



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 14, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 10/24/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#17-132 - 620 S. Beverly Ln. - SF/Addition
- B. DC#17-125 - Kotis Surgical Center - 3443 N. Kennicott Ave.
- Sign Variation
- C. DC#17-129 - 639 E. Clarendon Ave. - SF/Addition
- D. DC#17-123 - 832 N. Chestnut Ave. - SF/Teardown
- E. DC#17-133 - 812 N. Kaspar Ave. - SF/New

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 - 10/24/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 10/24/17

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 24, 2017

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Aaron Coon
Kirsten Kingsley

Members Absent: Ted Eckhardt

Also Present: Ross Duncan, BR Design & Architecture for *Pal-Win Shopping Center*
Indre Gliaudelyte, Owner of *918 N. Illinois Ave.*
Thomas Budzik, Thomas Architects for *133 S. Highland Ave.*
Mark & Mary Ericksen, Owners of *133 S. Highland Ave.*
John Haran, E and J Builders for *1625 N. Chestnut Ave.*
Karen Kristianson, Newman Architecture for *St. James Parish*
Fr. Matt Foley for *St. James Parish*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 10, 2017

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL RE-REVIEWDC#16-105 – Pal-Win Shopping Center Signage

Ross Duncan, representing *BR Design & Architecture*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner received Design Commission approval on September 20, 2016 for an exterior facade renovation of the existing Pal-Win Shopping Center located at the intersection of Palatine Road and Windsor Drive. As part of that approval, the Design Commission required the following:

- A requirement to provide landscaping at the northwest corner of the site in front of the existing sign wall, once new ground signage is resolved.
- A requirement to return to the Design Commission for review of a new ground sign within one year.

At this time, the petitioner is seeking approval of the new ground sign and landscape design. There is currently an internally illuminated, red "PAL-WIN" sign mounted on a large wall at the northwest corner of the site. The petitioner is proposing to remove the existing sign and wall, and install a new multi-tenant ground sign perpendicular to Palatine Road. The new sign will have a masonry/stone base with EIFS detailing to match the new building façade and colors. Overall, the sign design fits well with the architectural design of the building. The proposed new sign complies with code. New landscaping is proposed in the location of the existing wall. A continuous 30" landscape screen is provided to screen the view of the parking area. Overall, the landscaping is nicely designed with layers of shrubs and perennials.

Staff recommends approval of the proposed design for the new sign.

Mr. Duncan said that the new sign will be the finishing component of a major renovation that was done to the shopping center; it will bring the cohesive design all together for the site and give identification for tenants, which was previously missing. They have worked with Staff, who was helpful in the proposed design being presented tonight.

Commissioner Kingsley said that the new signage looked good, and the landscaping was nice and appeared dense. She deferred to Chair Fitzgerald for any comments about landscaping.

Commissioner Coon had nothing to add about the landscaping, and felt the architecture of the new sign is a good improvement, as long as it met all code requirements.

Commissioner Kubow said that it appeared as though the new signage is consistent with the overall palette of the shopping center, and a vast improvement to the existing signage.

Chair Fitzgerald agreed with the comments made by the commissioners and liked the landscaping being proposed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED SIGN DESIGN FOR *PAL-WIN SHOPPING CENTER* LOCATED AT 1401-1457 E. PALATINE ROAD, AS SUBMITTED. THIS APPROVAL IS BASED ON THE PLANS RECEIVED 10/04/17, 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. 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.

2. ALL SIGNAGE MUST MEET CODE, CHAPTER 30.

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

DRAFT

ITEM 2. SINGLE-FAMILY ADDITION REVIEWDC#17-118 – 918 N. Illinois Ave.

Indre Gliaudelyte, the homeowner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation of an existing single story home, including a new second floor addition, a two-story addition on the rear of the home, and a new entry portico on the front. An existing detached garage will remain. The project complies with the R-3 zoning requirements. The existing neighborhood consists of a mix of smaller scale single-story and two story homes with a mix of front loading and detached garages. There are five properties on this block that were either teardowns or second floor additions that are a similar scale as the proposed design.

Overall, the proposed design is nicely done in a traditional style that will fit in well in this location. The house has a nice scale that is not overly large, and the hipped roof keeps the wall height from becoming too tall.

Staff recommended approval with the only comment being a recommendation to continue the stone base around all sides of the house, or at least down the side walls approximately 5 feet on each side.

The homeowner had no comments at this time.

Commissioner Coon felt the proposed design was a nice addition to the neighborhood. He agreed with Staff's comment to continue the stone base around the sides of the home, or at a minimum, at least 5-feet on each side. This would achieve more cohesiveness with the design, rather than just treating the front of the home. He had no other comments at this time.

Commissioner Kubow agreed with Commissioner Coon's comments, and Staff's suggestion to continue the stone base; there is a natural point of transition for the stone base to continue on the right side elevation. He also suggested increasing the size of the front porch to make it more usable, and adding a covering above the door on the rear elevation. Overall, he felt the proposed design was very nicely designed. Mr. Hautzinger commented that the petitioner originally wanted a full front porch; however, doing so would require a zoning variation, and the petitioner instead chose a 4 foot by 8 foot entry portico that is code compliant. Mr. Hautzinger also clarified that the petitioner recently indicated to him that there is an existing stone base on the side elevations; however, the drawings do not indicate this. Ms. Gliaudelyte said that both sides of the home have existing stone at the base, and the drawings are incorrect. She pointed out the photo of the front of the home that showed stone at the corners.

Commissioner Kingsley was in support of continuing the stone base around the sides of the home, although she was also not opposed to removing the stone at the base of the home, and if this were done, then she would suggest that the stone also be eliminated from the front columns. She preferred the columns be wood instead of stone piers, and she pointed out that the home next door has a stone base and there is no reason why this home needs to have that as well. She felt the home was nicely designed and she agreed with most of the comments that were made. She suggested adding a small window on the east side of the dining area, to give more scale from the front and make it look friendlier. Ms. Gliaudelyte said that they originally proposed a porch on that side of the home to make the home look nicer; the corner is very small for a window and she preferred to add plantings. Commissioner Kingsley reiterated her suggestion to add a small window in the dining area that will help add light in the kitchen. She also felt it would be neighborly to lower the skirt board on the first-floor by 1-foot, which will help the overhang work better to obscure or shade the windows and lower the porch roof as well. This will bring down the scale of the home and be better for the one-story home to the right. Commissioner Kingsley was also unsure about the vertical siding on the front of the home, and preferred horizontal siding instead or shingle siding just in the gable.

Chair Fitzgerald said it was a nicely designed home, he agreed with Staff's comments, and he liked the recommendation to add a covering over the rear door. He suggested relocating the a/c units from the rear to the north side near the dining room, if code allowed, and to screen them well. He had no other comments.

Chair Fitzgerald asked if there were any public comments on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 918 N. ILLINOIS AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 10/04/17 AND RECEIVED 10/09/17, 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 EITHER EXTEND THE STONE BASE TO THE SIDES OF THE HOME A MINIMUM OF WHERE IT CURRENTLY EXISTS, WRAP THE STONE TO AN APPROPRIATE LENGTH, OR ENTIRELY ELIMINATE THE STONE BASE.
2. A REQUIREMENT THAT SOME TYPE OF OVERHANG BE ADDED OVER THE BACK DOOR.
3. A RECOMMENDATION TO LOWER THE EAVE HEIGHT AND THE PORCH TO BE MORE IN KEEPING WITH THE HOME TO THE RIGHT.
4. A RECOMMENDATION TO CHANGE THE VERTICAL SIDING ON THE FRONT ELEVATION TO HORIZONTAL SIDING.
5. A RECOMMENDATION TO CONSIDER MOVING THE A/C UNITS FROM THE REAR ELEVATION TO THE RIGHT SIDE ELEVATION, TO BE WELL SCREENED.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kubow questioned if the stone at the entry columns would remain or be changed to something wood, and also a recommendation to add the window at the corner of the dining room. Commissioner Kingsley agreed to add these items, and said that if the stone base is eliminated, then the stone on the columns should be eliminated as well.

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

7. A RECOMMENDATION TO ADD A WINDOW IN THE DINING ROOM FACING THE FRONT OF THE HOME.
8. A REQUIREMENT THAT IF THE STONE BASE IS ELIMINATED ON THE HOME, THEN THE STONE ON THE FRONT COLUMNS BE CHANGED TO WOOD.

COMMISSIONER KUBOW SECONDED THE MOTION.

Mr. Hautzinger asked for clarification on changing the vertical siding on the front elevation. Commissioner Kingsley explained that she wanted it to either match the horizontal siding, since it wraps the corner, or if the petitioner prefers something decorative instead, then to add another frieze board with shingle siding just up in the gable.

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

DRAFT

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEWDC#17-124 – 133 S. Highland Ave.

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

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and detached garage to build a new two-story residence with an attached, front load, two-car garage. The project does comply with the R-4 zoning requirements. The existing neighborhood includes many historic bungalow style homes mixed with some one and two story traditional style homes. All of the homes on this block have detached garages, or garages attached in the rear.

