine Ave.

S Arlington Heights Rd

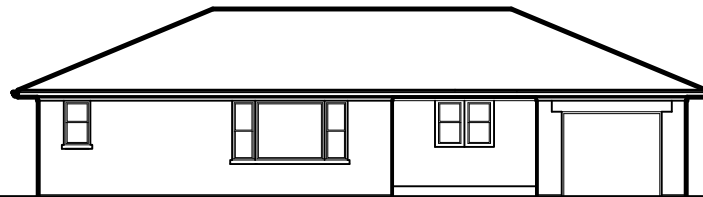
E. White Oak St.

S Pine Ave.





1237 S ARLINGTON HEIGHTS RD



1245 S ARLINGTON HEIGHTS RD

1 EXISTING ARLINGTON HEIGHTS ROAD CONTEXT ELEVATION
1/16" = 1'-0"



1237 S ARLINGTON HEIGHTS RD



1245 S ARLINGTON HEIGHTS RD

2 PROPOSED ARLINGTON HEIGHTS ROAD CONTEXT ELEVATION
1/16" = 1'-0"

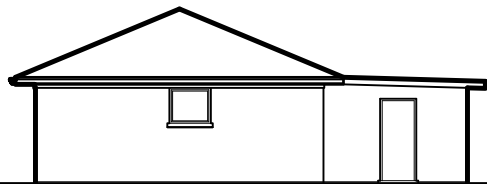
KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004
D.C. 10.18.22

DC2

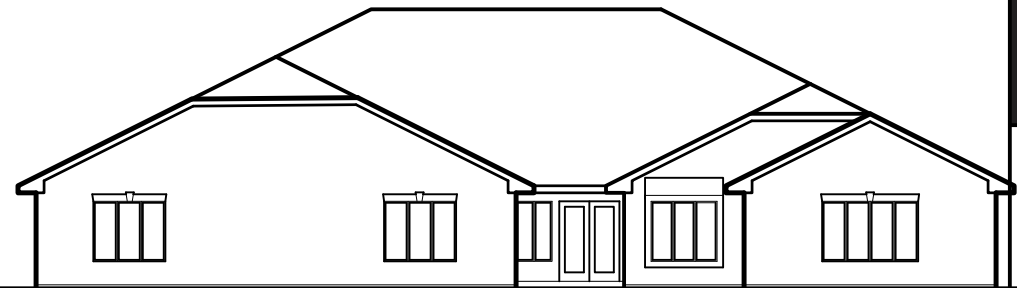
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IBARRA RESIDENCE

1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



1245 S ARLINGTON HEIGHTS RD

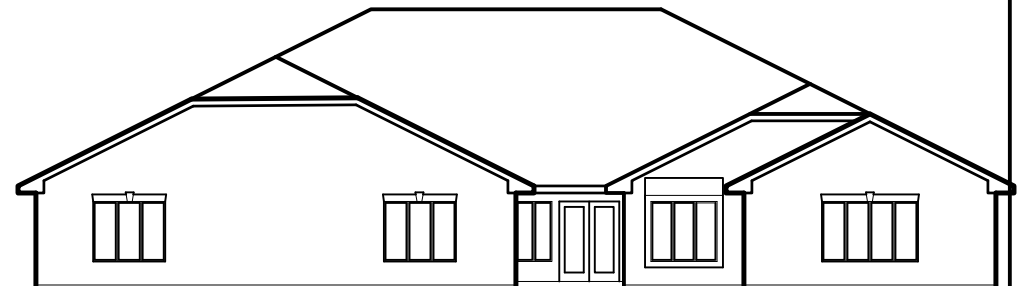


210 E WHITE OAK ST

1 EXISTING WHITE OAK STREET CONTEXT ELEVATION
1/16" = 1'-0"



1245 S ARLINGTON HEIGHTS RD



210 E WHITE OAK ST

2 PROPOSED WHITE OAK CONTEXT ELEVATION
1/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS, IL 60004
D.C. 10.18.22



DC3

IBARRA RESIDENCE

1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005

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

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



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33 N HICKORY AV. ARLINGTON HTS. IL 60004

10.7.22

A5

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

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



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333 N HICKORY AV, ARLINGTON HTS, IL 60004

A6

10.7.22

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

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



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333 N HICKORY AV. ARLINGTON HTS. IL 60004

A7

10.7.22

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

IBARRA RESIDENCE
1245 S ARLINGTON HTS RD, ARLINGTON HTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004

A8

10.7.22

© KINGSLEY + GINNODO ARCHITECTS

Ibarra Recendez Residence: 1245 S Arlington Heights Road

MATERIAL LIST

LIST OF PRIMARY COLORS, TEXTURES AND MATERIALS TO BE USED:

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: October 14, 2022
3. Project: Ibarra Recendez Residence
4. Location: 1245 S Arlington Heights Road

New Home:

Siding: "Arctic White", 7" exposure
James Hardie fiber cement siding
Cedar impressions

Trim/panels: "Arctic White" smooth fiber
cement trim by James Hardie

Board and battens: "Arctic White" smooth fiber
cement trim by James Hardie

Windows: "Stone White"
Elevate windows by Marvin

Columns: White, painted square
composite columns,
Tuscan capital and base,
Duraclassic by Melton

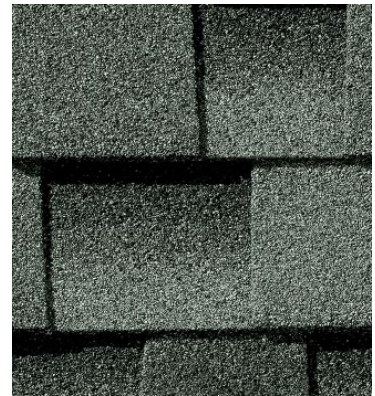
Gutters/Leaders: White, Prefinished aluminum

Metal Roof: "Slate Gray" or similar
Standing aluminum seam
by PAC Clad

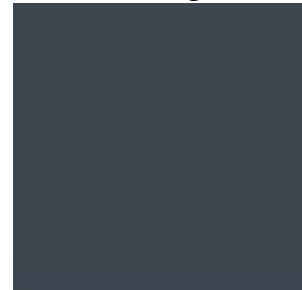
Roof shingles: "Slate" or similar, textured
asphalt, Timberline HD by GAF



Siding/Trim/board and batten
and windows - White



Ashalt Roofing – Slate



Metal Roofing





Design Commission 11/15/2022

Item: DC#22-074 - 1050 S. Arlington Heights Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for exterior modifications to an existing retail building.

Recommendation

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications at 1050 S. Arlington Heights Road. This recommendation is based on the plans dated 10/15/22 and received on 10/24/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if the brick piers between the storefront windows should extend up to the brick wall above, or if the insulated aluminum panel should continue through as shown on the elevations.
2. It is recommended that the brick on the rear wall also be replaced to match the new brick on the front and side walls, or at least return the new brick approximately 10 feet across the back, and paint the remainder of the existing brick wall to match the new brick color.
3. Provide a 6' masonry wall or 6' solid fence along the rear property line as required by code to screen the Business Zoning District from the adjacent Residential Zoning District.
4. It is recommended that the petitioner install drought and salt-tolerant deciduous shrubs and ornamental grasses in the existing planting bed along Arlington Heights Road. The landscape bed is within the Arlington Heights Road right-of-way, so the petitioner will need to obtain Illinois Department of Transportation (IDOT) approval to install the recommended landscaping.
5. It is recommended that a new curbed landscape bed be added around the

base of the existing ground sign, which will enhance the appearance and allow the existing bollards to be removed.

