



Agenda
Village of Arlington Heights
Design Commission
Commissions Room 2nd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 15, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 10/25/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-119(H) - 103 N. Pine Ave. - SF/Teardown
- B. DC#16-123 - 315 W. Park Ave. - SF/Teardown
- C. DC#16-126 - 830 N. Dryden Ave. - SF/Teardown
- D. DC#16-127 - 1409 E. Eastman St. - SF/Addition
- E. DC#16-129 - 925 N. Douglas Ave. - SF/Teardown
- F. DC#16-131 - Paragon Theaters - 53 S. Evergreen Ave. -
Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

(Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 10/25/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 10/25/16

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.
OCTOBER 25, 2016

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

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

Members Absent: Jonathan Kubow

Also Present: John Wozniak, David Weekley Homes for *1116 N. Douglas Ave & 1225 N. Walnut Ave.*
Josh Wohlreich, Stoneleigh Companies for *Esplanade at Arlington Heights*
John Kosich, CTK Chicago Partners for *Medical Office Building*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 4, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF OCTOBER 4, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#16-106 – 1116 N. Douglas Ave.

John Wozniak, representing *David Weekley Homes*, was present on behalf of the project.

Mr. Hautzinger stated that the first two items on the agenda are the same petitioner and the same design in two different locations.

He presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached one car 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. The existing neighborhood consists of primarily smaller scale single-story and one-and-a half-story homes with detached garages. However, there is a newer two-story home with an attached front loading garage directly north of the subject site which helps the proposed house fit in at this location. Overall, the front elevation is nicely designed with varying roof forms, abundant detailing, and a nice mix of materials. The single story roof elements help the scale of the house to fit in with the adjacent single story home, and the hipped main roof helps to keep the height of the side walls from being too tall.

Staff concerns with the design are as follows:

1. The attached two car garage is prominent and it projects in front of the entry porch
2. The side and rear elevations lack the same level of detailing as the front elevation.

Staff recommends the following revisions to improve the design:

1. Reduce the prominence of the garage wall by extending the front porch to align with the face of the garage.
2. Continue the detailing from the front elevation onto the side of the garage by returning the stone base to the end of the one story garage wall.
3. Add a window in the left side wall of the garage.

Mr. Wozniak presented photos of a home that he previously built at 216 N. Hickory, which was the same design being presented tonight. He said that this design has been well received by buyers and he would prefer to keep the design as-is; however, he was open to any recommendations.

Commissioner Fasolo agreed with Staff's suggestion to return the stone base down the left side of the home, and push the garage back to be less prominent; however, a precedent has already been set with the same home previously approved at 216 N. Hickory. He also agreed with the suggestion to add windows on some of the blank elevations.

Commissioner Kingsley felt the home was nicely designed, and she liked the color scheme being proposed. She agreed with the suggestion to add a window on the left side elevation of the garage and to also add a window on the rear elevation in the family room. She also agreed with the suggestion to return the stone base along the side elevation and she suggested lowering the height of the stone on the front elevation to be equal to the height of the stone base. Additionally, she felt that any future projects with this design should have the gable of the garage dropped down lower than the eave and a shed roof introduced instead. Mr. Wozniak replied that because this floor plan has been well received, he was also proposing it for a new home at 1510 N. Ridge; however, the colors and a few minor details would be changed from the home that they previously built.

Commissioner Fitzgerald felt the design being proposed was nice, he liked the colors, he was okay with the proposed setback of the porch, he felt the detail over the door was really strong and very nice, he agreed with the suggestion to add a window in the garage and bring the stone base around the left side of the home up to where the single-story meets the second-story, and he agreed with the suggestion to remove some of the stone on the front elevation to make the height of the stone consistent on the front elevation.

Chair Eckhardt liked the garage as currently proposed because it is tucked behind just enough to create a place for the front porch. He was okay with the gable roof above the garage as proposed, and felt it should be a requirement to carry the stone base from the front elevation down the sides of the home. He liked the proposed colors and he agreed with the suggestion to lower the height of the stone on the front elevation. He also felt the stone base of the piers at the front door were heavy and could be lowered slightly.

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

PUBLIC COMMENT

A resident who lives at 1120 N. Douglas said that she just wanted to understand what was being proposed. She had no further comments.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1116 N. DOUGLAS AVENUE. THIS APPROVAL IS BASED ON THE DRAWINGS RECEIVED ON 9/09/16, 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 CONTINUE THE STONE FROM THE FRONT ELEVATION ONTO THE ONE-STORY ELEMENT ON THE RIGHT SIDE ELEVATION, AND CONTINUE THE STONE BASE FROM THE FRONT ELEVATION ONTO THE ONE-STORY PORTION OF THE GARAGE ON THE LEFT SIDE ELEVATION, AS WELL AS ADD A WINDOW IN THE 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, 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.
3. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

Commissioner Kingsley asked for clarification on the height of the stone being continued onto the side elevations. Commissioner Fasolo explained that the stone would go all the way up the one-story portion of the right side elevation, and continue from the garage onto the left side elevation of the garage. Mr. Wozniak questioned the location of the additional window in the garage, and Mr. Hautzinger suggested the window be located between the stone and the roof in the garage on the right side elevation. The commissioners agreed.

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

1. A CLARIFICATION TO ADD A WINDOW IN THE GARAGE ON THE LEFT SIDE ELEVATION TO BE LOCATED IN THE ONE-STORY SECTION WHERE THE STONE RETURNS.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-107 – 1225 N. Walnut Ave.

John Wozniak, representing *David Weekley Homes*, was present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no 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, two car garage. The proposed design does comply with the R-3 zoning requirements. The proposed design is the same design as the previous home reviewed; however, the home has been flipped, and in this case, the homes on each side are one-story homes.

The existing neighborhood consists of primarily smaller scale single-story homes with detached garages. However, there is one teardown and two second floor additions on this block. Overall, the front elevation is nicely designed with varying roof forms, abundant detailing, and a nice mix of materials. The single story roof elements help the scale of the house to fit in with the adjacent single story homes, and the hipped main roof helps to keep the height of the side walls from being too tall.

Staff concerns with the design are as follows:

1. The attached two car garage is prominent and it projects in front of the entry porch
2. The side and rear elevations lack the same level of detailing as the front elevation.
3. Due to a sloping site, the rear elevation is quite tall.

Staff recommends the following revisions to improve the design:

1. Reduce the prominence of the garage wall by extending the front porch to align with the face of the garage.
2. Continue the detailing from the front elevation onto the side of the garage by returning the stone base to the end of the one story garage wall.
3. Add a window in the left side wall of the garage.
4. Reduce the visual height of the rear elevation by adding a continuous row of shrubs or a stone base below the first floor line to simulate a stone foundation wall. The shrubs or stone base should wrap around the side elevations.

Commissioner Fitzgerald agreed with the comments from the last home reviewed. He was okay with the scale of this new home, he felt the rear elevation was very nicely designed, and he was okay with the suggestion to add landscaping and would not require stone along the rear elevation.

Commissioner Kingsley felt the proposed new home was a little large for this site context, since there are not a lot of 2-story homes in the immediate vicinity, and felt that the height of the home should be minimized. She pointed out the proposed 9-foot ceiling height and raised first-floor, which make the first-floor much taller than the surrounding homes, she also pointed out that the garage eaves and porch eaves are taller than the eaves of the homes on either side; therefore, she felt it was important to bring down the eaves to match the homes on either side and across the street. She preferred that the first-floor height be equal to the height of the garage and porch eaves, and felt that minimizing the height on the rear of the home was important as well. She reiterated that the Design Commission looks at how a new home fits into the neighborhood, and felt that this home did not fit this neighborhood, and the proposed materials did not fit either because there is very little stone in the neighborhood.

Chair Eckhardt asked if the homes on either side of the site also fall away in grade. Mr. Wozniak replied that the adjacent yards fall away slightly, but not as much as the proposed new home, and added that the Village put an inlet in the yard behind this home because of the area and the amount of water going into it; however, water would not be

an issue for the new home because of the large amount of rear yard, which was why the partial basement look-out design is being proposed for this site.

Commissioner Fasolo agreed with the same requirements made for the previous home and with Commissioner Kingsley's comment about the scale of the new home and her suggestion to lower the first-floor eave height on the front elevation to be more in scale with the adjacent homes. He acknowledged that most of the homes in the neighborhood are one-story, with some 2-story homes farther down the block, and he suggested continuing the stone across the rear elevation or adding landscape to soften the elevation.

Chair Eckhardt agreed with the comments made by the other commissioners as well as the comments about the previous home. He felt the rear elevation was important because of the amount of time homeowners spend outside, and at a minimum, he felt that a belly band should be added and a stone base for authenticity. He also felt the petitioner should further study the idea of lowering the eave height on the front elevation.

Mr. Wozniak agreed with the comments to make the rear elevation more appealing, and he was not opposed to adding a belly board or a stone base; however, he was unsure how much stone to add because of the deck being proposed on the rear elevation. Chair Eckhardt suggested wrapping the stone around the bay portion of the rear elevation that projects out.

Commissioner Kingsley reiterated that the front elevation needed to come down; the garage eave is too tall and it should be lowered so the gable does not break the eave line above, and the first-story of the study is much higher than the adjacent homes. Without taking away the height of the home, she felt the eave of the study could come down and a tray ceiling added along the edge of it so the front window could be the same height as the porch window. Consider detaching the garage from the front porch, perhaps replacing the gable over the front with a shed roof across the entire front elevation to help lower the front elevation. With regards to the rear elevation, she felt there should be some stone added, but that part of the grade slightly raised with the contour altered to allow for a steeper slope farther to the back. This would result in more of a 2-story appearance on the rear elevation near the patio door, and a 3-story appearance on the left side of the rear elevation, with a higher grade on the right side of the rear elevation.

Mr. Wozniak explained that many buyers now want a finished basement, which they incorporate into every new home with natural light and vent being a big part of it, and this particular site was very desirable because of the positive drainage and lower grade for the look-out design; however, he was still open to the suggestions being made tonight.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1225 N. WALNUT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 9/09/16, 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 LOWER THE MAIN FIRST-FLOOR EAVE ON THE FRONT ELEVATION SO THAT IT IS IN KEEPING WITH THE ADJACENT HOMES.
2. A REQUIREMENT TO LOWER THE FIRST-FLOOR MASSING ON THE LEFT SIDE OF THE FRONT ELEVATION.
3. A REQUIREMENT TO LOWER THE HEIGHT OF THE SECOND-FLOOR EAVE ON THE FRONT ELEVATION WITH A CLIPPED CEILING.
4. A REQUIREMENT TO ADD STONE ALONG THE BASE OF THE REAR ELEVATION THAT PARTIALLY WRAPS THE ELEVATION AND BUILD-UP OR RE-WORK THE CONTOURS SO THAT ONLY A PORTION OF THE REAR ELEVATION IS LOOK-OUT TO MINIMIZE THE HEIGHT OF THE DECK ABOVE GRADE.

5. A REQUIREMENT TO CONTINUE THE STONE FROM THE FRONT ELEVATION ONTO THE ONE-STORY ELEMENT ON THE LEFT SIDE ELEVATION, AND CONTINUE THE STONE BASE FROM THE FRONT ELEVATION ONTO THE ONE-STORY PORTION OF THE GARAGE ON THE RIGHT SIDE ELEVATION, AS WELL AS ADD A WINDOW IN THE GARAGE TO BE LOCATED IN THE ONE-STORY SECTION WHERE THE STONE RETURNS.
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.

Chair Eckhardt felt that lowering the eaves was well intended and would work well on the rear elevation; however, he was concerned about lowering the eave on the front elevation with regards to the details of the window in the study, and felt the massing could be reduced by bringing the window down as well. He also liked Commissioner Kingsley's suggestion to raise the contour of the grade on the rear elevation and incorporate details such as a stone retaining wall to tie in with the stairs coming down from the deck, without losing any of the look-out windows being proposed.

Commissioner Fitzgerald also liked the suggestion to raise the grade on one side of the rear elevation and move the window under the deck to the side. He liked the lines of the front elevation as proposed, and felt the area over the garage did not look as big in the photograph as it did in the drawing. He felt the 2-story homes at each end of the block had similar eave lines and looked extremely top heavy, and the proposed new home would fit in better than either of them. Even though the new home was big, he felt it would appear smaller on the block as currently proposed because it was very well proportioned. Being the third 2-story home on the block, he would rather it be a beautiful home instead of trying too hard to match it to the one-story homes next door.

Commissioner Kingsley agreed that the new home would fit in better than the other 2-story homes on the block because the front elevation steps back and has varying volumes; however, she reiterated her reasons for lowering the garage eave lines, which would not affect any living space, and reducing the mass of the one-story element on the left side of the front elevation with a better proportioned window. She felt it was worthy to ask the petitioner to bring the scale down on the front elevation.

Chair Eckhardt made a suggestion to either allow Staff to review the revisions required in the motion, or require the petitioner to return to the Design Commission. Commissioner Kingsley was in support of Staff reviewing the revisions required in the motion. Commissioner Fitzgerald said that he liked the garage as proposed, but he also understood the concerns about bringing it down, which he was okay with; however, he felt the arched window on the front elevation was a nice detail not seen too often and he preferred that it remain. The other commissioners agreed. Commissioner Kingsley suggested making it a recommendation to lower the first-floor massing on the left side of the front elevation.

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

2. A RECOMMENDATION TO LOWER THE FIRST-FLOOR MASSING ON THE LEFT SIDE OF THE FRONT ELEVATION WITHOUT REMOVING THE ARCH, TO BE REVIEWED BY STAFF.

8. A REQUIREMENT THAT ALL OF THE REQUIREMENTS IN THE MOTION BE REVIEWED AND APPROVED BY STAFF.

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

ITEM 3. SIGN VARIATION REVIEWDC#16-124 – Esplanade at Arlington Heights – 2920-3020 W. Euclid Ave.

Josh Wohlreich, representing *Stoneleigh Companies*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Esplanade at Arlington Heights is an existing retail center located at the northeast corner of Euclid Avenue and Salt Creek Lane. The property is located on the south end of the Arlington Business Center. The business park has two "Arlington Business Center" identification signs, one sign is on the northeast corner of Rohlwing Road and Salt Creek Lane and the second sign is on the southwest corner of the petitioner's property. In addition to the "Arlington Business Center" sign, there are two existing monument style, multi-tenant, Esplanade ground signs on the subject site, one facing Euclid Avenue, and one facing Salt Creek Lane. These three existing ground signs were approved by sign variation in 2008, to allow three ground signs where only two are allowed, as well as a reduction to the 800 foot separation required between ground signs.

At this time, the petitioner is requesting an amendment to the previously approved separation distances to allow relocation of the existing Euclid facing multi-tenant Esplanade ground sign from the east side of the Euclid entry drive to the west side of the entry drive. Relocation of the sign is required to accommodate development of the east end of the site with a new Westgate Dental building and corresponding parking area. The relocation of the existing sign results in a 59'-2" reduction in the required separation distance between the signs, so new sign variations are required.

There will be no change to the overall size of the three signs, but the signage area on the two Esplanade signs will be slightly increased due to converting the existing "ESPLANADE" sign panel to tenant panels, and adding new "ESPLANADE" signage on the top portion of the existing signs. Chapter 30 (sign code) establishes the maximum size for ground signs based upon the fronting street size and speed limit, which in this case is 80 sf maximum along Euclid, and 66 sf maximum along Salt Creek Lane. The fact that the three ground signs are less than the maximum sizes allowed per street frontage was a factor when approving the original sign variations. However, Staff is not concerned with the small increase in signage area on the two Esplanade signs and recommends approval of the following:

1. A variation from Chapter 30, Section 30-302 Number a, to allow a 281'-4" separation between the office park sign and the multi-tenant project identification sign on Euclid Avenue where the minimum separation is 800-feet.
2. A variation from Chapter 30, Section 30-302 Number a, to allow a 503'-8" separation between the multi-tenant project identification sign on Euclid Avenue and the multi-tenant project identification sign on Salt Creek Lane where the minimum separation is 800-feet.

The petitioner had no comments at this time.

Commissioner Fasolo was fine with the change being proposed and the variations being requested. Commissioner Kingsley questioned if the required site lines were being met with the new location of the ground sign and Mr. Hautzinger replied that it was. Commissioner Fitzgerald was okay with the variations being requested.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR *ESPLANADE AT ARLINGTON HEIGHTS* LOCATED AT 2920-3020 W. EUCLID AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED ON 10/07/16, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302a NUMBER, TO ALLOW A 281'-4" SEPARATION BETWEEN THE OFFICE PARK SIGN AND THE MULTI-TENANT PROJECT IDENTIFICATION SIGN ON EUCLID AVENUE WHERE THE MINIMUM SEPARATION IS 800-FEET.
2. A VARIATION FROM CHAPTER 30, SECTION 30-302a NUMBER, TO ALLOW A 503'-8" SEPARATION BETWEEN THE MULTI-TENANT PROJECT IDENTIFICATION SIGN ON EUCLID AVENUE AND THE MULTI-TENANT PROJECT IDENTIFICATION SIGN ON SALT CREEK LANE WHERE THE MINIMUM SEPARATION IS 800-FEET.
3. THIS REVIEW DEALS WITH 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.

Mr. Hautzinger clarified that the Design Commission approval is a recommendation to the Village Board.

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

ITEM 4. COMMERCIAL PRELIMINARY REVIEW

Medical Office Building – 1519 S. Arlington Heights Rd.

John Kosich, representing *CTK Chicago Partners* was present on behalf of the project.

Mr. Kosich stated that the site is located directly north of the Autumn Leaves facility on Arlington Heights Road. He presented a site plan and photos of the adjacent properties. The project was originally proposed in 2 phases; however, the size of the building has now been reduced and only one phase is now being proposed with approximately 11,000 sf of space to consist of 3 to 4 tenants for medical office space. Tenant 1 space was shifted to the north and a second drive aisle was created, with the previous proposed parking removed at the 2 wings. The existing drive aisle on the south side of the site will be shared with Autumn Leaves. Elevations and floor plans for the new building were presented, which include the removal of the previously proposed drive-under canopy. Material samples were also presented.

Comments from the commissioners were as follows:

Commissioner Fasolo liked the material samples being presented as opposed to the colors shown in the rendering. He liked the overall design; however, he felt that the double sill looked off and he suggested continuing the higher sill and eliminating the lower sill. He also preferred to see the same lighter brick in between the windows instead of EIFS, to keep the same consistency as the entrance, although he liked the EIFS at the top of the building.

Commissioner Kingsley agreed with the comment about the sills, although she liked that the double sill was giving a little bit of asymmetry. She liked the funky design of the little hoods/dormers; however, she felt it could go a little farther and pass through the eave line. She also felt the EIFS color could be darker, she suggested a darker color for the windows, doors and gutters, and she questioned the layout of the gutters.

Commissioner Fitzgerald asked what the length of the building would be on its longest side and if there would be an entrance on the Arlington Heights Road (west) elevation. Mr. Kosich replied that the building would be approximately 250 feet long, with no entrance on the west elevation, one entrance on the south elevation for one tenant, and either access to the units from the outside and through the parking on the north elevation, or create a center entrance on the north end that leads to a common area for the 4 tenants. Commissioner Fitzgerald liked the materials and agreed that the EIFS color should be darker, and he did not like the double sill. He added that he was concerned about the lack of details and interest on the west elevation and would be looking at that elevation more than any other.

Commissioner Eckhardt felt that the building was a disaster. He pointed out the importance of the walking distance and easy access to the building for patients, and to make patients walk the entire length of the site to get into the entrances at the two ends did not work. He felt the Arlington Heights Road elevation needed to be studied further, with an entrance added in the middle of the elevation. He also felt the building was too long and needed to be broken down with vertical elements, and he pointed out the positive aesthetics of the building to the south. He liked the colors being proposed and the suggestion to use a darker EIFS color; however, he felt that another material should be used instead of EIFS. He also felt it was an issue to have only 7-feet between the parking lot and the face of the building. Overall, he felt it was a big flat building that needed more architecture, and Commissioner Fitzgerald agreed.

Mr. Hautzinger pointed out that Staff was concerned about the overall coordination of the exterior materials originally submitted; the dark Ironspot brick did not work well with the dark stone and the bright EIFS and black asphalt roof. Tonight was the first time he was seeing the revised color palette with a different stone and different brick, and he asked the commissioners for feedback on both color palettes. Commissioner Fitzgerald preferred the revised

palette presented tonight, as did Commissioner Fasolo. Commissioner Kingsley said the massing was more the problem, and either color palette was fine. Chair Eckhardt liked the edginess of the original color palette, as did Commissioner Kingsley who added that in general, the stone has to make a statement and the brick has to make a statement. Mr. Hautzinger commented that Staff had similar concerns about the design and color palette as the commissioners.

Chair Eckhardt reiterated that the building needed to be more of a building rather than a flat elevation that had a roof popped on it. Commissioner Kingsley added that either the walls have to do something or the roof has to do something; right now it looks unfinished and like an elongated Denny's. When the project returns for a formal review, she asked that the petitioner describe the front edge of the building; where cars will be, how big the sidewalk is, the plantings, and how it will all work with the substantial overhang being shown. Commissioner Fitzgerald added that due to the length of the building, there should be plantings along the building on a minimum of three sides, and the back of the building should not be ignored either. Commissioner Fasolo referred to the adjacent Autumn Leaves property as a good example of a nicely designed and landscaped building. Chair Eckhardt asked that a site plan be provided at the formal review showing the proposed new building as well as the Autumn Leaves building to the south; the separations, the setbacks, and how the two buildings relate.

ITEM 5. GENERAL MEETING

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



Item: DC#16-119(H) - 103 N. Pine Ave. - 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 103 N. Pine Avenue. This recommendation is subject to compliance with the architectural plans dated and received on 10/13/16, 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	Type
Staff Report	Board or Commission Report
Supporting Documents & Drawings	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Johann Residence
Project Address: 103 N. Pine Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 8, 2016

PETITION INFORMATION:

DC Number: 16-119
Petitioner Name: Dustin Bucalo
Petitioner Address: Designers & Builders Development Inc.
300 Old Mill Rd.
Barrington, IL 60010
Meeting Date: November 15, 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 and two car detached garage to allow the 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 8,712 square feet and the proposed residence will have 3,743 square feet. This project requires This project is being reviewed by the Zoning Board of Appeals on November 14 regarding a zoning variation to allow a 15 foot exterior side setback where 30 feet is required. The project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 19.7 feet Side: 6.6 feet Exterior Side: 30 feet Rear: 30 feet	Front: 25.62 feet Side: 7 feet Exterior Side: 15 feet Rear: 30.2 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,920 SF	3,742 SF
Building Lot Coverage	3,049 SF	2,472 SF
Impervious Surface Coverage Total	4,356 SF	3,170 SF

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".

The proposed new house is nicely designed with a farmhouse style that 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.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 103 N. Pine Avenue. This recommendation is subject to compliance with the architectural plans dated and received on 10/13/16, 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.

_____, November 8, 2016

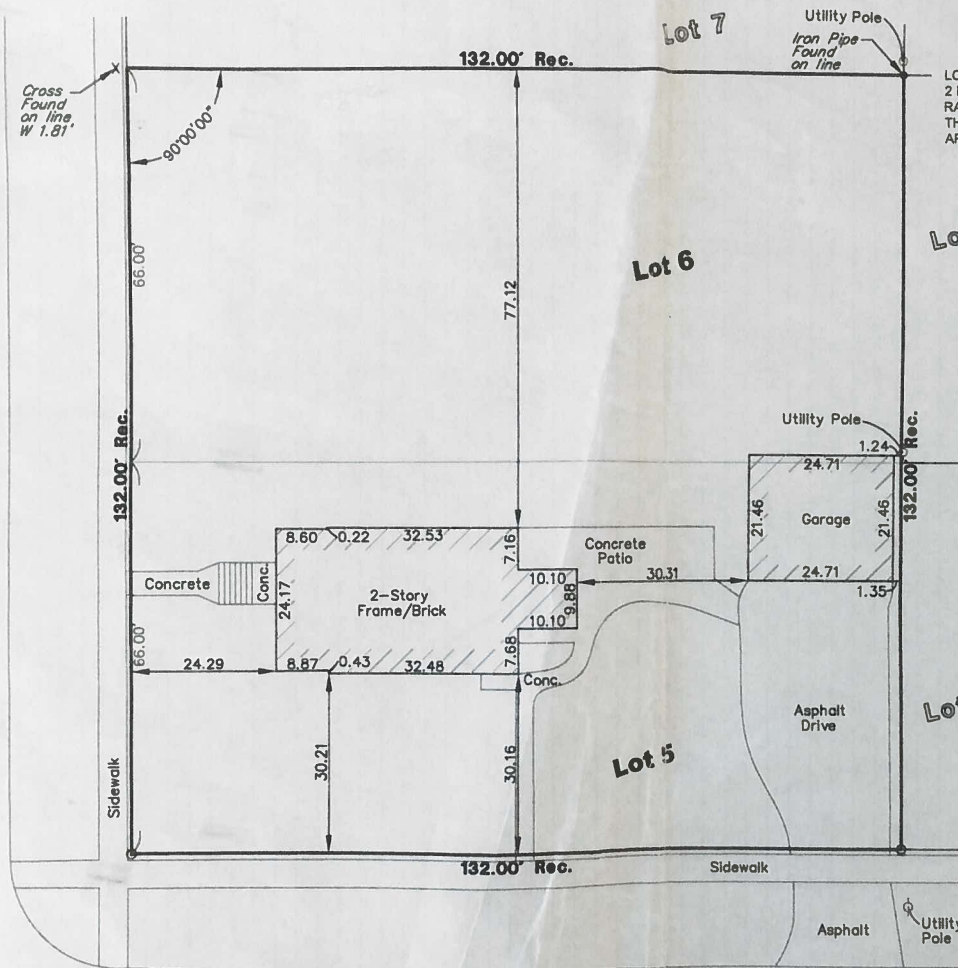
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-119



SCALE: 1" = 20'

North Pine Avenue



PLAT OF SURVEY

LOT 5 AND 6 IN BLOCK 6 IN GEORGE W. DUNTON'S ADDITION NUMBER 2 IN THE EAST 1/2 OF THE SOUTH WEST 1/4 (LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS.

Legend:

○ Set 3/4" Iron Pipe

Surveyor Notes:

1. Field Work Completed on 07-28-06
2. Prepared for Robert Johann, for real estate transaction.
3. Site Address: 103 North Pine Avenue, Arlington Heights, IL 60067
4. Pin No.: 05-29-337-003 & 05-29-337-004
5. The easements shown hereon are provided from the use of the recorded subdivision plat.
6. 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.
7. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, LAND SURVEYING SERVICES, INC. DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF AUGUST, A.D. 2006, IN PALATINE, ILLINOIS.

GLORIA JEAN KOTER, AN AGENT FOR LAND SURVEYING SERVICES, INC.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3393
License Expiration Date 11-30-08

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

Drawing Revisions	
Date	Drawn
	BS
	CHK

Field Work Completed: 07-28-06	Date: 07-31-06
Scale: 1" = 20'	Site Address:
	103 North Pine Avenue
	Arlington Heights, Illinois

Land Surveying Services Inc.
19 S Bothwell St., Suite 210, Palatine, IL 60067
PH: (847) 991-7700 FAX: (847) 991-7707
Professional Design Firm License No. 184-003632

Job Number
LS061382
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY

RECEIVED

SEP 20 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

Wing Street

N. BELMONT AVENUE

E. MINER STREET

E. WING STREET



032E3290040000 05/22/2007

203 N. PINE STREET



032933700100C0 05/22/2007

115 N. PINE AVENUE



03293370020000 05/22/2007

113 N. PINE AVENUE

VACANT LOT

103 N. BELMONT AVE.



032E3370030000 05/22/2007



103 N. BELMONT AVE.
AT WING STREET

SUBJECT
PROPERTY



103 N. PINE AVE.
AT WING STREET



032933700400C0 05/22/2007

103 N. PINE AVENUE



03293450010000 05/22/2007

25 N. PINE AVENUE



032E3450020000 05/22/2007

23 N. PINE AVENUE



03293450030000 05/22/2007

19 N. PINE AVENUE

N. PINE AVENUE



COLOR PHOTOGRAPHS
ADJACENT TO 103 N. PINE AVENUE
SURROUNDING PROPERTIES



0329336C101001 07/16/2007

104 N. PINE AVENUE



03293440141001 07/18/2007

225 E. WING STREET

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



EXISTING VACANT LOT NORTH OF 103 PINE AVENUE

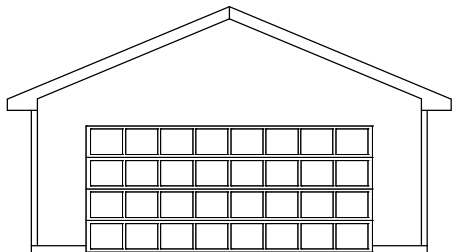
PROPOSED WEST ELEVATION OF 103 PINE AVENUE

PROPERTY LINE

PROPERTY LINE

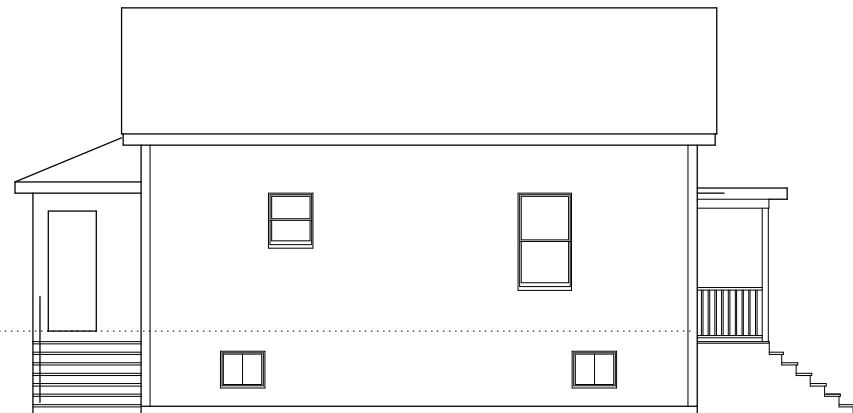
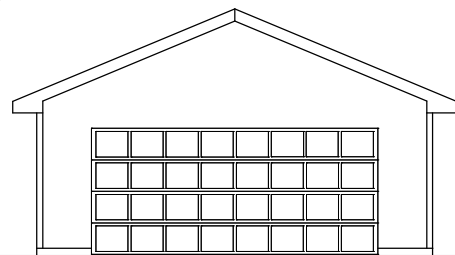