Overall, the proposed house has traditional detailing and nice materials. However, there are a few concerns with the design as follows:

- **Garage.** The proposed design has a front load, two-car garage that is out of context in this location. A revised design with a detached garage is recommended. However, if an attached garage is desired, then it is recommended that it be recessed at least 10 feet from the front wall of the house to create the feel of a detached garage from the street.
- **South Side Elevation.** The south side elevation has a very long sweeping one-and-a-half-story roofline that seems out of context with the rest of the two-story design. It is recommended that the scale of the wall be broken up with some jogs in the wall, and the massing be revised to better fit with the left side elevation.
- **Scale.** There are other examples of two-story homes on this block, but the Design Commission should evaluate the scale of the proposed house as it relates to the adjacent houses.

Staff recommends the Design Commission evaluate the proposed design for the new home, with these recommendations listed in the Staff report.

Mr. Budzik said that the homeowners are 30-year residents of Arlington Heights and are looking to move into their next home as their needs have changed over time. He reviewed the proposed design and the motivation behind it, as well as Staff comments. The 2-story home will consist of siding and stone, and include first-floor dining, kitchen, great room, and a den with an attached bath. The focal point of the first-floor layout of the home is the unique staircase from the second-floor, where a landing separates a stair that goes towards the kitchen area and one that goes towards the family room. The original concept for the home included a 3-car tandem garage, which has been scaled back to a large 2-car garage. Mr. Budzik explained that the original design was for a slightly larger home, based on what they believed the setbacks to be in an R-4 district; however, after learning that the side setbacks are actually larger than the R-3 district, the layout of the home was changed somewhat, and the home was reduced in size and elongated. This new home will be the homeowners' last home and they are trying to achieve everything they want and need in a home, and they have no interest in a detached garage. Being conscientious that the pronounced garage is a concern for the commission, they tried to reduce the massing and impact of the garage by proposing individual garage doors, articulating the facades of the garage, and creating a two-story and one-story element within the garage; all in an attempt to reduce the effect of it feeling like a garage, and more to fit in with the massing of the rest of the home. The 2-story garage element is comparable to the dining room element, and the one-story garage with the large sweeping roof is an attractive detail when approaching the home from the south, as opposed to a more typical jog in the walls that would create more of 2-story feel to that part of the home. They also introduced elements such as the front porch, to relate to the 1-1/2-story homes in the neighborhood, as well as the 1-story garage on the south side, and running the roofline around that side as well. They are trying to address the scale of the home to make it match with the neighborhood as best as possible, understanding that this is new construction and uses what the lot allows. This custom home has more emphasis on the first-floor, which the homeowners dictated, and the second-floor is

considerably smaller than the first-floor, which allows for volume ceilings. Moving things around like pushing the garage back, will increase lot coverage and change some of the design elements being proposed in the home, such as the den that was designed as a possible future first-floor suite. This is essentially why the home is proposed the way it is, and they are happy to address any comments the commissioners have. Mr. Budzik added that a slight adjustment was made to the materials; it will be all white siding and greyish stone similar to the samples presented tonight.

Mr. Hautzinger clarified that the blue siding that was originally submitted has been changed to all white siding of different styles, similar to the samples being presented tonight.

Commissioner Kubow pointed out that this neighborhood has inconsistent context, with the exception of detached garages, which for him is not enough to not allow such a beautiful home to be approved by the Design Commission. He felt the design hit on everything the commission asks for that includes a perfect color palette, and details on all four sides of the home, especially the south elevation where a lot was done to minimize it as much as possible. He liked that the new home is a combination of Craftsman and Farmhouse style, although he was disappointed that the petitioner was no longer going in the direction of the blue siding that was originally proposed. Overall, he felt it was a beautiful home and he really liked it.

Commissioner Kingsley agreed with the comments that were made and felt it was a nicely designed home. Typically, she is a huge proponent of trying to get a detached garage on a home that is in a neighborhood of detached garages; however, it was nice to hear the petitioner go through and describe what the homeowners want, and it made a huge difference to her that the home is being built for a specific owner that has been in the neighborhood for a long time. She appreciated the petitioner going through the push and pull of the front elevation to try and determine how that will be; however, she preferred that the south bay be pushed back, even though the first-floor den may have to be reduced or the laundry room eliminated. She liked the stone being proposed above the other garage door; however, she was concerned that a rusticated stone might look too heavy. Mr. Budzik replied that the homeowners were looking for more of a tumbled look or a tumbled stone; not as irregular as what is being shown, which Commissioner Kingsley was okay with. Commissioner Kingsley also asked about the sill between the second-story window and the top of the stone, and Mr. Budzik replied that it would be either limestone or a trim board. Commissioner Kingsley really liked the south elevation, and she suggested adding a window on the north elevation, both on the first-floor and the second-floor, possibly in the pantry and the closet, which Mr. Budzik said they would consider.

Commissioner Coon wished that all new homes with frontload attached garages looked like this home; this is a very attractive design; however, he lives on this block and pointed out that the 100 and 200 block of Highland, Vail, Dunton and Walnut all have detached garages. Of all the teardowns on his street, which is 4 or 5, there has not been an attached garage allowed, and although he agreed that this is an attractive design, he felt it did not fit in with the neighborhood, either on Highland or Vail or any of the streets close to Downtown, which is a big problem for him. He felt the petitioner was a very creative architect and he wished that the 3D images were presented sooner, because they really help to show how the scale of a flat elevation is broken down. He felt there were a number of possibilities for positioning the new home on this 65-foot wide lot, such as pushing the garage back and letting the front porch have more prominence. This is a neighbor friendly street, he sits on his front porch all the time, and in terms of the feel, having an attached garage sends a different message than that; the attached garage makes the home more impersonal. This neighborhood of streets close to Downtown has an abundance of porches and homes that are close to the property lines, a neighborhood connectivity that an attached garage fights. He liked the scale of the new home but felt there were things that could be done to push it back further. He was not in favor of having the garages be so prominent in this design. Commissioner Coon also pointed out this neighborhood has a high water table, with some homes experiencing sump pump/flooding issues, which could be one of the reasons why a lot of these homes are built up 4 to 5-feet, and the petitioner might want to further explore that issue. He reiterated that the new home is nicely designed and would fit well on a lot of streets, but the attached garage is not right for this site and he wanted the petitioner to look at other possibilities.

Chair Fitzgerald felt it was an attractive design and he appreciated that all 4 sides of the home were nicely detailed. He also felt that the frontload garage was one of the best he has seen, and with a small amount of landscaping, it will

be even better. He commented that if there is a water problem on this street as pointed out by Commissioner Coon, then he was more in favor of not having a detached garage that would add more concrete on the driveway and probably affect the adjacent neighbor more.

Mr. Ericksen said that he has lived in Arlington Heights since 1984 and he is a civil engineer, working with water every day; he will take care of any water issues with the new home. They built their current home on Lincoln Court, which is the lowest home on a cul-de-sac, and worked with the Village Engineering Department for 4 months. This new home will be their last home, and they spent a lot of time on the design. He got a lot of misinformation from the Village about the setbacks for this lot, prior to purchasing it, and he decided to design the home to fit in the neighborhood, versus seeking a variance. He was unsure what they would do if changes had to be made to the first-floor plan; they spent a lot of time and money designing the new home, and this will be their last home.

PUBLIC COMMENT

Donald Meersman, 202 S. Highland Avenue, lives in a historical brick bungalow located across the street from the site. There are no homes on their block, from Sigwalt to South Street, that have an attached garage. The new home is very nice, well designed, with nice finishes, but it does not fit in. Directly north is the Charleston row house, which got approved by this commission, and it is taller and wider than the homes on either side of it, and everything is in the front. There are similar homes on Chestnut, 4 in a row, which seem to fit in. He has watched his neighbors struggle with drainage problems, and the new home will affect that. This is a permanent change to the neighborhood and the new home is taller and wider, and the front elevation or curb appeal is most important. Not having a detached garage is what caught his attention; wider, taller, no detached garage; how does that fit in with the existing character of the neighborhood?

Commissioner Kubow reiterated that he really loved the proposed new home and he loved hearing the neighbors come here and talk about their love for their neighborhood. The issue of detached garages is a tough issue, especially with one commissioner living in this neighborhood; however, he felt the architecture overruled that and makes him comfortable with approving a design in a neighborhood that has mainly detached garages.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 133 S. HIGHLAND AVENUE, AS SUBMITTED. THIS APPROVAL IS BASED ON THE REVISED ARCHITECTURAL PLANS DATED AND RECEIVED ON 10/09/17, 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. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley said that she also has reservations about a home like this in a neighborhood that is mostly detached garages; however, it makes her feel better knowing that the home is designed specifically for a homeowner, a homeowner that has lived in town for many years. After listening to Commissioner Coon's comments about this being a neighbor friendly street, she looked at the site line and felt the new home would change the rhythm of the street because it is wider and taller; however, the new home does meet code and is legally allowed to be built. Although the south garage bay was a little imposing, she felt the front porch still remains somewhat in the front; it was not too far

back and not too enclosed, and it will be an inviting front porch that will encourage walking in the neighborhood. Because of that, she was okay with the design as proposed; it has done a nice balancing act. She liked that the new home is not higher out of the ground than it needs to be, and she liked that there are no variations being requested. She also felt that the homeowner, being a civil engineer, will be a good neighbor and will somehow take care of the water on their own.