6. The petitioner is encouraged to explore options to screen the existing rooftop mechanical units which are only visible at the rear of the building.
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 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.
8. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1050 S. Arlington Heights Road
Project Address: 1050 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: November 4, 2022

PETITIONER INFORMATION:

DC Number: 22-074
Petitioner Name: Joe Zivoli
Petitioner Address: 1005 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Meeting Date: November 15, 2022

Requested Action(s):

Approval of the proposed architectural design for exterior modifications to an existing retail building.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

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

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:

The petitioner is proposing exterior improvements to an existing multi-tenant retail building facing Arlington Heights Road. The scope of the project is a complete makeover of the exterior facades including:

- Complete removal of the existing mansard canopy roof on the front and exterior side.
- Replacement of the existing brown brick and tan siding with new red brick, tan brick accents, and stone window sills.
- Replacement of all existing storefronts with new clear anodized storefronts, as well as adding two new sections of storefront on the front elevation and one new section of storefront on the exterior side.

The subject site is approximately 16,312 square feet, the existing building is approximately 5,070 square feet. The property is zoned B-1 Business District Limited Retail.

Architectural Design:

The existing building has a dull and dated appearance. The proposed design and new materials will provide a welcome refreshing for the building with a crisp and modern appearance. One of the Village's goals is to improve the appearance along this section of Arlington Heights Road, and this project will be a nice contribution towards realizing this goal.

Overall, the proposed design is nicely done, and it will fit well with the existing adjacent building to the north. The only comment on the front elevation is to evaluate if the brick piers between the windows should extend up to the brick wall above, or if the insulated aluminum panel should continue through as shown on the elevations.

The rear wall of the building is highly visible from the neighborhood to the west. It is recommended that the brick on the rear wall also be replaced to match the new front and side walls, or at least return the new brick approximately 10 feet across the back, and paint the remainder of the existing brick wall to match the new brick color.

Screening Between Zoning Districts:

Per Chapter 28, Section 6.15-2, in any Business District where a lot line coincides with a side or rear lot line of a property in an adjacent Residential District, screening along such lot line must be provided. The property to the west is residential, so screening is required to be provided along the rear property line. Such screening is required to be 6' in height and can consist of a masonry wall, solid wood fence, or dense landscaping. Providing screening in this location will have the added benefit of screening the

trash dumpsters that are stored at the back of the building, which are currently visible from the residential neighborhood. Due to space constraints along the existing service drive, a 6' masonry wall or 6' solid fence is recommended in lieu of landscaping. Please note that the southern 12' of the wall or fence is required to taper down to 3' in height to maintain visibility of the sidewalk from the drive aisle.

Landscape Screening:

Per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. There is an existing landscape bed along Arlington Heights Road that currently has turf grass and two trees. It is recommended that the petitioner install drought and salt-tolerant deciduous shrubs and ornamental grasses in the existing planting bed. The plants are required to be limited to 18 inches in height within 12 feet of the driveway and street intersection to avoid obstructing visibility, but shall be 36 inches elsewhere. The landscape bed is within the Arlington Heights Road right-of-way, so the petitioner will need to obtain Illinois Department of Transportation (IDOT) approval to install the recommended landscaping.

Ground Sign:

The property has an existing ground sign located at the southeast corner facing Arlington Heights Road. The sign is generally in good condition and the petitioner intends to keep and maintain the sign. Per code, ground signs are required to be placed in a landscape bed with landscaping around the base of the sign. The sign is currently surrounded by asphalt with metal bollards to protect the structure. It is recommended that a new curbed landscape bed be created around the base of the sign, which will enhance the appearance and allow the existing bollards to be removed.

Rooftop Mechanical Screening:

There are two existing rooftop mechanical units on the building. The units are nicely screened by the building's parapet walls on the front and exterior side. However, the parapet wall does not continue across the rear elevation so the units are visible from the west. This is an existing condition so improvements should not be required, but the petitioner is encouraged to explore options to screen the units in the future.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for exterior modifications at 1050 S. Arlington Heights Road. This recommendation is based on the plans dated 10/15/22 and received on 10/24/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if the brick piers between the storefront windows should extend up to the brick wall above, or if the insulated aluminum panel should continue through as shown on the elevations.
2. It is recommended that the brick on the rear wall also be replaced to match the new brick on the front and side walls, or at least return the new brick approximately 10 feet across the back, and paint the remainder of the existing brick wall to match the new brick color.
3. Provide a 6' masonry wall or 6' solid fence along the rear property line as required by code to screen the Business Zoning District from the adjacent Residential Zoning District.
4. It is recommended that the petitioner install drought and salt-tolerant deciduous shrubs and ornamental grasses in the existing planting bed along Arlington Heights Road. The landscape bed is within the Arlington Heights Road right-of-way, so the petitioner will need to obtain Illinois Department of Transportation (IDOT) approval to install the recommended landscaping.
5. It is recommended that a new curbed landscape bed be added around the base of the existing ground sign, which will enhance the appearance and allow the existing bollards to be removed.
6. The petitioner is encouraged to explore options to screen the existing rooftop mechanical units which are only visible at the rear of the building.
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 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.

8. All signage must meet code, Chapter 30.



November 4, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-074

NEW FACADE REMODELING

1050 South Arlington Heights Road

Arlington Heights, Illinois

JULIO RUFO
ARCHITECT
804 South Chester
Park Ridge, Illinois
60068
phone 847 257 6598

NEW MATERIALS LIST-1050 S. Arlington Heights Rd.

- a. Brick A - Bowerston Shale Company Santa Fe
W/C no darks utility -brick and mortar- 1/3 bond
- Brick B - accent Belden Lighthouse Velour
- b. Stone- Indiana limestone/alternate cast stone
- c. Coping - Anodized aluminum
- g. Storefront - anodized aluminum storefront system
1" insulated clear glass tempered as
required by code. All thermal break frames.
Alternate low E insulated.

DRAWING INDEX

- A-1 COVER SHEET
- A-2 EXISTING FLOOR PLAN
- A-3 NEW FLOOR PLAN
- A-4 NEW ELEVATIONS
- A-5 NEW ELEVATIONS
RENDERED
- L-1 SITE/LANDSCAPE PLAN
- PROPERTY SURVEY