SOUTH ELEVATION OF 103 PINE AVENUE AT WING STREET



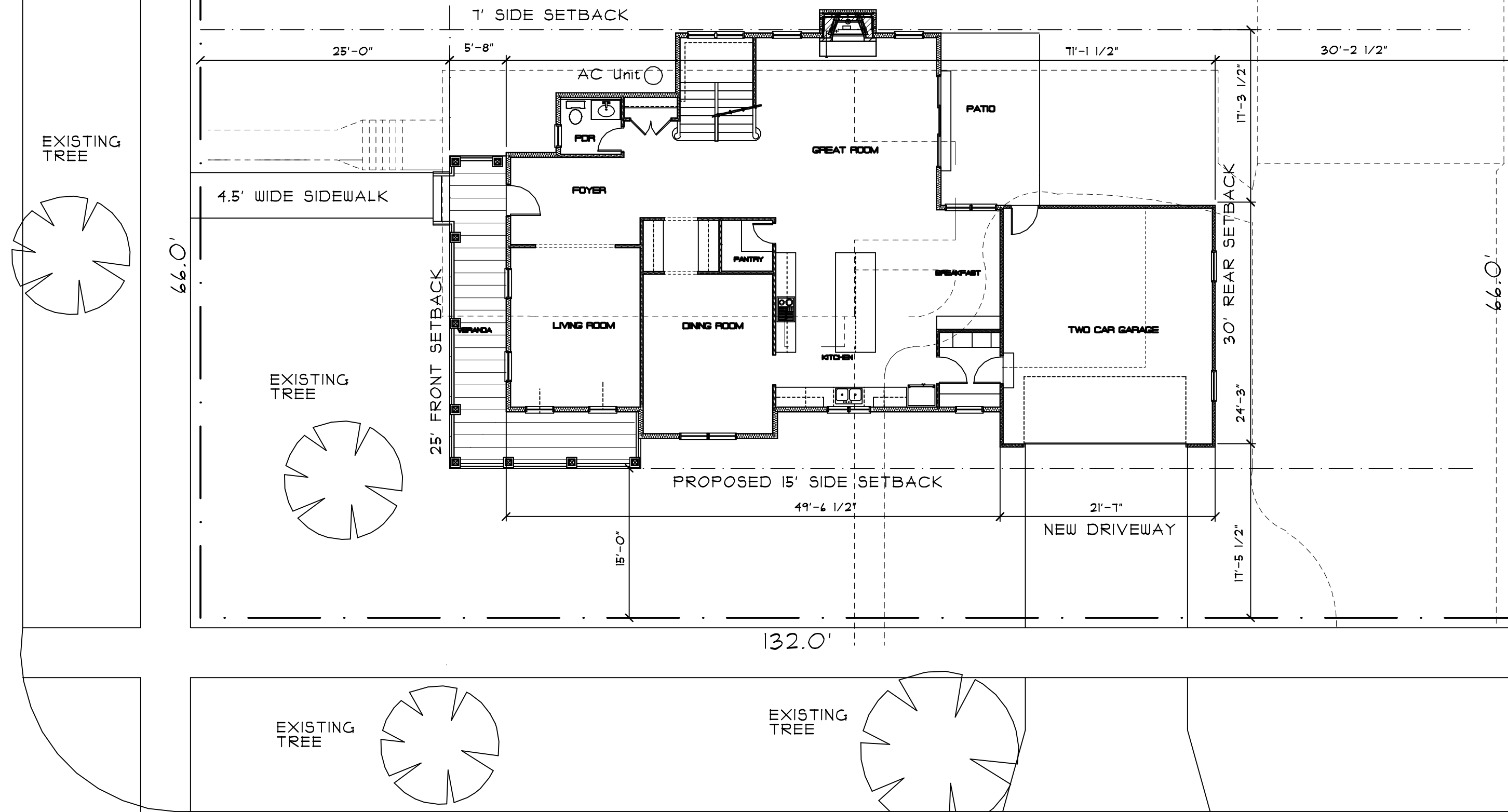
PROPERTY LINE

PROPERTY LINE



EXISTING SOUTH ELEVATION OF 102 BELMONT AVENUE AT WING STREET

NORTH PINE AVENUE

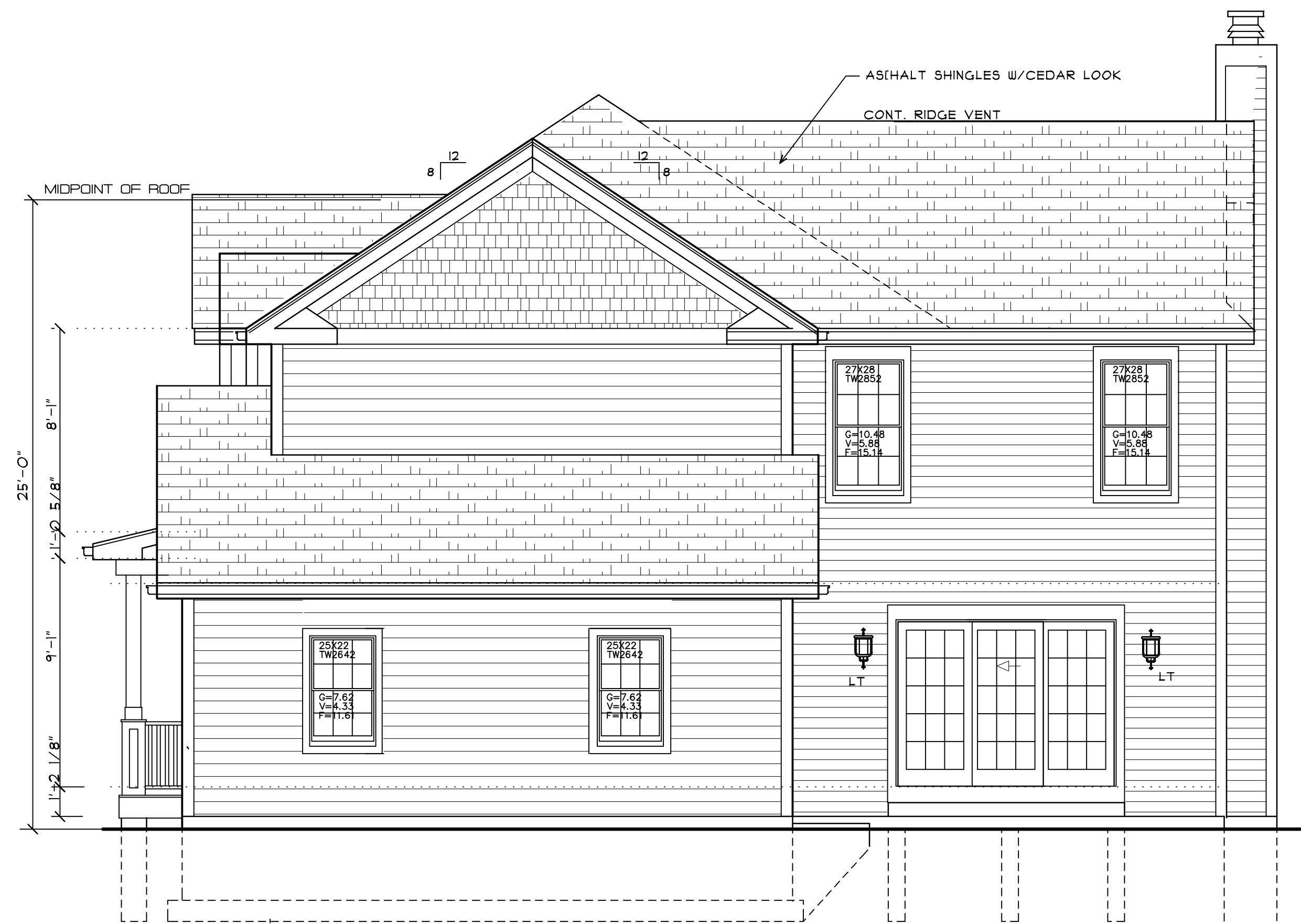


WING STREET

SITE PLAN

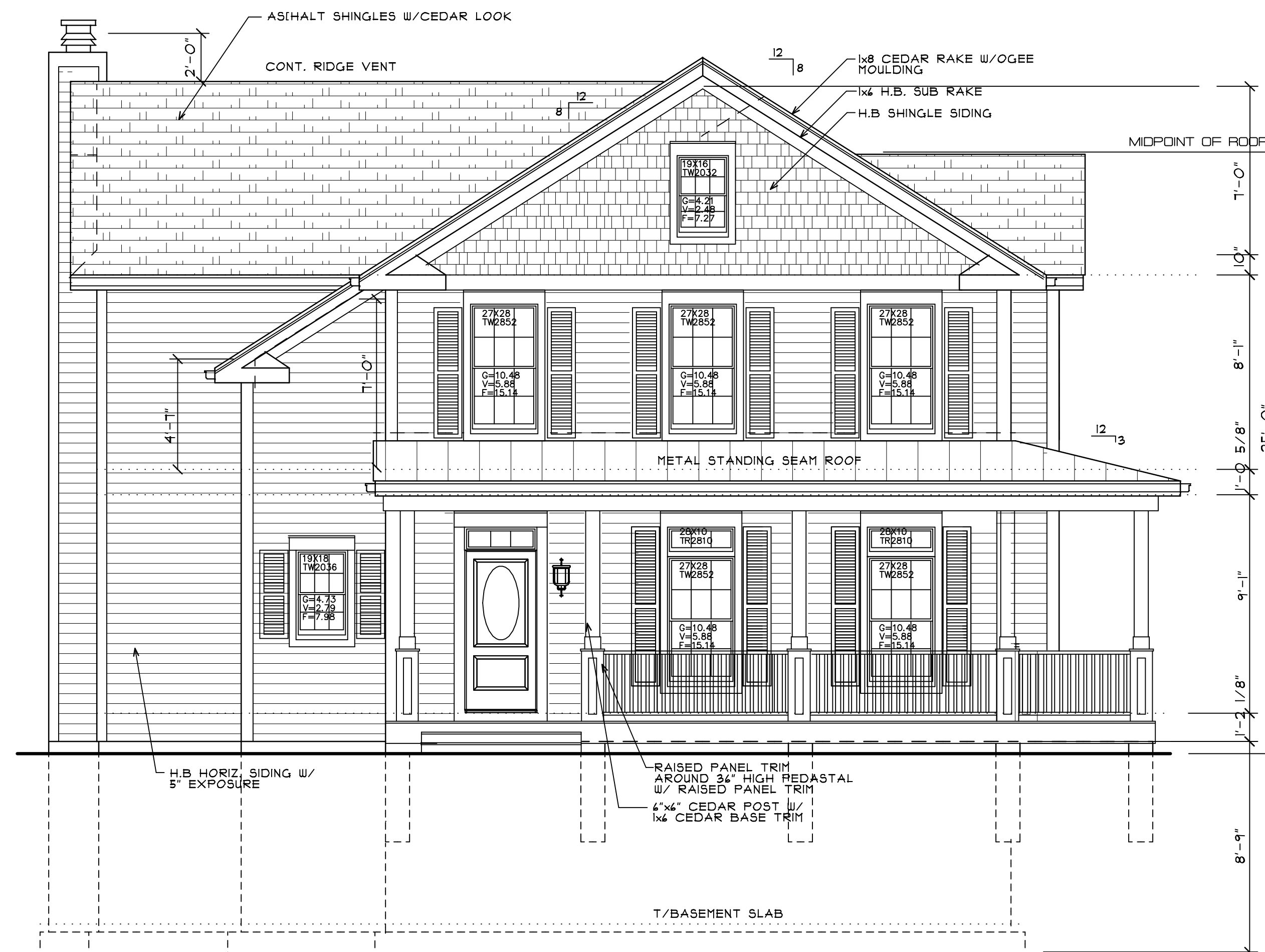
SCALE: 1" = 10'-0"

LOT SIZE = 8712 SQ. FT.
HOUSE + GARAGE FOOTPRINT = 2183.1 SQ. FT.
PROPOSED DRIVEWAY = 446 SQ. FT.
PROPOSED SIDEWALK = 111 SQ. FT.
FRONT PORCH = 254.1 SQ. FT.
PATIO = 140 SQ. FT.
TOTAL IMPERVIOUS = 3134.8 SQ. FT.



EAST ELEVATION

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



WEST ELEVATION

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

DATE OF ISSUE:

10/13/16

JOB NUMBER:

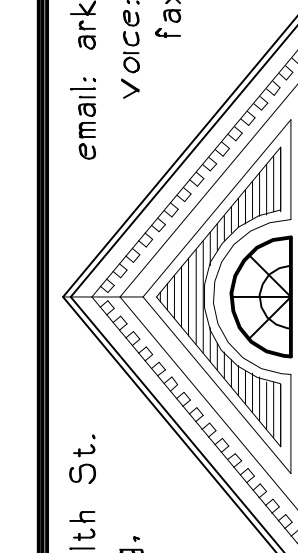
SE3PINED

DRAWN CHECKED:

TFM : SPK

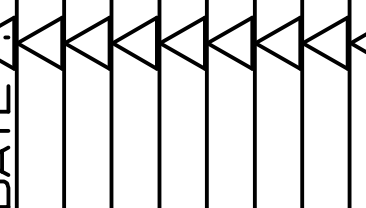
300 N. 11th St.
Wheeling,
Illinois
60090

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com



ARKITEKS
UNLIMITED, LTD

DATE REVISION



Dennis Burda (847) 322-4093

A NEW RESIDENCE BY
DESIGNERS & BUILDERS DEVEL.
103 N. PINE AVENUE
ARLINGTON HTS., ILLINOIS

SHEET
A-4

9/6



NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

DATE OF ISSUE:
10/13/16
JOB NUMBER:
SE3PINED
DRAWN CHECKED:
TFM : SPK

SHEET
A-01
91
6

300 N. 11th St.
Wheeling,
Illinois
60090
email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com
AR K TEK S
UNLIMITED, LTD

DATE REVISION

A NEW RESIDENCE BY
DESIGNERS & BUILDERS DEVEL.
103 N. PINE AVENUE
ARLINGTON HTS., ILLINOIS

Dennis Burdick (847) 322-4093

103 N. Pine Material Schedule

Item	Material	Manufacturer	Color
Brick	clay	Sioux City Brick	Glacier Grey
Siding, trim, & soffit/fascia	Pressed wood	LP	ultra white
Gutters	aluminum	ACM	white
Windwos	Wood/Aluminum clad exterior	Pella	black
Garage Door	steel insulated	clopay	white
Roof	ashphalt shingles	GAF	Petwer Gray

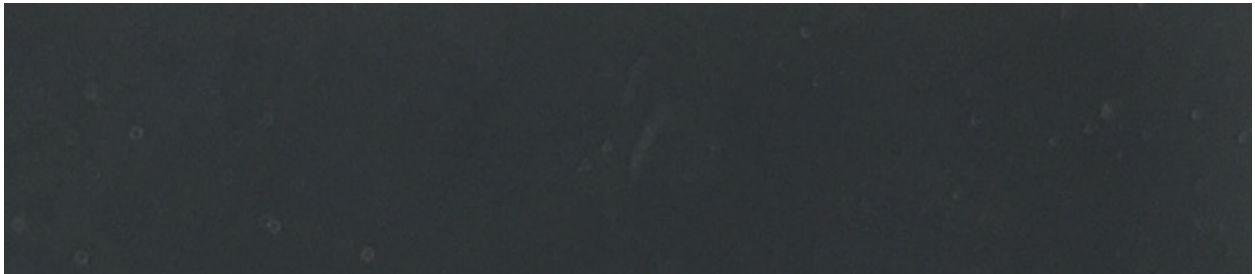
103 N. Pine Color Sheet



Roof - Pewter Grey



Exterior trim and lap siding - Ultra white



Metal seam roof - charcoal grey



Masonry chimney - Glacier Gray brick



Item: DC#16-123 - 315 W. Park Ave. - 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 315 W. Park Street. This recommendation is subject to compliance with the architectural plans received on 10/7/16, Site Plan received on 10/31/16, 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

Supporting Documents & Drawings

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Dominelli Residence
Project Address: 315 W. Park St.
Prepared By: Steve Hautzinger

Date Prepared: November 8, 2016

PETITION INFORMATION:

DC Number: 16-123
Petitioner Name: Tony Divizio
Petitioner Address: MM Design Architects
2409 Kenmore Ct.
Schaumburg, IL 60173
Meeting Date: October 25, 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 detached garage to allow construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 12,678 square feet and the proposed residence will have approximately 5,334 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26.7 feet Side: 9.6 feet Exterior Side: 11.3 feet Rear: 30 feet	Front: 28 feet Side: 10.6 feet Exterior Side: 18.9 feet Rear: 41.7 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	5,509 SF	5,334 SF
Building Lot Coverage	4,437 SF	3,842 SF
Impervious Surface Coverage Total	6,339 SF	6,083 SF

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.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 315 W. Park Street. This recommendation is subject to compliance with the architectural plans received on 10/7/16, Site Plan received on 10/31/16, and the following:

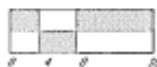
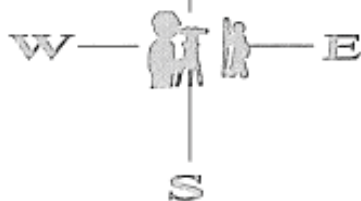
1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit 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.

____ November 8, 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 16-123

North



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

BASIS OF BEARINGS IS ASSUMED

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

Property located at: 315 W. PARK STREET

Legally described as:

LOTS 23 AND 24 IN RESUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF LOTS 9 TO 14 OF CAROLINE FIENE'S SUBDIVISION OF THE SOUTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

W. PARK STREET

S. MITCHELL AVENUE

CONCRETE CURB AND GUTTER

CROSS IN WALK IS 3 FT. WEST AND 5 FT. NORTH

CONCRETE WALK

CONCRETE CURB AND GUTTER

CONCRETE WALK

OPEN PORCH

ALUMINUM SIDED RESIDENCE NO. 315

G.M.

A.C.

L2

LOT 24

CONCRETE DRIVEWAY

IRON ROD IS 0.57 EAST

L3

LOT 23

L4

SOUTH FACE OF FENCE IS 2.04 NORTH

SOUTH FACE OF FENCE IS 1.86 NORTH

IRON PIPE

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: Drost, Gilbert, Andrew and Apicella, Attorneys at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: August 23, 2016

Dated this 23rd. day of August, 2016

By: _____ President

Professional Illinois Land Surveyor No. 2499

License expires on November 30, 2016

Professional Design Firm Land Surveyor Corporation No. 184.004811

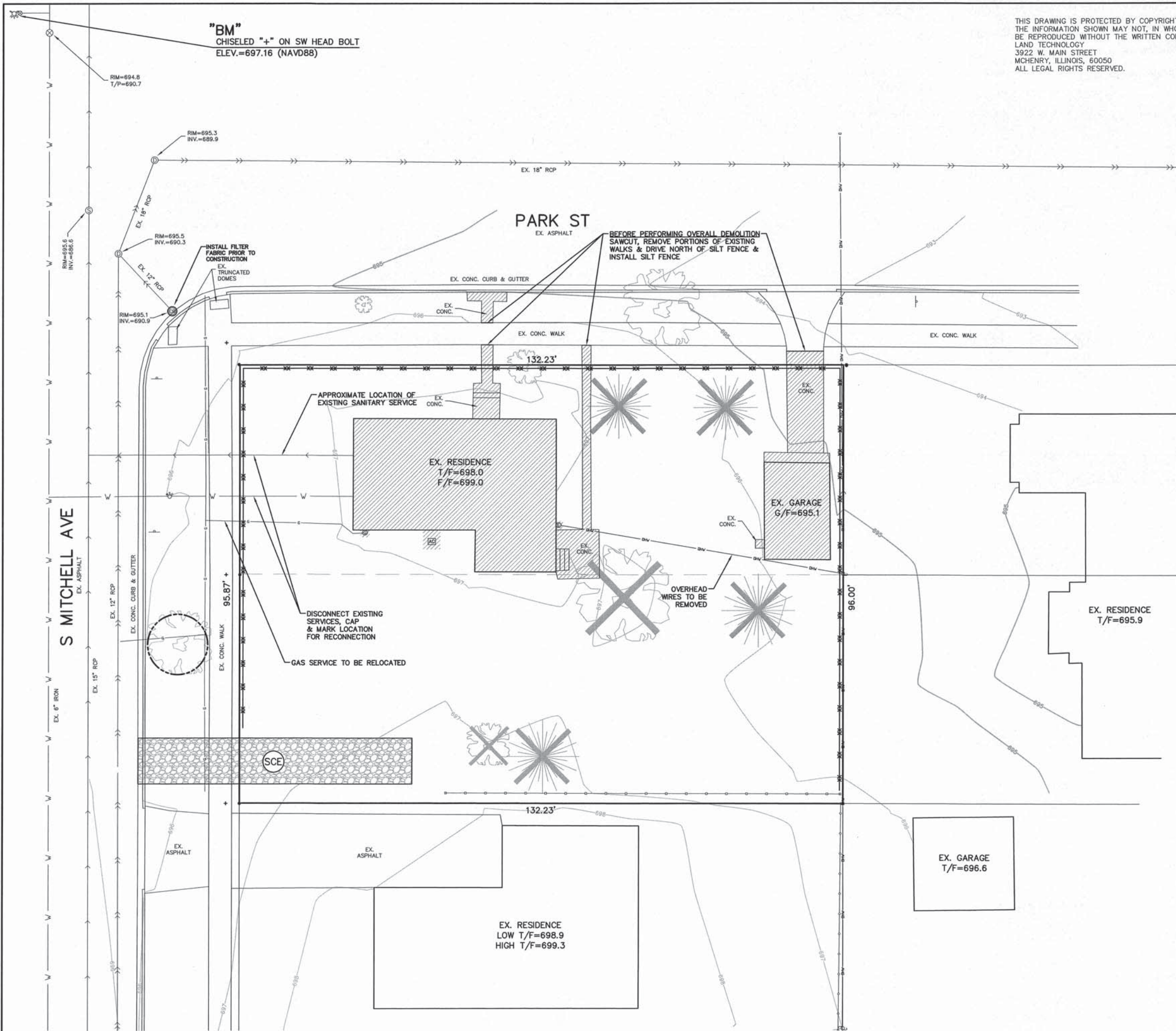


LINE TABLE

Line	Bearing	Distance	Measure
L1	N.00°02'02"W.	95.87'	95.79'
L2	N.89°53'54"E.	132.23'	132.23'
L3	S.00°00'07"W.	96.00'	96.00'
L4	S.89°58'59"W.	132.23'	132.17'

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.00 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387



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LEGEND

— = EXISTING CONTOURS

■ = EXISTING IMPROVEMENT TO BE DEMOLISHED

☼ = DECIDUOUS TREE

☼ = CONIFEROUS TREE

☼ = TREE TO BE REMOVED

- NOTE:** THIS LOT IS ON CITY SEWER AND WATER
- GENERAL NOTES:**
- THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE FIELD DATA WAS OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
 - ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
 - ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.

SYMBOL LEGEND	
EX	= EXISTING
⊕	STORM MANHOLE
⊕	CATCH BASIN
⊕	WATER VALVE VAULT
⊕	WATER VALVE
⊕	HYDRANT
⊕	B-BOX
⊕	SANITARY MANHOLE
⊕	AIR CONDITIONER
⊕	ELECTRIC METER
⊕	GAS METER
⊕	UTILITY POLE
⊕	GUY WIRE
⊕	SIGN
•	FOUND MONUMENTATION

LINE LEGEND	
—	= EX. WOOD FENCE
—	= EX. CHAINLINK FENCE
—	= EX. BURIED GAS LINE
—	= EX. OVERHEAD WIRES
—	= EX. WATER MAIN
—	= EX. SANITARY SEWER
—	= EX. STORM SEWER
—	= PROTECTIVE FENCE
—	= PROPOSED SILT FENCE



SCALE:
1"=10'

JULIE
1-800-892-0123
Call 48 hours before you dig (Excluding Sat., Sun./Holidays)

and technology

RESIDENTIAL/COMMERCIAL/INDUSTRIAL
CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

3922 W. MAIN STREET MCHENRY, IL. 60050
P: (815)363-9200 F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

DEMO PLAN:

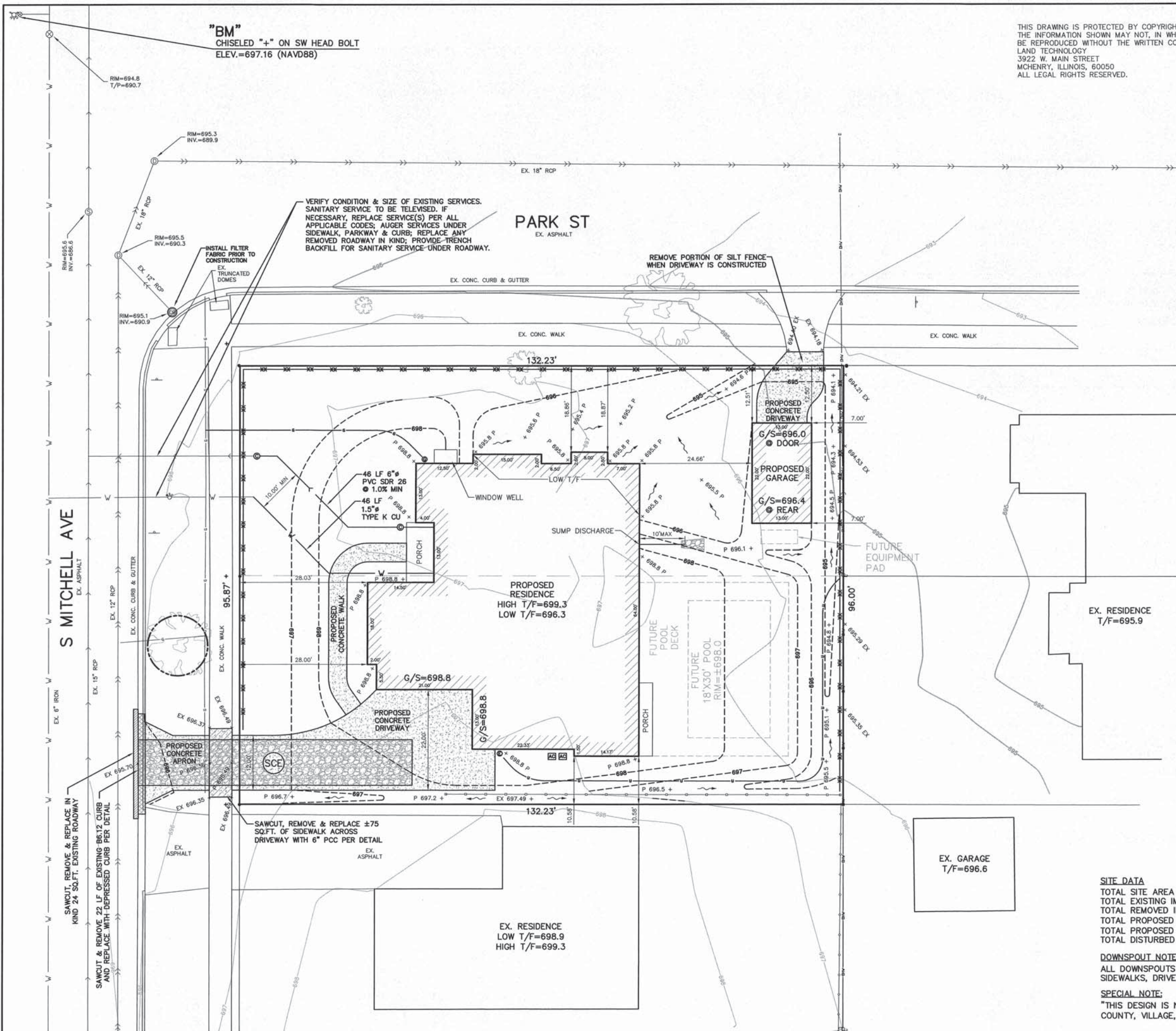
315 W PARK ST. ARLINGTON HEIGHTS
LOTS 23 & 24 SUB OF LOTS 9-14 CAROLINE FINE'S SUB.
RESUB OF BLK 2
PINS: 03-31-225-028 & 03-31-225-029
CLIENT: DIVIZIO GROUP

STATHAN M. JACOBS
062-62565
LICENSED PROFESSIONAL ENGINEER
ILLINOIS
EXPIRES 11/30/17

DRAWN BY: DRD
CHK'D BY: SRS/JMJ/SSP
P:\2016\16254\SITE 10-18-16.dwg
DATE: 10/18/16

PAGE 1 OF 3
DRAWING NUMBER:
16-254

SPECIAL NOTE:
"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"



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LAND TECHNOLOGY
3922 W. MAIN STREET
MCHENRY, ILLINOIS, 60050
ALL LEGAL RIGHTS RESERVED.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- + 000.0 P = PROPOSED GRADE
- + 000.0 EX = EXISTING GRADE
- NOTE: THIS LOT IS ON CITY SEWER AND WATER
- GENERAL NOTES:
 - 1. THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE FIELD DATA WAS OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
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 - 3. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
 - 4. ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
 - 5. ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.



SCALE:
1"=10'
JULIE
1-800-892-0123
Call 48 hours before you dig
(Excluding Sat., Sun./Holidays)

SYMBOL LEGEND	
PROP. = PROPOSED IMPROVEMENTS	EX. = EXISTING
⊙ CLEAN-OUT	⊕ STORM MANHOLE
⊕ AIR CONDITIONER	⊕ CATCH BASIN
⊕ ELECTRIC METER	⊕ WATER VALVE VAULT
⊕ GAS METER	⊕ WATER VALVE
	⊕ HYDRANT
	⊕ B-BOX
	⊕ SANITARY MANHOLE
	⊕ AIR CONDITIONER
	⊕ ELECTRIC METER
	⊕ GAS METER
	⊕ UTILITY POLE
	⊕ GUY WIRE
	⊕ SIGN
	• FOUND MONUMENTATION

LINE LEGEND	
—○—	EX. WOOD FENCE
—○—	EX. CHAINLINK FENCE
—○—	EX. BURIED GAS LINE
—○—	EX. OVERHEAD WIRES
—○—	EX. WATER MAIN
—○—	EX. SANITARY SEWER
—○—	EX. STORM SEWER
—○—	PROPOSED SANITARY SEWER
—○—	PROPOSED WATER SERVICE
—○—	PROTECTIVE FENCE
—○—	PROPOSED SILT FENCE

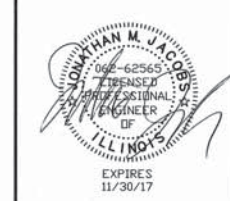
SITE DATA
TOTAL SITE AREA = 12,686 SQ.FT. = 0.291 ACRES
TOTAL EXISTING IMPERVIOUS = 1,987 SQ.FT. = 0.046 ACRES
TOTAL REMOVED IMPERVIOUS = 1,987 SQ.FT. = 0.046 ACRES
TOTAL PROPOSED IMPERVIOUS (W/O POOL) = 4,862 SQ.FT. = 0.112 ACRES
TOTAL PROPOSED IMPERVIOUS (W/POOL) = 6,083 SQ.FT. = 0.140 ACRES
TOTAL DISTURBED AREA = 0.26 ACRES

DOWNSPOUT NOTE:
ALL DOWNSPOUTS SPLASH TO GROUND. DO NOT SPLASH DOWNSPOUTS TO SIDEWALKS, DRIVEWAY, OR PATIO AREAS.