Chair Fitzgerald felt there should be a requirement to plant a mature size tree of a minimum of 15-feet, on the south side of the driveway, which will help enormously, maybe even specify a minimum of 3-inch caliper tree. Mr. Ericksen was not opposed to the suggestion.

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

2. A REQUIREMENT TO ADD A MINIMUM 3-INCH CALIPER TREE, MINIMUM 15-FEET TALL, AT THE SOUTHWEST CORNER OF THE PROPERTY.

COMMISSIONER KINGSLEY SECONDED THE MOTION.

KUBOW, AYE; KINGSLEY, AYE; FITZGERALD, AYE; COON, NAY.
THE MOTION CARRIED.

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW

DC#17-126 – 1625 N. Chestnut Ave.

Mr. John Haran, representing *E and J Builders*, was present on behalf of the project.

Chair Fitzgerald asked if there was any public comment and there was a response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and one car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block.

Overall, the proposed design is nicely done and consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. The proposed three-car garage fits comfortably on the wide lot.

Staff felt that the side elevations lack detail, and the following recommendations should be considered to enhance the design:

- **Stone Base.** The stone base should be continued around all sides of the house, or at least be returned down the sides to a natural break point.
- **Right Elevation.** Add one window to the side of the garage.
- **Left Elevation.** Add windows in Bedroom 2, Bedroom 3, and the Flex Room.

Staff recommends approval of the proposed design, with these recommendations listed in the Staff report.

Mr. Haran said he had no problem adding a window in the garage on the right side elevation, and returning the stone based down the side of the garage, as well as adding a window in the flex room on the left side elevation. The bedrooms did not have much wall space to allow for more windows on the left side elevation; however, he was not opposed to adding a window in the flex room.

Commissioner Coon said there was nothing to dislike about the design of the new home, it is very attractive, and proportionately, the arrangements of the gable elements on the front elevation are also attractive. He felt the new home fit in with the neighborhood, considering it is next to one-story homes. This neighborhood is in transition and looking at the new homes that are being here, he felt the new home fits in well and eventually the entire street will look like this with a mix of homes like this. He had nothing critical to say about the design.

Commissioner Kubow said that initially he felt that the 3-car garage seemed unnecessary; however, after seeing the new home in context with the 2 ranch homes next door, it almost helps to have some transition towards the smaller homes. This neighborhood is very much a transitional neighborhood with a lot of these big teardowns. He also agreed with Staff's recommendations about the left side elevation; he suggested adding transom windows if possible that will work well with furniture placement. He was in support of the project.

Commissioner Kingsley said it was a nicely designed home and she agreed with the comments made by the other commissioners. She felt the new home was rather large in the immediate context of the 2 adjacent homes, and any way the feel of that could be reduced would be greatly appreciated, such as lowering the eave height of the porch, the eaves of the garage, and the one-car garage. She also suggested lowering the closet space above the garage, as well as adding more fenestration on either of the facades. She pointed out that the front elevation has a lot going on, as opposed to the rear and side elevations, which is unfortunate. She suggested doing something with the materials

on the rear elevation, to tie it in better with the front elevation.

Chair Fitzgerald agreed with the comments made so far. He added that the space between the larger garage and the change in shingles is big, and felt that adding a smaller ornamental tree on each side of the home would go a long way to help soften it with the homes on either side, even without lowering the eave height.

PUBLIC COMMENT

Ryan Guilfoil, 1638 N. Chestnut Avenue, lives 3 homes to the north and across the street from this site. He has lived here for 7 years and is very familiar with the neighborhood. He lives in a single-story home and immediately south of him is a really big home that blocks the sun onto his home, which he presented photos of; however, his garage is located on the south elevation. The new home being proposed will do the same thing to the home located north of it, which has the majority of their living space on the south elevation, which will also impact heating costs to the home located north of the site, with most of the shade occurring during the winter. Another environmental concern is that when a small home is replaced with a much larger home, the amount of permeable surface is significantly decreased on the lot, resulting in significantly more water run-off, which is something he experiences on the south edge of his lot. He asked how the new large home is going to manage all the water run off that will now be pooling on the home next to it. That being said, he also wanted to note that while this is a neighborhood that has seen some teardowns, it is not a neighborhood of complete teardowns, and in fact, the majority of the neighborhood consists of small one-story ranch homes, some of which have additions that have been nicely done that do not impose such a large and domineering structure that close to a neighborhood of other small structures. He pointed out that the new home is not being built for a specific owner, and given the fact that a small structure is being replaced with something so large without having anyone in mind to occupy the new home, he felt it was a little out of place. He wants the Design Commission to think about the people who currently live in this neighborhood and take that into consideration when thinking about who is going to be moving into the new home; we do not know who will be moving into this new home and what it is that they want or need. He disagreed with the statement that this neighborhood is in transition; he felt it was a neighborhood in transition, which then stopped, and now it seems like some of this transition is being thrust back upon the neighborhood. Although he is the only one standing up here, he knows that he is not alone in that many of his neighbors feel the same way. He explained that a neighbor of his bought the home next to him and rented it out for many years in the height of teardowns, simply to prevent the home from becoming a teardown and to preserve the character of the neighborhood, which he felt demonstrated the lengths that some of the residents will go to keep things a little bit less than that. He was not saying that the new home was a bad design; just that it was not a good design for this neighborhood. He felt that something just as great could be done with a lot less and fit in better with the neighborhood, that would make the other neighbors who live there a little more content.

Chair Fitzgerald stated that issues and concerns about water run-off can be directed to the Village Engineering Department. He also pointed out that the new home is 12-feet from the property line and the adjacent home is at least 10-feet from the property line, which is quite a bit of distance between the 2 homes. Commissioner Kingsley felt the neighbor brought up some good points; this neighborhood is not in transition, there are still a lot of ranch style homes and people who will be living in them, and the commission should take that seriously when looking at this design. The point made about sunlight is a very good point and flipping the home on the site could help both the adjacent home and the new home itself, because the living space would be on the south side and the garage would be on the north. She asked the petitioner how he felt about that, as well as whether or not there is a buyer for the new home. Mr. Haran replied that there is a buyer interested in the home, but a formal proposal has not been made. He added that they initially had the home flipped, but there is a large existing mature parkway tree that a driveway would have to go around. Mr. Hautzinger added that existing obstacles in the parkway include a streetlight, a manhole, and a 22-inch mature tree, which the petitioner initially proposed to remove to accommodate the driveway; however, the Village does not allow a healthy mature tree to be removed to accommodate a driveway, and there would be a significant taper from the existing apron to the 3-car garage, so the petitioner opted to flip the home to avoid the tree. Commissioner Kingsley felt this would be one thing that would be nice for at least the home to the north, it will get a better sun angle. She asked if the potential buyer talked about a 3-car garage, and Mr. Haran said that separate buyers have expressed interest in this lot, and because it is so wide, they have all asked for a 3-car garage, which is what he envisioned when

he bought this lot.

Commissioner Kubow appreciated the neighbor coming in and expressing his concerns, which helps the commissioners feel the passion for this neighborhood. On the other hand, the petitioner is willing to adjust the design to try to accommodate the sunlight needs, which will help significantly during the summer. Commissioner Kingsley clarified that the resident who spoke tonight actually lives across the street from the site, and spoke on behalf of the neighbor who is not here that lives directly north of the site. Commissioner Kubow reiterated his support for the new home and recommended the petitioner flip the home. Mr. Hautzinger presented the existing plat of survey that showed a narrow driveway apron that cannot be enlarged because it would impact the health of the existing 22-inch tree, and if the new home was flipped, the new driveway would need to be tapered out to meet the 3-car garage. Mr. Haran said that he would rather not flip the home; however, he could make it work if it was a requirement. Commissioner Coon was in favor of flipping the home and keeping the existing driveway apron.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1625 N. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED ON 10/19/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE HOME BE FLIPPED SO THAT THE DRIVEWAY WILL BE ON THE NORTH SIDE OF THE SITE, AND THAT THE EXISTING 22-INCH PARKWAY TREE BE PROTECTED DURING CONSTRUCTION.
2. A REQUIREMENT THAT SUBSTANTIAL LANDSCAPING BE ADDED TO SOFTEN THE NEW HOME, TO BE WORKED OUT WITH STAFF.
3. A REQUIREMENT TO LOWER THE FIRST FLOOR EAVE HEIGHT ON THE PORCH, TO BE WORKED OUT WITH STAFF.
4. A REQUIREMENT TO ADD MORE FENESTRATION TO BOTH SIDE ELEVATIONS, TO BE WORKED OUT WITH STAFF.
5. A RECOMMENDATION THAT SOME OF THE FINISH MATERIALS ON THE FRONT ELEVATION BE ADDED OR WRAPPED AROUND THE HOME, TO BE WORKED OUT WITH STAFF.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 5. CHURCH REVIEWDC#17-121 – St. James Parish – 831 N. Arlington Heights Rd.