PARTIAL RENDERING NEW FACADE



EXISTING SOUTH WALL PHOTO



EXISTING EAST WALL PHOTO

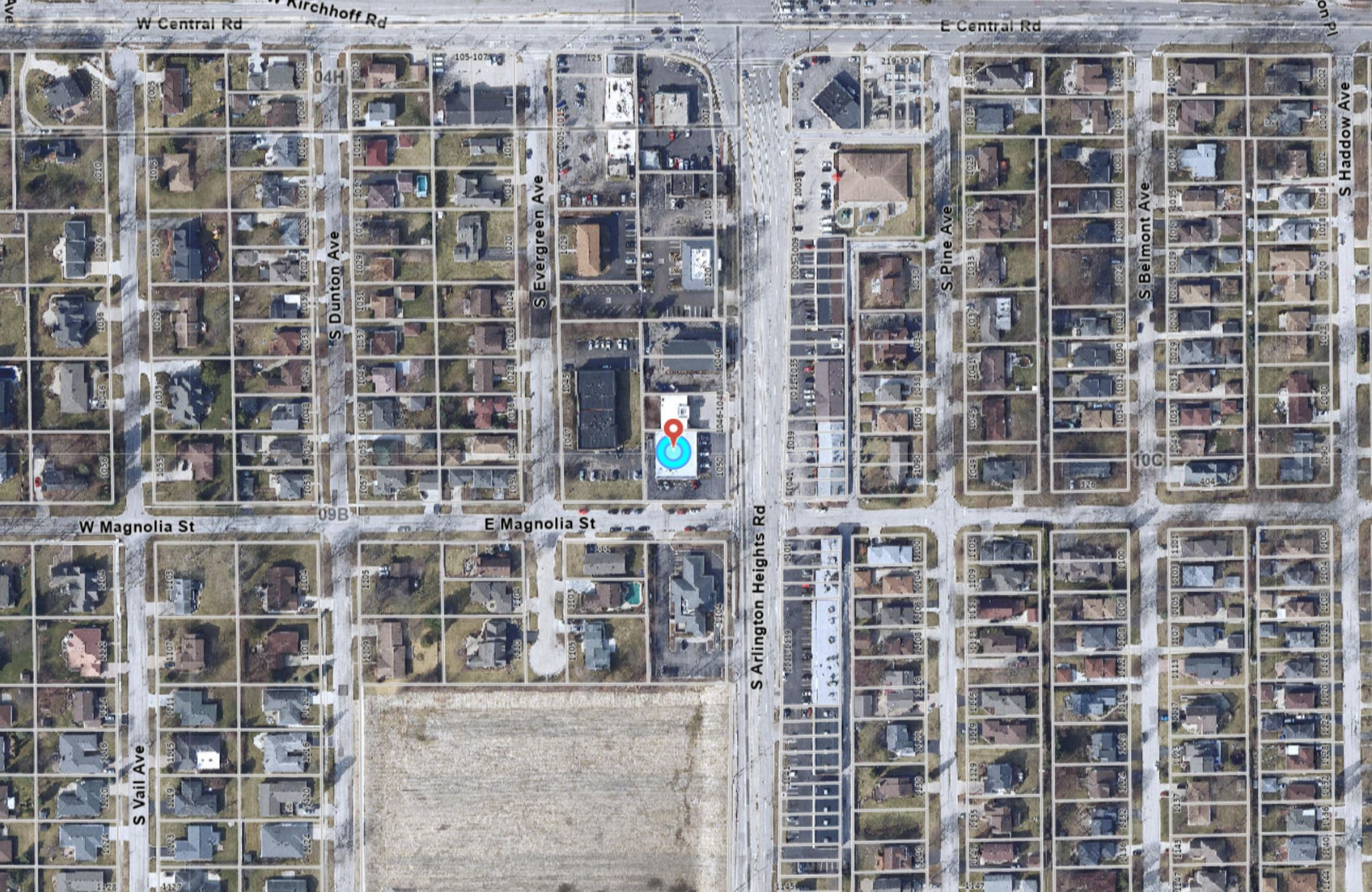
10/15/2022 issued for design review

NEW FLOOR PLAN

NEW FACADE
1050 South Arlington Heights Road
Arlington Heights, Illinois

dwg.

A1



W Central Rd

W Kirchhoff Rd

E Central Rd

W Magnolia St

E Magnolia St

S Arlington Heights Rd

S Vail Ave

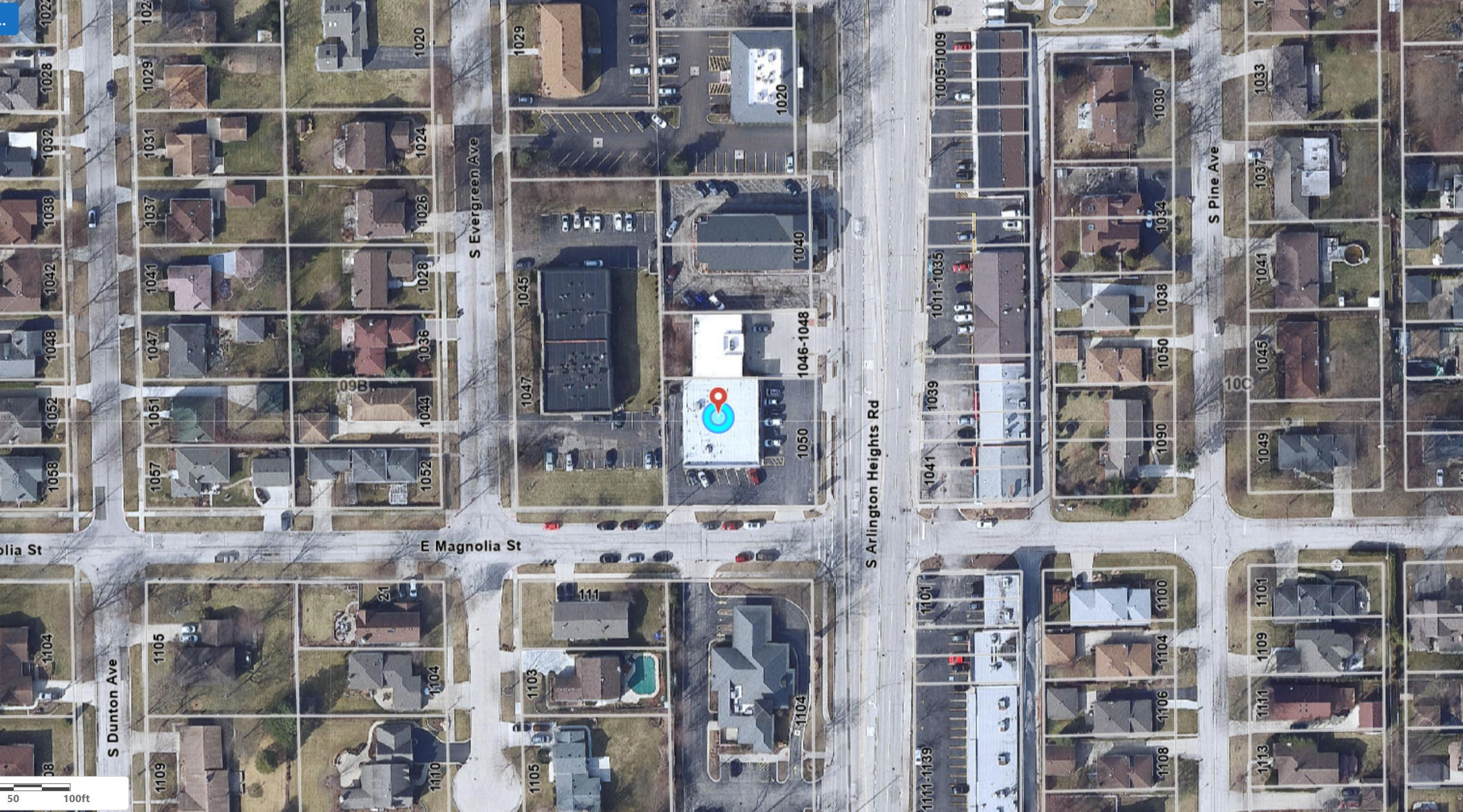
S Dunton Ave

S Evergreen Ave

S Pine Ave

S Belmont Ave

S Hadow Ave



olia St

S Dunton Ave

S Evergreen Ave

E Magnolia St

S Arlington Heights Rd

S Pine Ave

1104

1108

1105

1109

21

1104

1110

1103

1105

111

1104

1047

1045

1050

1046-1048

1040

1020

1029

1111-1139

1101

1041

1039

1011-1035

1005-1009

1100

1104

1106

1108

1030

1034

1038

1050

1101

1109

1111

1113

1049

1045

1041

1037

1033

100

S Dunton Ave

1110	1104	1052	1044	1036	1028	1026	1024	1020
E Magnolia St								
S Evergreen Ave								
1029								