SPECIAL NOTE:
"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"

RESIDENTIAL/COMMERCIAL/INDUSTRIAL
CIVIL ENGINEERING AND
LAND SURVEYING SERVICES
and
technology
3922 W. MAIN STREET MCHENRY, IL. 60050
P: (815)363-9200 F: (815)363-9223
E: LANDTECH@LT-PE.COM
ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

SITE PLAN:
315 W PARK ST. ARLINGTON HEIGHTS
LOTS 23 & 24 SUB OF LOTS 9-14 CAROLINE FIENE'S SUB.
RESUB OF BLK 2
PINS: 03-31-225-028 & 03-31-225-029
CLIENT: DIVIZIO GROUP

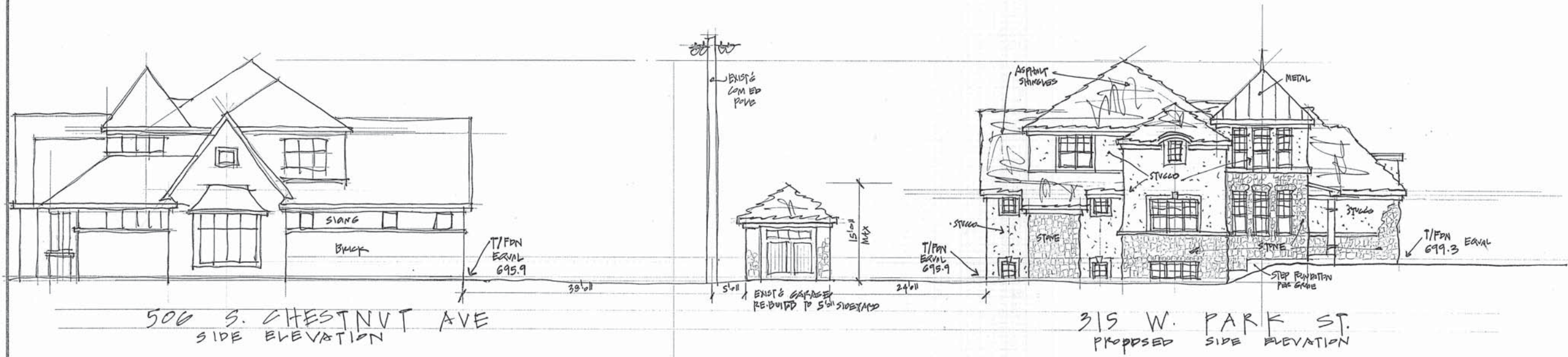


DRAWN BY: DRD
CHK'D BY: SRS/JMJ/SSP
F:\2016\16254\SITE 10-18-16.dwg
DATE: 10/18/16

PAGE 2 OF 3

DRAWING NUMBER:
16-254

REVISIONS	BY



PROPOSED CONTEXT ELEVATION
 $V_B = 11.011$



PROPOSED CONTEXT ELEVATION
 $V_B = 11.011$

MM DESIGN
 IL. REG. ARCHITECT/DESIGN FIRM
 P.O. BOX 3392, BARRINGTON, IL 60011
 (847) 352-7000 FAX (847) 352-7224

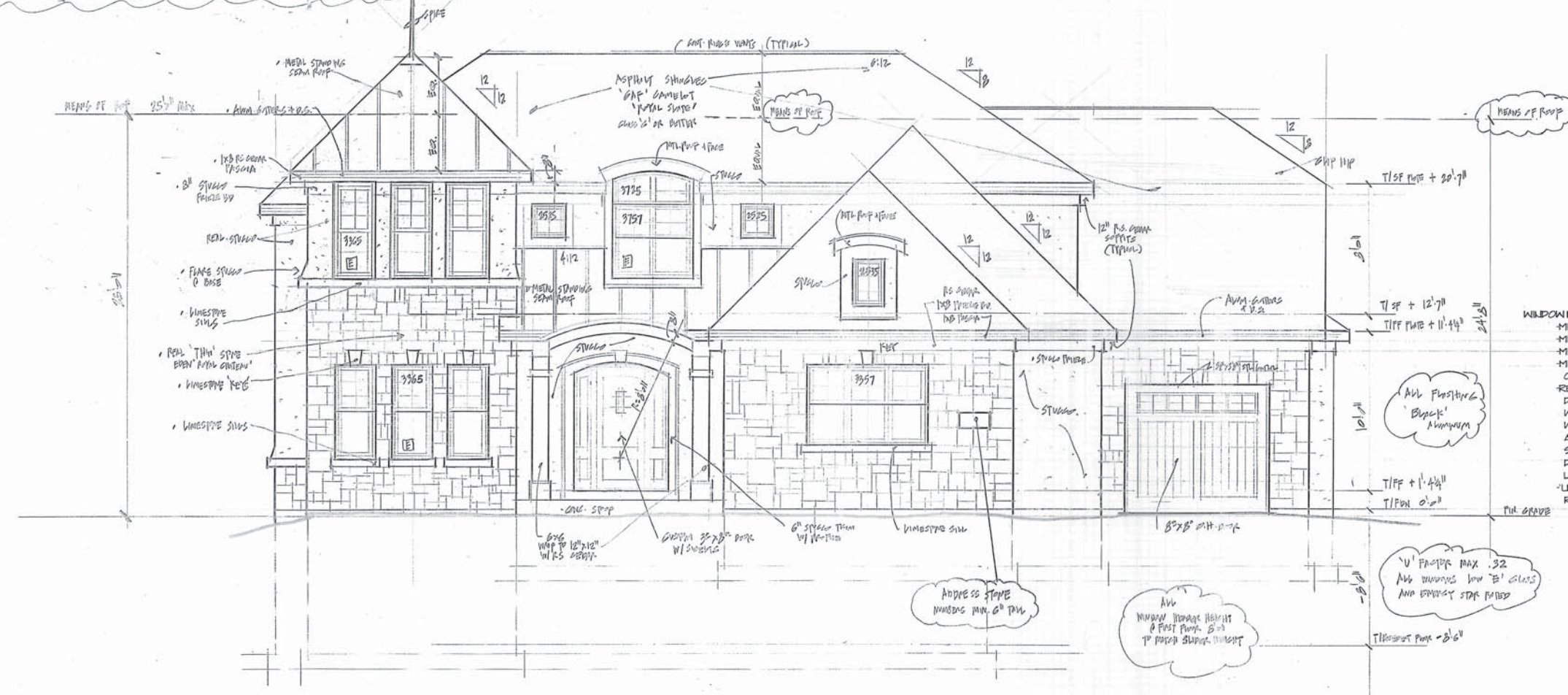
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GENERAL NOTES

1. DIMENSIONS ARE SHOWN TO FINISHED WALL 4 1/2" x 3 1/2" STUP, 5/8" DRYWALL, EACH SIDE, 6 1/2" x 5 1/2" STUP, 5/8" DRYWALL EACH SIDE, OR 5/8" DRYWALL 1/2" RIGID PLYWOOD OR INSULATION.
2. FIRST FLOOR CEILING SHALL BE 10' HIGH FROM FINISHED FLOOR, SECOND FLOOR CEILING SHALL BE 10' HIGH FROM FINISHED FLOOR.
3. DESIGN CRITERIA: ROOF 30 PSF LIVE, 30 PSF SNOW, ATTIC JOISTS 20 PSF/10 PSF LIVE, FIRST FLOOR AND SECOND FLOOR 40 PSF LIVE, DECKS 40 PSF LIVE, BALCONIES 60 PSF LIVE, WALL 8 PSF.
4. ASSUMED SOIL BEARING VALUE: 3000 PSF. NOTIFY ARCHITECT BEFORE PROCEEDING WITH ANY WORK IF SOIL APPEARS UNSTABLE, SOFT SPONGY, EXCESSIVELY WET, OR FILL MATERIAL.
5. FOUNDATION WALLS TO BE 10' HIGH WITH 2" HIGH 2 x 6 KNEEWALL, CONCRETE STRENGTH 3000 PSI, CONCRETE SHALL BE PER LATEST PORTLAND CEMENT ASSOCIATION STANDARD AND INSTALLED PER 1999 AMERICAN CONCRETE INSTITUTE STANDARDS (ACI-308). PROVIDE COVER FOR REINFORCING STEEL, ASTM A 601 GRADE 60, AS SPECIFIED IN ACI-308.
6. PROVIDE CORNER REBAR OR RUN HORIZONTAL REBAR CONTINUOUS AROUND CORNERS. ALL SLAB AND WALL OPENINGS SHALL BE REINFORCED WITH 2" x 5 REBARS WHICH EXTEND 24" BEYOND OPENING. BRIDGES SHALL NOT EXCEED 18" AND SHALL BE REINFORCED WITH 2" x 5 REBARS TO RUN PAST BRIDGES @ ALL HEIGHT CHANGES.
7. BASEMENT WINDOW WELLS SHALL RECEIVE STONE BASE WITH 4" ROUND RIGID PLASTIC DRAIN PIPE SET 3" BELOW WINDOW SILL AND CONNECTED INTO FOOTING DRAIN TILE, MINIMUM 2' FROM ANY CORNER, MIN. 4" AFF.
8. NEW SHOP COATED A50 GRADE STEEL SHALL BE SUPPLIED AND INSTALLED PER AISC 360-10 9TH EDITION AISC STEEL DESIGN MANUAL AND AISC SPECIFICATIONS WITH SUPPLEMENTS. PROVIDE CONTINUOUS 2 x 6 TOP PLATES AT ALL STEEL BEAMS. ALL BEAM CONNECTIONS SHALL BE DESIGNED FOR A REACTION EQUAL TO HALF THE ALLOWABLE UNIFORM LOAD FOR THAT SPAN UNLESS NOTED OTHERWISE. WELDED JOINTS AND CONNECTIONS SHALL BE MADE WITH FULL PENETRATION WELDS OR MAXIMUM SIZE FILLET WELDS USING E70XX ELECTRODES. ALL WELDS SHALL BE MADE PER 2007 STANDARDS OF THE AMERICAN WELDING SOCIETY AND PERFORMED BY WELDERS QUALIFIED BY AWS STANDARDS. CONNECTION BOLTS SHALL BE ASTM A307, ALL BOLTS AT THE FOUNDATION WALL MUST HAVE BASE PLATES, BOLT TO FOUNDATION. *DO NOT USE 1/2" BOLTS, 1" NUTS*
9. WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, THE AMERICAN PLYWOOD ASSOCIATION U.S. PRODUCT STANDARDS AND THE NATIONAL FOREST PRODUCTS ASSOCIATION, PARTICULARLY THE APPA NDS-97 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
10. STRUCTURAL LUMBER SHALL BE #2 HEM FIR WITH FB-850 PSI AND E-1400,000 PSI OR POLAR, FIR LARCH FB-900 PSI AND E-1600,000 PSI FOR RAFTERS, JOISTS, AND HEADERS, UNLESS NOTED OTHERWISE. TREATED STRUCTURAL LUMBER SHALL BE #2 SYP FB-975 PSI, E-1600,000 PSI UNLESS NOTED OTHERWISE. STUDS SHALL BE STUD GRADE OR BETTER SPF. STRUCTURAL LUMBER SHALL BE KILN DRIED WITH A MAXIMUM MOISTURE CONTENT NOT TO EXCEED 19%. THE MANUFACTURER SHALL ENGINEER TRUSSES FOR REQUIRED DESIGN LOADS PER THE STANDARD OF THE TRUSS PLATE INSTITUTE. PROVIDE 2 x 12 IN 1/2" PLYWOOD HEADERS OVER ALL OPENINGS UNLESS OTHERWISE NOTED. PRE-FABRICATED WOOD JOISTS 40 PSF LL/10 PSF PL, 1480 DEFLECTION, FOLLOW ALL GEORGIA PACIFIC 2015 SPECIFICATIONS. DO NOT USE 1/360 MIN.
11. WHEN PLANS REFER TO LVL (GLULAM) BEAMS 2.0 MIN OR GFI (GEORGIA PACIFIC) PRE-FABRICATED JOISTS, THESE BRAND NAME PRODUCTS SHALL BE USED. ALL INSTALLATION OF THESE PRODUCTS SHALL BE IN STRICT ACCORDANCE WITH THE 2015 GEORGIA PACIFIC INSTALLATION MANUAL. SECURE ARCHITECT'S WRITTEN APPROVAL BEFORE INSTALLATION FOR EQUIVALENT. PRE-FABRICATED BEAMS & JOISTS, BEAMS SHALL MEET ASTM D 3737 & ATTIC JOISTS SHALL MEET ASTM D 5055.

12. PROVIDE DOUBLED JOISTS UNDER PARALLEL PARTITIONS. FOR MECHANICAL ACCESS, REQUIRED DOUBLE JOISTS MAY NOT BE SPACED MORE THAN 4' APART. PROVIDE SOLID BLOCKING, BRIDGING, AND NAILING AS REQUIRED GOVERNING CODES, PARTICULARLY IN SOFFITS.
13. BRICK SHALL BE SUPPLIED AND INSTALLED PER THE STANDARDS OF ACES/ASCES/TMS 402. STEEL LINTELS SHALL EXTEND 6" EACH SIDE BEYOND THE OPENING. STANDARD LINTEL SIZES ARE 3 1/2 x 3 1/2 x 5/16 FOR WINDOW OPENINGS AND GARAGE DOOR OPENINGS UNLESS NOTED OTHERWISE. PROVIDE FLASHING AT ALL LINTELS.
14. SUPPLY AND INSTALL CORROSION RESISTANT FLASHING IN LOCATIONS SPECIFIED BY GOVERNING CODES, INCLUDING LINTELS, VALLEYS, ROOFS, DECKS, ETC.
15. SUPPLY AND INSTALL THE PLUMBING SYSTEM PER REQUIREMENTS OF THE 2004 STATE OF ILLINOIS PLUMBING CODE WITH LATEST AMENDMENTS. ABOVE GROUND WASTE SCH 40 PVC 1/2", ABOVE GROUND WATER TYPE "L" COPPER, BELOW GRADE WATER TYPE "K" COPPER, UNDERGROUND WASTE SCH 40 PVC OR CAST IRON IF MUNICIPALITY REQUIRES. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES AT ALL FIXTURES.
16. SUPPLY AND INSTALL AN ELECTRICAL SYSTEM PER REQUIREMENT OF THE 2008 NATIONAL ELECTRICAL CODE. PROVIDE 110 VOLT INTERCONNECTED SMOKE DETECTORS WITH CARBON MONOXIDE DETECTORS AT EACH FLOOR AND EACH BEDROOM INCLUDING BASEMENT AS REQUIRED BY GOVERNING CODES. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AT ALL OUTDOOR GARAGE, BATHROOM RECEPTACLES AND ALL KITCHEN RECEPTACLES. ALL LIGHTS IN SHOWERS ARE TO BE WATER RESISTANT SHATTER PROOF (MRSP), GFCI OUTLETS ALSO REQUIRED FOR BASEMENT RECEPTACLES. ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN METALLIC ELECTRIC TUBING. ALL OUTLETS, IF NOT GFCI, SHALL BE ARC FAULT PROTECTED. ALL TAMPER RESISTANT.
17. SUPPLY AND INSTALL THE HVAC SYSTEM PER REQUIREMENTS OF THE 2009 MECHANICAL CODE AND THE LATEST STANDARDS OF THE SMACNA AND ASHRAE. PROVIDE HEATING CAPABLE OF MAINTAINING 70°F AT 10°F WITH EMPHYSIOPHYS. IF COOLING IS PROVIDED, COOLING SHALL BE CAPABLE OF MAINTAINING A 15 DEGREE TEMPERATURE DIFFERENTIAL. INDOOR DESIGN RELATIVE HUMIDITY SHALL NOT EXCEED 30% FOR HEATING, FOR COOLING, THE ACTUAL DESIGN RELATIVE HUMIDITY WITHIN THE COMFORT ENVELOPE AS DEFINED IN ASHRAE, 55 SHALL BE SELECTED. VERIFY WITH GOVERNING CODES WHETHER THE BASIC ENERGY CONSERVATION CODE IS APPLICABLE. LOCATIONS, SIZE, QUANTITY OF DUCTS, SUPPLY AND RETURN VENTS, AND FURNACES TO BE VERIFIED BY HEATING AND COOLING CONTRACTOR.
18. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES BETWEEN DRAWINGS, THESE NOTES, AND FIELD CONDITIONS. THE ARCHITECT IS NOT RETAINED FOR ON-SIGHT CONSTRUCTION OBSERVATION AND IS NOT RESPONSIBLE FOR ON-SITE CONSTRUCTION OBSERVATION. CONSTRUCTION METHODS AND SAFETY PROCEDURES, WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS. ALL WORK SHALL BE PROVIDED IN A WORKMANLIKE MANNER AND SHALL CONFORM TO ALL SUPERVISION AND LOCAL GOVERNING CODES. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE TO FULLY UNDERSTAND THE DRAWINGS, NOTES, AND IMPLICIT DETAILS NECESSARY TO COMPLETE THE WORK. THE ARCHITECT SHALL BE NOTIFIED IN WRITING BEFORE ANY CONTRACTOR PROCEEDS WITH ANY PART OF THE WORK WHERE THE INTENT AND CONCEPT OF THE DRAWINGS, NOTES, AND IMPLICIT DETAILS ARE UNCLEAR OR INCONSISTENT. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE TO CHECK DIMENSIONS AND NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH WORK INVOLVING INCONSISTENT DIMENSIONS.
19. ALL WORK SHALL CONFORM TO THE 2012 IRC INTERNATIONAL RESIDENTIAL CODE AND LOCAL AMENDMENTS, IECC 2012 OR VERIFY WHETHER AN ENERGY CODE HAS BEEN ADOPTED BY THE LOCAL GOVERNMENT.



- ROOF NOTES
- ALL HIP AND VALLEY RAFTERS TO BE 1-13/4" x 14" V/L
 - ALL RIDGES TO BE 1-13/4" x 16" V/L
 - ALL FLUSH V/L HEADERS TO HAVE TOP MOUNTED HAULGERS PER 'GPI' SPECS
 - RAFTER SIZE 2X12 16' O.C. MAX SPAN 20'
 - IF SPAN EXCEEDS 20' USE 13/4" VERSALAMS
 - ALL FLASHING TO BE COPPER/ GALVANIZED
 - ALL CONTINUOUS RIDGEVENTS
 - ICE AND WATER SHIELD FIRST 60" AND ALL VALLEYS ROOF SURFACE POINT 24" MIN. INSIDE EXTERIOR WALL OF BUILDING PER IRC R905.2.7.1

- WINDOW NOTES
- MIN. CLEAR OPENING 5.8 SQ. FT.
 - MIN. CLEAR WIDTH OPENING 20"
 - MIN. CLEAR HEIGHT OPENING 24"
 - MIN. SILL HEIGHT 40" AFF. BASEMENT ONLY
 - REQUIRED SAFETY GLASS @ ALL DOORS (INCLUDING SLIDERS), ALL WINDOWS ADJACENT TO DOORS, ALL WINDOWS ADJACENT TO BATH TUBS, ALL SHR DOORS, ALL WINDOWS, AND STAIR LANDINGS MEETING THE DEFINITION OF HAZARDOUS LOCATIONS PER IRC R308.4
 - U-FACTOR MAX 0.32 PER IECC TABLE R402.1.1

FRONT ELEVATION 1/4"=1'0"

REVISIONS	BY

MM DESIGN

IL REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3392, BARRINGTON, IL 60011
(847) 352-7000 FAX (847) 352-7224

Date 07.18.16

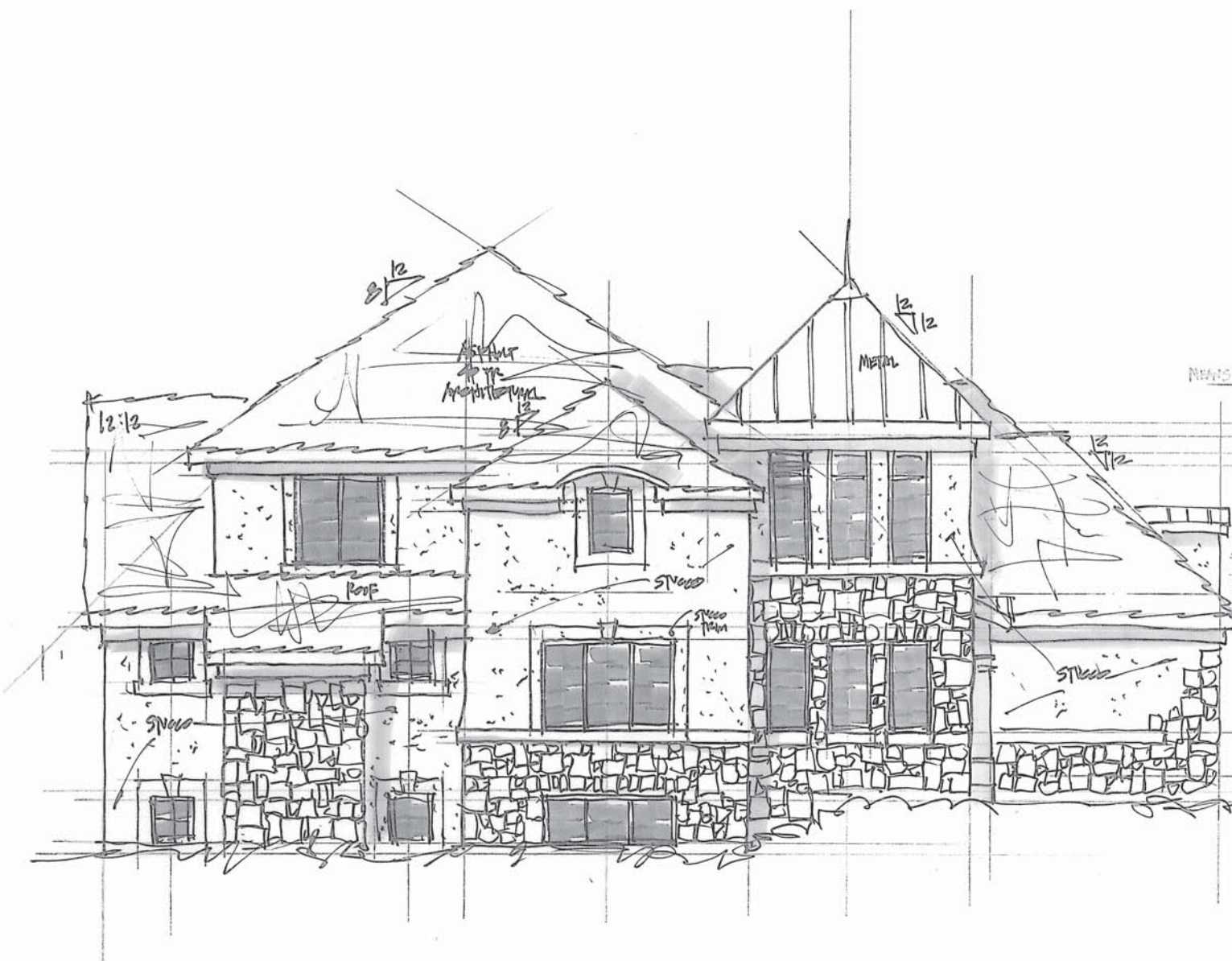
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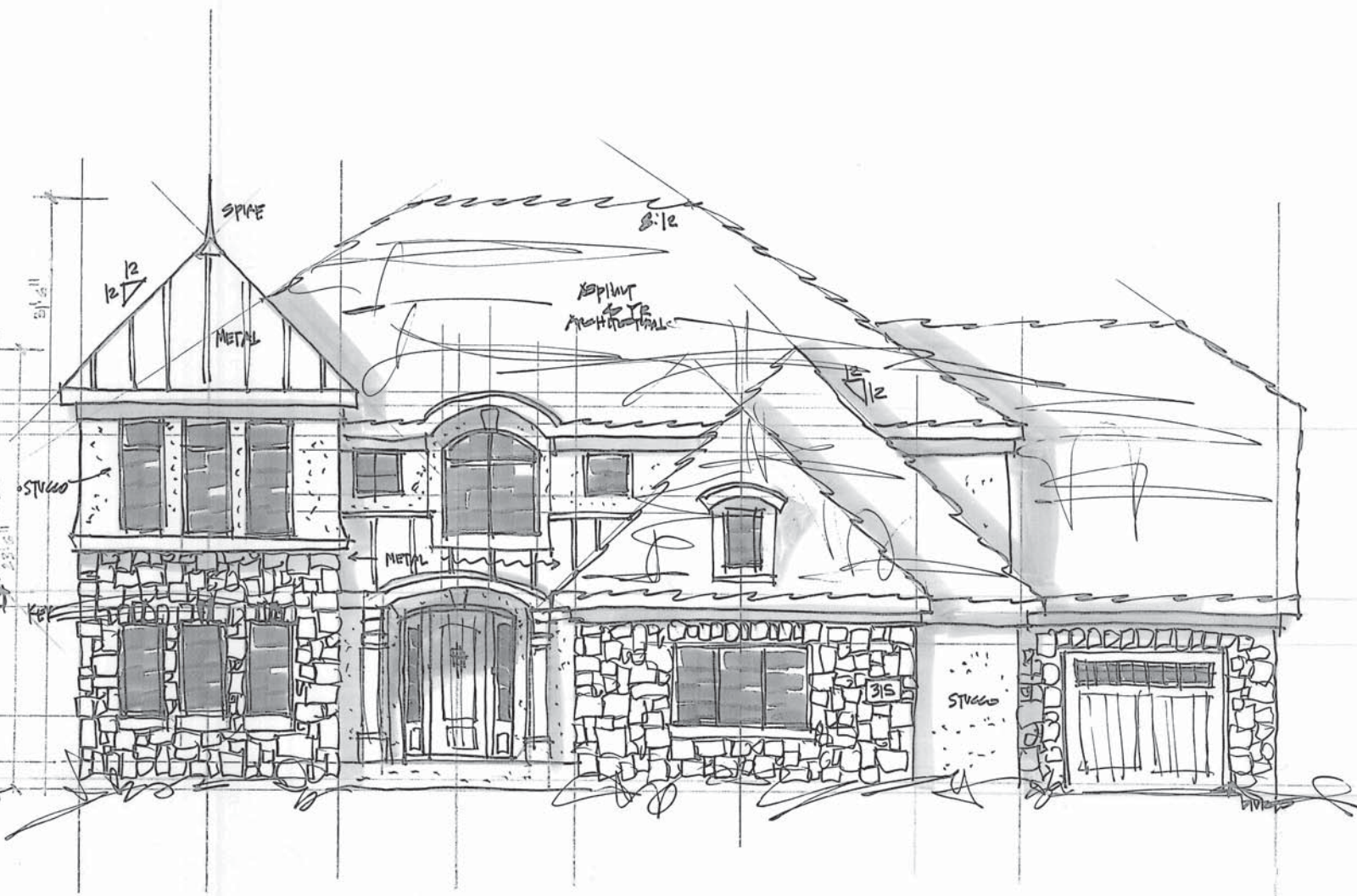
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LEFTSIDE ELEVATION

PARK ST.



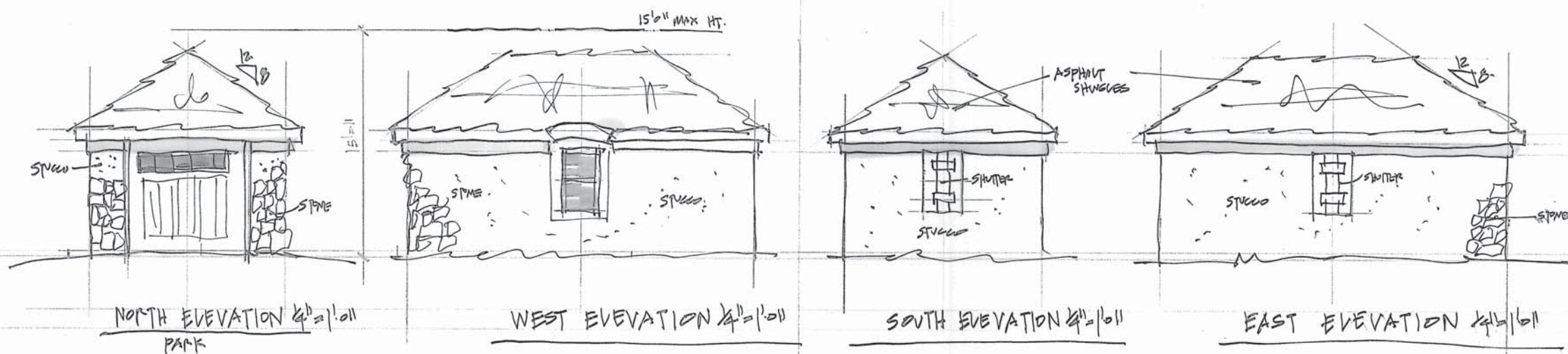
FRONT ELEVATION

MITCHELL



RIGHTSIDE ELEVATION
SOUTH

REAR ELEVATION
EAST



DETACHED GARAGE

CONSULT
DESIGN
CONSTRUCT

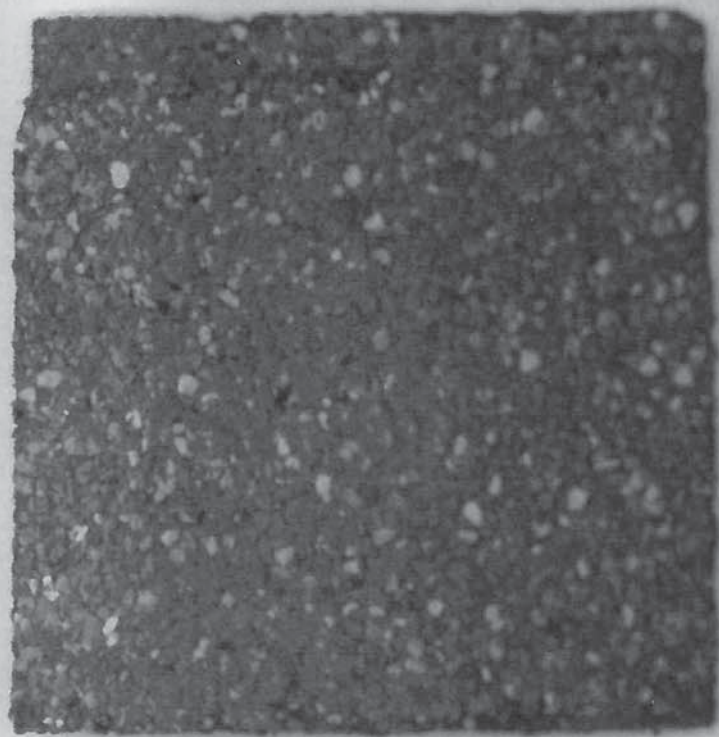
MATERIAL
SCHEDULE

ITEM	MATERIAL	MANUFACTURE	COLOR
STONE	STONE	EDEN	'ROYAL CHATEAU'
STUCCO	STUCCO	TOTAL WALL	'PINA COLADA'
WINDOWS	AWM	PELVA	BLACK
FASCIA/ SOFFIT	AWM/CEGAR	ACM	BLACK
GARAGE DOOR	FIBERGLASS	CLOPAY	BLACK