Karen Kristianson, representing *Newman Architecture*, and Fr. Matt Foley, representing *St. James Parish*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a 6,431 sf addition to an existing church building. The proposed addition includes a new accessible building entrance, lobby, and gathering area on the south end of the building, as well as an expanded seating area within a new building addition on the east. The scope of the project also includes extensive site work to create a new parking lot on the south end of the church, adjacent to the new entrance, as well as an expanded parking area on the north side of the building. An existing three-story school building and two single-family houses are proposed to be demolished to create space for the new south parking lot and a storm water detention basin. An existing two-story rectory building at the northwest corner of the site will remain. This project requires Plan Commission review and Village Board approval for the following: amendment to an existing Special Use, amendment to the Comprehensive Plan, approval as a Planned Unit Development, consolidation of the zoning lots, and a variation for the quantity of off-street parking.

The church building (831 N. Arlington Heights Road), school building (821 N. Arlington Heights Road), and the single-family house facing Arlington Heights Road (811 N. Arlington Heights Road) were all included in a Community Preservation Report that was prepared for Arlington Heights by the School of the Art Institute of Chicago in 2004. All of the properties in the report are ranked by their historical value as: “Exceptional”, “Notable”, or “Contributing”. The church building is listed as “Exceptional”, whereas the school building and single-family home are listed as “Contributing”. The petitioner reported that the existing school building is not being used to its fullest, and it has become a burden to keep viable. Demolition of the school building will not only allow for construction of the new parking area, but it will also create an obstructed view of the beautiful church building from Arlington Heights Road.

The existing church building is a great example of classic church architecture. The proposed addition is designed to match the existing building in all respects. Roof lines are being extended, and materials matched as closely as possible. Overall, the proposed building addition is very nicely designed, but Staff offers the following recommendations to further enhance the design:

Limestone Coping. The proposed limestone coping (on the top of the parapet walls at the areas with flat roofs) has a thin, minimal appearance that does not fit well with the ornate detailing on the rest of the building. It is recommended that the coping design be enhanced with additional stone or brick detailing for a more substantial cap on the large walls.

East Elevation. The new east wall is large and flat, and it lacks detail in the center portion of the wall. It is recommended that the wall area under the gable be bumped out slightly to break up the large flat wall. The edges of the bumped out wall should be detailed with limestone quoins to match the existing building.

Limestone Sign. Per Chapter 30, Sign Code, signs containing the names of buildings and/or the date of construction, when cut into any masonry surface, are exempt from permit. Therefore, the proposed “St. James Church” limestone sign is allowed. However, the sign is quite large and simple in design. The sign appears out of scale on the building and it detracts from the building architecture. It is recommended that the sign be omitted, and provide clerestory windows or other architectural detailing to fill the large wall space. The church does have a nicely designed, highly visible ground sign facing Arlington Heights that will remain.

One new mechanical unit will be located on grade on the north side of the building. The unit will be fully screened from view by masonry walls to match the building. A new trash dumpster enclosure is proposed to be located in the parking lot on the north side of the building. The enclosure is proposed to be built with wood fencing material. The enclosure

will be highly visible, so it is recommended that it be made of brick to match the building. Additionally, landscaping should be provided around the enclosure.

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping. The petitioner is required to comply with code requirements for 4" caliper shade trees in all parking islands, a continuous three-foot high parking lot screening along the roadways, and landscaping around the detention basin. The existing parking area is a large asphalt surface with no landscaped islands or perimeter landscape screening, so the new trees and shrubs throughout the parking area will be a nice improvement. However, the petitioner has not included any foundation plantings around the perimeter of the building. It is recommended that foundation landscaping be provided. The plantings should be layered and consist of a mix of shrubs and perennials. Mr. Hautzinger reported that the petitioner submitted a revised landscape plan today, which was not part of the packet provided to the commissioners, that includes additional landscaping added to the site, primarily focused around the entrance and along the building.

Staff recommends approval of the project, with these recommendations listed in the Staff report.

Ms. Kristianson said the primary purpose of this project is provide accessible entry into the church; the existing church is not accessible, and the new grade-level entry with elevator will provide not only access to the church level but also to the lower level meeting rooms, as well as provide handicap accessible bathrooms and parking. Donations are funding this project and they are working the best they can with the funds they have available with the architecturally significant building, and they intend to make the addition blend as seamless as possible.

In response to Staff comments, Ms. Kristianson said they are not opposed to increasing the thickness of the limestone parapet, maybe an 8-inch coping instead of 4 or 5-inch coping with a corbel brick underneath to give more of a crown to those single-story areas. In regards to the east elevation, the existing conditions there are very tight and they would like to keep a small landscape buffer, as well as not lose any of the parking directly behind or to the east of the church. They can look at other options for the limestone sign, although clerestory windows may not work because the bathrooms are located right behind. The trash enclosure will match the wood enclosure across the street at the school and be heavily landscaped, and the intent is to have landscaping at the perimeter of the building foundation.

Commissioner Kubow felt the architecture for the proposed addition was very nice and fit with the classic architecture of the existing church; however, he felt strongly that the wall signage felt out of place and unnecessary, and took away from the overall architecture of the addition. He agreed with Staff's recommendation to enhance the limestone parapet coping, and felt that no more than an 8-inch coping would be appropriate and not take away from the front elevation. He also agreed that the east elevation was very large and flat and he suggested a slight bump out in this area. Overall, he really liked the design of the new addition, as well as the landscaping being presented. He questioned the current use of the school to the south and Fr. Foley replied that the building is currently being used for storage.

Commissioner Kingsley felt the proposed addition was nicely done and she agreed with most of Staff's comments. She really appreciated that the petitioner wanted to replicate the existing church building with the design being proposed that will make the addition as nice as the existing building. The church is a beautiful building that makes a statement because of how it is situated on the property; it is a little gem. However, because of its uniqueness, she wished the existing church could remain as it is and not be wrapped with the addition; how thin it is, how well-proportioned it is, and how it can be seen from both the north and south on Arlington Heights Road. She appreciated all the details being put into the building and that most of the windows are being relocated or built to match. She agreed with the comments about the east elevation, and suggested adding quoins that come down from the gable returns, or adding a limestone column similar to the front elevation. She also agreed with the comments about the sign on the west elevation; it seems to diminish the grandeur of the church, it was unnecessary, and it should be eliminated. She felt that the addition should be pushed back slightly on the south elevation, to give more relief to the elevation as well as add some kind of fenestration there. Ms. Kristianson explained that the addition could only be pushed back another foot, in order to maintain the existing doors that go into the narthex, and that some type of masonry relief could be added to the elevation because of the ductwork going through there for the bathrooms. Commissioner Kingsley said that she was in support of trying to make the addition fit in with the existing building, but felt the cornice being proposed

was a sad compromise. She felt strongly that the detail at the top of the walls should be more grand, even if it is with a flat roof behind, because this will at least look similar to what is on the front elevation, or go less in the areas where there is coping stone. She agreed with Staff that the trash enclosure should be something nicer than wood, and if it is going to be wood, then it should be white instead of natural wood. She also pointed out that the trash enclosure was different on the landscape plan, and Ms. Kristianson replied that the revised landscape plan is probably more accurate than the original plan. Commissioner Kingsley had no further comments.

Commissioner Coon felt it was unfortunate that the existing church gets lost in the addition on the west elevation. He understood that the addition could not be pushed back much further, but he felt there was at least 30-inches to work with there, and pushing it back even 2-feet would be enough of a change in the west elevation to make the addition less continuous with the part of the church that is so special and so historic. He also preferred another plan option for the bathrooms on the west elevation; take some of the windows and put them back over on the side elevation. Fr. Foley explained that the new gathering space would also be used for small funeral wakes prior to the service. Ms. Kristianson reiterated that there are currently no accessible bathrooms on the main level of the church, and they are trying to align the windows to get natural light into the new gathering space with the existing windows on the south elevation.

Commissioner Coon reiterated the suggestion to push the west elevation back as much as possible. He agreed with Commissioner Kubow's comment that the wall sign seems like a guilty response to having too much blank wall, and felt that adequate landscaping will help soften the large wall with the proper placement of trees that will mature over time. He also said that although he liked that the windows were repeated and the quoins on the corners were repeated, he felt that it fell apart at the top. The limestone band with the 3 steps and the small detail at the top works well proportionately with the quoins; however, that detail or a slightly smaller version of it, or an adaption of that frieze detail, would help a lot with pulling the existing vernacular into the new addition. Because of the ceiling height, Commissioner Coon also had concerns about exposed plumbing vents, and Ms. Kristianson explained that no plumbing would be visible. Commissioner Coon also agreed with the comment that some relief is needed on the east side and quoin detailing added at the corners. Overall, he felt the petitioner did a great job with the church addition, with a few minor details to make it even better. He was in support of the project.

Chair Fitzgerald felt the petitioner did a great job with the addition that looks beautiful on the existing beautiful church building, and he agreed with the comments already made. He added a comment that the perimeter shrubs being proposed are too similar in appearance and will appear sloppy; therefore, he suggested plantings that are either purposely different, or just use one type of planting. He also wanted to require evergreens for year round interest, especially along Arlington Height Road.