S Evergreen Ave

B-1
S Arlington Heights Rd

S Pine Ave

BOUNDARY SURVEY
of

LOT 182 AND LOT 183, EXCEPT THAT PART TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN 93L51166 FOR STREET WIDENING, IN R. A. CEPEK'S ARLINGTON HIGHLANDS, BEING A SUBDIVISION OF PARTS OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

± 16,312 SQUARE FEET

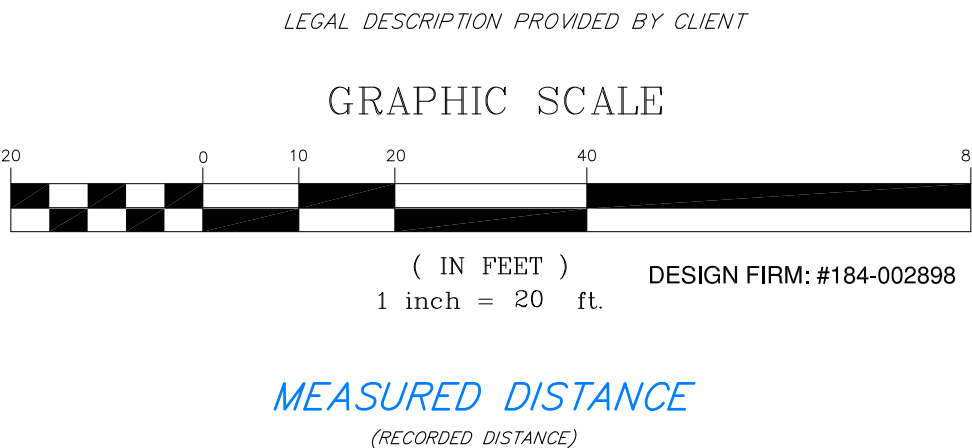
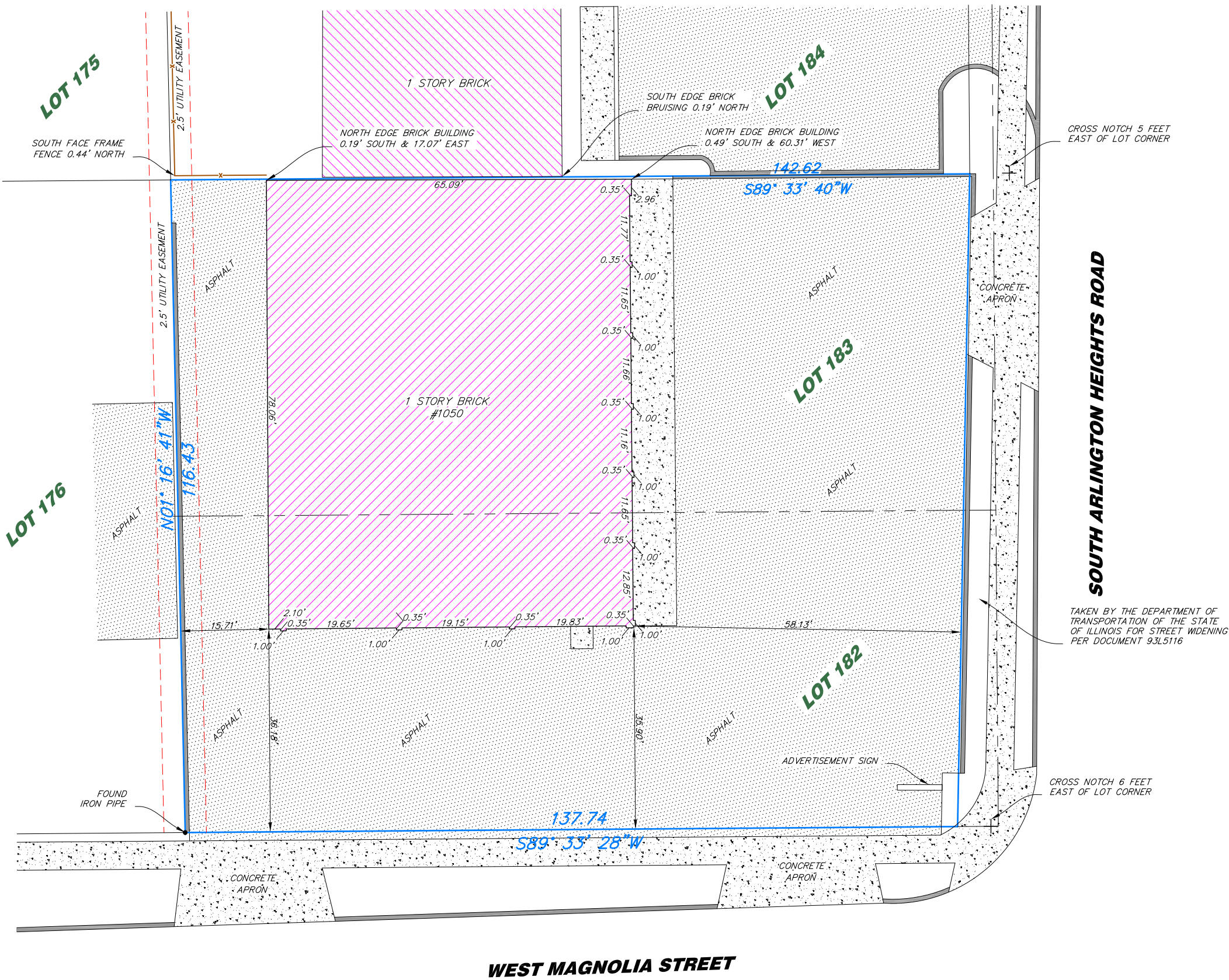
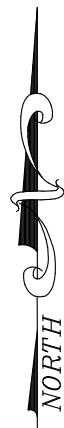
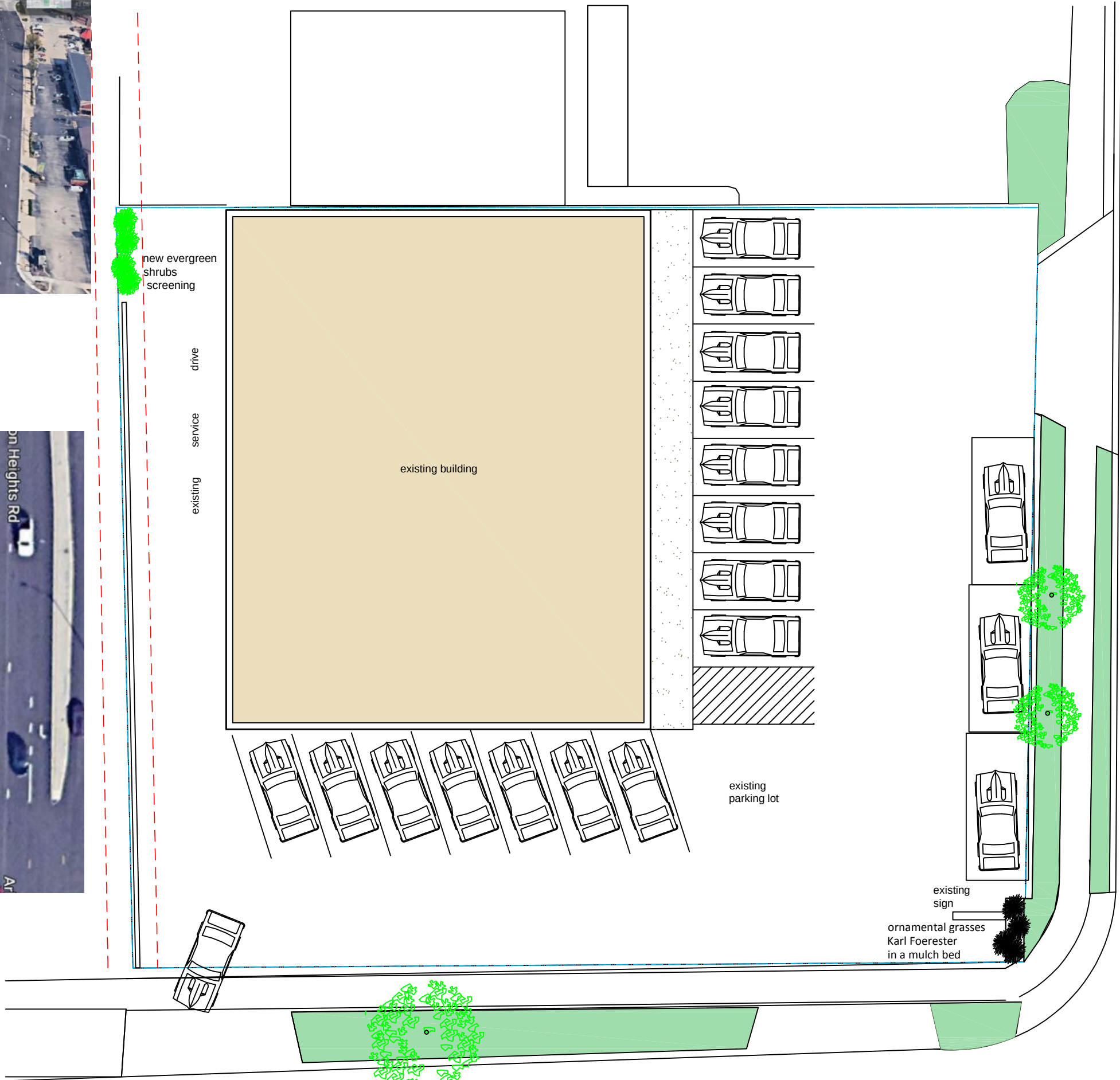
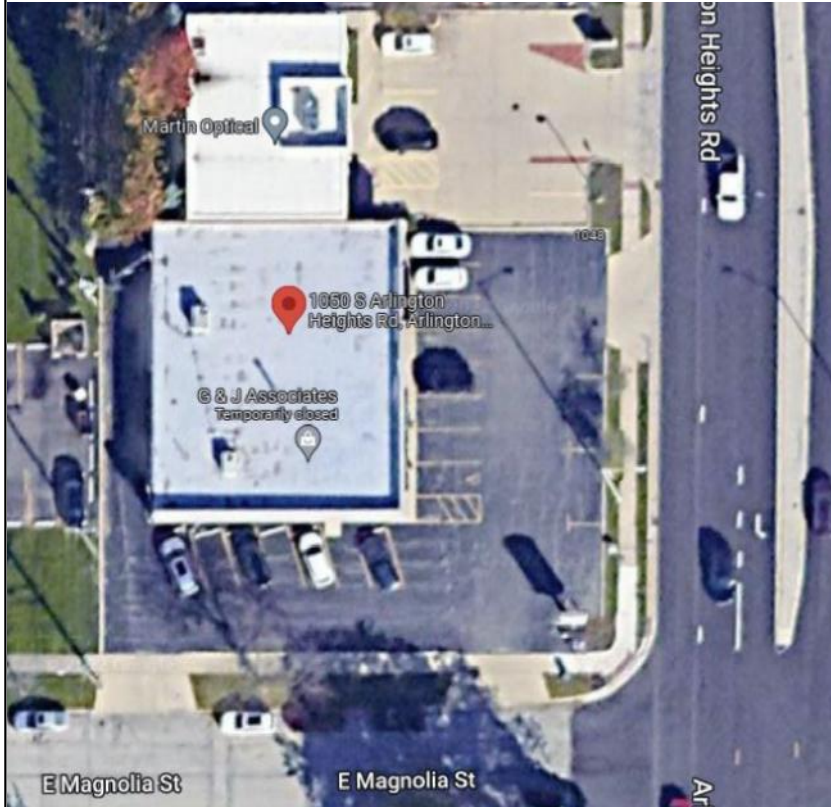
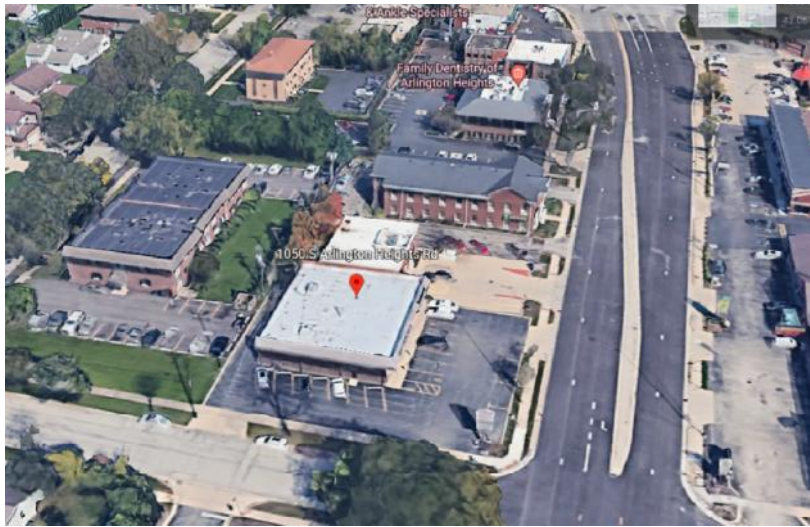