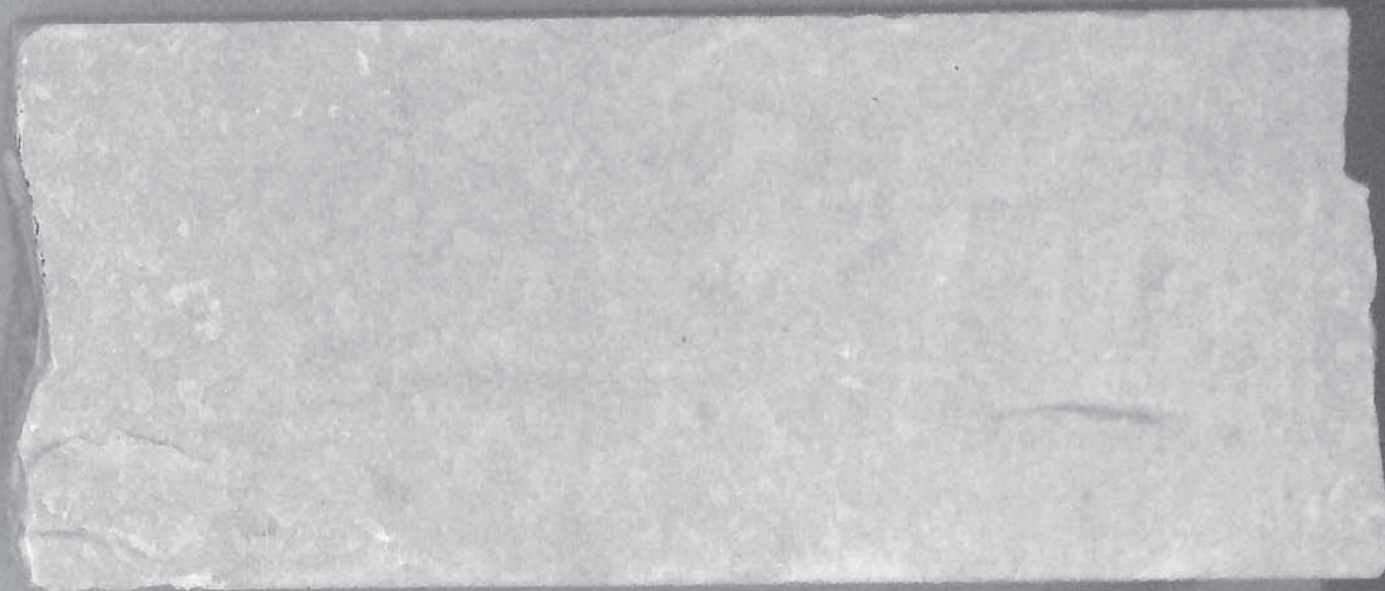
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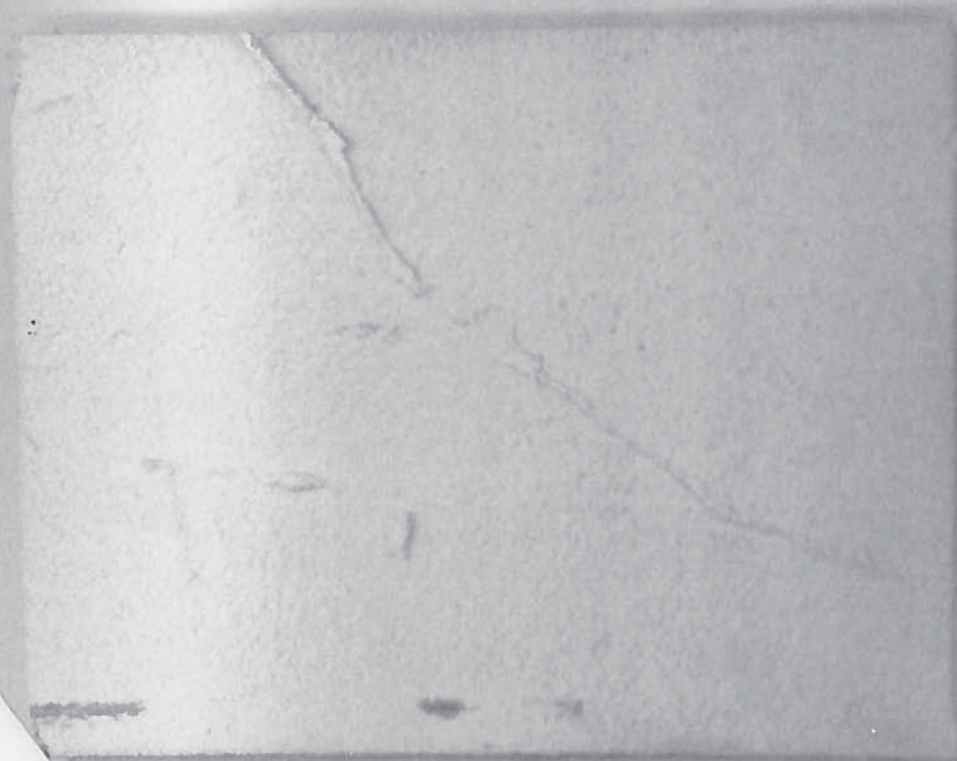
OCT 07 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



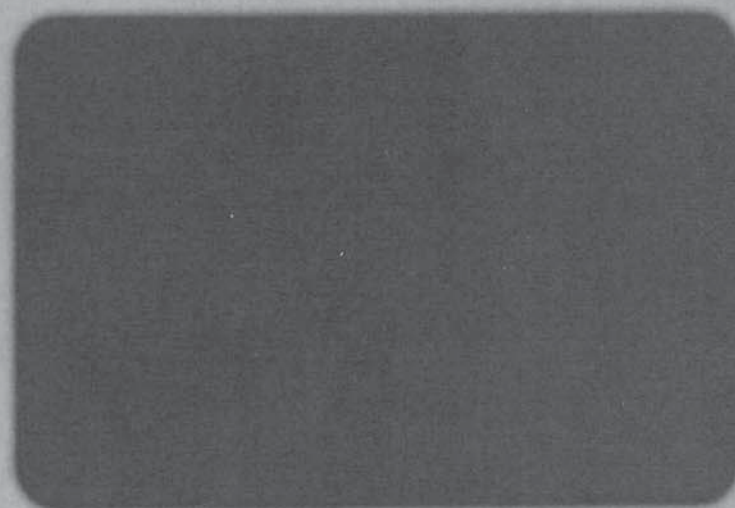
GAF CAMELOT
'ROYAL SLATE'



EDEN STONE
'ROYAL CHATBAU'



REAL STUCCO



WINDMILL
PINK
'BLACK' April
PASA LA
SUTTI
'BLACK'
April in 1978
REAL
STUCCO SEM
RUP
'BLACK'



Item: DC#16-126 - 830 N. Dryden Ave. - 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 830 N. Dryden Street. This recommendation is subject to compliance with the architectural plans dated 9/1/16 and received on 10/14/16, Site Plan received on 11/3/16, and the following:

1. Consider omitting the center porch column.
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.

ATTACHMENTS:

Description

Staff Report
Supporting Documents & Drawings

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Theodore Residence
Project Address: 830 N. Dryden Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 8, 2016

PETITION INFORMATION:

DC Number: 16-126
Petitioner Name: Chris Miroslaw
Petitioner Address: 7033 W. Higgins Ave., #2B
Chicago, IL 60656

Meeting Date: October 25, 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 a detached three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,698 square feet and the proposed residence will have approximately 4,012 square feet. The proposed design does comply with the 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 feet Side: 10 feet Rear: 113.5 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,717 SF	4,012 SF
Building Lot Coverage	3,744 SF	3,157 SF
Impervious Surface Coverage Total	5,349 SF	5,349 SF

The surrounding houses on the street are primarily smaller scale one-and-a-half story residences with detached garages, although the house 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 it is nicely designed to match the house. 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.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 830 N. Dryden Street. This recommendation is subject to compliance with the architectural plans dated 9/1/16 and received on 10/14/16, Site Plan received on 11/3/16, and the following:

1. Consider omitting the center porch column.
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.

_____, November 8, 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 16-126



SCALE 1 inch = 20 feet

PLAT OF SURVEY

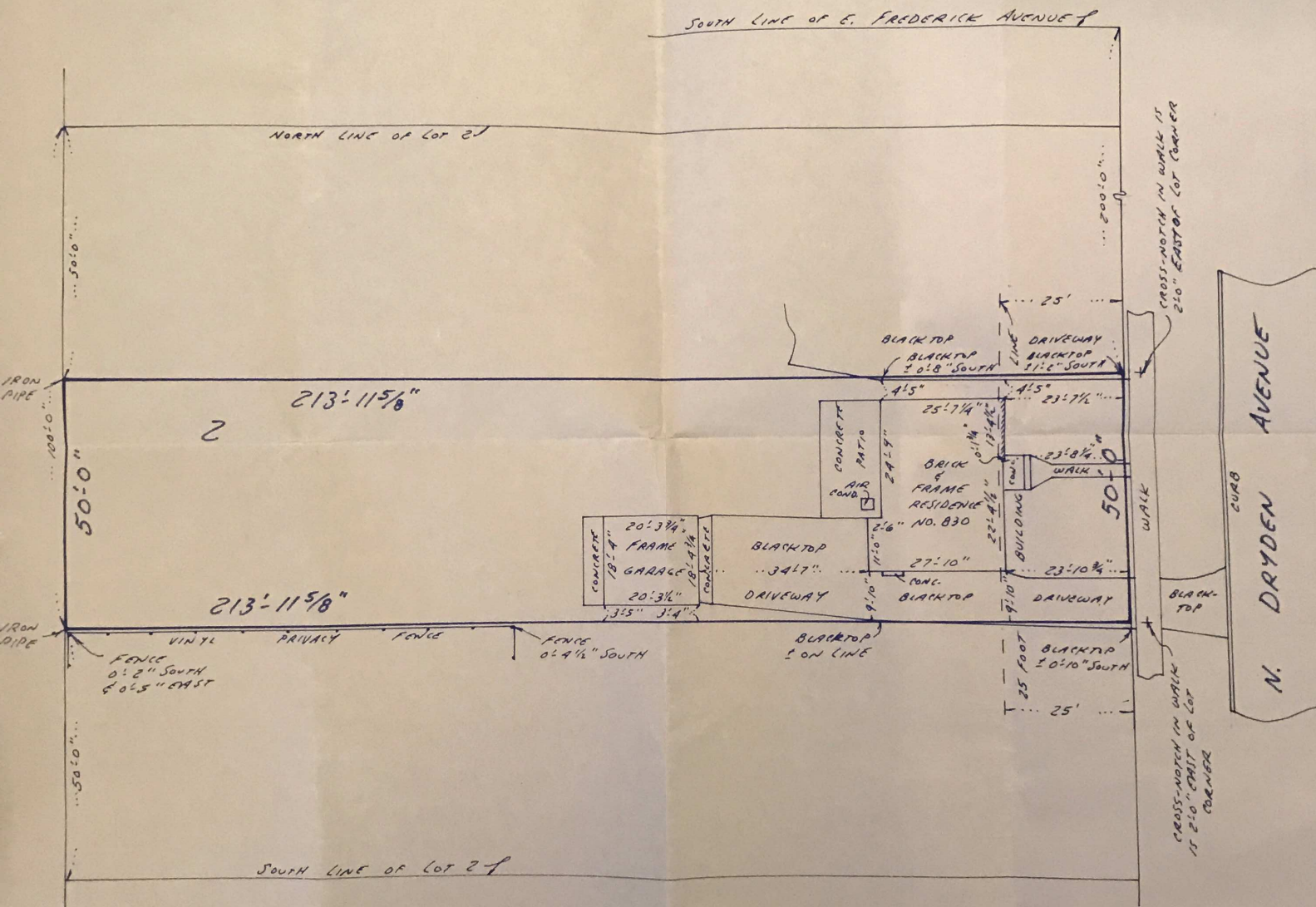


ANTON ADAMS
Illinois Professional Land Surveyor

501 N. Wille Street
Mt. Prospect, IL 60056

(847) 255-3512

The South 50 feet of the North 100 feet of Lot 2 in Block 4 in Arlington Farms, being a Subdivision of the East 60 acres of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



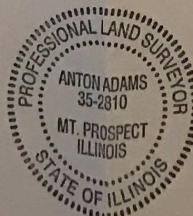
ORDER NUMBER: 48611

FIELD BOOK: 42-11-111

PAGE: 133

ORDERED BY: Eric Schmalz

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.



STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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, August 16 A.D. 2016

Anton Adams
Illinois Professional Land Surveyor
License #35-2810 expires 11/16



818 N. DRYDEN AVE.
EXISTING



822 N. DRYDEN AVE.
EXISTING



826 N. DRYDEN AVE.
EXISTING



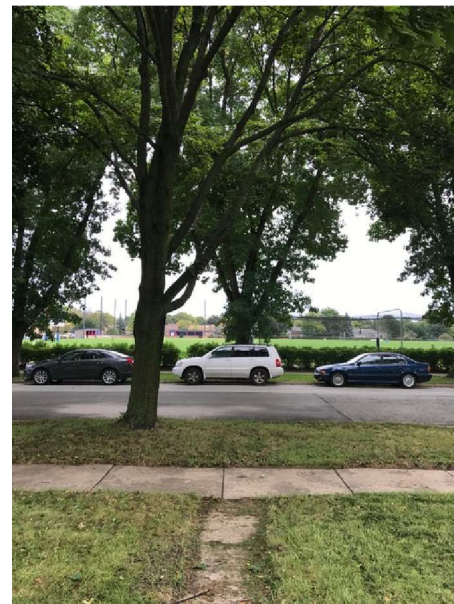
830 N. DRYDEN AVE.
EXISTING



834 N. DRYDEN AVE.
EXISTING



817 W. FREDERICK ST.
EXISTING



CARRIAGE WALK PARK
EXISTING

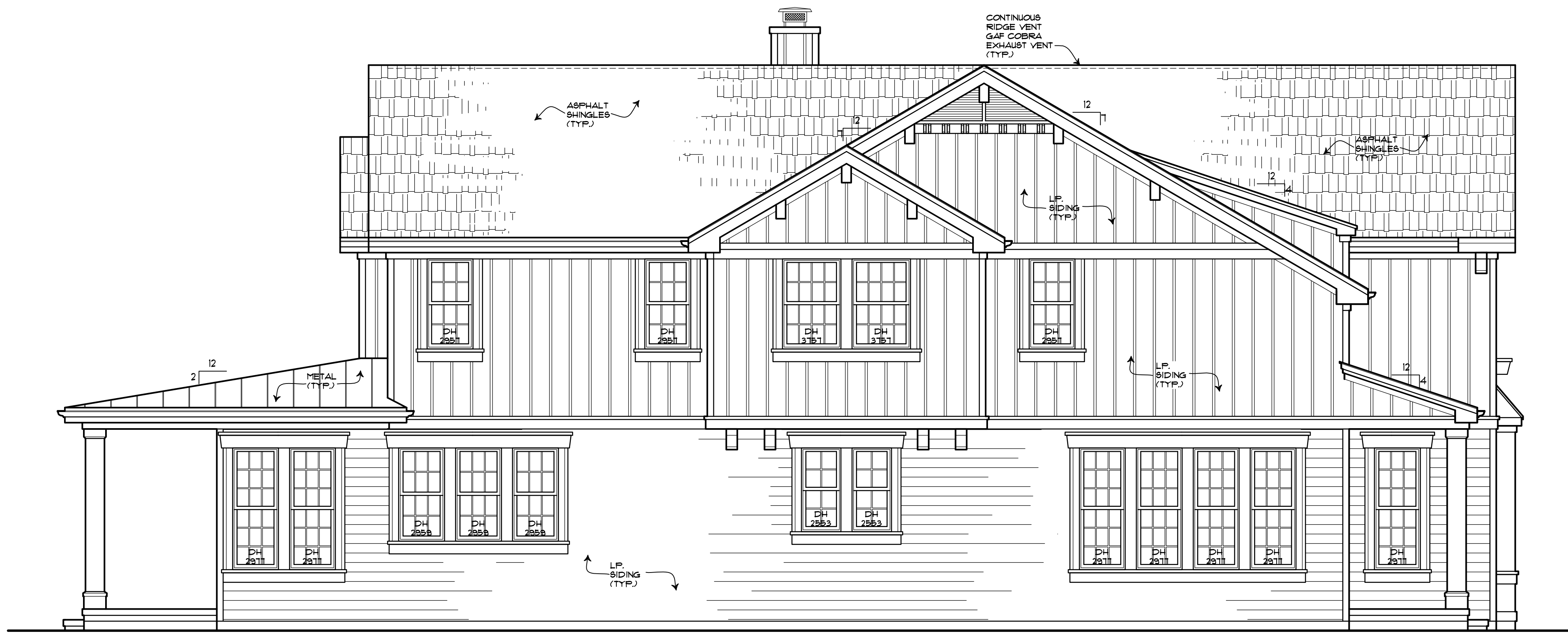


EXISTING CONTEXT ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED CONTEXT ELEVATION
SCALE: 1/8"=1'-0"

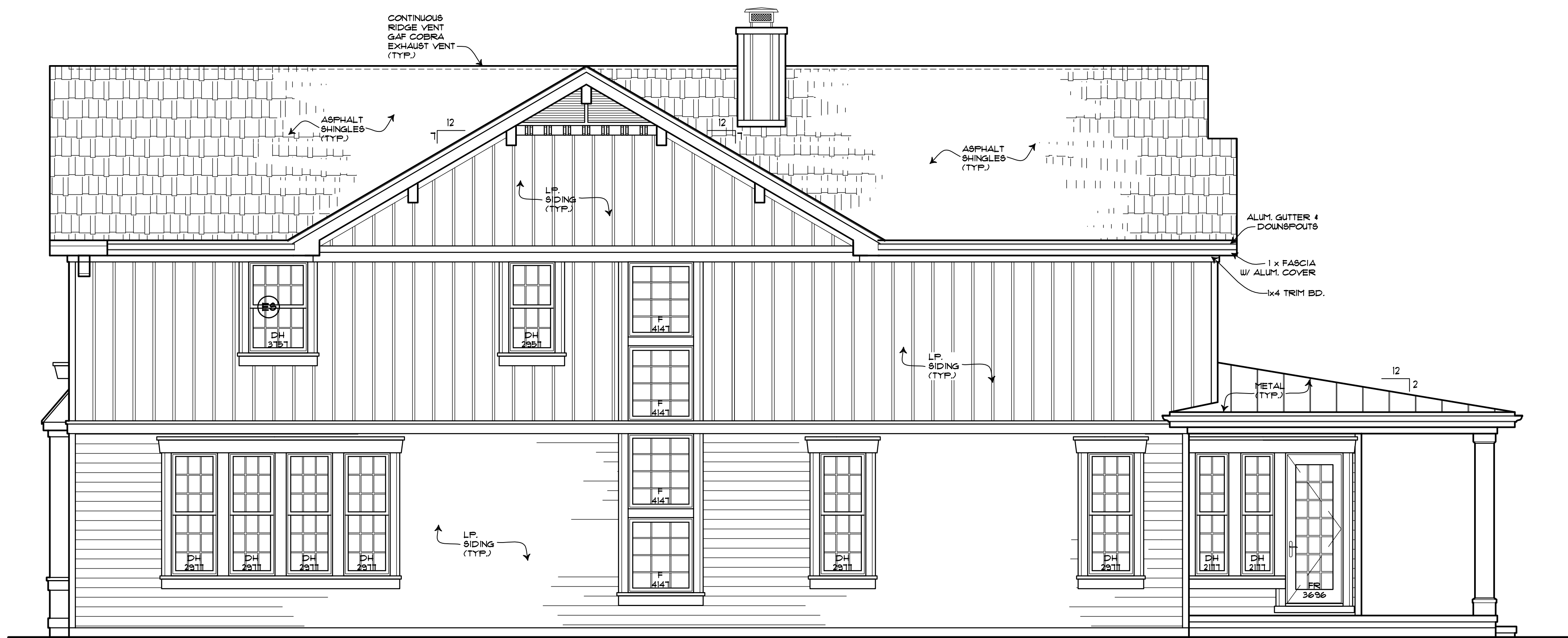




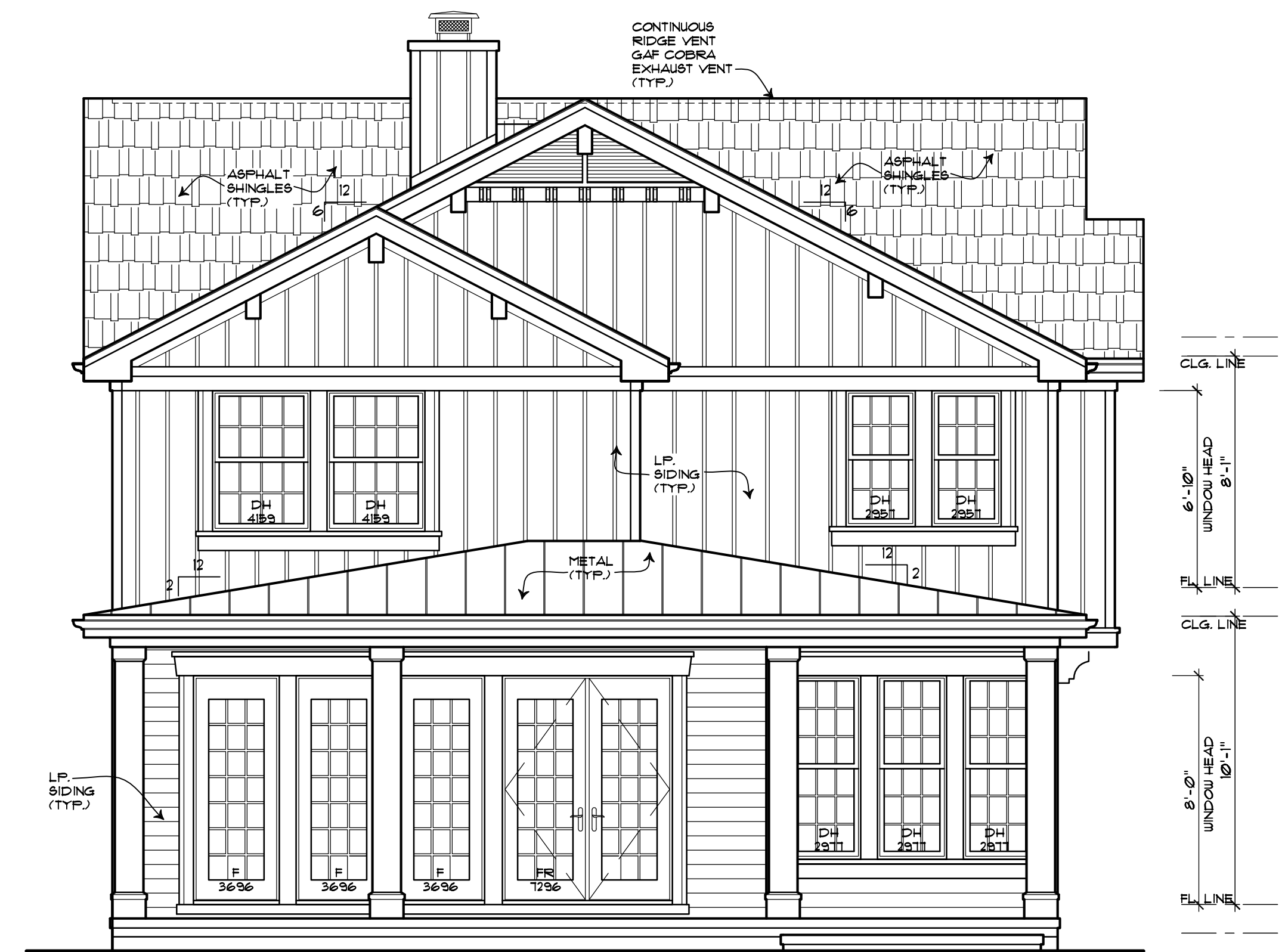
LEFT ELEVATION
SCALE: 1/4"=1'-0"



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

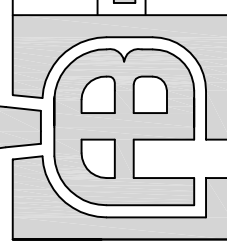


RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

ABD & ASSOCIATES, LTD



PROPOSED NEW S.F. RESIDENCE
830 N. DRYDEN AVE.
ARLINGTON HTS. ILLINOIS

I hereby verify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.
Date: 09/01/2016
Signature: [Signature]

DATE: 09/01/2016
PROJECT: [Blank]
SHEET NO. A-3

COPYRIGHT ABD & ASSOCIATES

830 N. Dryden - Material Schedule

Roof – Asphalt Shingles, BY - GAF, Charcoal

Roof – Metal, BY – Pac Clad, Victorian Grey

Siding – Engineered Wood, BY - LP, White

Gutters/Capping – Aluminum, BY – ACM, White

Windows – Aluminum/Wood, BY - Jeld Wen, White

Garage Doors – Steel, BY - Clopay, White



Item: DC#16-127 - 1409 E. Eastman St. - 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 require revisions and approve the proposed addition to the existing single-family residence located at 1409 E. Eastman Street. This recommendation is based upon the architectural plans dated 10/10/16 and received 10/17/16, and the following:

1. Change the shed roof forms to asymmetrical gables with the highest midpoint no more than 25 feet tall as illustrated in the attached sketches.
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.

ATTACHMENTS:

Description

Staff Report
Supporting Documents & Drawings

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Stukenberg Residence
Project Address: 1409 E. Eastman St.
Prepared By: Steve Hautzinger

Date Prepared: November 8, 2016

PETITION INFORMATION:

DC Number: 16-127
Petitioner Name: Thomas Budzik
Petitioner Address: 444 N. Northwest Highway
Park Ridge, IL 60068
Meeting Date: November 15, 2016

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

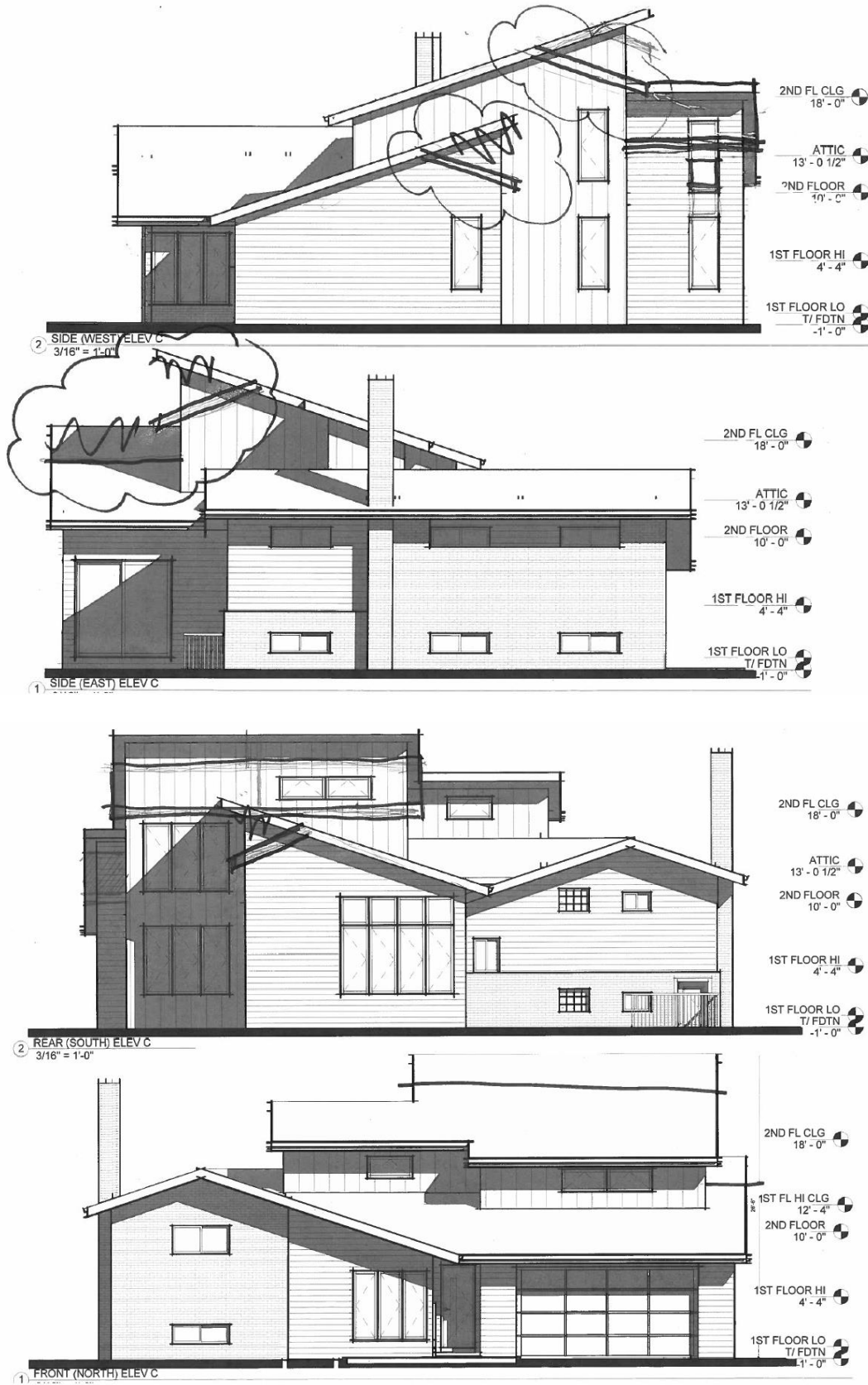
The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to expand an existing split level home with a new two-story addition and attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 8,750 square feet and the expanded residence will have approximately 3,063 square feet. This 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 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 design does comply with the other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 25.6 feet Side: 4.6 feet Side: 10.7 feet Rear: 48 feet
Building Height	25 feet	23 or 27.2 feet (under review)
FAR	4,134 SF	1,307 SF
Building Lot Coverage	3,234 SF	1,981 SF
Impervious Surface Coverage Total	4,620 SF	2,637 SF

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 below illustrate the recommended revisions:



RECOMMENDATION:

It is recommended that the Design Commission **require revisions and approve** the proposed addition to the existing single-family residence located at 1409 E. Eastman Street. This recommendation is based upon the architectural plans dated 10/10/16 and received 10/17/16, and the following:

1. Change the shed roof forms to asymmetrical gables with the highest midpoint no more than 25 feet tall as illustrated in the attached sketches.
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.