PUBLIC COMMENT

Tom Walters, 727 N. Arlington Heights Rd. He said that he has full faith in everything the church is proposing to do and he supports the project. His concern is with parking. He stated that there have been six accidents in five years out in front of his home, with parked cars backing up to his driveway. This is a dangerous area and he asked if parking on Arlington Heights Road could be removed. Chair Fitzgerald explained that this issue is not under the purview of this commission; however, these concerns are now part of the record and will be included in the Plan Commission review. Mr. Hautzinger added that parking will be discussed in detail at the Plan Commission hearing for the project, which he encouraged the residents to attend. Mr. Walters asked whether parking on Arlington Heights Road is an IDOT matter or something the Village can make a recommendation on, and Staff directed him to contact the Village for further information or to attend the Plan Commission hearing.

There was no further discussion from the commissioners.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR *ST. JAMES PARISH* LOCATED AT 831 N. ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 9/29/17, 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 STUDY THE CORNICE/COPING STONE DETAIL AT THE FLAT ROOF AREAS, WITH A SUGGESTION TO MIMIC THE STONE ENTABLATURE DETAILING ON THE FRONT OF THE BUILDING.
2. A REQUIREMENT TO OMIT THE STONE SIGN ON THE FRONT WALL OF THE BUILDING, AND WORK WITH STAFF TO STUDY OTHER OPTIONS TO DETAIL THE LARGE WALL.
3. A REQUIREMENT TO CHANGE THE WOOD TRASH ENCLOSURE TO BRICK, TO MATCH THE BUILDING.
4. A REQUIREMENT TO WORK WITH STAFF TO REVIEW THE TYPE OF PLANTINGS SPECIFIED FOR THE PERIMETER SCREENING.
5. A REQUIREMENT TO BUMP OUT THE EAST WALL UNDER THE GABLE WITH QUOIN DETAILING AT THE CORNERS.
6. A REQUIREMENT TO MOVE THE NEW WEST WALL BACK AS FAR AS POSSIBLE WITHOUT IMPACTING THE EXISTING INTERIOR DOORWAY.
7. A RECOMMENDATION TO REVISIT THE LOCATION OF THE NEW BATHROOMS TO ALLOW FOR MORE WINDOWS ON THE WEST WALL OF THE ADDITION.
8. 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.

Mr. Hautzinger clarified that the requirement for landscaping pertains to Chair Fitzgerald's previous comments that the various specified plants are too similar to one another, and that either one consistent type of shrub be used, or make them distinctly different. Also, provide salt tolerant evergreen shrubs facing Arlington Heights Road for year round screening.

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

ITEM 6. GENERAL MEETING

Commissioner Kingsley asked about the status of the electronic signage and Mr. Hautzinger replied that electronic signage will be reviewed by the Village Board on November 6th, and the commissioners are invited to attend.

Mr. Hautzinger also reviewed the upcoming Design Commission meeting dates for November and December as follows: November 14 & 28, and December 12.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#17-132 - 620 S. Beverly Ln. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 620 S. Beverly Lane. This recommendation is based upon the architectural plans dated 9/12/17 and received on 10/6/17 and the site plan dated 10/24/17 and received on 10/27/17, and the following:

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 620 S. Beverly Lane
Project Address: 620 S. Beverly Lane
Prepared By: Derek Mach

Date Prepared: November 6, 2017

PETITION INFORMATION:

DC Number: 17-132
Petitioner Name: Robert Flubacker
Petitioner Address: 1835 Rohlwing Road, Suite B
Rolling Meadows, IL 60008

Meeting Date: November 14, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation of an existing two story home, including a two-story addition to the north of the existing home, a two story addition in the rear of the home and a new entry portico on the front. An existing detached garage will remain and the petitioner is proposing a new three car attached side load garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 19,746 square feet and the house, with the proposed addition, will have approximately 5,296 square feet. The project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26.6 feet Side: 15.0 feet Side: 15.0 feet Rear: 30.0 feet	Front: 26.8 feet Side: 31.7 feet Side: 28.0 feet Rear: 55.5 feet
Building Height	25.0 feet to the midpoint	23.9 feet to the midpoint
FAR	8,336 SF	5,296 SF
Building Lot Coverage	6,911 SF	4,102 SF
Impervious Surface Coverage Total	9,873 SF	7,717 SF

Recently there was a proposal to demolish the existing home and subdivide the subject property into two buildable lots. There was neighbor opposition and the Village Board denied the request. The new petitioner is proposing to keep the lot intact and construct an addition to the existing home. The existing neighborhood consists of a mix of two story homes with a mix of front loading and detached garages. There are two properties on this block that have additions that are a similar scale as the proposed design.

Overall, the proposed design is nicely done in a traditional style that will fit in well in this location. The house has a nice scale that is not overly large.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 620 S. Beverly Lane. This recommendation is based upon the architectural plans dated 9/12/17 and received on 10/6/17 and the site plan dated 10/24/17 and received on 10/27/17, 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 7, 2017

Derek Mach, PLA Landscape Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-132

North

W —  — E

[illegible]

Line	Bearing	Distance
L1	S.00°09'42"W.	150.00'
L2	N.89°56'23"W.	131.64'
L3	N.00°11'22"E.	150.00'
L4	S.89°53'34"E.	131.64'

Line	Measure
L1	149.89"
L2	131.71"
L3	150.00"
L4	131.64"

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)

County of Du Page)

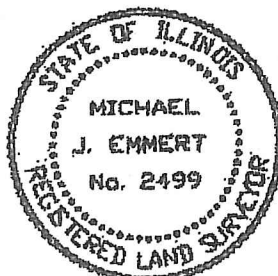
Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. 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: June 1, 2016

Date of field survey: June 1, 2016

Dated this 1st day of June, 2016

By: _____ President
Professional Illinois Land Surveyor No. 2490
License expires on November 30, 2016
Professional Design Firm Land Surveyor Corporation No. 184-004211

[illegible]

mikeonjessurveys.com
Michael J. Emmert Surveys, Inc.
125 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

ALTERATIONS AND ADDITIONS FOR

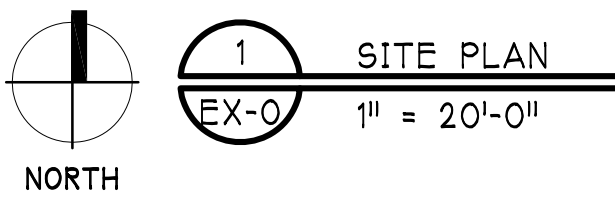
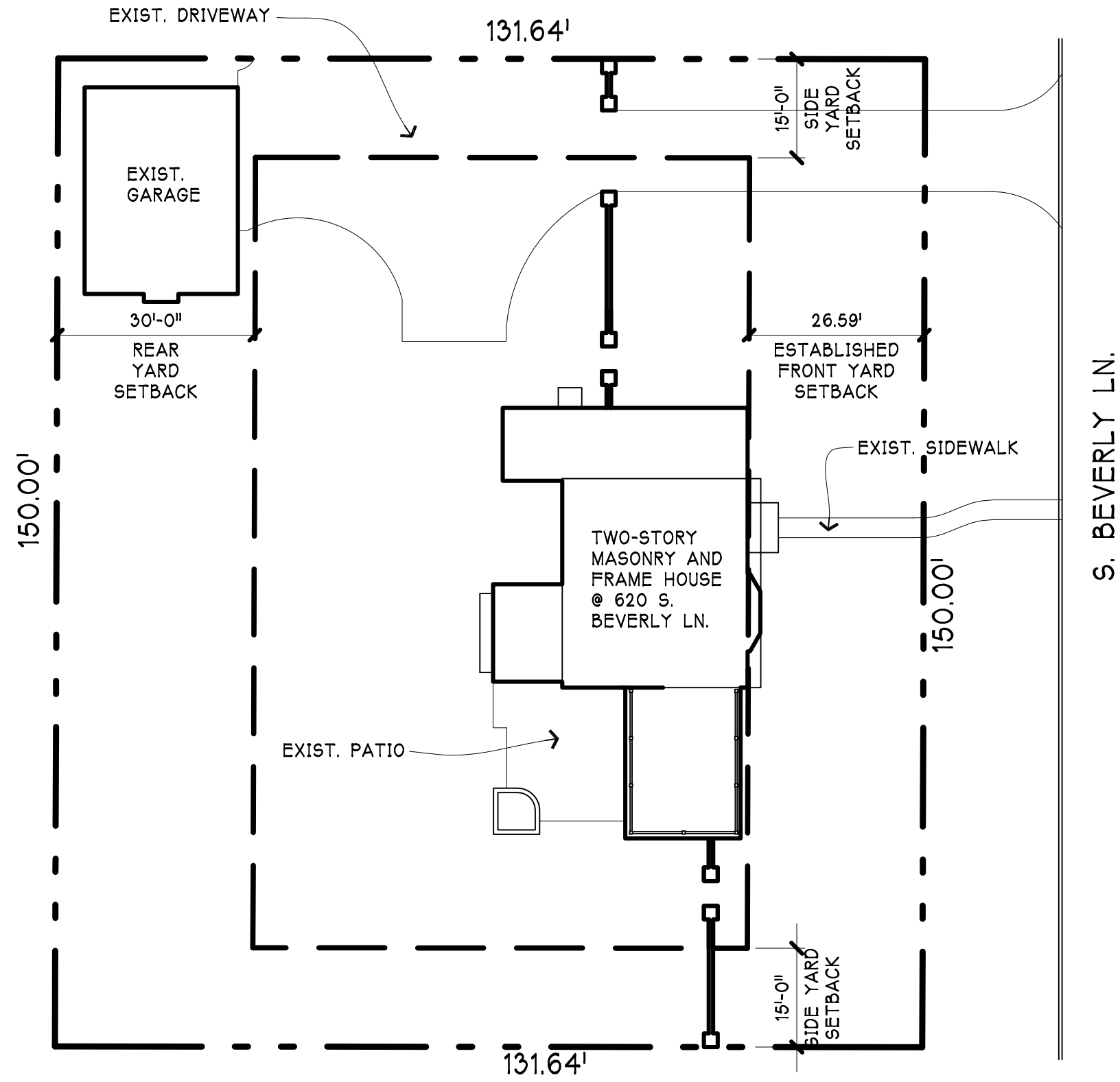
THE MAZUR RESIDENCE