Table with 4 columns: ORDERED BY, VICINITY MAP, IMAGE, and a column for contact information. ORDERED BY: STEVEN M. SHAYKIN, THE LAW OFFICES OF STEVEN M. SHAYKIN, P.C. VICINITY MAP: Map showing location at 1050 South Arlington Heights Road. IMAGE: Photo of the building at the location. Contact column: PYRAMID LAND SURVEYORS, 16 South Liberty Drive, South Barrington, IL 60010. Field work completed: April 15, 2022. Drawn by: G.V.S. Scale: 1"=20'. Book number: 2204-26. Drawing number: 117-220471. Email: pyramidpls@yahoo.com.

STATE OF ILLINOIS)
COUNTY OF COOK) C.C.
PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL Saturday, April 16, 2022
Gene Scola
GENE SCOLA PLS #035-003364 EXPIRES 11-30-2022



SOUTH ARLINGTON HEIGHTS ROAD

WEST MAGNOLIA STREET

PRELIMINARY SITE PLAN

JULIO RUFO
ARCHITECT
804 South Chester
Park Ridge, Illinois
60068
phone 847 257 6598



10/15/2022 issued for design review

SITE/LANDSCAPE PLAN

NEW FACADE
1050 South Arlington Heights Road
Arlington Heights, Illinois

dwg.