November 8, 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 16-127

RECEIVED
OCT 17 2018
1873
0782

PROFESSIONAL LAND SURVEYOR
NATHANIEL N. MESSER
3578
LAKE VILLA

PROJECT INFORMATION

PROJECT LOCATION: 1409 E EASTMAN ST
ARLINGTON HEIGHTS, IL 60004

ZONING DISTRICT: R-3
LOT AREA: 8,763
PIN: 03-28-307-016-0000

FAR: 0.45 (3,943 SF)
BUILDING LOT COVERAGE: 0.35 (3,067 SF)
IMPERVIOUS COVERAGE: 0.55 (4,820 SF)
FY COVERAGE: 0.50 (876 SF)

FRONTYARD SETBACK: 25'-0"
SIDEYARD SETBACK: 10% (7'-0")
REARYARD SETBACK: 30'-0"

MAX HEIGHT: 25'-0", 2 1/2 STORIES
(MEAS BETWEEN GRADE & MEAN OF ROOF)

ENTRY/PORTICO ALLOWED, MAX 8' WIDE x 4' DEEP

FLOOR AREA RATIO

EXISTING FLOOR AREA
BASEMENT AREA: 592 SF
FIRST FLOOR AREA: 463 SF
SECOND FLOOR AREA: 592 SF
GARAGE AREA: 524 SF (DEMO)

TOTAL EXISTING AREA: 1,647 SF

PROPOSED ADDITION
1ST FL ADDITION AREA: 548 SF
GARAGE ADDITION AREA: 581 SF
2ND FL ADDITION AREA: 687 SF

TOTAL PROPOSED ADDITION: 1,816 SF

GARAGE CREDIT: -400 SF
TOTAL FLOOR AREA: 3,063 SF
PROPOSED FAR: 0.35

BUILDING LOT COVERAGE

EXISTING FLOOR AREA
FIRST FLOOR AREA: 1,055 SF
GARAGE AREA: 524 SF (DEMO)

TOTAL EXISTING AREA: 1,055 SF

PROPOSED ADDITION
1ST FL ADDITION AREA: 548 SF
GARAGE ADDITION AREA: 581 SF

BUILDING LOT COVERAGE: 0.25 (2,184 SF)

IMPERVIOUS COVERAGE

EXISTING COVERAGE
BUILDING: 1,055 SF
GARAGE: 524 SF (DEMO)
DRIVEWAY: 600 SF (DEMO)
WALK / STOOP: 479 SF (DEMO)

TOTAL EXISTING AREA: 2,658 SF

PROPOSED ADDITION
ADDITION: 1,129 SF
DRIVEWAY: 600 SF
WALK / STOOP: 160 SF

TOTAL PROPOSED: 1,889 SF

DEMO: -1,603 SF
TOTAL IMPERVIOUS AREA: 2,944 SF
PROPOSED IMP COVER.: 0.34

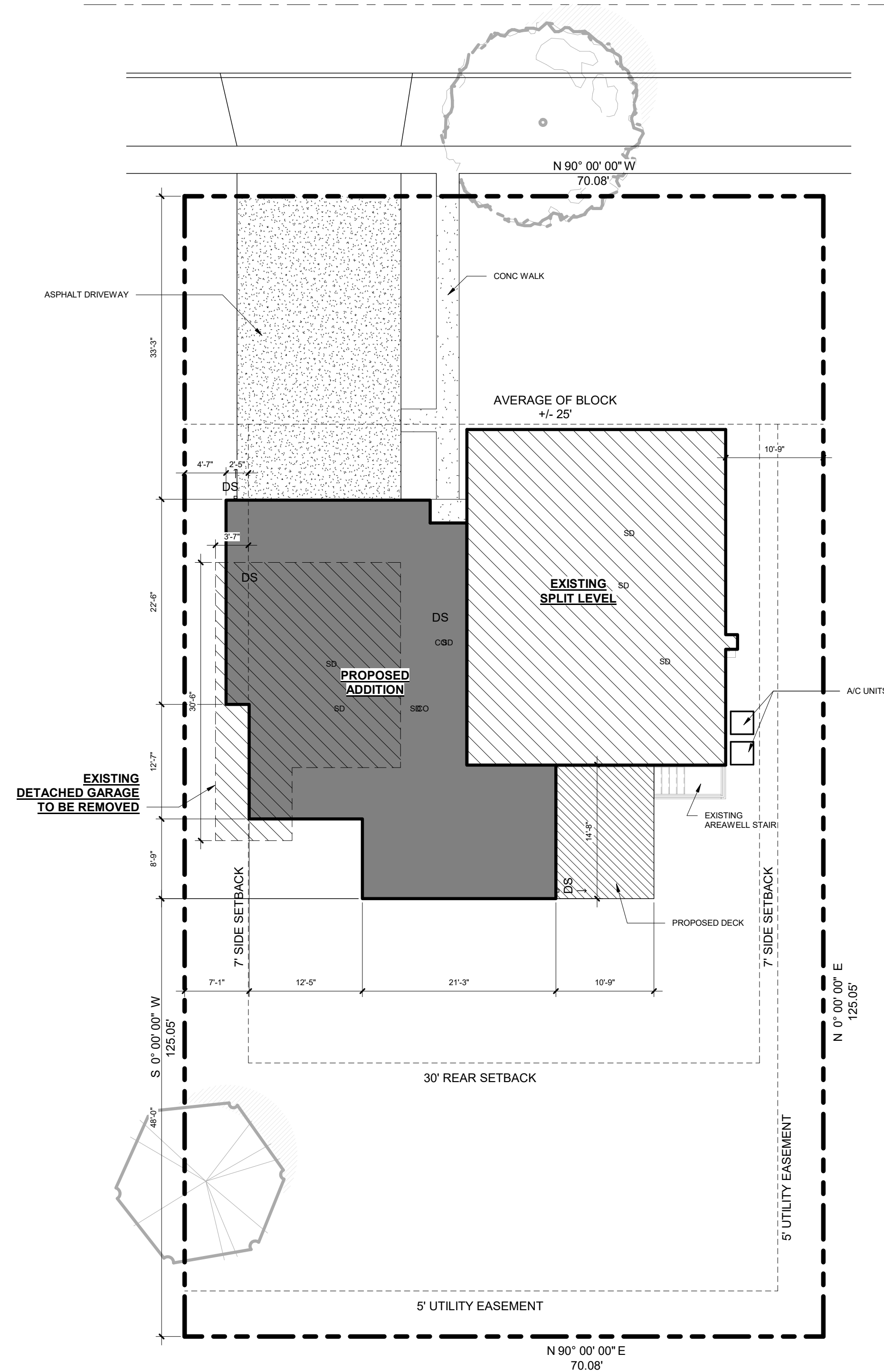
FRONT YARD COVERAGE

FRONT YARD AREA: 1,750 SF

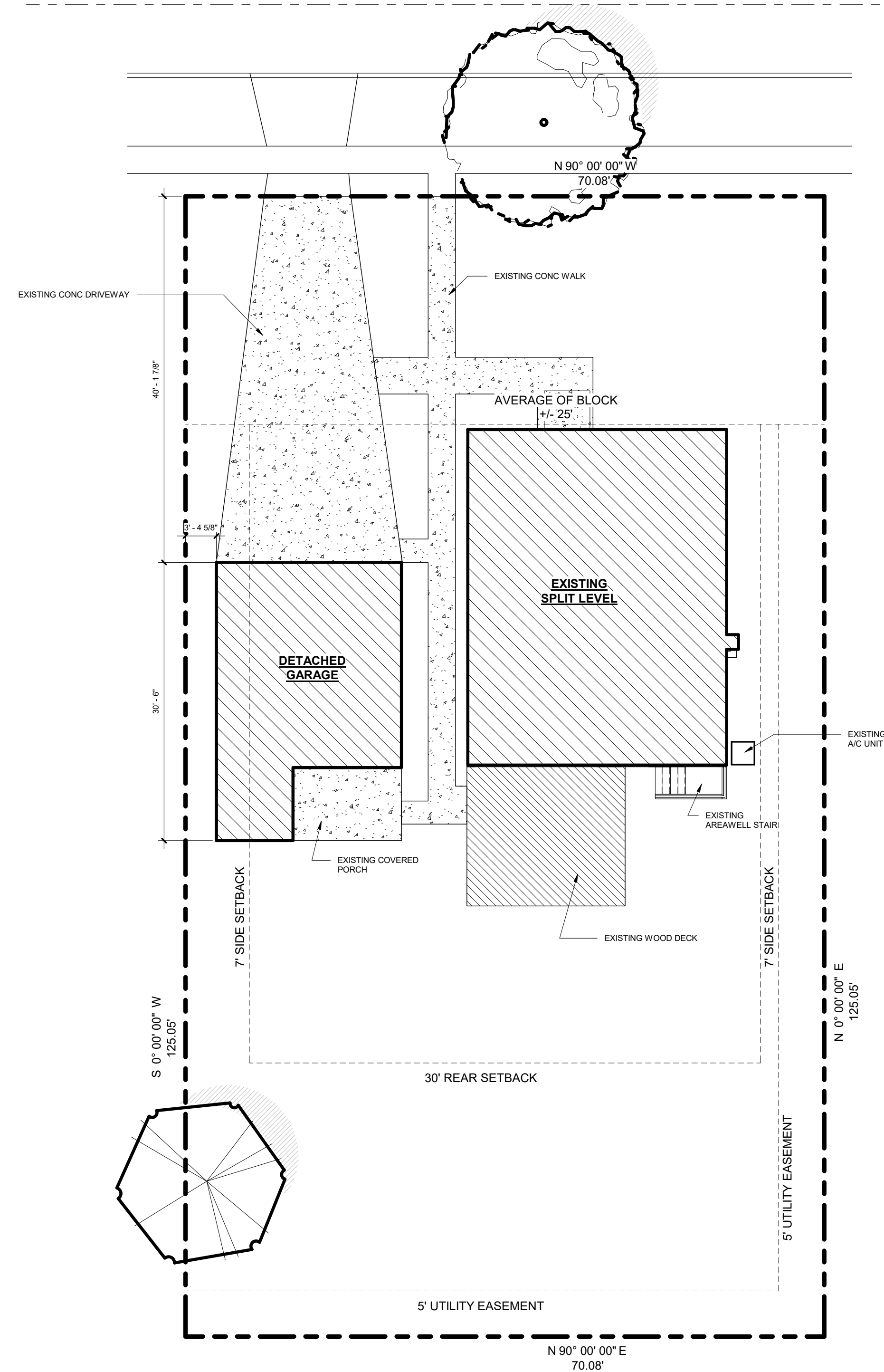
WALK: 80 SF
DRIVE: 400 SF

TOTAL IMPERVIOUS AREA: 480 SF
PROPOSED FY COVERAGE: 0.27

2 SITE PLAN - PROPOSED DC
1" = 10'-0"



1 SITE PLAN - EXISTING
1" = 10'-0"



No.	Description	Date
	DESIGN COMMISSION	10/10/16

Project Name and Address

STUCKENBERG
RESIDENCE
SIDE / REAR ADDITION

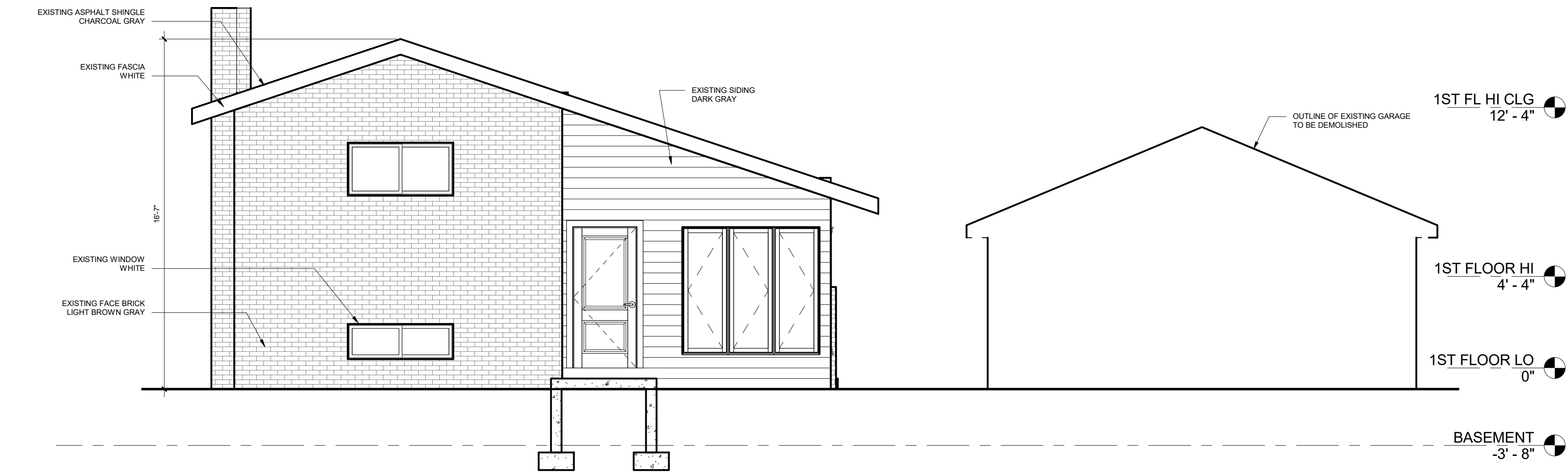
1409 EASTMAN ST
ARLINGTON HEIGHTS, IL

Project No.	16098
Description	SITE PLANS

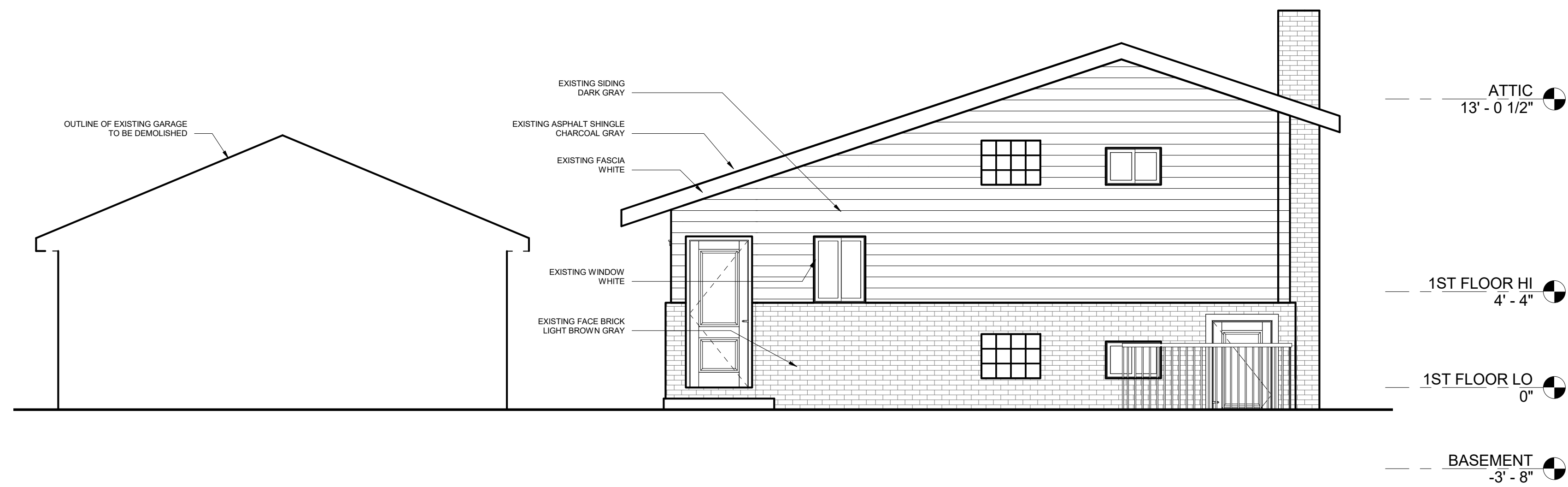


No.	Description	Date
1	DESIGN COMMISSION	10/10/16

Project Name and Address	
STUCKENBERG RES. SIDE / REAR ADDITION	
1409 EASTMAN ST ARLINGTON HEIGHTS, IL	
Project No.	16098
Description	SITE CONTEXT
Sheet	DC-7



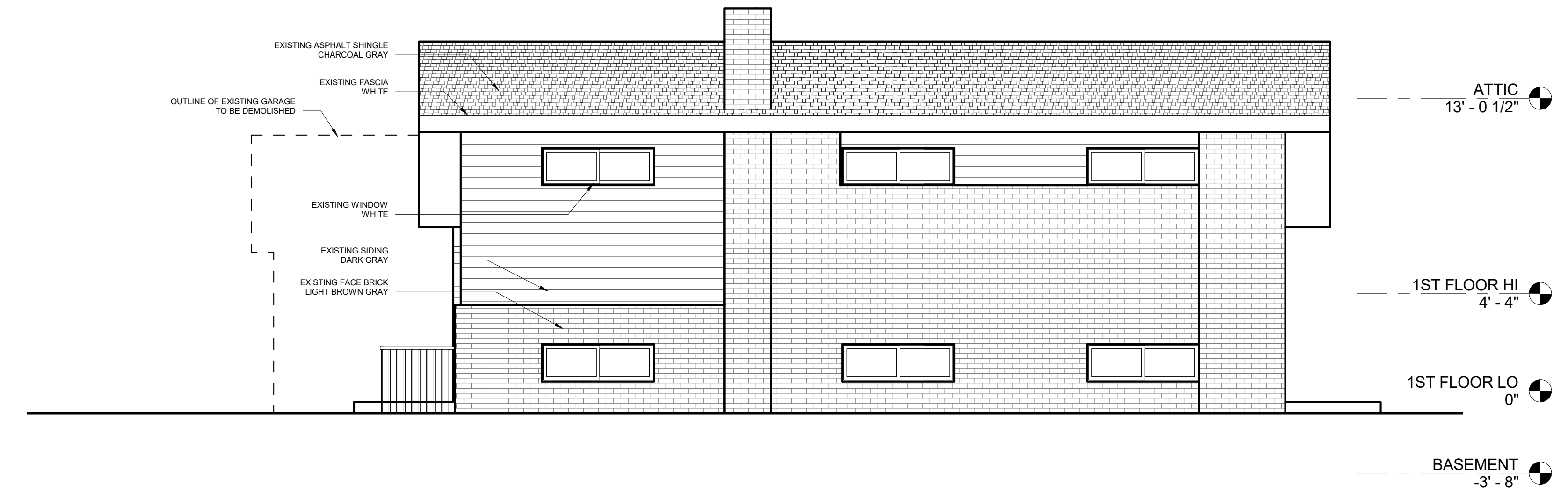
1 FRONT (NORTH) ELEV EXISTING
1/4" = 1'-0"



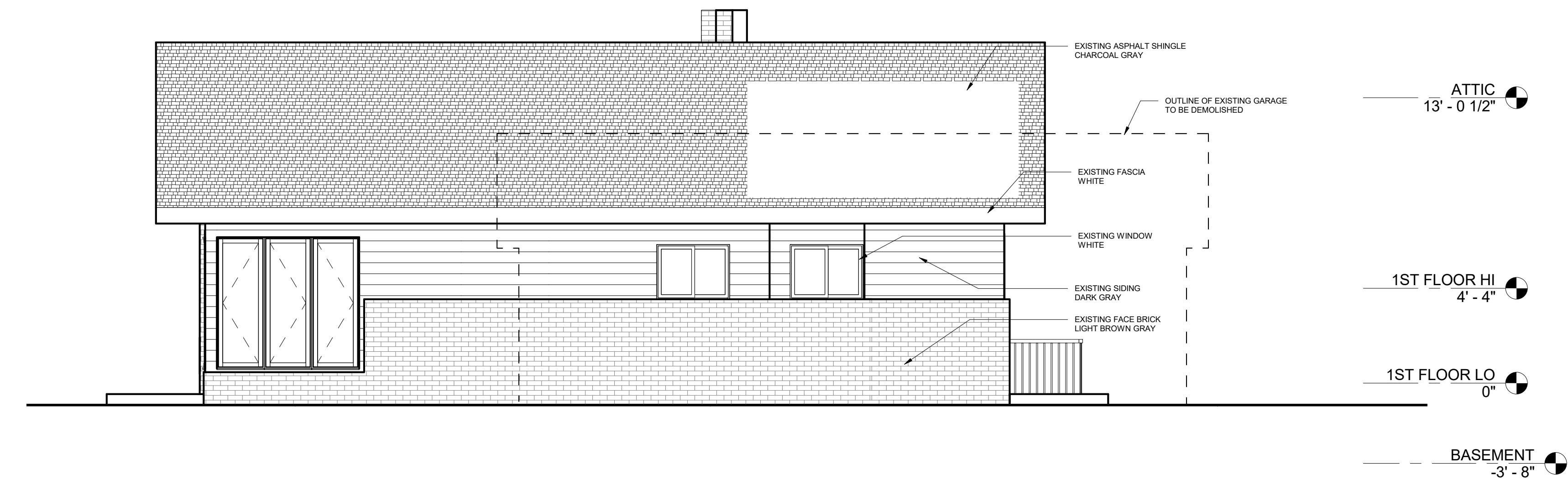
2 REAR (SOUTH) ELEV EXISTING
1/4" = 1'-0"

No.	Description	Date
	DESIGN COMMISSION	10/10/16

Project Name and Address	
STUCKENBERG RESIDENCE SIDE / REAR ADDITION	
1409 EASTMAN ST ARLINGTON HEIGHTS, IL	
Project No.	16098
Description	ELEVATIONS - EXISTING
Sheet	DC-2



① SIDE (EAST) ELEV EXISTING
1/4" = 1'-0"



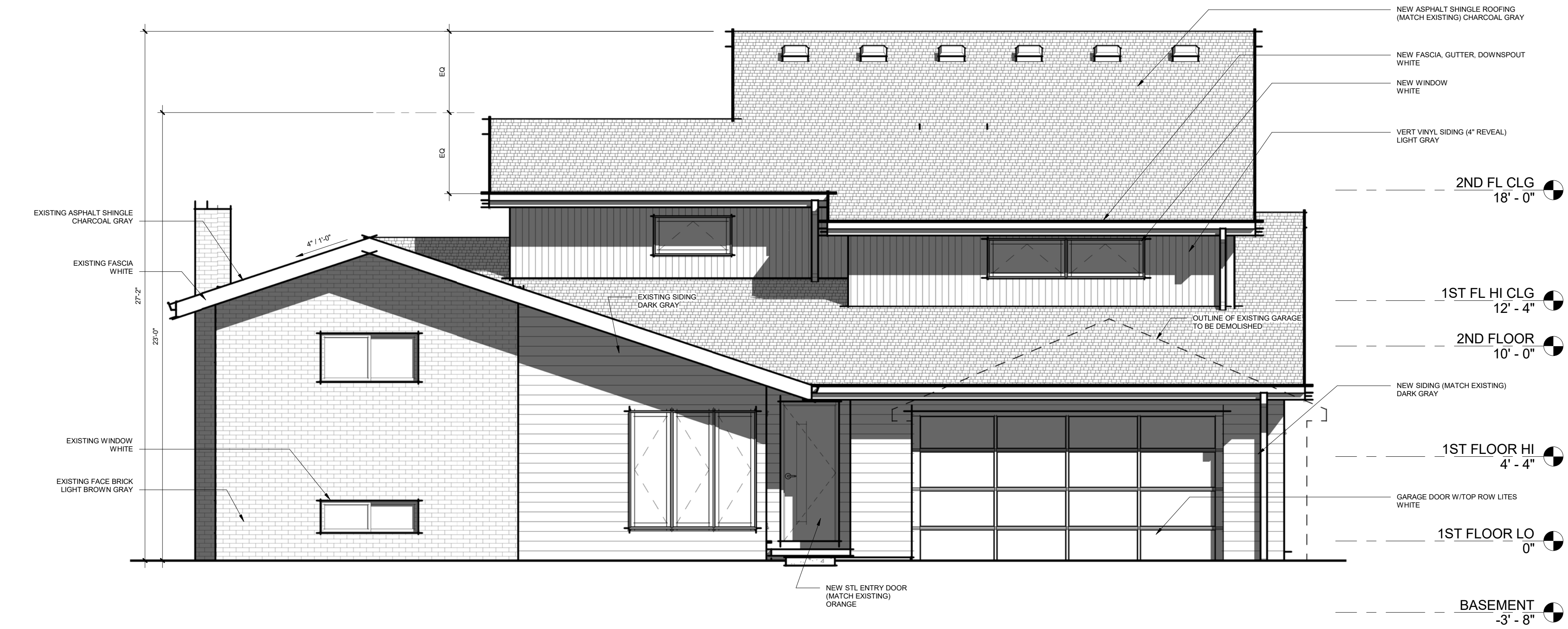
② SIDE (WEST) ELEV EXISTING
1/4" = 1'-0"

No.	Description	Date
	DESIGN COMMISSION	10/10/16

Project Name and Address

STUCKENBERG
RESIDENCE
SIDE / REAR ADDITION
1409 EASTMAN ST
ARLINGTON HEIGHTS, IL

Project No.	16098
Description	ELEVATIONS - EXISTING



1 FRONT (NORTH) ELEV PROPOSED
1/4" = 1'-0"

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
ROOFING	CERTAINTEEED - LANDMARK PRO ARCH ASPHALT SHINGLES	MOIRE BLACK CHARCOAL
FASCIA, SOFFIT, GUTTER, DOWNSPOUT	ALUMINUM	WHITE
BRICK	EXISTING - FACEBRICK	LT BROWN GRAY
SIDING - HOR	ALSIDE VINYL HOR LAP (MATCH EXISTING)	DARK GRAY
SIDING - VERT	ALSIDE VINYL VERT REVEAL (4")	LT GRAY
SIDING - TRIM	CABOT	WHITE
WINDOW - VINYL	PELLA	WHITE



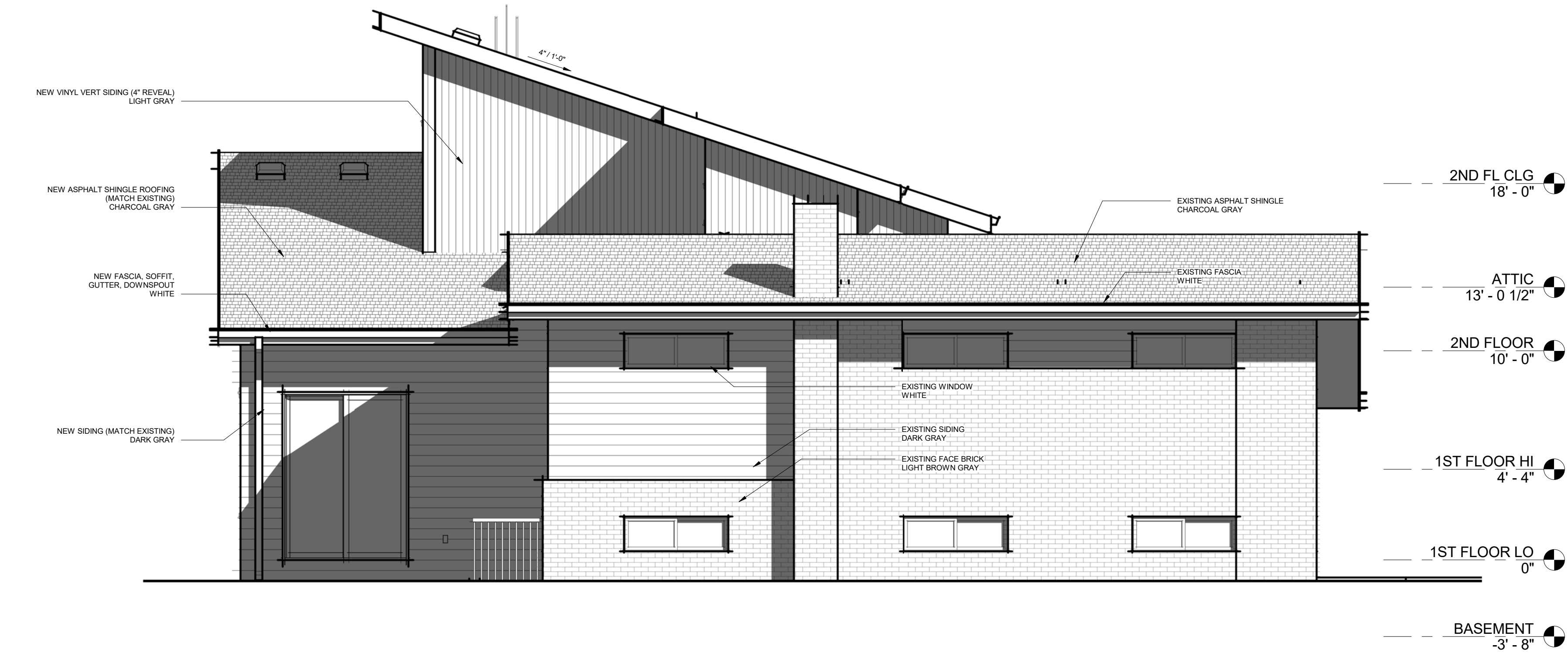
2 REAR (SOUTH) ELEV PROPOSED
1/4" = 1'-0"

No.	Description	Date
	DESIGN COMMISSION	10/10/16

Project Name and Address

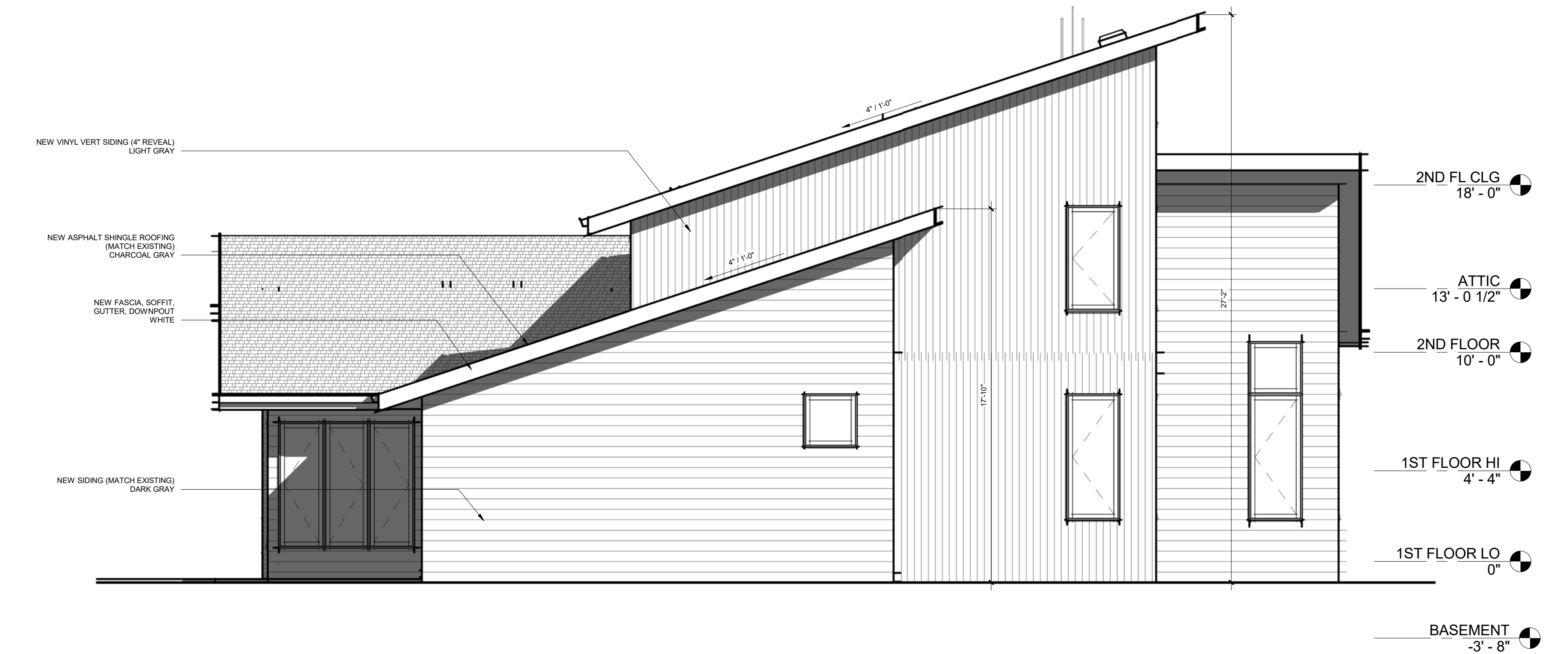
STUCKENBERG
RESIDENCE
SIDE / REAR ADDITION
1409 EASTMAN ST
ARLINGTON HEIGHTS, IL

Project No.	16098
Description	ELEVATIONS - PROPOSED



① SIDE (EAST) ELEV PROPOSED
1/4" = 1'-0"

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
ROOFING	CERTAINTeed - LANDMARK PRO ARCH ASPHALT SHINGLES	MOIRE BLACK CHARCOAL
FASCIA, SOFFIT, GUTTER, DOWNPOUT	ALUMINUM	WHITE
BRICK	EXISTING - FACEBRICK	LT BROWN GRAY
SIDING - HOR	ALSIDE VINYL HOR LAP (MATCH EXISTING)	DARK GRAY
SIDING - VERT	ALSIDE VINYL VERT REVEAL (4")	LT GRAY
SIDING - TRIM	CABOT	WHITE
WINDOW - VINYL	PELLA	WHITE



② SIDE (WEST) ELEV PROPOSED
1/4" = 1'-0"