620 S. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

SITE PLAN LEGEND:

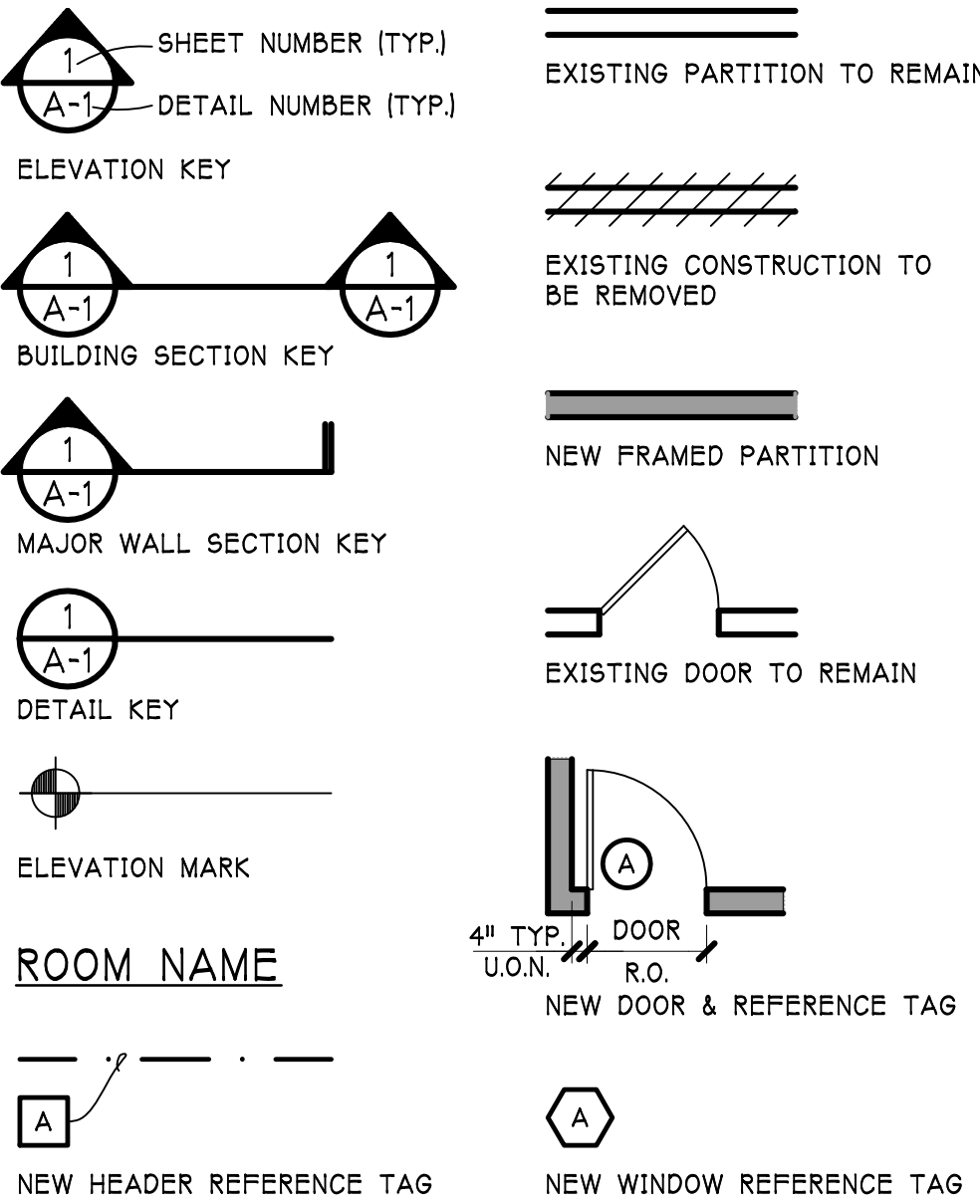
- EXIST. CONSTRUCTION TO REMAIN
- PROPERTY LINE
- SETBACK LINE



ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
AF.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILDING	GA.	GAGE	REINF.	REINFORCE
B.O.	BUILT-IN	GALV.	GALVANIZED	RM.	ROOM
BRG.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C.	CARPET	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HORZ.	HORIZONTAL	SIM.	SIMILAR
CL.	CENTER LINE	HTS.	HEATING	S.P.	SUMP PIT
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
D.	DRYER	LVL	LAMINATED VENEER LUMBER	T.&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	L.V.	LONG VERTICAL	TEL.	TELEPHONE
D.H.	DIAMETER	MAX.	MAXIMUM	T.M.E.	TO MATCH EXIST.
DM.	DIMENSION	M.C.	MEDICINE CABINET	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	MECH.	MECHANICAL	T.V.	TELEVISION
DIV.	DIVISION	MED.	MEDIUM	TYP.	TYPICAL
DN.	DOWN	MICRO.	MICROWAVE	U.O.N.	UNLESS OTHERWISE NOTED
D.S.	DOWN SPOUT	MIN.	MINIMUM	V.C.T.	VINYL COMPOSITION TILE
D.W.	DISHWASHER	MISC.	MISCELLANEOUS	VERT.	VERTICAL
EA.	EACH	M.O.	MASONRY OPENING	V.T.R.	VENT THRU ROOF
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	MTL.	METAL	W/	WITH
ELECT.	ELECTRICAL	NFHB	NON-FREEZE HOSE BIBB	W.	WASHER
ELEV.	ELEVATION	NO.	NUMBER	W.C.	WATER CLOSET
EP	EQUIP PIT/SUMP	NOM.	NOMINAL	WD.	WOOD
EQ.	EQUAL	N.T.S.	NOT TO SCALE	W.D.W.	WINDOW
EQUIP.	EQUIPMENT	O.A.	OVER ALL	W.H.	WATER HEATER
EQUIV.	EQUIVALENT	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EW.	EACH WAY	O.H.	OVERHANG	W/O	WITHOUT
EXIST.	EXISTING	OPP.	OPPOSITE	WT.	WEIGHT
		OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
		PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:	R-3
LOT AREA:	19,740 SQ.FT.
BUILDING AREAS:	
FIRST FLOOR	1,870 SQ.FT.
SECOND FLOOR	956 SQ.FT.
DETACHED GARAGE	737 SQ.FT.
FLOOR AREA RATIO:	
ALLOWABLE:	8,334 SQ.FT.
EXISTING:	2,826 SQ.FT.
BUILDING LOT COVERAGE:	
ALLOWABLE:	6,909 SQ.FT.
IMPERVIOUS SURFACE COVERAGE:	
ALLOWABLE:	9,870 SQ.FT.

LIST OF DRAWINGS

EX-0	TITLE SHEET
EX-1	EXISTING FIRST FLOOR PLAN
EX-2	EXISTING BASEMENT PLAN / EXISTING SECOND FLOOR PLAN
EX-3	EXISTING EXTERIOR ELEVATIONS

ADDITIONS AND ALTERATIONS FOR
MAZUR RESIDENC
620 S. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
9.12.17	EXIST.