L1

Existing Building – Front and Side



Existing Building - Rear



Existing Ground Sign and Landscape Bed





Properties to North

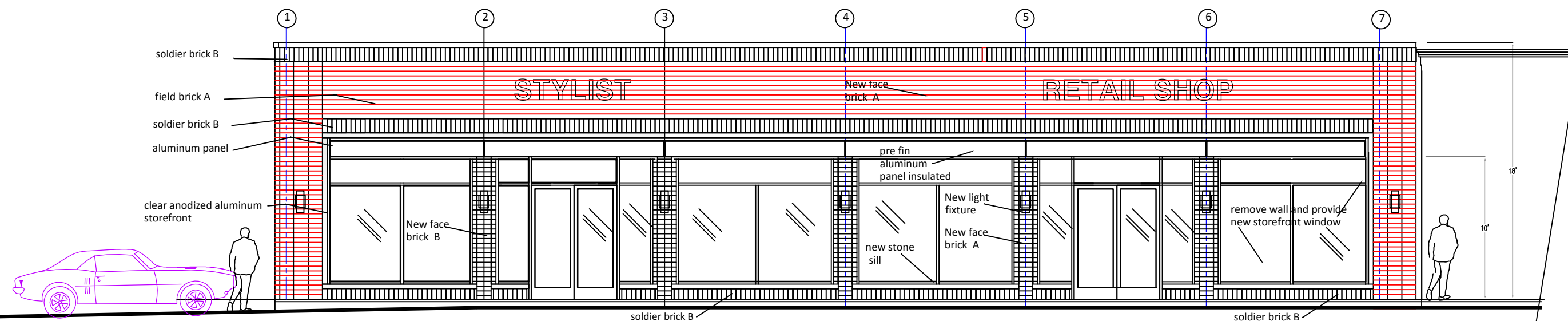


Properties to South



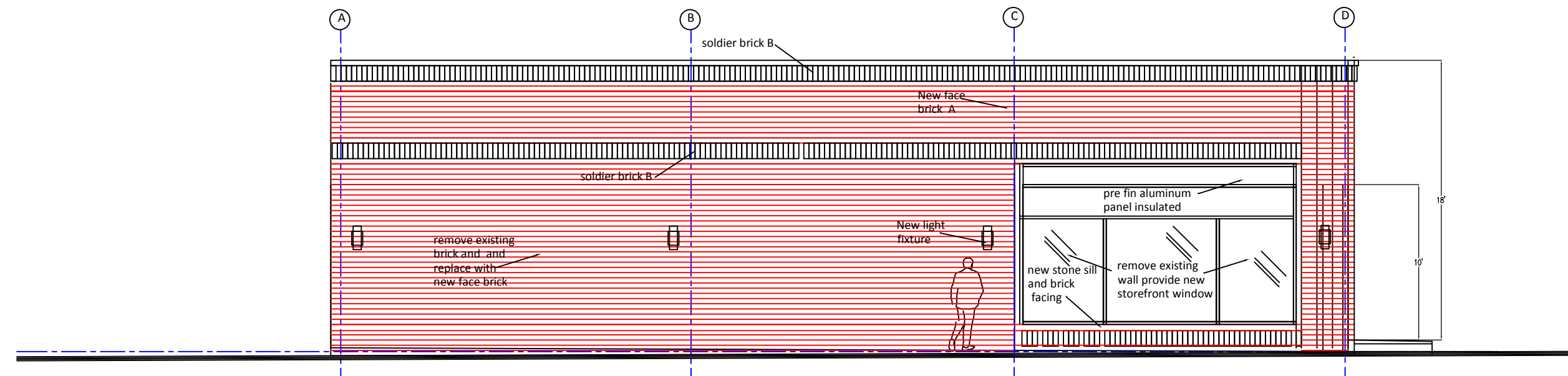
Properties Across the Street





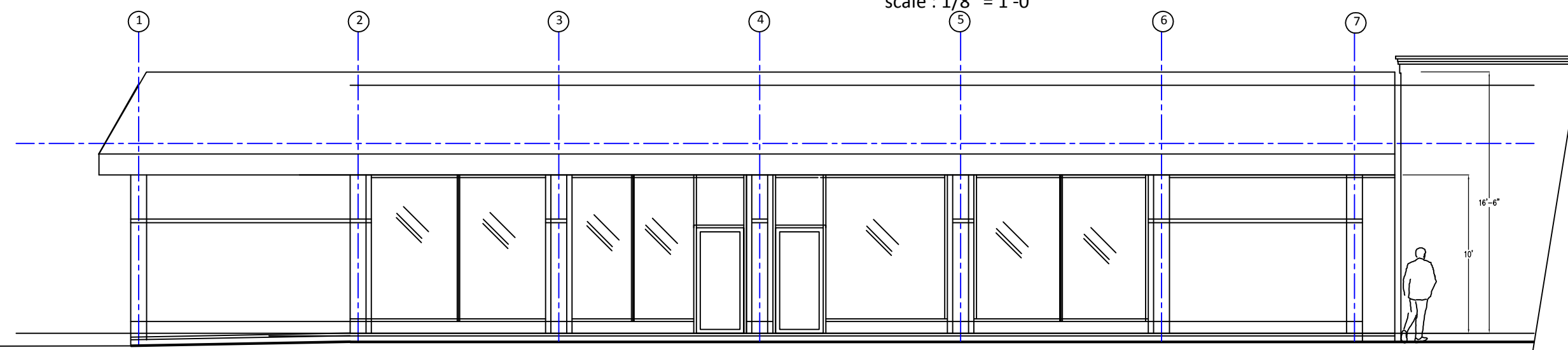
NEW EAST ELEVATION

scale : 1/8" = 1'-0"



NEW SOUTH ELEVATION

scale : 1/8" = 1'-0"



EXIST EAST ELEVATION

scale : 1/8" = 1'-0"

10/15/2022 issued for design review

NEW ELEVATIONS

NEW FACADE
1050 South Arlington Heights Road
Arlington Heights, Illinois

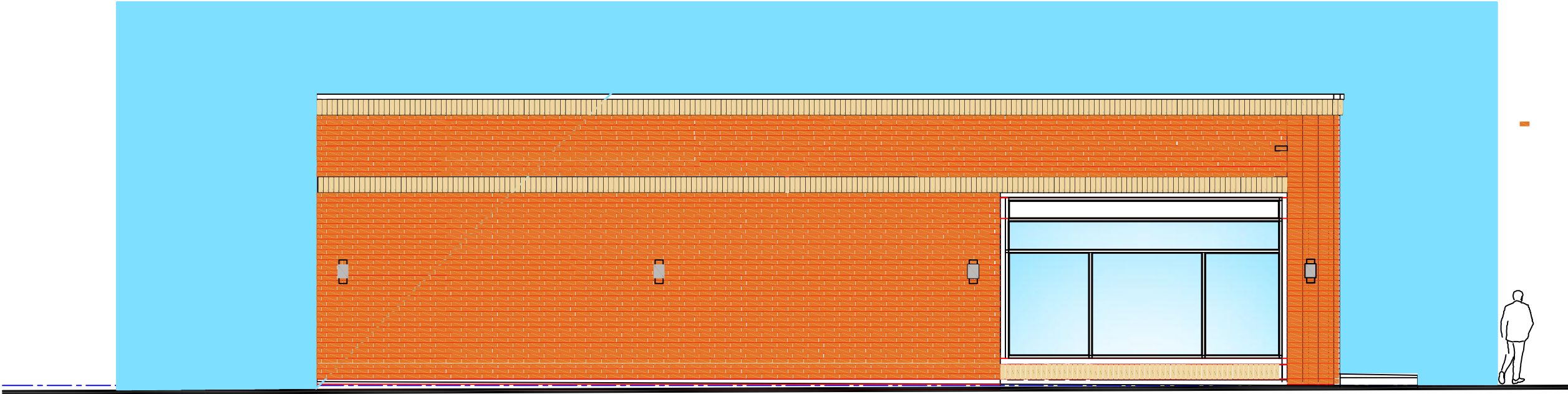
dwg.