No.	Description	Date
	DESIGN COMMISSION	10/10/16

Project Name and Address

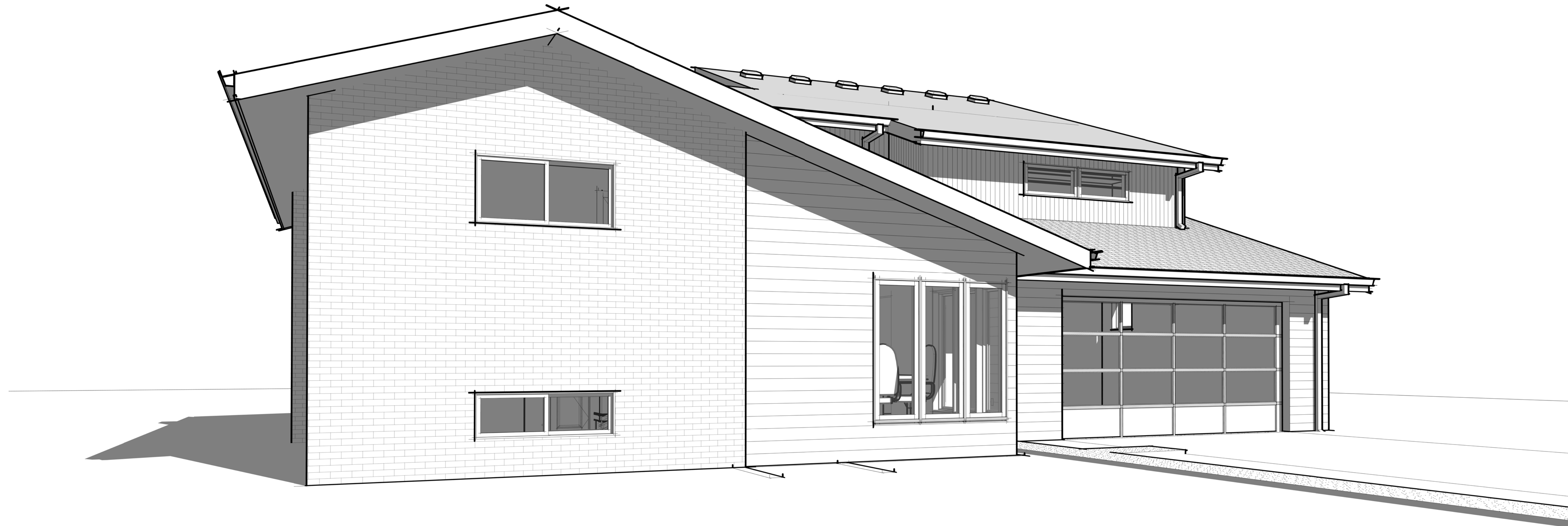
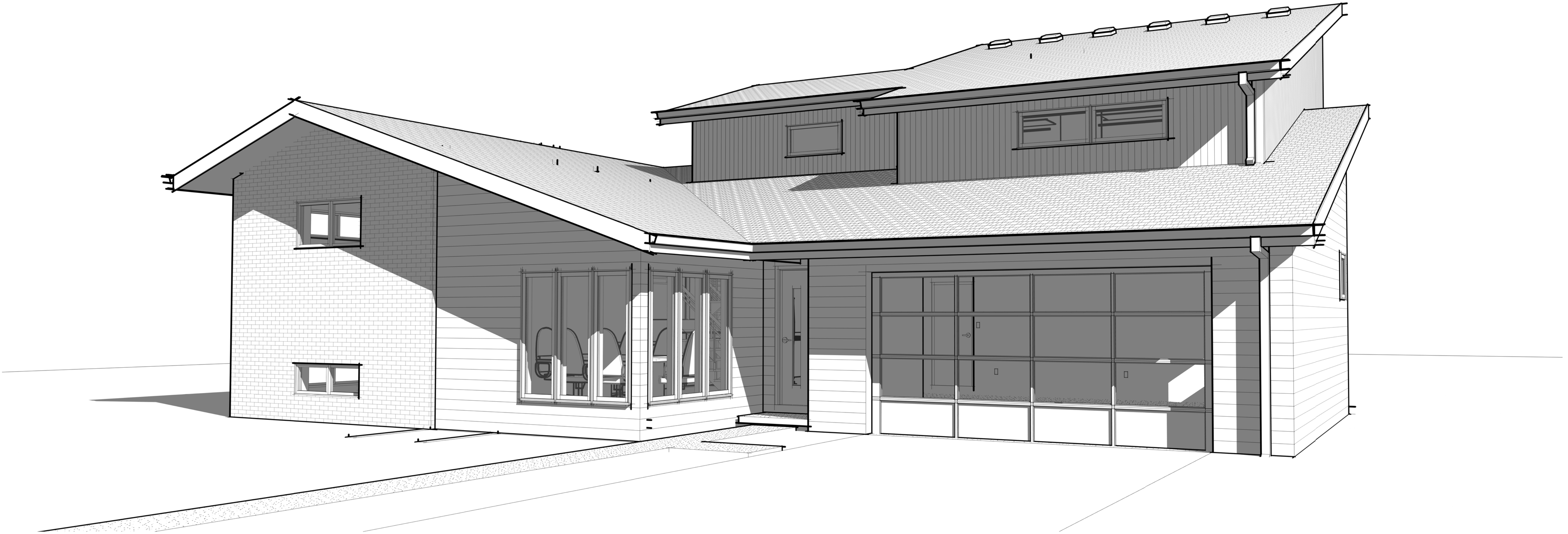
STUCKENBERG
RESIDENCE
SIDE / REAR ADDITION

1409 EASTMAN ST
ARLINGTON HEIGHTS, IL

Project No. 16098

Description ELEVATIONS -
PROPOSED

Sheet DC-5



No.	Description	Date
	DESIGN COMMISSION	10/10/16

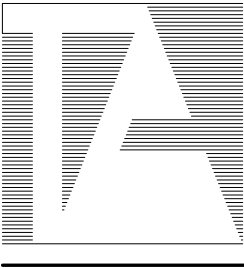
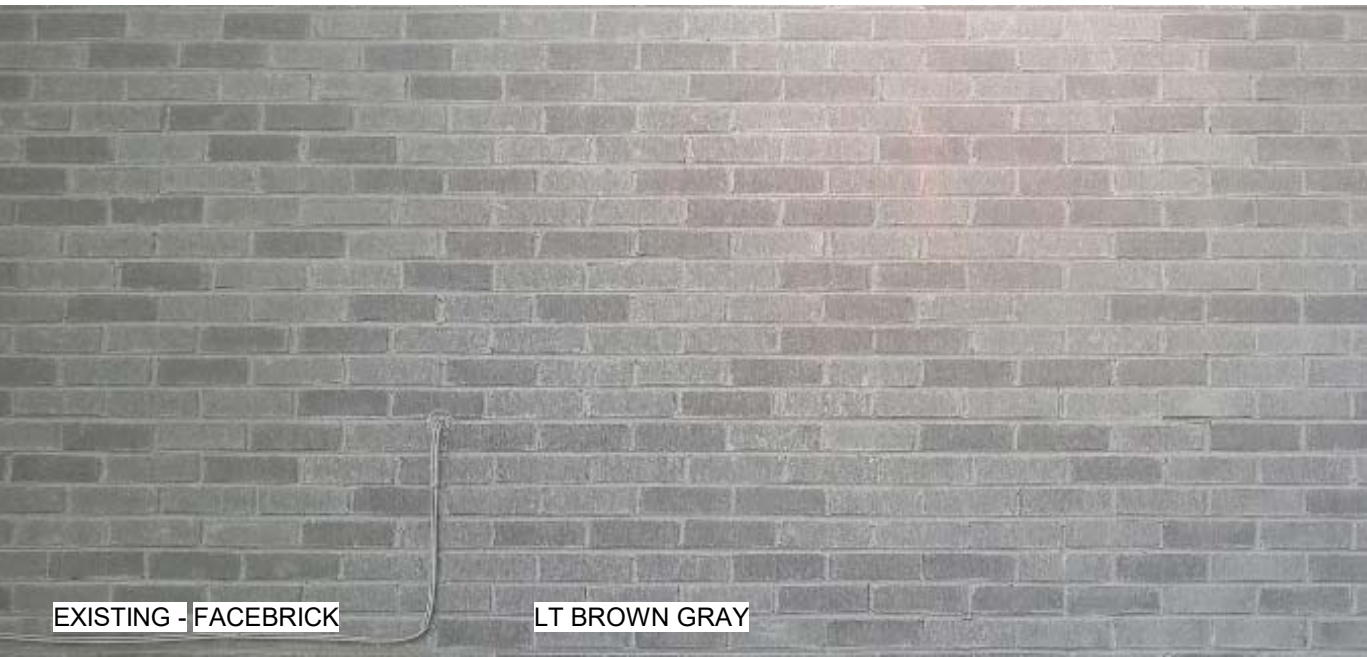
Project Name and Address

STUCKENBERG
RESIDENCE
SIDE / REAR ADDITION

1409 EASTMAN ST
ARLINGTON HEIGHTS, IL

Project No.	16098
Description	PERSPECTIVES

MATERIAL BOARD



THOMAS
ARCHITECTS
211 S MAPLE LN
PROSPECT HTS, IL
O: 877.205.3799
F: 877.260.7209
THOMAS @
THOMASARCH.COM

1409 EASTMAN ST
16098 WILMINGTON HEIGHTS, IL



Item: DC#16-129 - 925 N. Douglas Ave. - 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 925 N. Douglas Avenue. This recommendation is subject to compliance with the architectural plans received on 10/20/16, and the following:

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

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 925 N. Douglas Ave.
Project Address: 925 N. Douglas Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 8, 2016

PETITION INFORMATION:

DC Number: 16-129
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes Inc.
530 S. Arthur Ave.
Arlington Heights, IL 60005
Meeting Date: November 15, 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 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 6,469 square feet and the proposed residence will have approximately 2,910 square feet. The proposed design does comply with the R-3 zoning requirements as summarized below, 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.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 36.64 feet Side: 5.4 feet Side: 5.5 feet Rear: 44 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	2,911 SF	2,910 SF
Building Lot Coverage	2,264 SF	1,875 SF
Impervious Surface Coverage Total	3,558 SF	2,799 SF

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 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.

Concerns with the design are:

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.

The following revisions are recommended 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.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 925 N. Douglas Avenue. This recommendation is subject to compliance with the architectural plans received on 10/20/16, and the following:

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

_____, November 8, 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 16-129

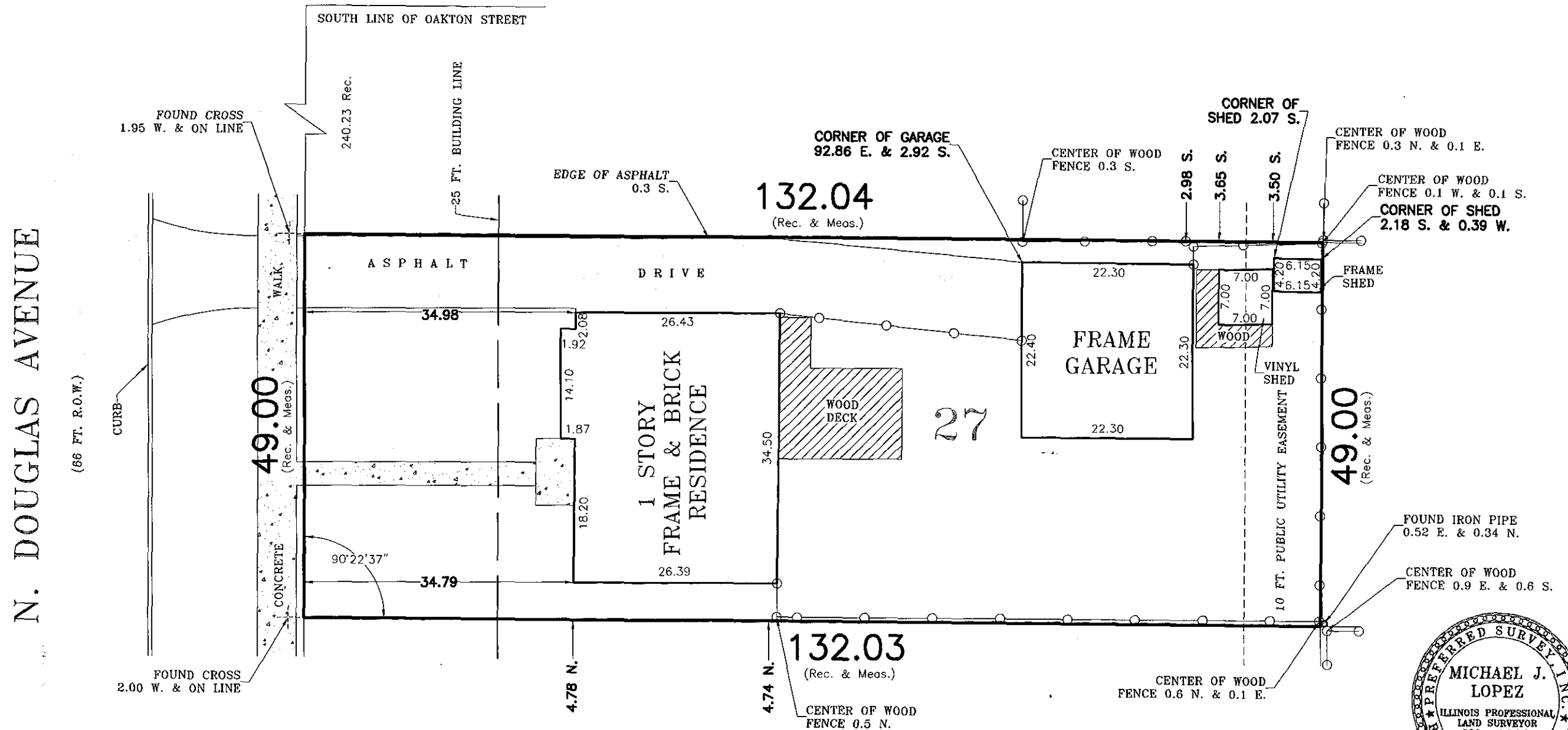
PLAT OF SURVEY of

LOT 27 IN C. A. GOELZ'S COUNTRY CLUB ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 428.50 FEET THEREOF) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1321298, IN COOK COUNTY, ILLINOIS.

ADDRESS: 925 N. DOUGLAS AVENUE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=15'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK)

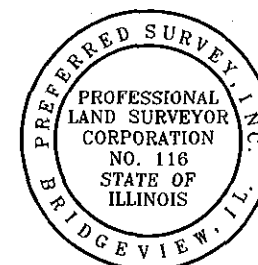
SURVEY ORDERED BY: KEVIN M. O'DONNELL, LTD

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
1ST DAY OF AUGUST A.D. 2016

MY LICENSE EXPIRES ON 11/30/16

P.S.I. NO. 16113390



Professional Design Registration #184-002795



PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

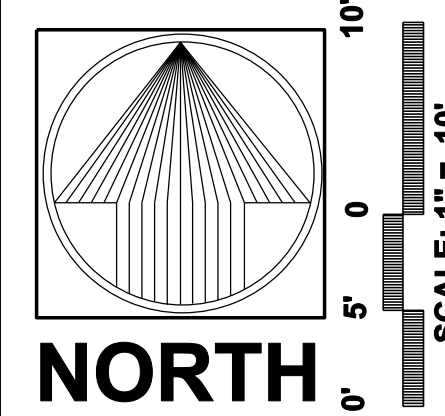
Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com

Field Work Completed	07/20/16	FLD CREW:	CD/IT
Land Area Surveyed	6,469.8 Sq. Ft.	CAD:	MD
Drawing Revised			

EXISTING	PROPOSED	
		SANITARY SEWER
		FORCE MAIN
		STORM SEWER
		P.V.C. STORM SEWER
		DRAIN TILE
		WATER MAIN
		TRENCH BACKFILL
		MANHOLE
		CATCH BASIN
		INLET
		2' STORM MANHOLE
		INLET MANHOLE
		FLARED END SECTION
		HEAD WALL
		LIFT STATION
		CLEAN-OUT
		VALVE VAULT
		VALVE BOX
		BUFFALO BOX
		FIRE HYDRANT
		CONFLICT
		CROSSING
		TRIPLE BASIN
		GAS MAIN
		ELECTRIC CABLE
		TELEPHONE CABLE
		FIBER OPTIC CABLE
		CABLE
		STREET LIGHT
		UTILITY POLE
		PEDESTAL
		TRANSFORMER
		GAS VALVE
		ELECTRIC BOX
		TELEPHONE MANHOLE
		FIBER OPTIC MANHOLE
		TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL
		CENTER LINE
		EASEMENT
		BUILDING SETBACK
		CURB & GUTTER
		CURB & REVERSE GUTTER
		DEPRESSED CURB & GUTTER
		GUARD RAIL
		FENCE
		RETAINING WALL
		CURB RAMP
		SIGN
		SOIL BORING
		DECIDUOUS TREE, DIAMETER
		EVERGREEN TREE, HEIGHT
		TOP OF FOUNDATION
		FINISHED GRADE
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		FLOW LINE OF GUTTER
		CONTOUR
		DITCH
		DRAINAGE FLOW
		OVERLAND FLOW
		RIM ELEVATION
		INVERT ELEVATION

**THE PREMISES COMMONLY KNOWN AS:
925 NORTH DOUGLAS AVENUE, ARLINGTON HEIGHTS, IL
PARCEL AREA = 6,479 S.F.
PIN: 03-29-211-005**



925 N. DOUGLAS AVE

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4707
FAX: (847) 367-2567
E-MAIL ADDRESS: pb@pearsonbrown.com

DESIGNED BY: A.K.Z.
DRAWN BY: A.K.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 10/05/16

DESCRIPTION

DATE BY

REVISIONS

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER

1

OF 3 SHEETS

100



Call
Before
You Dig

JULIE

ILLINOIS
ONE-CALL SYSTEM

illinois1call.com

-Found Cut "x" Cross
2.00' West of corner

**—ACCESS LOCATION FOR DEMO PHASE
(USE EXISTING DRIVEWAY)**

CONNECT CHAIN-LINK FENCE TO EXISTING FENCE

Existing
2-Story
Residence
#1001
T/F=681.38

92.75' 680.20' 680.27' **REMOV**
Bitumino
Bayern

REMOVE
1-Story
Residence
#925

existing
F=680.75
RETE
OP
OVE

**PROVIDE CHAIN-LINK
CONSTRUCTION FENCE
AND LOCKING GATE
PRIOR TO DEMOLITION**

- Found Cut "x" Cross
2.00' West of corner

SITE BENCHMARK
NAVD88 ELEV. = 679.33

EXISTING IMPERVIOUS SUMMARY:
PARCEL AREA = 6.479 S.F.

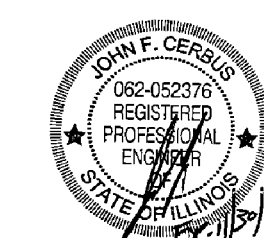
RESIDENCE = 943 S.F.
DRIVEWAY = 850 S.F.
DECK = 212 S.F.
GARAGE = 543 S.F.
SHED #1 W/ DECK = 88 S.F.
SHED #2 = 26 S.F.
WALKS / STOOPS = 127 S.F.
TOTAL = 2789 S.F.

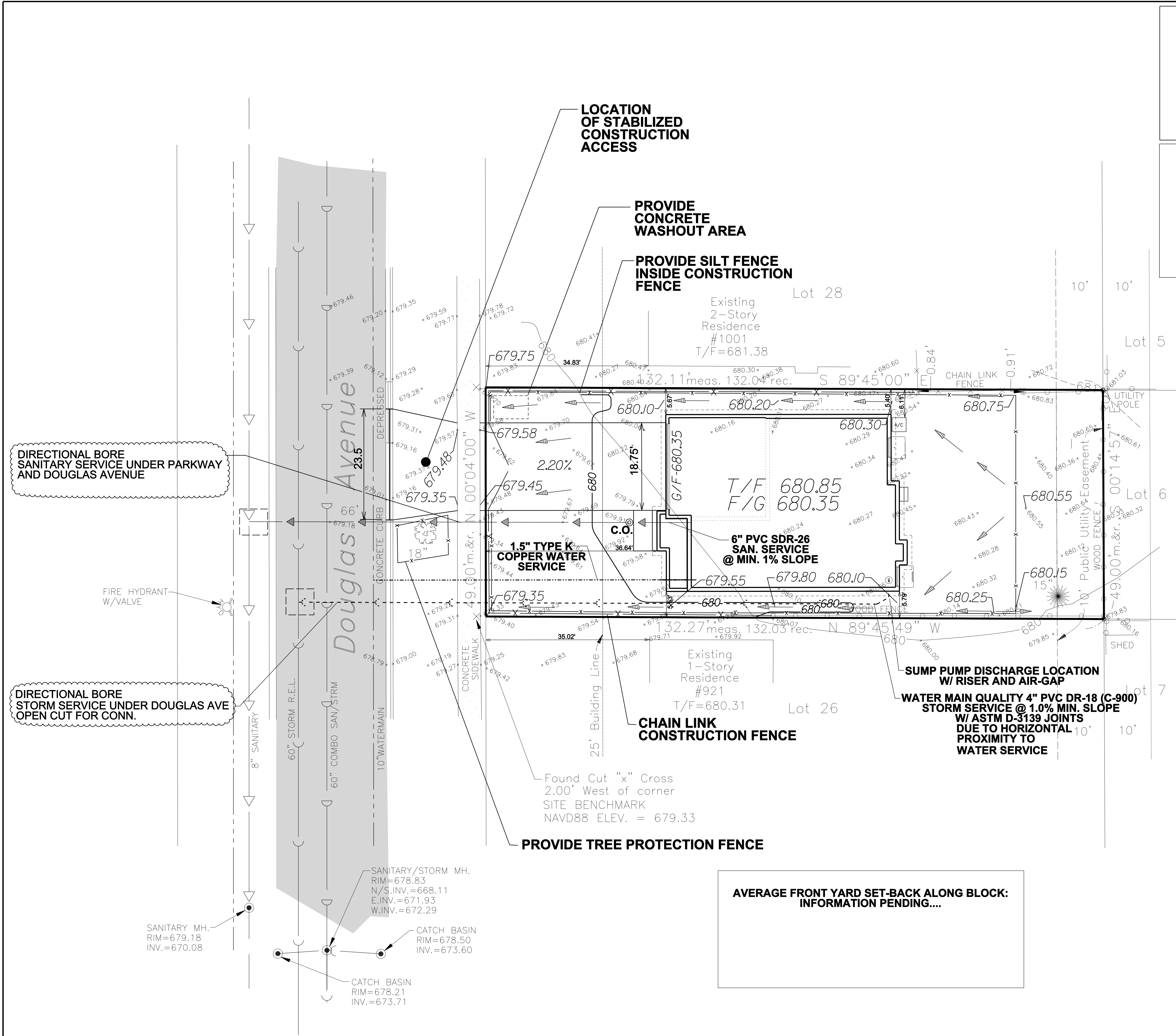
EXISTING IMPERVIOUS PERCENTAGE = 43.0%

1. EXISTING CONDITIONS AND DEMO PLAN
2. GRADING AND UTILITY PLAN
3. DETAILS

**SOURCE BENCHMARK
BENCHMARK RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
BENCHMARK RECOVERY DESIGNATION: 43
3" DIA. BRASS DISC SET IN CONCRETE 4" ABOVE GROUND,
34' NORTH OF THE CENTERLINE OF OAKTON STREET
AND 34'+/- EAST OF THE CENTERLINE OF DRYDEN AVENUE
AT THE NORTHEAST CORNER OF THE INTERSECTION
NAVD88 ELEVATION = 690.29**

**SITE BENCHMARK
CUT CROSS ON SIDEWALK
NEAR SOUTHWEST CORNER
OF SURVEY LOT
NAVD88 ELEV.=679.33**





EXISTING IMPERVIOUS SUMMARY:
LOT AREA = 6479 S.F.

RESIDENCE = 943 S.F.
DRIVEWAY = 850 S.F.
DECK = 212 S.F.
GARAGE = 543 S.F.
SHED #1 W/ DECK = 88 S.F.
SHED #2 = 26 S.F.
WALKS / STOOPS = 127 S.F.
TOTAL = 2789 S.F.

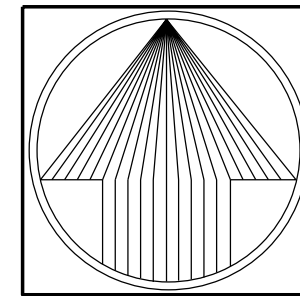
EXISTING IMPERVIOUS PERCENTAGE = 43.0%

PROPOSED IMPERVIOUS SUMMARY:
LOT AREA: 6479 S.F.

RESIDENCE = 1894 S.F.
DRIVEWAY = 725 S.F.
WALKS / STOOPS = 48 S.F.
WINDOW WELLS = 28 S.F.
PATIO ALLOWANCE = 150 S.F.
A/C PAD = 9 S.F.

TOTAL = 2854 S.F.

PROPOSED IMPERVIOUS PERCENTAGE = 44.05 %



NORTH

SCALE: 1" = 10'

925 N. DOUGLAS AVE

DESCRIPTION

DATE BY

REVISIONS

GRADING AND UTILITY PLAN

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL 60088
PHONE: (630) 387-2557
FAX: (630) 387-2557
E-MAIL ADDRESS: pba@pearsonbrown.com
© COPYRIGHT 2016 PEARSON, BROWN & ASSOCIATES, INC. ALL RIGHTS RESERVED

DESIGNED BY: A.K.Z.
DRAWN BY: A.K.Z.
CHECKED BY: J.F.C.
ORIGINAL ISSUE: 10/05/16

SHEET NUMBER

2

JOB No. 1697

Single-Family Home Design Review Application

Village of Arlington Heights

925 N Douglas

Arlington Heights IL 60005



PROPERTY TO LEFT 3
1009 N Douglas



PROPERTY TO LEFT 2
1005 N Douglas



PROPERTY TO LEFT 1
1001 N Douglas



SUBJECT PROPERTY
925 N DOUGLAS



PROPERTY TO RIGHT 1
921 N DOUGLAS



PROPERTY TO RIGHT 2
917 N DOUGLAS



PROPERTY TO RIGHT 3
913 N Douglas

N Douglas



Property Across Left 1
922 N Douglas



Property Across Street
926 N Douglas

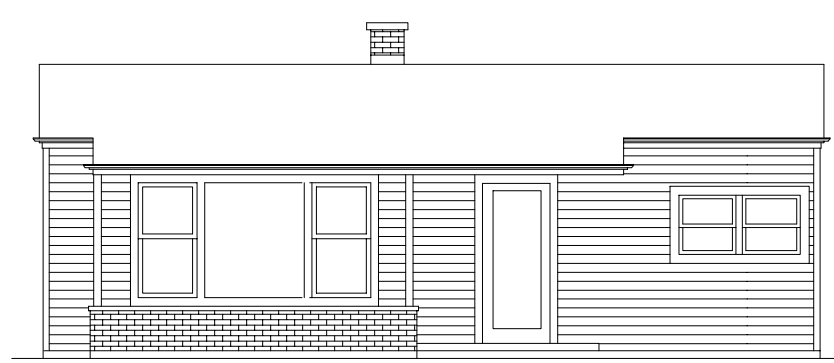


Property Across Right 1
1002 N Douglas

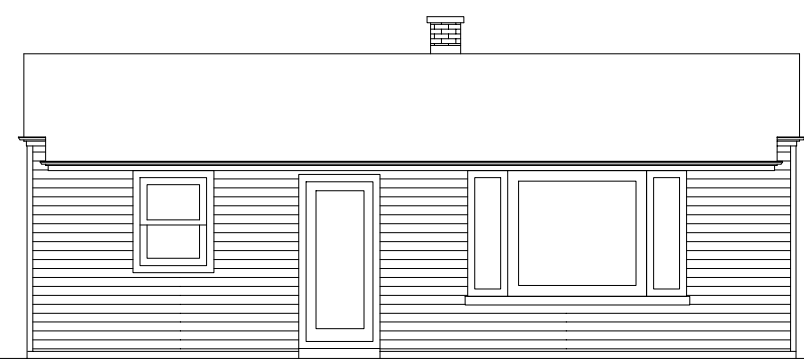
DESIGN COMMISSION CHECK SET
NOT FOR CONSTRUCTION
STRUCTURE WILL BE REVISED
FOR STICK BUILT ROOF



PROPERTY TO THE LEFT
1001 NORTH DOUGLAS AVENUE



SUBJECT PROPERTY: EXISTING ELEVATION
925 NORTH DOUGLAS AVENUE



PROPERTY TO THE RIGHT
921 NORTH DOUGLAS AVENUE

4C
A600

EXISTING ELEVATIONS

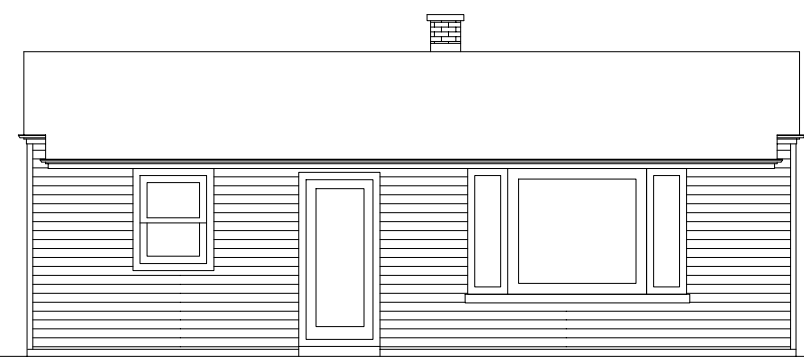
NTS



PROPERTY TO THE LEFT
1001 NORTH DOUGLAS AVENUE



SUBJECT PROPERTY: PROPOSED ELEVATION
925 NORTH DOUGLAS AVENUE



PROPERTY TO THE RIGHT
921 NORTH DOUGLAS AVENUE

4D
A600

PROPOSED ELEVATIONS

NTS

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	FINAL REVIEW	RELEASE FOR PERMIT	REVISION	
	08-22-16 BJA	8-29-16 DM	8-31-16 DM			

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

EXISTING & PROPOSED CONTEXT ELEVATIONS

FAIRFIELD CUSTOM HOMES
925 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004

ALA

Job Number: 16177
Sheet Number: A600
File Name: 16177600

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1C
A200

REAR ELEVATION

1/4"=1'-0"

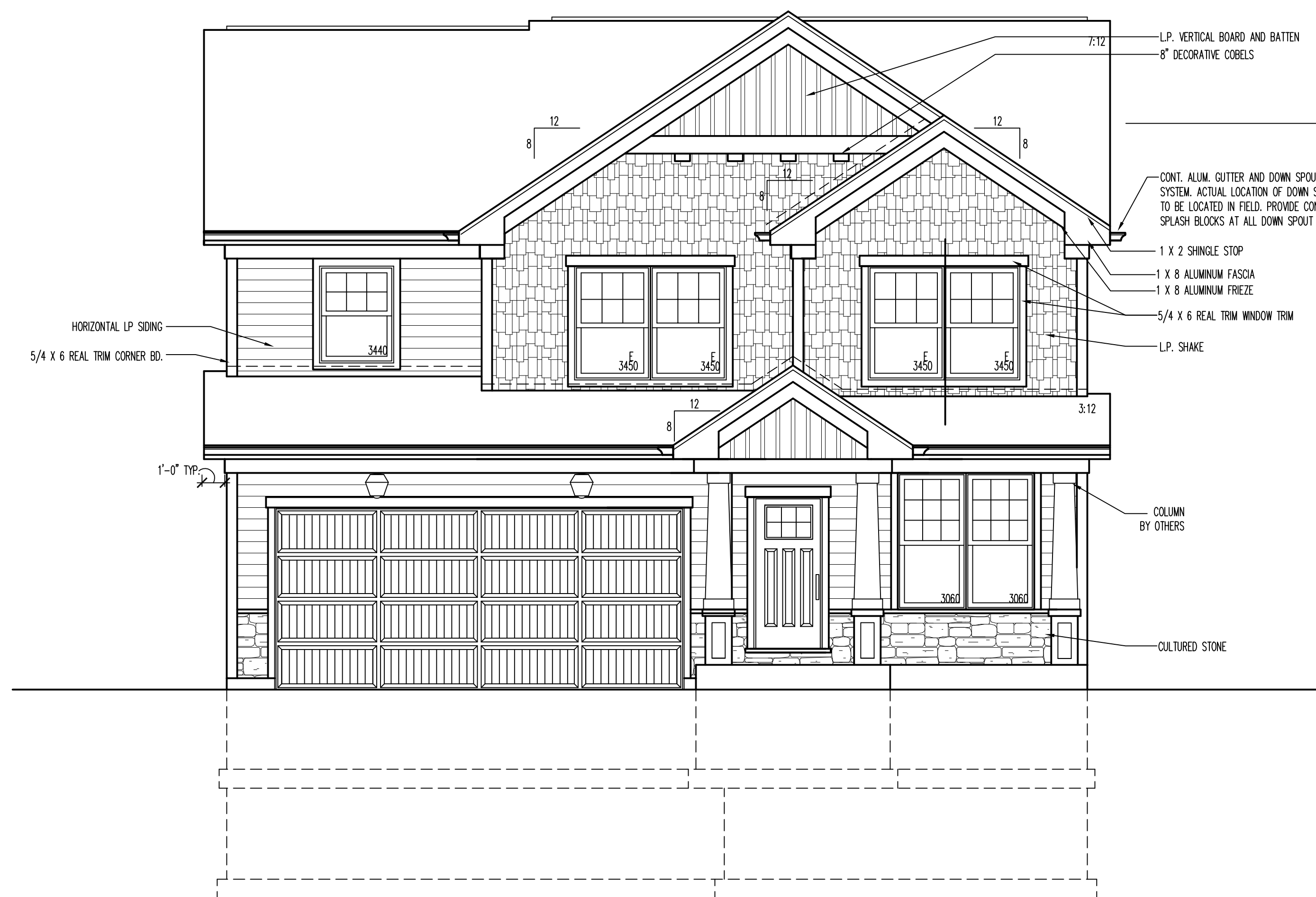
MATERIAL SCHEDULE	
HORIZONTAL SIDING:	
* MANUFACTURER:	SHERWIN WILLIAMS
* COLOR:	6075 GARRET GRAY
SHAKE SIDING:	
* MANUFACTURER:	SHERWIN WILLIAMS
* COLOR:	6075 GARRET GRAY
STONE:	
* MANUFACTURER:	STONEYARD
* COLOR:	BOSTON BLEND - ASHLAR THIN & BUILDING VENEER
TRIM & SOFFIT/EAUSE:	
* MANUFACTURER:	L.P. SHAKESIDE
* COLOR:	SOFFIT WHITE
DOORS:	
* 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
ROOFING METAL:	
* MANUFACTURER:	BERRIDGE MFG.
* COLOR:	CHARCOAL GRAY

- 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 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 FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

"E" - EGRESS WINDOW



5E
A200

FRONT ELEVATION

1/4"=1'-0"

DESIGN COMMISSION CHECK SET
NOT FOR CONSTRUCTION
STRUCTURE WILL BE REVISED
FOR STICK BUILT ROOF

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	08-22-18 BAU					
PRELIMINARY DESIGN	08-29-18 BAU					
DESIGN DEVELOPMENT	09-11-18 EXM					
FINAL REVIEW	09-29-18 EXM					
RELEASE FOR PERMIT						
REVISION						

FAIRFIELD CUSTON HOMES
925 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, ILLINOIS 60004

FRONT ELEVATION
REAR 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
16177

Sheet Number
A200

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DESIGN COMMISSION CHECK SET
NOT FOR CONSTRUCTION
STRUCTURE WILL BE REVISED
FOR STICK BUILT ROOF



1C
A201
LEFT ELEVATION
1/4"=1'-0"



5E
A201
RIGHT ELEVATION
1/4"=1'-0"

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	08-22-18 BA	1				
PRELIMINARY DESIGN	08-29-18 EXM	2				
DESIGN DEVELOPMENT	08-29-18 EXM	3				
FINAL REVIEW	08-29-18 EXM	4				
RELEASE FOR PERMIT		5				

FAIRFIELD CUSTOM HOMES
925 N. DOUGLAS AVE.
ARLINGTON HEIGHTS, IL 60004

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

16177201

Job Number: 16177
Sheet Number: A201
File Name:

Fairfield Homes, Inc.
925 N Douglas Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Roof	Asphalt Shingles	Tamko	Architectural - Weathered Wood
Siding	Wood	LP	Smartside - Hardie Aged Pewter
Gutters/Trim/Fascia	Aluminum		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hormann	White Cottage
Stone	Cultured Stone	Sunset Stone	Cape Cod Stacked Stone



Item: DC#16-131 - Paragon Theaters - 53 S. Evergreen Ave. - Sign Variation

Department: Planning & Community Development

General Request

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".