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Project Number
170

EX-0

ALTERATIONS AND ADDITIONS FOR

THE MAZUR RESIDENCE

620 S. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

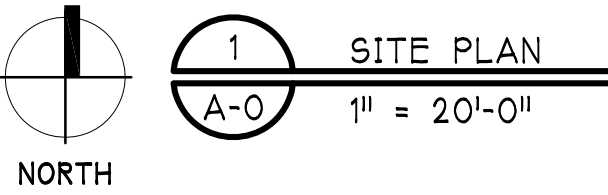
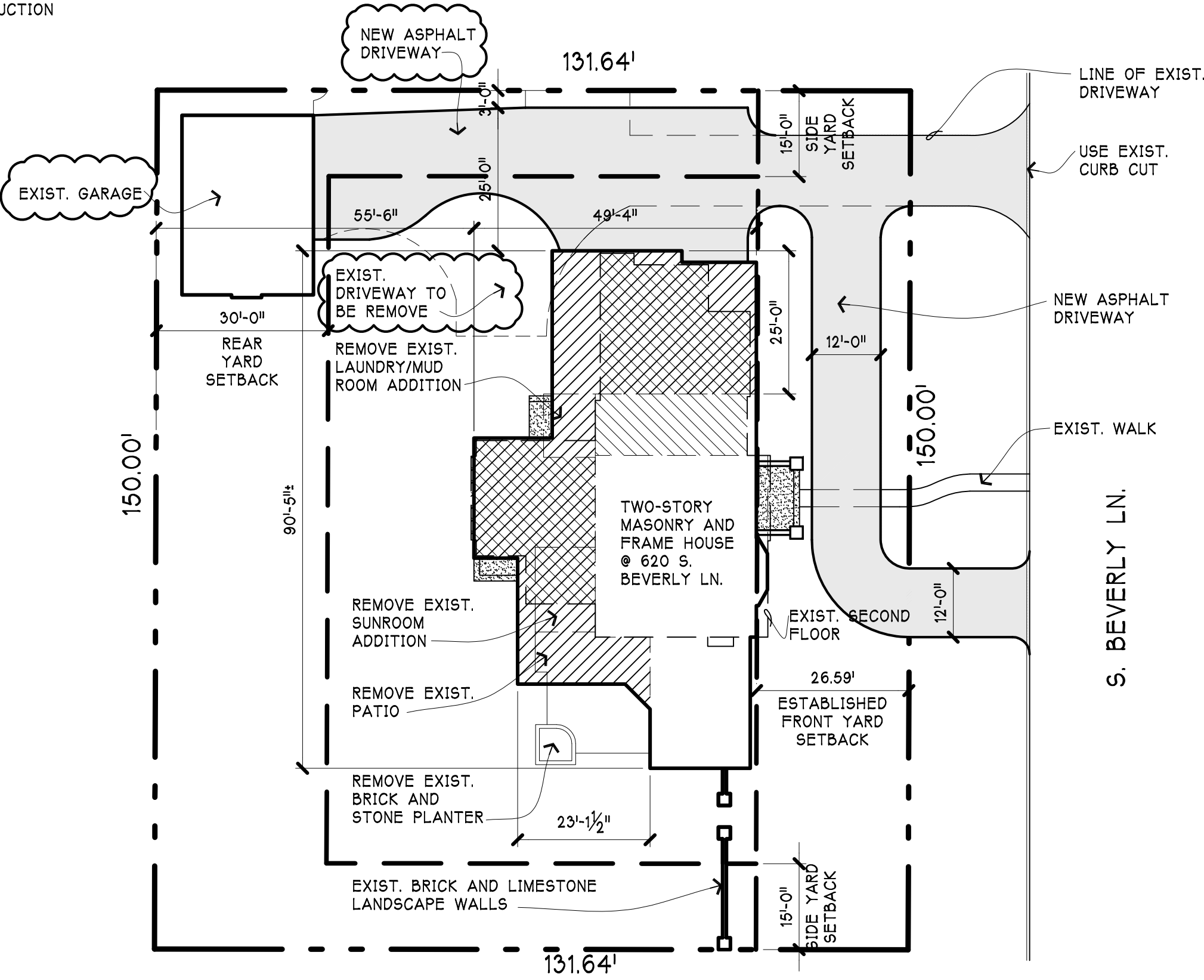
SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN

NEW FIRST FLOOR CONSTRUCTION

NEW SECOND FLOOR CONSTRUCTION
- PROPERTY LINE

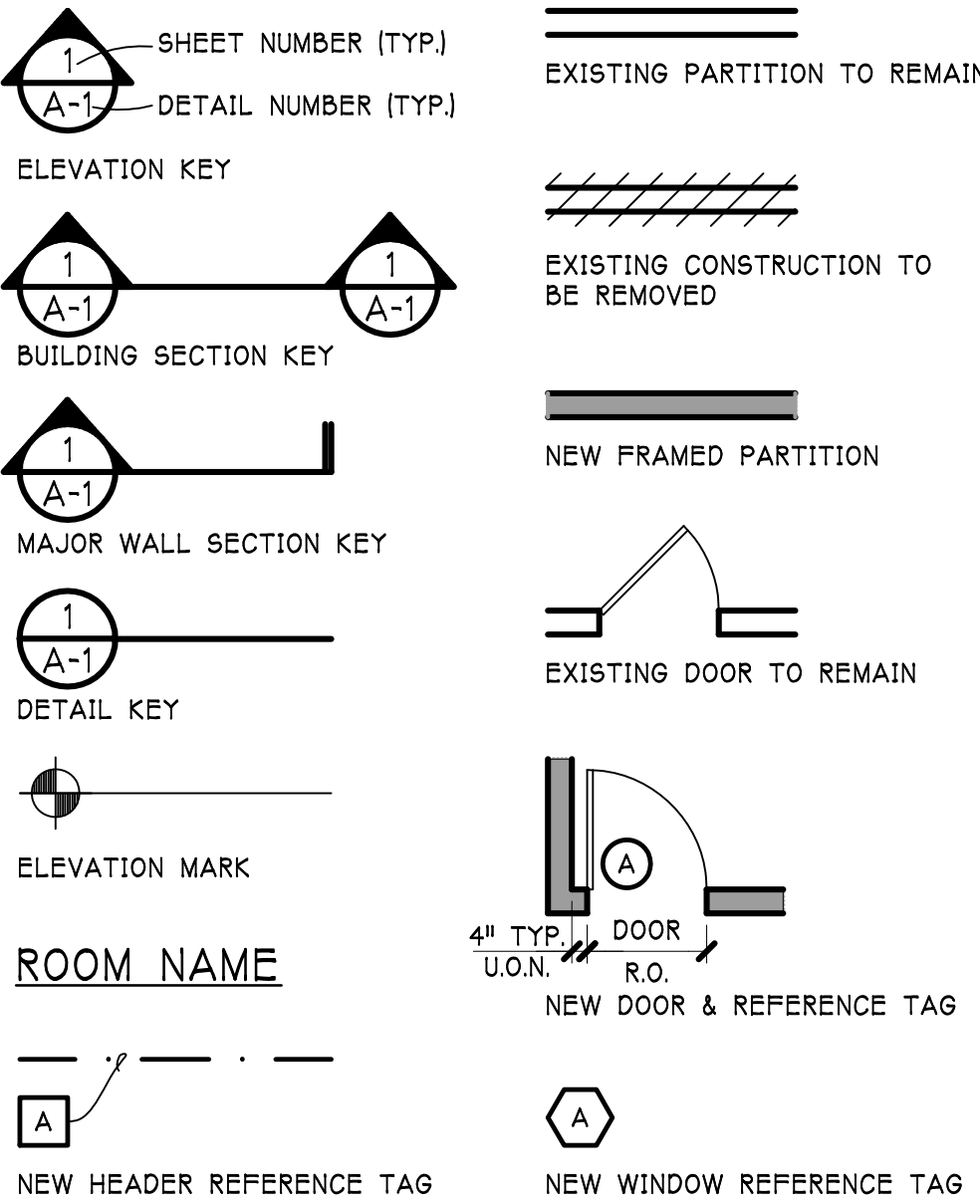
SETBACK LINE



ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILDING	GA.	GALV.	REINF.	REINFORCE
B.O.	BUILT-IN	GALV.	GALVANIZED	RM.	ROOM
BRG.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C.	CARPET	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HORZ.	HORIZONTAL	SIM.	SIMILAR
CL.	CENTER LINE	HTS.	HEATING	S.P.	SUMP PIT
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV.	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
D.	DRYER	LVL.	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	L.V.	LONG VERTICAL	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	L.V.	LONG VERTICAL	T.M.E.	TO MATCH EXIST.
DIAM.	DIAMETER	L.V.	LONG VERTICAL	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	L.V.	LONG VERTICAL	TV.	TELEVISION
DISP.	DISPOSAL	L.V.	LONG VERTICAL	TYP.	TYPICAL
DIV.	DIVISION	L.V.	LONG VERTICAL	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	L.V.	LONG VERTICAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	L.V.	LONG VERTICAL	VERT.	VERTICAL
D.W.	DISHWASHER	L.V.	LONG VERTICAL	V.T.R.	VENT THRU ROOF
EA.	EACH	L.V.	LONG VERTICAL	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	L.V.	LONG VERTICAL	W.	WASHER
ELECT.	ELECTRICAL	L.V.	LONG VERTICAL	W.C.	WATER CLOSET
ELEV.	ELEVATION	L.V.	LONG VERTICAL	WD.	WOOD
EP	EJECTOR PIT/SUMP	L.V.	LONG VERTICAL	WDW.	WINDOW
EQ.	EQUIPMENT	L.V.	LONG VERTICAL	W.H.	WATER HEATER
EQUIV.	EQUIVALENT	L.V.	LONG VERTICAL	W.I.C.	WALK-IN CLOSET
EW.	EACH WAY	L.V.	LONG VERTICAL	W/O	WITHOUT
EXIST.	EXISTING	L.V.	LONG VERTICAL	WT.	WEIGHT
		L.V.	LONG VERTICAL	W.W.F.	WELDED WIRE FABRIC

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
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 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:	R-3
LOT AREA:	19,740 SQ.FT.
BUILDING AREAS:	
FIRST FLOOR	2,530 SQ.FT.
ATTACHED GARAGE	849 SQ.FT.
SECOND FLOOR	2,317 SQ.FT.
FLOOR AREA RATIO:	
ALLOWABLE:	8,334 SQ.FT.
BUILDING LOT COVERAGE:	
ALLOWABLE:	6,909 SQ.FT.
IMPERVIOUS SURFACE COVERAGE:	
ALLOWABLE:	9,870 SQ.FT.