A4



NEW EAST ELEVATION

scale : 1/8" = 1'-0"



NEW SOUTH ELEVATION

scale : 1/8" = 1'-0"

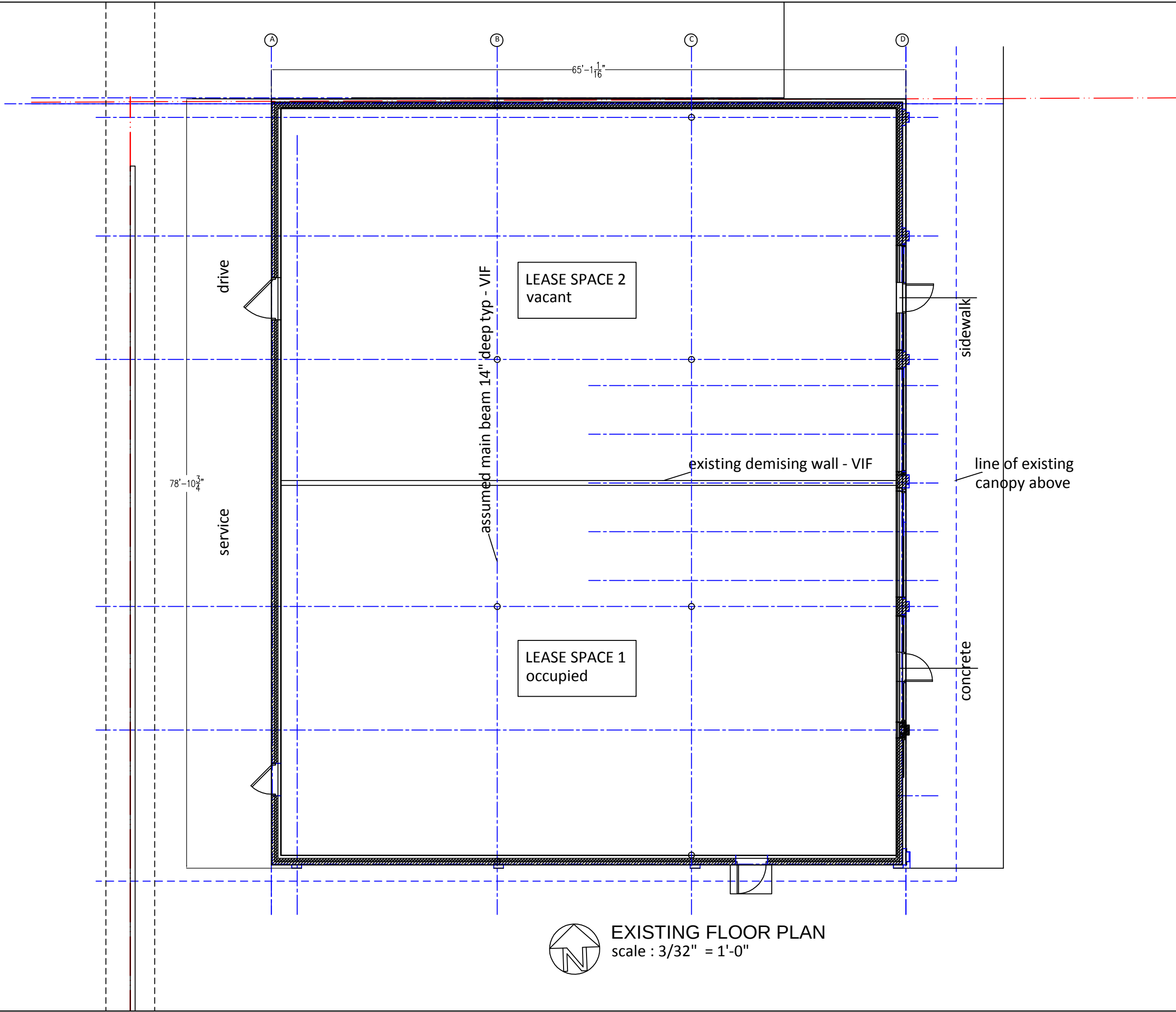
10/15/2022 issued for design review

NEW ELEVATIONS

NEW FACADE
1050 South Arlington Heights Road
Arlington Heights, Illinois

dwg.

A5



JULIO RUFO
ARCHITECT
804 South Chester
Park Ridge, Illinois
60068
phone 847 257 6598

10/15/2022 issued for design review

EXISTING FLOOR PLAN

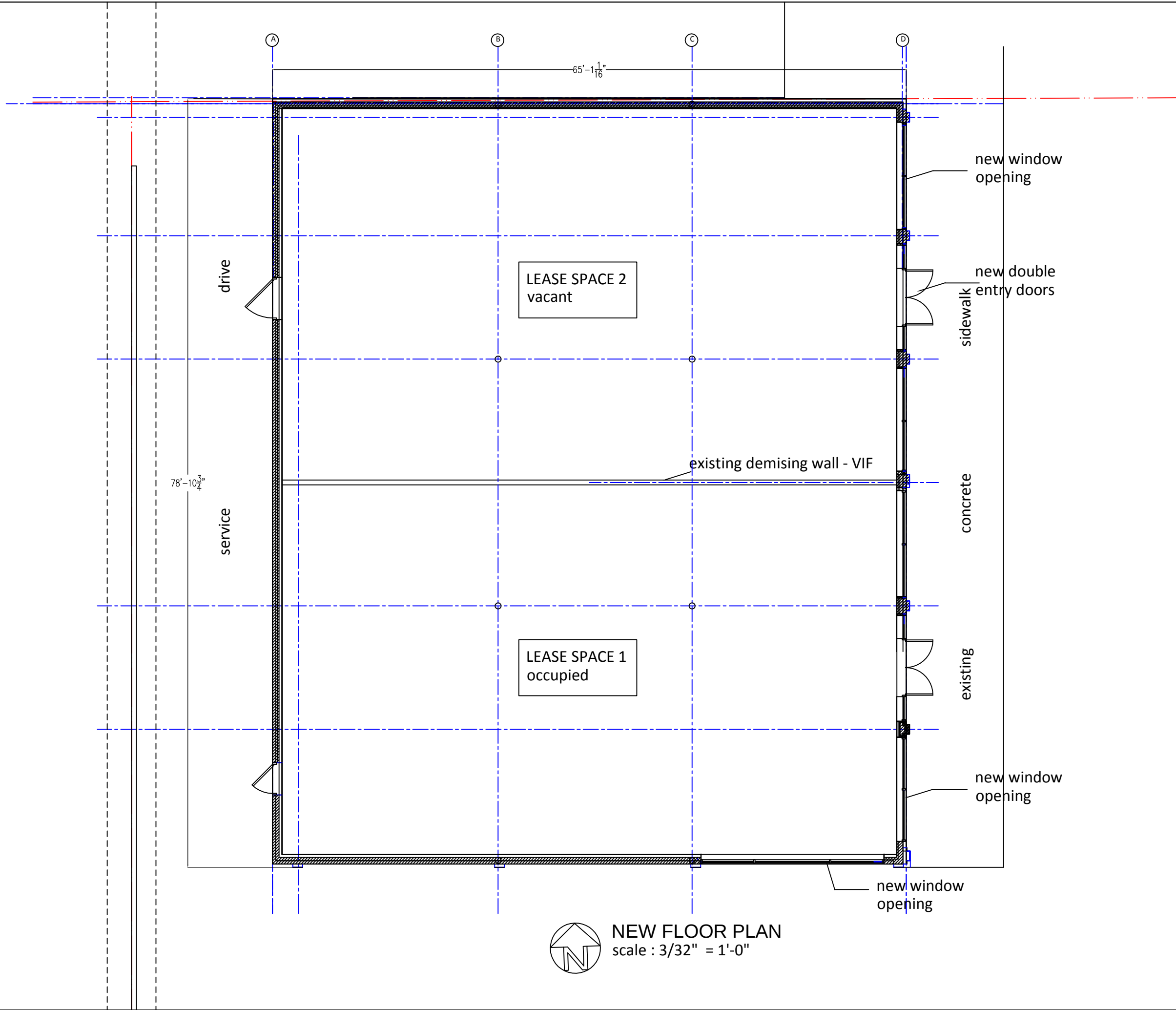
NEW FACADE
1050 South Arlington Heights Road
Arlington Heights, Illinois