Requested Action

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.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the Paragon Theaters sign variations located at 53 S. Evergreen Avenue. This recommendation is subject to compliance with the plans dated 10/21/16 and received on 10/24/16, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In

addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report
Supporting Documents & Drawings
2004 Reports & Minutes

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Paragon Theaters
Project Address: 53 S. Evergreen Ave.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 16-131
Petitioner Name: Matt Pyter
Petitioner Address: Olympic Signs
1130 N. Garfield
Lombard, IL 60148
Meeting Date: November 15, 2016

Date Prepared: November 7, 2016

General Request:

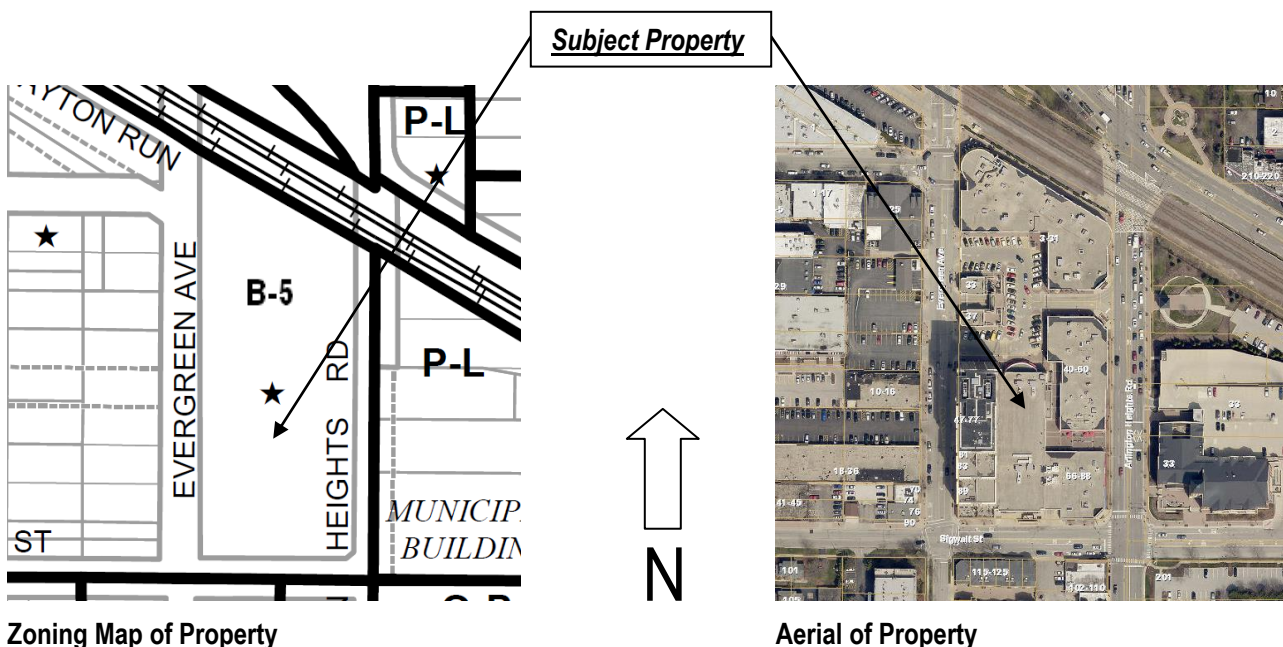
The petitioner is proposing to relocate the existing red theater blade sign from the north wall of the development (facing Northwest Highway) to the east wall (facing Arlington Heights Road), and re-face the signage from "Arlington Theaters" to "Paragon Theaters".

Requested Action:

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.
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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.

ANALYSIS:

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



Summary:

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 signage on the existing red blade sign located on the north wall of the development facing Northwest Highway is proposed to be changed from “Arlington Theaters” to “Paragon Theaters”, and the yellow directional arrow is proposed to be omitted. The blade sign is proposed to be relocated from the north wall of the development (facing Northwest Highway) to the east wall (facing Arlington Heights Road). The existing 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.

Table 1: Summary of Blade Sign Requirements per Section 30-201.h.6:

	Item	Code Requirement	Proposed	Remarks / Recommendations
a.	Number	Each business shall be permitted no more than one blade sign for each street it fronts on.	Blade sign is proposed to face Arlington Heights Road without the business fronting on the street.	Variation Required.
b.	Location	Minimum clearance of 8 feet required above pedestrian thoroughfare.	18'-4" clearance to the bottom of the sign is proposed.	Complies with code.
c.	Message	Only the name and/or logo of the business and/or type of business is permitted.	Business name proposed.	Complies with code.
d.	Projection	Blade signs shall not project more than 40 inches maximum from the building 4" minimum clearance between the inside face of the sign and the building.	37.5" projection proposed. Zero clearance proposed.	Complies with code. Variation Required.
e.	Square Footage	6 sf maximum allowed.	60 sf proposed.	Variation Required. (consistent with prior variation)
f.	Brackets	Blade signs may be attached to the building wall, or suspended from an awning or building overhang.	Proposed to be attached to the building wall.	Complies with code.
g.	Design Considerations	External illumination for signs is permitted, however, neon signs and internal illumination are not allowed.	Internal illumination proposed.	Variation Required.
	Section 30-121, Roof Signs Prohibited	Definition: Any sign installed, constructed and maintained upon, over or projecting above in any way, the roof or roofline of any building or structure	The blade sign is proposed to project above the roofline of the building.	Variation Required. (consistent with prior variation)

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

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

The petitioner has submitted a letter addressing the above 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.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the *Paragon Theaters* sign variations located at 53 S. Evergreen Avenue. This recommendation is subject to compliance with the plans dated 10/21/16 and received on 10/24/16, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of 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.

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 16-131



1130 N. Garfield, Lombard, IL 60148
www.oly signs.com

Phone: 630/424-6100
Fax: 630/424-6120

October 20, 2016

Village of Arlington Heights
Letter for Variation & Hardship Request.
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Village of Arlington Heights,

This letter shall suffice as a Variation and Hardship Request for Paragon Theater located at 53 S. Evergreen Avenue, Arlington Heights, IL 60005. We are requesting a variance to relocate the Blade Sign from Northwest Highway frontage to the Arlington Heights Road frontage.

The current location off Northwest Highway minimizes visibility without providing any clear direction as to the location of Paragon Theater's. The proposed location off Arlington Heights Road will help to more safely allow customers locate Paragon Theater & is nearly half the distance from the theater compared to the existing location. It would be difficult without the relocation of the signage considering Paragon Theater's space is set back a great distance and is essentially in the center of a large development. Without a visible way to find our customer, their business would surely suffer.

Relocation of the sign will not create any negative impacts on surrounding properties, will not be in direct site lines to any residential areas, will not impair motorists or pedestrian visions and will essentially be installed in the same fashion as it is currently at its existing location.

Attached is a copy of written approval from the Owner of the property stating that the proposed relocation is acceptable and compliant to their standards for signage criteria.

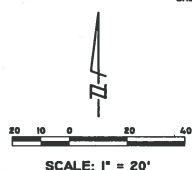
Please do not hesitate to contact us at 630-576-1046 with any additional information, questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Pyter", with a stylized flourish extending from the end.

Matt Pyter

ALTA / ACSM LAND TITLE SURVEY OF ARLINGTON TOWN SQUARE



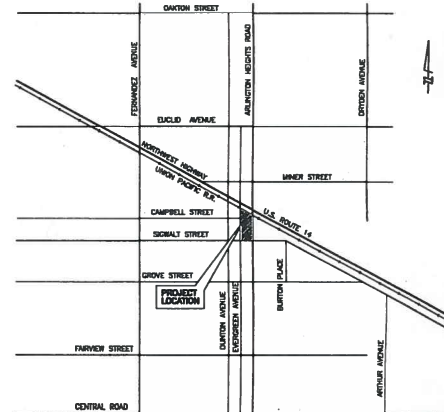
PARCEL 1:
LOTS 3, 4 AND 6 IN ARLINGTON TOWN SQUARE SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT #990834 FOR WORKS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, COMMON WALLS, CEILING AND FLOOR UTILITIES, FUTURE FACILITIES, MECHANICAL ROOM, ELEVATOR, USE OF PART OF THE CONDOMINIUM IMPROVEMENTS ROOF, MAINTENANCE OF COMMERCIAL OWNED FACILITIES, SIGNS AND CANOPIES, ENCROACHMENTS, MECHANICAL AND EQUIPMENT ROOMS, STORAGE ROOM, DELIVERIES, DUCTS AND VENTS, ELEVATORS AND STAIRWAYS, SCISSOR VAULT AND ACCESS TO SAID VAULT AND CONTROL PANELS OVER AND UPON THE PUBLIC PARKING GARAGE PARCEL AND THE CONDOMINIUM PARCELS LOCATED ON LOTS 1, 2, 5, 7 AND 8 IN AFORESAID SUBDIVISION.

EXISTING SIGN LOCATION

DETAIL "A"

- LEGEND
- Manhole
 - Catch Basin
 - Vent
 - Fire Hydrant
 - Valve Vault
 - Surface Box
 - Gas Valve
 - Control Manhole
 - Hand Hole
 - Light Pole
 - ST Pole/Vault
 - ST Manhole
 - Traffic Signal
 - Mast Arm
 - Sign
 - Fence
 - Pipe Bulb/Vault
 - Flagpole
 - Monument
 - Parking Stalls
 - Property Address
 - Accessible Parking Stall
 - Curb & Outer Depressed Curb



VICINITY MAP
NOT TO SCALE

PROPOSED SIGN LOCATION

PARKING SUMMARY

Regular Spaces	47
Accessible Spaces	3
TOTAL	50

GROUND LEVEL AREA SUMMARY

Lot 3 and 4	149,090 Sq. Ft.	3.4223 Ac.
Lot 5	8,698 Sq. Ft.	0.1982 Ac.
TOTAL	157,788 Sq. Ft.	3.6205 Ac.

Lot 3 at minimum level = 1,177 Sq. Ft. = 0.02702 Ac.

PARKING SUMMARY (UNDERGROUND PARKING GARAGE)

100 Regular Spaces - available subject to a 3-hour limit	
94 Regular Spaces - available subject to a 3-hour limit but restricted to Permit parking on Monday-Friday (5:00 am to 5:00 pm)	
8 Accessible Spaces	

BUILDING AREA SUMMARY

Lot 4 - Retail	2,731 Sq. Ft.
Lot 5 - Retail	0,618 Sq. Ft.

SURVEYOR'S NOTES:

- Refer to the plat of Arlington Town Square for upper and lower limits of the property described as Parcel 1 herein. The ownership of Lot 4 and 6 is limited to the ground floor only. The parking garage exists underneath these lots and the condominium building exists above these lots, both being owned by others. This plat is also the basis of bearings shown for Parcel 1. Parcel 3 described on this sheet is not platable and is referenced in the list of Schedule B exceptions on Sheet 2 of 2 of this survey.
- When measured bearings or distances differ from record bearings or distances, they are shown that:
N 89°59'00" W (H) 10.25 (R)
N 89°59'00" E (R) 10.25 (R)
- Field work for this survey was performed on August 27, 2010.
- In the preparation of this survey, reference was made to First American Title Insurance Company Commitment for Title Insurance No. NCS-412288-HOU1, effective date: July 07, 2010.
- The property described as Parcel 1 herein has buildings with addresses 40, 42, 55, 56, 58, 60, 62, 70, 72 and 88 S. Arlington Heights Road and 3, 11, 15, 19, 21, 23, 27, 31, 33, 35, 41, 45, 47, 53, 61, 63, 65 and 69 S. Evergreen Avenue, Arlington Heights, IL 60005-1490. The locations of these addresses are shown on the survey.

ZONING NOTE

Based upon "Attachment 4 - Zoning Compliance Analysis" prepared by ESI Consulting and "Attachment 3 - Municipal Zoning Letter" prepared by Jonathan Mendel, Development Planner for the Village of Arlington Heights, we note the following with respect to zoning:

The property shown and described herein is zoned "B-2 Central Business District with a PUD". The property was granted Final Approval of a Planned Unit Development by the Village of Arlington Heights by Ordinance No. 07-054, dated October 5, 1997.

The zoning compliance analysis indicates that: 1) there are no current outstanding building and/or zoning violations; 2) regarding site requirements, there is no minimum lot size or maximum density and the maximum building height is 140 feet; there are no required or existing front, side or rear setbacks; and that the existing property meets all requirements per the approved PUD ordinance dated October 5, 1997; 3) regarding parking requirements, there is no minimum parking required; the total number of parking spaces shown on Sheets 1 and 2 of this survey, and the parking was approved as part of the above referenced PUD approval; 4) regarding the conformity, the existing property is in conformance with current ordinance regulations per approval of the above referenced PUD ordinance and no deficiencies exist.

The property shown and described as Parcel 1 herein has access to the municipal parking garage that exists on Lot 2 of Arlington Town Square Subdivision.

State of Illinois } SS.
County of Cook }

To: Edgemark Asset Management LLC, First American Title Insurance Company.

This is to certify that the map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS, and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I hereby certify that based on information provided on the Flood Insurance Rate Map Commonly - Parcel No. 17031(C0203) dated August 18, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as "Areas determined to be outside 1% annual chance floodplain".

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

Schaumburg, Illinois FOR REVIEW



EXPRES 11-30-10

By: Illinois Professional Land Surveyor No. 3665
HAROLD ENGINEERING LLC
Illinois Professional Design Firm No. 164-003102
Consulting Engineers and Land Surveyors
1300 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel: 847/384-8800 Fax: 847/384-8808

Ordered By: Edgemark Asset Management LLC
Order No: 10-071B

RECEIVED
OCT 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE



EXISTING

REMOVE EXISTING DISPLAY
REMOVE ARROW & ARLINGTON
CHANNEL LETTERS.
NEW ALUMINUM FACES & REPAINT
RED TO MATCH EXISTING.
NEW ALUMINUM CHANNEL LETTERS,
BLACK PAINTED FINISH W/ WHITE
PLEX FACES & GOLD TRIM CAP
RETURNS.
INTERIORS ILLUMINATED W/ WHITE
LED LIGHTING.
INSTALL NEW SUPPORTS & ALUMINUM
REVEAL, PAINTED RED TO MATCH
EXISTING SIGN FACE.



PROPOSED

REMOVE & RELOCATE EXISTING D/F BLADE DISPLAY

Customer's Signature: _____ Date: _____

Comments:

Job#: 16-6538
7-28-16
rev.# 10-21-16

drawn by
JOHN W

account representative
R WHITEHEAD

client

PARAGON THEATERS
53 S EVERGREEN ARLINGTON HTS., IL

1130 N. Garfield
Lombard, IL 60148
Ph. # 630.424.6100 Fx. # 630.424.6120

WWW.OLYSIGNS.COM

Material List

1. Petitioner Name: Olympic Signs (Robert J Whitehead Sr. & Matthew J Pyter)
2. Date: October 18, 2016
3. Project: Paragon Theaters
4. Location: 53 S. Evergreen Ave., Arlington Heights, IL 60005

Arlington Town Square – Blade Sign (Unit #E3)

Signage: Plex faces, internally illuminated, replace channel letters on existing blade sign and relocate to proposed elevation off of Arlington Heights Rd.

- New aluminum channel letter, black painted finish return.
- White Plex Faces.
- Gold Trim Cap.
- White LED Lighting.

(3 Sites to the Right)



(3 sites across a street)



(3 Sites to the Left)





SPACE FOR LEASE ARLINGTON TOWN SQUARE

Arlington Hts Rd and Northwest Hwy
Arlington Heights, Illinois



ANN TAYLOR
LOFT
PARAGON THEATERS

J.S.A. BANK
ESTABLISHED 1901

Bath & Body Works



california PIZZA KITCHEN



NOODLES & COMPANY



SPACE AVAILABLE FOR LEASE

459 Sq Ft – 4,659 Sq Ft

TOTAL GLA

124,481 Sq Ft

PROPERTY HIGHLIGHTS

- Arlington Town Square is located in the affluent, densely populated suburb of Arlington Heights.
- Join the appealing retail mix along with Star Cinema Grill, Ann Taylor Loft, Joseph A. Banks, Bath & Body, California Pizza Kitchen, Noodles and Starbucks in this unique urban center.
- 385 Parking Spaces (60 Spaces : 325 Garage Spaces).

POPULATION

AVERAGE HH INCOME

1 MILE	18,802	\$117,122
3 MILE	118,038	\$100,043
5 MILE	306,644	\$94,114

FOR MORE
INFORMATION
CONTACT

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jsutryk@edgemarkllc.com

Mike Wesley
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mwesley@edgemarkllc.com

**EDGEMARK COMMERCIAL
REAL ESTATE SERVICES LLC**
2215 York Road, Suite 503
Oak Brook, Illinois 60523
P 630.472.1010 F 630.472.1019
www.edgemarkllc.com

ARLINGTON TOWN SQUARE

Arlington Heights, Illinois



EDGEMARK



									21 S. EVERGREEN		
#	SQ FT	TENANT	#	SQ FT	TENANT	#	SQ FT	TENANT	#	SQ FT	TENANT
E37	1,227	Available	A40	2,033	Alt Thai Restaurant	A66	2,270	Noodles & Co.	O100	3,599	Available
E33	1,229	Starbucks	E41	2,350	Bath & Body Works	A76	1,602	Prairie Moo Yogurt	O105	1,368	Available
E3	4,545	California Pizza Kitchen	E45	834	Available	A88	5,432	Athletico	O200	10,507	Greenberg & Farrow
E7	1,443	Available	E47	1,460	Sports Clips	A70	2,099	Available	O205	4,659	Lease Out
E11	3,719	Jos. A Banks	A42	979	Available	E53	23,092	Paragon Theater	O210	2,532	Arlington Capital
E17	5,238	Core Power Yoga	A50	2,164	Huntington	E69	2,775	Keswick Jewelers	O220	1,625	Donald Gaddis
E23	5,898	Ann Taylor Loft	A56	1,499	Back to Nature	E81	541	Available	O230	4,079	Ford Acceptance
E27	2,338	Yankee Candle	A58	1,663	Assure Vision	E83	459	Available	O240	4,247	Johnson-Lambert
E31	3,839	Available	A60	2,496	Wild Fish	E89	5,257	Salon 117 Day Spa	O250	1,204	Edward Jones
									O260	2,180	Burback Brothers

FOR MORE
INFORMATION
CONTACT

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630.572.5609
jsutryk@edgemarkllc.com

Mike Wesley
630.572.5610
mwesley@edgemarkllc.com

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Arlington Town Square Shopping Ctr.
Project Address: 3-89 S. Evergreen Ave.
Petitioner Name: Bob Fink

Date Prepared: May 5, 2004

PETITIONER INFORMATION:

DC Number: 04-23
Prepared By: Afshan Hamid
Petitioner Address: Joseph Freed & Associates
220 N. Smith Street, Suite 300
Palatine, IL 60047
Meeting Date: May 11, 2004

Requested Action(s):

The petitioner is requesting design approval for a number of variations for new signs in an existing retail center in the Central Business District (CBD). The petitioner is proposing a number of wall signs, which will require variation and final approval by the Village Board. The petitioner is seeking the following variations:

1. **Definition:** A sign which is placed flat against, or no more than 12 inches from, an exterior wall or mansard roof of a building. The petitioner previously proposed a 21' tall, 108 sf vertical sign, which projects 7' from the wall. Currently, the petitioner is proposing a 25'-6" tall, 140.8 sf, and projects 7'-6" from the wall.
2. **30-201 3 b:** Wall signs fit best on the sign frieze, which separates the storefront's display windows from the upper façade. Whenever possible, the signs within a block face should be mounted at approximately the same height to create a unifying horizontal element. The wall sign shall be designed to be an integral part of the building on which it is mounted. The petitioner previously requested a 21' tall, 108 sf vertical sign, which projects 7' from the wall, and the current request is for an increased sign which is 25'-6" tall, 140.8 sf, projecting 7'-6" from the wall.
3. **30-201 4: Number:** Each business shall be permitted no more than one wall sign for each street it fronts on. Previously the petitioner requested for two wall mounted directory signs, each is 16.5 sf, totalling 33 sf. Currently the request is for 2 directory signs, totaling 26.01 sf.
4. **30-121 a:** It shall be unlawful for any person to install or maintain any fluttering, undulating, swinging, rotating or otherwise moving sign, any flashing sign or sign with moving or rotating lights, or any sign creating the illusion of movement. The petitioner is proposing a number of blade/projecting signs, previously the request was for 6 sf. The request has been modified to 5 sf.
5. **30-201 3 a:** The size of each wall sign should be in proportion to the storefront and building façade as a whole. A ratio of one square foot of sign area for each linear foot of storefront shall determine the maximum signable area. Previously, the petitioner proposed: a 21' tall, 108 sf vertical sign, which projects 7' from the wall, two 50 sf signs totaling 100sf, an arcade sign measuring 98.4 sf between the Cinema and the Arcade Shops, and 2 wall mounted directory signs totaling 33 sf. The current request is for a 25'-6" tall, 140.8 sf vertical sign, an arcade sign measuring 98.4 sf between the Cinema and the Arcade Shops, and 2 wall mounted directory signs totaling 26.01 sf.
6. **30-502 b:** Banners may not exceed 21 sf per face and shall have no more than two sign faces. Only the area of the actual banner itself shall be counted. Previously, the petitioner proposed; along the North elevation 5 banners with a total of 300 sf, 3 banners along Arlington Heights Road with a total of 132 sf, 3 banners along Evergreen Avenue with a total of 180 sf. The current proposal is for 3 banners on the North elevation with a total of 238.42sf, and 2 banners on Arlington Heights Road totaling 158.95sf.
7. **30-501 b Location & Dimensions:** A banner may only be displayed on a light pole and may not extend higher than that pole. The lower bracket used to display the banner must be installed at a height of at least eight feet if in an area where pedestrians may reasonably be expected to pass under ... Previously 11 banners were proposed. The petitioner is currently proposing 5 banners on the building façade, with two of the banners on Arlington Heights Road projecting above the roof line.
8. **30-501 c Location & Dimensions:** Banners shall only be displayed on privately owned light standards (poles) located in the parking lots, plazas or along the drive ways of the center. In no instance shall a banner be installed closer than three

feet from the property line... Previously, the petitioner was proposing 11 banners on the building façade. Currently, the petitioner is proposing 5 banners on the building façade.

9. **30- 503 Signage:** *Banners of the type permitted by this Chapter may display the name and/or location of the Center, the address or location of the center, seasonal messages or graphics, and information announcing Village wide events.* Previously, the 11 banners proposed by the petitioner had the message " Parking, Dining, Shops, Dining & Shops, Theaters". Currently, the message is Dining, Parking, Theaters, and Movies.
10. **30-201 2a: Materials:** *The major consideration in selecting sign materials is compatibility with the building's overall architecture and compatibility with adjacent buildings and streetscape. The number of colors used in the sign shall be limited. Materials that project a low quality, mass-produced image are prohibited.*
11. **Design Commission & Village Board Motion, November 9, 1999:** That No Wall Signs Be Allowed for the Theater on Sigwalt Street. The petitioner is proposing 3 wall signs on Sigwalt Avenue, totaling 41.47 sf. Previously, the petitioner proposed 3 non-illuminated movie posters on Sigwalt Avenue. Currently, the petitioner is proposing 3 non-illuminated movie posters on Sigwalt Avenue.

ANALYSIS:

Summary

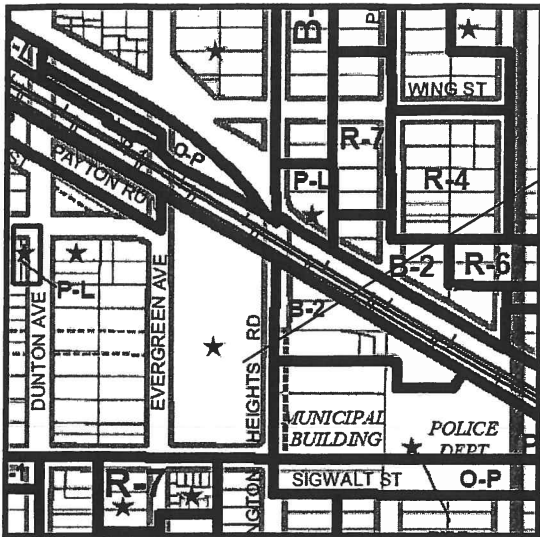
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code." In summary, the previous request was for approximately 23 additional signs and the current request is for 16 additional signs which include the following:

1. One wall sign for Arlington Theatres on Northwest Highway elevation, which is 25'-6" feet tall, and 142.8 sf vertical sign.
2. One wall sign (arcade sign) which is 98.4 sf facing east, between the Cinema and the Arcade Shops.
3. A number of blade signs for tenants in the courtyard area behind the Cinema, totaling 20.0 sf.
4. Two wall mounted tenant signs, (directory signs) totaling 26.01 sf.
5. Three wall signs on Sigwalt Street, each sign is 13.82 sf, totalling 41.47 sf.
6. Five banners, each is 79.47 square feet, totaling 397.35 sf.

This is an important development in downtown Arlington Heights. Staff has indicated a willingness to explore architecturally compatible signage options even if some variations may be needed. However, staff cannot support many of the requested variations because of aesthetics, compatibility with the character of the downtown, and that the request takes away from the level playing field established by the sign code and the Design Guidelines.

Site Analysis

Currently on the site is an existing retail space, theatre, condominium development, below ground and surface parking. The site is located in the B-5, Central Business District and has frontage on Evergreen Avenue, Arlington Heights Road and Sigwalt Street.



Subject Property

Direction	Zoning	Comprehensive Plan
North	Railroad Tracks & OP	Mixed Use
South	R-7 & B-2	High Density Multi-Family
East	P-L	Government
West	B-5	Mixed Use

The petitioner appeared before Design Commission for a review on April 13, 2004. Based on the comments the commissioners made it was required that the petitioner return to Design Commission for a final review prior to approval of the variations for the signage. The petitioner has revised the sign package. Below is each drawing and the corresponding Design Commission comments in capital font, and staff comments in italics.

Sketch LY-5510-1/ previous sketch LY-4841-6

The Design Commission motion stated:

SUPPORT OF SHEET LY-4841-6; A VERTICAL SIGN DEPICTING 'ARLINGTON THEATERS' WITH A YELLOW ARROW INSTEAD OF A WHITE ARROW IN A DESIGN SIMILAR TO THE DRAWINGS BY HKM ARCHITECTS DATED 11/15/02;

The petitioner has revised the vertical sign to include a yellow arrow similar to the drawings by HKM Architects. The petitioner has also increased the size and square footage of the sign. The length is now 25'-6", with a 140.25 sf, whereas previously it was 21'-6" with a 107.5 sf. At the April 13, 2004 meeting the commissioners encouraged the petitioner to review the recent blade sign approval for Michael's Soon To Be Famous Restaurant. However the petitioner is projecting the vertical blade sign above the roof. This was amortized by the Village Board, Chapter 30 states "All signs which are placed upon or project above the roof of a building, are strictly prohibited in the Village".

The petitioner is seeking the following variations:

Chapter 30 number 43: A sign which is placed flat against, or no more than 12 inches from, an exterior wall or mansard roof of a building.

The petitioner is proposing a distance of 7'-6" from the wall.

30-201 3 a: The size of each wall sign should be in proportion to the storefront and building façade as a whole. A ratio of one square foot of sign area for each linear foot of storefront shall determine the maximum signable area.