EXISTING FLOOR PLAN
scale : 3/32" = 1'-0"

dwg.

A2



JULIO RUFO
ARCHITECT
804 South Chester
Park Ridge, Illinois
60068
phone 847 257 6598



NEW FLOOR PLAN
scale : 3/32" = 1'-0"

10/15/2022 issued for design review

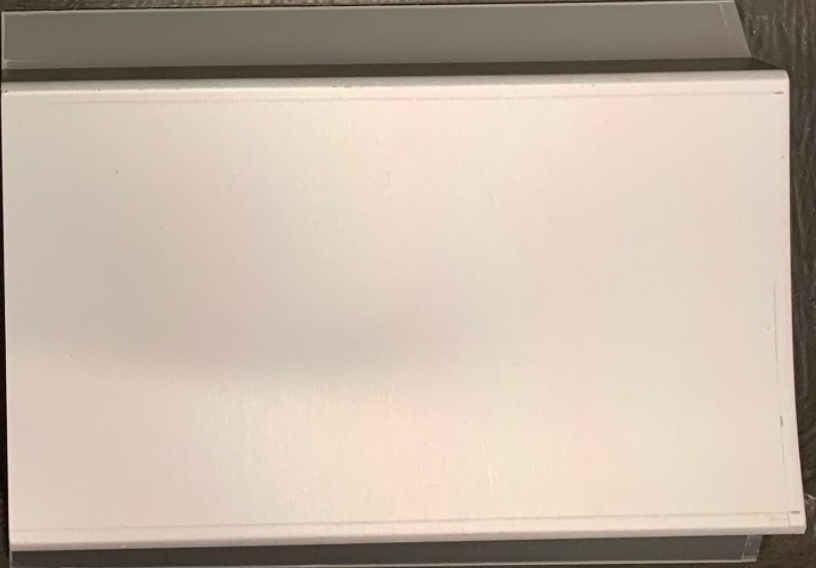
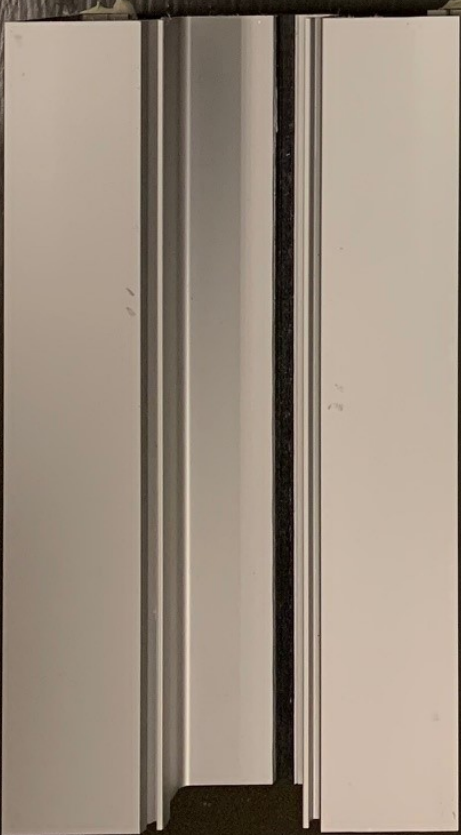
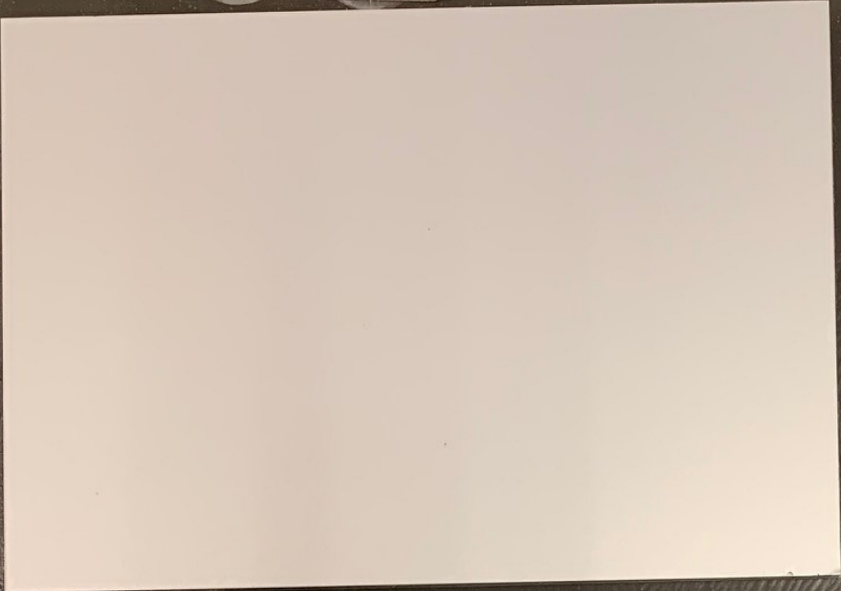
NEW FLOOR PLAN

NEW FACADE
1050 South Arlington Heights Road
Arlington Heights, Illinois

dwg.

A3

1050 SOUTH
ARLINGTON HEIGHTS RD
JOE ZIVOLI



Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

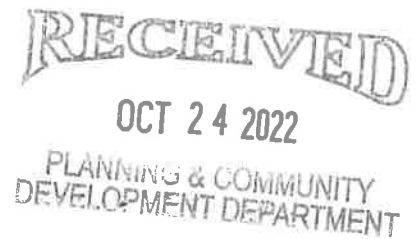
Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

1. Petitioner Name: JOE ZIVOLI
2. Date: 10-18-2022
3. Project: JOE ZIVOLI
4. Location: 1050 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS IL 60005

Commercial/Retail/Condominium Building:

Brick: "Old Windsor" Utility from Bowerstone Shale Co.
EFIS: Bright White in "Sandblast" finish
Base: White Renaissance Stone from Midwest Stone
Storefront: "Hemlock Green" aluminum
Fabric Awnings: Light Green
Metal Turret & Trim: "Hemlock Green" aluminum



**List of primary colors, textures and materials to be used.*

- 1 TERRACOTTA RED BOWERSTON
UTILITY BRICK
- 2 BELDEN LIGHTHOUSE VELOUR
UTILITY BRICK
- 3 CLEAR ANODIZED ALUMINUM WINDOW TRIMS
- 4 INSULATED ALUMINUM-PANEL
- 5 INDIANA Limestone WINDOW SILLS
- 6 CLEAR ANODIZED ALUMINUM COPING