The petitioner is proposing a 142.8 sf sign, allowable signable area is 24' sf, if a sign were permitted at this location, which is not per the sign code as described above. This needs to be verified with scalable elevations provided by the petitioner.

30-201 4: Number: Each business shall be permitted no more than one wall sign for each street it fronts on.

The theater does not front onto Northwest Highway.

30-201 3 b: Wall signs fit best on the sign frieze, which separates the storefront's display windows from the upper façade.

Whenever possible, the signs within a block face should be mounted at approximately the same height to create a unifying horizontal element. The wall sign shall be designed to be an integral part of the building on which it is mounted.

As proposed, by projecting over the roof, the vertical sign is too large and out of scale for the building. The sign dominates and places the building out of scale. The vertical sign also draws attention to the unscreened rooftop mechanical units.

It is recommended that the Design Commission deny the vertical sign for Arlington Theaters on drawing LY-5510-1.

Sketch LY-5510-2/ previous sketch LY-4841-8

The Design Commission motion stated:

SUPPORT OF THE CONCEPT OF THE SIGN DESIGN SHOWN ON SHEET LY-4841-8 DEPICTING 'COURTYARD', WITH A SUGGESTION TO ADJUST THE TYPEFACE TO BE CONSISTENT WITH THAT OF THE 'ARLINGTON THEATER' VERTICAL SIGN, AND ADD SUBSTANCE TO THE OVERALL SIGN;

The petitioner has adjusted the typeface so that it is a variation on a Times New Roman, red font, similar to the theatre sign on Northwest Highway (reference drawing LY-5510-1). The structure of the sign has aluminum tubing added to the bottom to match the decorative design on the bar above.

It is recommended that Design Commission approve the courtyard sign per drawing LY-5510-2.

Sketch LY-5510-7/ LY-5510-8/ LY-5510-11/ previous sketch LY-4841-9

The Design Commission motion stated:

SUPPORT OF SHEET LY-4841-9 AND 9A WITH A REQUIREMENT THAT THE BLADE SIGNS IN THE ARCADE BE REDUCED TO A MAXIMUM OF 5 SF WITH A 3-FOOT MAXIMUM DISTANCE FROM THE WALL;

The petitioner has submitted drawing LY-5510-8, which is meeting the requirements of the Design Commission. The petitioner has also submitted drawing LY-5510-7 and LY-5510-11 for review. The blade sign structure is similar to the courtyard sign design.

It is recommended to the Design Commission that the blade sign be approved subject to:

- a. Restricting the signable area to 5sf with a 3' maximum distance from the wall. The petitioner will need to maintain height clearance per 30-120 c: *A sign extending over a pedestrian thoroughfare must have eight feet of clearance.*
- b. A variation from the Definition section: *A sign which is placed flat against, or no more than 12 inches from, an exterior wall or mansard roof of a building.*
- c. A variation from 30-121 a: *It shall be unlawful for any person to install or maintain any fluttering, undulating, swinging, rotating or otherwise moving sign, any flashing sign or sign with moving or rotating lights, or any sign creating the illusion of movement.*

Sketch LY-5510-5/ LY-5510-6/ previous sketch LY-4841-10 & LY-4841-14

The Design Commission motion stated:

SUPPORT OF SHEET LY-4841-10 AND LY-4841-14 WITH A REQUIREMENT THAT THE SIZE OF THE TWO WALL MOUNTED TENANT SIGNS BE REDUCED TO BE IN PROPORTION TO THE STOREFRONT AND BUILDING FAÇADE AS A WHOLE, AND THE TYPEFACE AND COLORS OF THE TWO SIGNS BE UPDATED TO MATCH THE DESIGN OF THE OTHER SIGNS IN THE CENTER;

The petitioner has revised the drawings to include updated colors, in Essex green, with Courtyard in a Times New Roman font. The Courtyard sign previously was 5'-4" by 3'-0", it is now 5'-2" by 3'-0", a reduction in length of 2". The wall sign in the courtyard adjacent to Keswick Jewelers has been updated with an Essex green color and Times New Roman font. The size has been reduced to 3'-6" by 3'-0".

For both signs staff had indicated support of the variation if the size was reduced to 24" high by 18" wide similar to what the Design Commission approved at Shoppes at Arlington. These signs are meant to be seen by pedestrian level traffic, and should be scaled to the recommended size. It is recommended that the Design Commission request the petitioner to reduce the size of the signs to 24" high by 18" wide.

Sketch LY-5510-10/ previous sketch LY-4841-12, LY-4841-19 & LY-4841-20

The Design Commission motion stated:

SUPPORT OF THE CONCEPT OF SHEETS LY-4841-12, LY-4841-19 AND LY-4841-20, WITH A REQUIREMENT TO REDUCE THE NUMBER OF BANNERS ON NORTHWEST HIGHWAY TO THREE, DEPICTING 'DINING' 'SHOPS' 'PARKING', CLUSTERED TOGETHER AND UPDATED TYPEFACE AND COLOR TO REFLECT A MORE SOPHISTICATED HIGH CONTRAST WITH THE BUILDING COLORS;

The petitioner has submitted drawing LY-5510-10, showing 3 banners with Dining, Parking, Shops as per the Design Commission request, along Northwest Highway. Each banner is 20'-9" by 3'-0", 62.25 sf.

The petitioner would need to seek the following variance for each of the banners described above:

30-501 b Location & Dimensions: *A banner may only be displayed on a light pole and may not extend higher than that pole. The lower bracket used to display the banner must be installed at a height of at least eight feet if in an area where pedestrians may reasonably be expected to pass under ...*

30-501 c Location & Dimensions: *Banners shall only be displayed on privately owned light standards (poles) located in the parking lots, plazas or along the drive ways of the center. In no instance shall a banner be installed closer than three feet from the property line...*

30- 503 Signage: *Banners of the type permitted by this Chapter may display the name and/or location of the Center, the address or location of the center, seasonal messages or graphics, and information announcing Village wide events.*

30-502 b: *Banners may not exceed 21 sf per face and shall have no more than two sign faces. Only the area of the actual banner itself shall be counted in determining the area of the sign face.*

The message that the petitioner is proposing on the banners is not allowed by code. If the Design Commission approves the message of the banner and its design, at what standard would you regulate other businesses from stating "Jewelry" or "Clocks". The Design Commission should critically evaluate the design of the banner in context to the downtown and retail area. The current banners proposed take away from the architectural character of the retail center and more importantly the character of the downtown.

It is recommended to the Design Commission that the petitioner's request for the following variations to allow for banners be denied.

It is encouraged that the petitioner explore a banner design more in keeping with the entire Town Square identity rather than the current proposal. The petitioner needs to evaluate the message on the banner, and use the banner not as a billboard and wall sign but more creatively. The petitioner needs to scale the 20' tall banners in relationship to the building facade. Metropolis has banners which are 20' x 3', but the scale and the message of the banners relates to the 4 story building (58' feet) and is complimentary to the downtown. The subject property is 34' tall along Northwest Highway.

In considering the petitioner's variation request for the banners, the Design Commission should consider the impact if other downtown tenants would request the same banner proposal. If a variation for banners is granted it would take away from the level playing field that the Sign Ordinance was designed to maintain, and from the Design Guidelines.

Sketch LY-5510-9/ previous sketch LY-4841-13

The Design Commission motion stated:

SUPPORT OF ONE BANNER ON EITHER SIDE OF THE PLAZA FACING ARLINGTON HEIGHTS ROAD, SIMILAR TO THE *HKM ARCHITECTS* DRAWING DATED 11/15/02 AND RECEIVED 04/13/03; OR A PYLON GROUND SIGN IN THE CENTER OF THE PLAZA FACING ARLINGTON HEIGHTS ROAD, TO BE REVIEWED BY STAFF AND THE DESIGN COMMISSION;

The petitioner has submitted LY-5510-9 depicting two banners for Theaters and Movies, each banner is 20'-9" by 3'-0". The banners extend above the roofline of the plaza. The petitioner would need to seek the following variance for each of the banners described above:

30-501 b Location & Dimensions: *A banner may only be displayed on a light pole and may not extend higher than that pole. The lower bracket used to display the banner must be installed at a height of at least eight feet if in an area where pedestrians may reasonably be expected to pass under ...*

30-501 c Location & Dimensions: *Banners shall only be displayed on privately owned light standards (poles) located in the parking lots, plazas or along the drive ways of the center. In no instance shall a banner be installed closer than three feet from the property line...*

30- 503 Signage: *Banners of the type permitted by this Chapter may display the name and/or location of the Center, the address or location of the center, seasonal messages or graphics, and information announcing Village wide events.*

30-502 b: *Banners may not exceed 21 sf per face and shall have no more than two sign faces. Only the area of the actual banner itself shall be counted in determining the area of the sign face.*

The message that the petitioner is proposing on the banners as well as being redundant is not allowed by code. If the Design Commission approves the message of the banner and its design, at what standard would you regulate other businesses from stating "Jewelry" or "Clocks". The Design Commission should critically evaluate the design of the banner in context to the downtown and retail area. The current banners proposed take away from the architectural character of the retail center and more importantly the character of the downtown.

It is recommended that the Design Commission re-evaluate and deny the banners for message, and size.

Sketch LY-5510-4/ previous sketch LY-4841-11

The Design Commission motion stated:

SUPPORT OF SHEET LY-4841-11 FOR 3, NON-ILLUMINATED, SINGLE-FACE MOVIE POSTER FRAMES ON SIGWALT AVENUE;

The petitioner is submitting non-illuminated movie posters for the south elevation facing Sigwalt Avenue. Because these posters will have little impact on the residents across the street, staff does not object to the sign variation.

It is recommended that the Design Commission approve Sketch LY-5510-4 with the following variations:

Variation from the Design Commission motion On November 9, 1999 which states: **That No Wall Signs Be Allowed for the Theater on Sigwalt Street.**

This variation is only for the 3 movie posters on Sigwalt Avenue.

The Design Commission also made the following requirement in reference to two additional wall signs that the petitioner was previously requesting.

DENIAL OF THE CONCEPT OF THE ROTUNDA SIGNAGE, SHEET LY-4841-16;

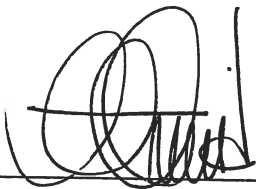
The petitioner has removed the concept from the sign package.

A STRONG RECOMMENDATION THAT THE PETITIONER PURSUE THE ISSUE OF A 'AS OF RIGHT' SIGN BECAUSE THE THEATER FRONTS ON ARLINGTON HEIGHTS ROAD WITHOUT A VARIATION;

At this time the petitioner has not submitted any signage.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the criteria for approval, reviewing the Design Guidelines and Chapter 30 of the Municipal Code for the request for signage at Arlington Town Square Shopping Center located at 3-89 S. Evergreen Avenue. This recommendation is subject to compliance with the revised elevations dated 4/15/04, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits. The recommendations for each sign request are contained within the body of this request.



May 6, 2004

Afshan Hamid, Design Planner
Planning & Community Development Department

C: William C. Dixon, Village Manager
Charles Witherington Perkins, Director Planning and Community Development
Roger Fox, Director Building and Zoning
Joyce Gloff, Zoning Inspector
Petitioner
DC File 04-23

- c. A VARIATION FROM CHAPTER 30-201 4: *Number: Each business shall be permitted no more than one wall sign for each street it fronts on.*
- d. A REQUIREMENT THAT THE WIDTH OF THE WALL SIGN BE REDUCED FROM 3'0" TO 2'8".

BOMBICK, AYE; DELATTRE, AYE; ECKHARDT, AYE; TINAGLIA, AYE
THE MOTION CARRIED.

The Commissioners discussed the banners being proposed along Northwest Highway and Arlington Heights Road, Sheet LY5510-9 and Sheet LY5510-10. **Commissioner Tinaglia** stated that he agreed with Staff on their comments regarding the proposed banners, and he felt that the banners were very loud and overpowering with regards to the size of the banners and the size of the letters on the banners, and the colors did nothing for him. With regards to the vertical sign being proposed for Arlington Theaters, Sheet LY5510-1, **Commissioner Tinaglia** stated that he felt the proposed design lacked character and was difficult to read.

Commissioner Bombick stated that he felt the concept and design being proposed for the vertical sign followed the design shown in the drawings by HKM Architects, and that the shape and color being proposed were fine; however, he felt that the typeface being proposed was wrong and was too wide, causing the letters to run together. He stated that the typeface used on the vertical sign shown in the HKM Architects drawing was taller and skinnier, which made the letters easier to read. He also stated that he was in favor of the height being proposed for the vertical sign, which extended above the parapet, and felt that the vertical sign should be pursued in the same manner that the wall signs were previously approved for the Gap. **Commissioner Bombick** explained that the theater never exercised their right to have a sign facing Arlington Heights Road, when in fact the theater had frontage on Arlington Heights Road, and he felt that the petitioner should pursue another vertical wall sign on Northwest Highway. **Commissioner Bombick** further stated that he was in favor of the idea of the banners on Northwest Highway; however, he felt that the three banners were too large as proposed, and that the text and typeface needed further attention. He also felt that the banners were spread out too far across the building and should be located one window apart, toward the east end of the building, in order to be successful. **Commissioner Bombick** also stated that he felt the petitioner should be given clear direction and approval on the proposed signage tonight before any more businesses were lost from the shopping center.

Commissioner Eckhardt stated that he was not at the meeting on April 13, 2004 when the Design Commission first reviewed the proposed signage. He felt that the vertical sign being proposed for the theater, Sheet LY5510-1, was difficult to read and did not appear as though it was part of the architecture of the building. He also stated that he was not convinced that the vertical sign was the right solution to improve visibility for the theater because of the design and graphics being proposed for the sign. **Commissioner Eckhardt** stated that he could not vote in favor of the proposed banners because they were too generic and appeared as an afterthought.

Chairman DeLattre asked how far the proposed vertical sign extended above the building and **Ms. Hamid** replied that the sign would be approximately 6-feet above the roofline, based on the drawings submitted. **Mr. Fink** agreed. **Chairman DeLattre** stated that signage for the theater was very important and necessary, and his only concern with the vertical sign being proposed was that it extended above the roofline and was difficult to read. He also stated that he had mixed emotions about the banners being proposed because they would be permanent, and he also felt that the banners were too tall as proposed, and he recommended reducing them to 10 to 14-feet tall. **Ms. Hamid** stated that Staff recommends to reduce the banners to 10 to 12-feet tall. **Chairman DeLattre** also stated that he felt that the letter type being proposed on the banners was clumsy. **Mr. Fink** stated that the banners would be changed out approximately every 3 years due to the weather elements.

Mr. Fink stated that they wanted to move the approval process forward and he suggested the Commissioners approve the vertical sign for Arlington Theaters, subject to a more readable font, prior to going to the Village Board for final approval. **Commissioner Tinaglia** reiterated that the petitioner should submit a design for the vertical sign that was more consistent with

the design shown in the HKM Architects drawing dated 11/15/02, which he felt was more in the "art-deco" theme. Mr. Fink agreed to revise the design to be more exact with the sign shown in the HKM Architects drawings; however, he wanted to move forward to the Village Board and not be required to return before the Design Commission again. The Commissioners agreed with his request.

A MOTION WAS MADE BY COMMISSIONER TINAGLIA, SECONDED BY COMMISSIONER BOMBICK, TO RECOMMEND APPROVAL OF THE PROPOSED SIGN VARIATIONS FOR ARLINGTON TOWN SQUARE LOCATED AT 3-89 S. EVERGREEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ELEVATIONS DATED APRIL 14, 2004, DESIGN COMMISSION RECOMMENDATIONS, VILLAGE BOARD RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS AND THE FOLLOWING:

1. **SHEET LY5510-1; ONE VERTICAL BLADE SIGN DEPICTING 'ARLINGTON THEATERS' TO BE LOCATED ON THE NORTH FACADE OF THE BUILDING ALONG NORTHWEST HIGHWAY, DESIGNED IN AN ART-DECO FLAVOR TO MATCH THE DESIGN SHOWN IN THE DRAWINGS BY HKM ARCHITECTS DATED 11/15/02 AND SUBMITTED ON 4/13/03;**
 - a. **A VARIATION FROM Chapter 30 Number 43: *A sign which is placed flat against, or not more than 12-inches from, an exterior wall or mansard roof of a building;***
 - b. **A VARIATION FROM Chapter 30-201 3a: *the size of each wall sign should be in proportion to the storefront and building façade as a whole;***
 - c. **A VARIATION FROM Chapter 30-201 4: Number: *Each business shall be permitted no more than one wall sign for each street its front on;***
 - d. **A VARIATION FROM Chapter 30-201 3b: *Wall signs fit best on the sign frieze, which separates the storefront's display windows from the upper façade.***

The Commissioners discussed the size of the proposed vertical sign. Chairman DeLattre suggested reducing the height of the sign to 12-feet and Mr. Fink suggested splitting the difference and reducing the height of the sign to 16-feet. Commissioner Bombick stated the currently proposed vertical sign should be reduced in width and height to a ratio of 1 horizontal to 5.5 vertical, and the letters should be skinnier, to better match the design shown in the HKM Architects drawing. Commissioner Tinaglia stated that the yellow arrow at the top of the vertical sign should project out from the top and side of the sign, with the angled bottom of the arrow being longer than currently proposed. With regards to the location of the vertical sign on the building, Commissioner Bombick stated that the bottom of the sign should be aligned or slightly lower than the second-floor windowsill, per the HKM Architects drawing dated 11/15/02, so that the yellow arrow at the top of the vertical sign projected slightly above the roofline. Mr. Fink agreed.

A MOTION WAS MADE BY COMMISSIONER TINAGLIA, SECONDED BY COMMISSIONER BOMBICK, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING REQUIREMENTS:

1. **A REQUIREMENT THAT THE SIZE OF THE BLADE SIGN HAVE A RATIO OF 1 HORIZONTAL, TO 5.5 VERTICAL;**
2. **A REQUIREMENT THAT THE VERTICAL LEG OF THE ARROW ON THE BLADE SIGN BE 2, AND THE HORIZONTAL LEG OF THE ARROW BE 1, PER THE HKM ARCHITECTS DRAWING DATED 11/15/02 AND RECEIVED 4/13/03;**
3. **A REQUIREMENT THAT THE BLADE SIGN BE MOUNTED AT THE WESTERN CORNER OF THE BLOCK OF BUILDINGS FACING NORTHWEST HIGHWAY, AS SHOWN ON THE HKM DRAWING, WITH THE BOTTOM OF THE SIGN AT APPROXIMATELY THE SECOND-FLOOR WINDOWSILL HEIGHT, SO THAT THE YELLOW ARROW EXTENDS SLIGHTLY ABOVE THE BUILDING PARAPET.**

**BOMBICK, AYE; DELATTRE, AYE; ECKHARDT, AYE; TINAGLIA, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**



FILE



THEATERS
ARLINGTON

~~RECEIVED~~

~~MAY 03 2004~~

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

-

[illegible]

**Designed
for
115 Volts**

DRAWN BY: 184 **SCALE:** 3/8" = 1'

REVISIONS:

1. ADDED BULL RACEWAY
DEC. LINES TO ARROWS
IM 04/20/04

2. REMOVED 2 LINES FROM
ARROWS IM 04/21/04

LandmarkSign

"A Sign of Excellence" group

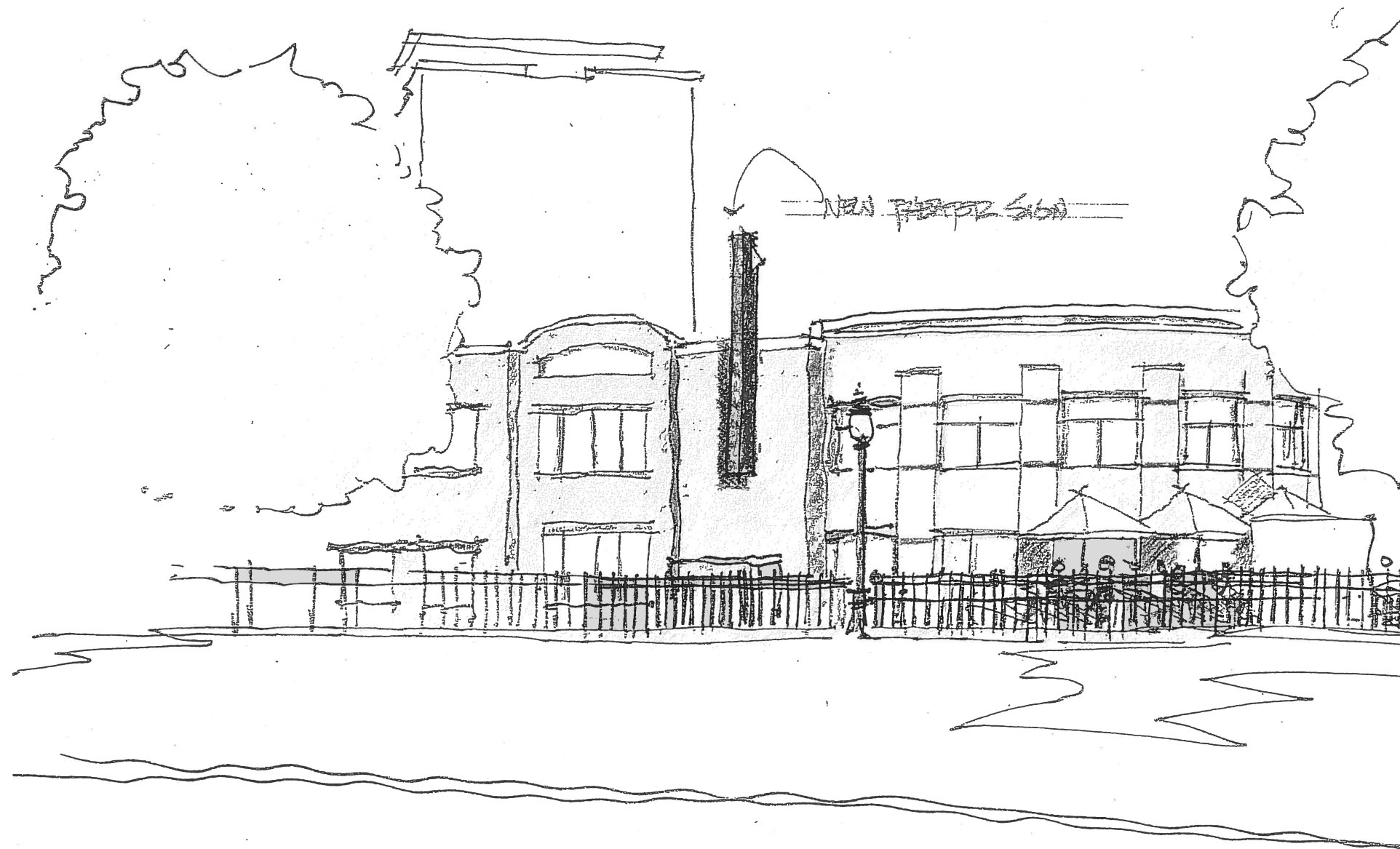


Way-Finding & Tenant Signage

RECEIVED

APR 15 2003

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



NW HWY LOOKING SOUTH

Theatre Sign Alternate

RECEIVED

APR 15 2003

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

~~AYES: DADAY, JENSEN, STENGREN, KUCERA, ROSENBERG, HAYES, FARWELL,
MULDER~~

~~NAYS: NONE~~

~~AYES 8 NAYS 0 - MOTION CARRIED.~~

B. Proposed Arlington Town Square Sign #1 (deferred at 11/1/04 Meeting)

Mr. John Scaletta appeared before the Board. He said that that earlier this evening he had provided a revised copy of the sign. This one actually gives a better indication of the size of the sign compared to the size of the building. It is the same size with three different sizes as requested by the Board. He is providing the Board with a 22, 19 and 16 square foot sign.

Mr. Dixon said that at the last Board meeting the staff was asked to meet with Mr. John Scaletta to explore reducing the size and scale of the proposed Arlington Theater sign. At the last Board Meeting there was a package of sign petitions for Arlington Town Square. The Board considered all of those sign petitions and they were resolved in one way or another with the exception of this Theater sign.

Staff developed a concept for the Theater sign and reduced it to 16 square feet and not exceeding the roof line. The roof line question is viewed as an important one because of the action the Village has taken over the last 10 to 15 years to essentially forbid roof signs downtown. We have a five-year amortization program that expired in the late 1990's and further amended the sign code to prohibit roof signs throughout the Village in 1996.

From a staff's standpoint, we have met with John Scaletta, unfortunately we have not come to an agreement. What he will present and has presented this evening is slightly different than what staff would recommend. For the sake of discussion, he will identify what the staff would recommend as follows: that the size of the sign be reduced to 16 feet, that the sign be placed below the top of the parapet so that it does not project above the roof line so as to be consistent with our practice downtown, and finally, that the design be modified to provide a aesthetically pleasing sign package that visually ties in with the overall downtown and the retail development.

There was discussion with regard to the exhibits.

Trustee Rosenberg asked if the biggest sign - 22 square feet - would be at or below the roof line. Mr. Perkins said that the building is 34 feet tall from grade to the top of the parapet. If you had a 22 square foot sign there would be 12 feet from the grade to the bottom of the sign. Typically, the retail spaces are probably 16 feet. The bottom of that sign if it is 22 square feet would be below the sign band graphic of California Pizza Kitchen.

Mr. Scaletta was asked if the 22 square foot sign were at or below the roof line would that be satisfactory. Mr. Scaletta said he really wanted the sign as it is proposed.

Trustee Stengren said that Mr. Scaletta gave them three drawings for a 22, 19 and 16 foot sign. He asked if that was because Mr. Scaletta really did not care what size it would be. Mr. Scaletta

said that at the last meeting he was asked to come back with several different signs and the smallest being 16 square feet and the largest being 25 square feet. He went with 16, 19 and 22 square feet. Trustee Stengren asked him if his first choice would be the 22 square foot and he said yes and they wanted the sign to go above the parapet of the roof and they also wanted the sign to go no lower than the bottom of the window sill on the second floor.

Trustee Stengren said that he actually likes the sign and the color is fine. This is a very unique and important business and he believes that this business should get the exposure that it needs on Northwest Highway and from the train. He feels that it is an important sign.

Trustee Hayes said he would agree with Trustee Stengren's comments. He does not have any problem with the sign extending over the roof line. He feels that it will break up that kind of monotonous roof line. He would prefer to see the small sign 16 square feet but he could go with the 19 square foot as well but not the 22 square foot sign.

Trustee Daday said he will renew his objection to the sign extending above the roof. He feels that it violates the spirit of the sign code and it sets a bad precedent and we took a lot of signs down and to start to put them back up above the roof line sets a bad precedent and invites further slip-sliding and slippery slope of roof signs. If it is 16 square feet he can go along with that grudgingly but he would not want to see it above the roof line.

Trustee Kucera said that she would prefer the 22 square foot sign because the bottom of the sign then meets the bottom of the windows. Also, the fact that it is above the roof line is more in proportion and to her it is more attractive. She could go with the 19 square foot sign.

Trustee Jensen said that she made all here comments at the last meeting and she would agree with Trustee Daday. She does not like the color but she said at least get it below the roof line so that we keep something intact.

Trustee Farwell said that he would recuse himself for professional reasons.

Trustee Hayes moved that the Village Board approve the 19 square foot sign that extends above the roof line, as proposed by the petitioner. Trustee Kucera seconded the motion.

Daniel Hidding, 77 S. Evergreen, said that he lives in Arlington Town Square. His unit looks out to the north where this sign will be. He knew about the Village's ordinances and that there would not be some sign sticking out and now that it going to be changed. Everyone on the north end of the building will have to look at a theater sign that is illuminated. The illuminated sign will be a light polluter. The Village has spent a lot of money to beautify the downtown and this will klutz up the downtown area. He would like to see it two feet below the roof level

President Mulder asked Mr. Scaletta how much higher than the roof line does the sign extend and Mr. Scaletta said that it appears to be about 5 feet. Mr. Scaletta said that after speaking with the sign company there is a way we could shield the sign so it does not illuminate to the south. President Mulder asked him to look into that.

Trustee Hayes asked if the sign will be turned off at 11:00 PM and Mr. Scaletta said absolutely.

Trustee Daday felt that we could not fully rely on the computerized drawings of the sign. Mr. Scaletta said that the larger photos that the Board has are to scale.

Trustee Stengren said that Mr. Scaletta talked with the sign people about doing something on the back side of that sign so it would not illuminate and asked if the Board could get some sort of assurance that will be done. Mr. Scaletta said he is not just doing this to get the sign passed. If it bothers his neighbors he will definitely want to take care of it. He wants to mention that the entire sign does not illuminate. He will work with the sign company to assure that we do not have any kind of light pollution going to the south.

President Mulder asked if the sign arrow would be above the roof and Mr. Scaletta said that is correct.

On motion made and seconded, roll was called with:

AYES: Hayes, Kucera, Rosenberg, Stengren, Mulder

NAYS: Daday, Jensen

AYES 5 NAYS 2 - MOTION CARRIED.

C. CHANGE ORDERS – 2004 CONSTRUCTION PROJECTS

It is recommended that the Village Board approve the Change Order in the amount of \$14,212 for Davis Street, \$36,424 for 2004 Street Rehabilitation Program, \$75,853.35 for 2004 Sidewalk Program, and \$25,751.80 for Harmony Park. The increase will be funded under each budget line item for each construction project.

Trustee Jensen moved to approve the Change Order in the amount of \$14,212 for Davis Street, \$36,424 for 2004 Street Rehabilitation Program, \$75,853.35 for 2004 Sidewalk Program, and \$25,751.80 for Harmony Park. The increase will be funded under each budget line item for each construction project. Trustee Stengren seconded the motion.

Trustee Rosenberg said that as far as the new Harmony Park is it anticipated that we would expect any other overruns. Mr. Jim Massarelli, Acting Director of Engineering said that with the park itself, most of the improvements should be completed by the completion date of early December. The necessary change order due to the electrical work may delay some of the illumination of the light fixtures in that area. The main portion of the park will be complete on time. Trustee Rosenberg asked about the landscaping and he was told that it is supposed to be completed this year.

On motion made and seconded, roll was called with:

AYES: Jensen, Stengren, Kucera, Daday, Rosenberg, Hayes, Farwell, Mulder

NAYS: None

AYES 8 NAYS 0 - MOTION CARRIED.

SALES ACCEPTANCE SIGNATURE	DATE
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SKETCH #:

DATE:

REVISIONS:

LY-5510-23

11/05/04

CLIENT NAME:

ARLINGTON TOWN SQUARE

SITE LOCATION:

N.W. HWY

ARLINGTON HTS., IL

DRAWN BY:

SCALE:

JM

1/2" = 1'-0"

7424 industrial ave. chesterton, in 46304 219-762-9577 773-445-8500 fax 219-752-4259 www.landmarksign.com



NOTE: By signing the acceptance field on this print, I understand that I am accepting all aspects of this drawing. This includes artwork, specifications, dimensions, spelling, and any other representations herein. I also understand that color reproductions on this print are approximate, and may not match manufacturer's samples exactly.

CUSTOMER ACCEPTANCE SIGNATURE	DATE
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SALES ACCEPTANCE SIGNATURE	DATE
----------------------------	------

SKETCH #:

DATE:

CREDIT NAME:

Designed
100% Volta
and your brand's identity

SITE LOCATION:

DRAWN BY: SCALE:

REVISIONS:

19'-0" TALL

1/8" SCALE



Landmark
group

7424 Industrial Ave. Chesterton, IN 46204 219-762-9577 773-445-8600 fax 219-762-4259 www.landmarksgn.com