LIST OF DRAWINGS

A-0	TITLE SHEET
A-1	FOUNDATION FLOOR PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN / ROOF PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS

Date	Description
10/4/17	D.C.
10/24/17	D.C. REVISE



714 E. Rockwell St.



640 S. Beverly Ln.



630 S. Beverly Ln.



620 S. Beverly Ln.



608 S. Beverly Ln.



711 E. Fairview St.

E.
F
A
I
R
V
I
E
W



550 S. Banbury Rd.

S. BEVERLY LN.

633 S. Beverly Ln.



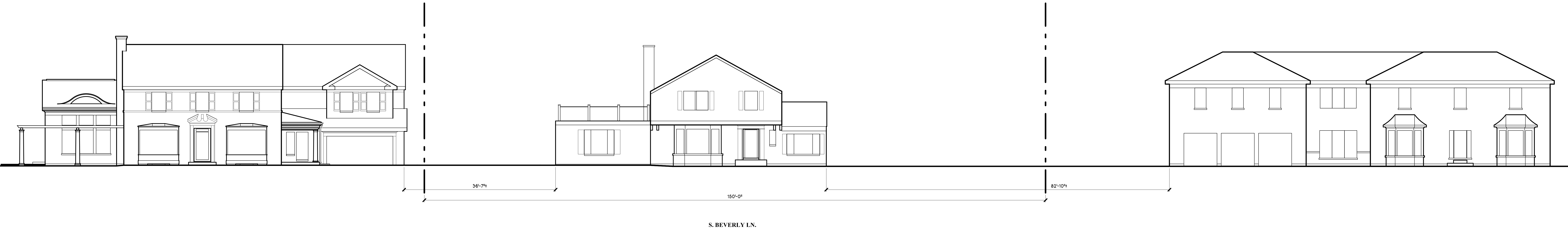
615 S. Beverly Ln.



600 S. Banbury Rd.



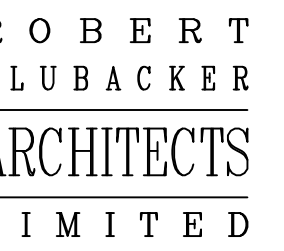
➔North



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



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



35-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

MAZUR RESIDENC
620 S. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

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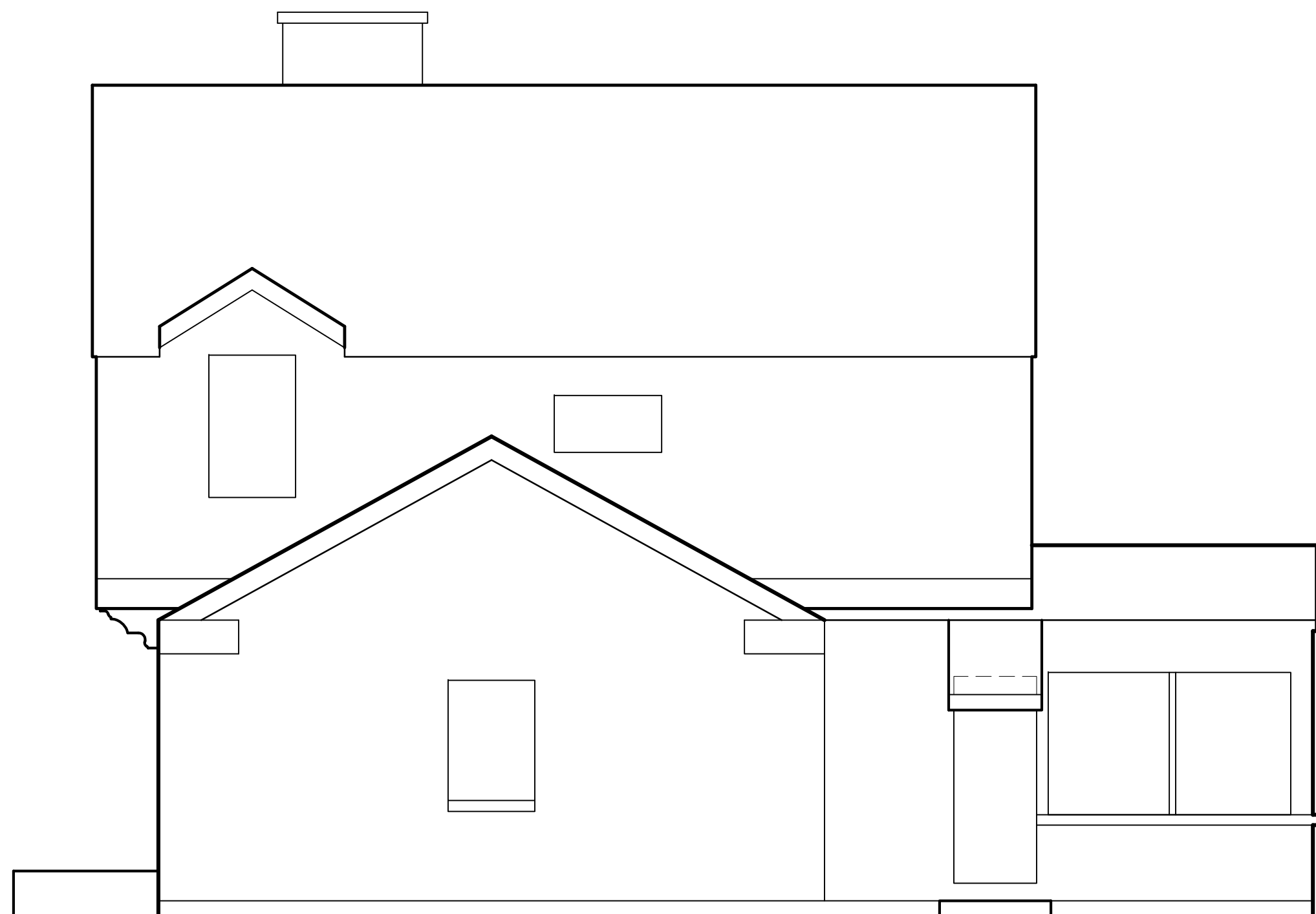
EX-3



4	EXIST. SOUTH ELEVATION
EX-3	1/4" = 1'-0"



1	EXIST. EAST ELEVATION
EX-3	1/4" = 1'-0"



3 EXIST. NORTH ELEVATION
EX-3 1/4" = 1'-0"



2 EXIST. WEST ELEVATION
EX-3 1/4" = 1'-0"



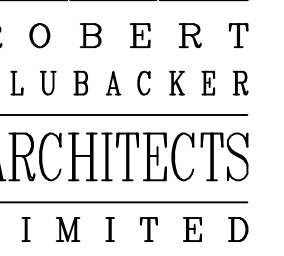
1 EAST ELEVATION
A-4 1/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'CERTAINTEED', LANDMARK, ARCHITECTURAL ASPHALT SHINGLES (U.L. LISTED CLASS-C OR BETTER)	WEATHERED WOOD
BRICK VENEER	TO MATCH EXIST. SIZE, TEXTURE, AND COLOR	T.M.E.
SHINGLE SIDING	'MASTIC' CEDAR DISCOVERY VINYL SIDING	HARBOR GREY
CORNER/WDW. TRIM	5" 'MIRATEC' COMPOSITE	WHITE
FASCIA	'MIRATEC', COMPOSITE	WHITE
SOFFIT	'CERTAINTEED', INVISIVENT	WHITE
COLUMNS	'CHADSWORTH' POLYSTONE, 10" SQ.	WHITE
CROWN MOULDING	EXTERIOR CROWN	WHITE
PANEL	'MIRATEC' COMPOSITE	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-

NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN



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



IL Design Firm
#184.001489

MAZUR RESIDENCE
620 S. BEVERLY LN.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

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Project Number
170

A-5



Single- Family Home Application

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	MATERIAL	COLOR
Roof shingles	CertainTeed, Landmark	Asphalt	Weathered Wood
Brick veneer	Match existing	Match existing	Match existing
Shingle siding	Mastic	Vinyl	Harbor Grey
Trim/Fascia	Miratec	Composite	White
Gutters		Aluminum	
Windows	Integrity from Marvin Windows	Wood/ Ultrex	White



Roof shingles



Brick Veneer



Shingle Siding

620 S. BEVERLY LN.
Robert Flubacker Architects, Ltd.



Item: DC#17-125 - Kotis Surgical Center - 3443 N. Kennicott Ave. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

Recommendation

It is recommended that the Design Commission evaluate the following sign variations for Kotis Surgical Center at 3443 N. Kennicott Avenue:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated and received 10/9/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:**Description**

Staff Report

Hardship Letter

Photos of Surrounding Properties

Exhibits

Type

Board or Commission Report

Correspondence

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kotis Surgical Center
Project Address: 3443 N. Kennicott Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 17-125
Petitioner Name: Douglas Hammen
Petitioner Address: Douglas Design & Associates
354 Indian Dr.
Glen Ellyn, IL 60137
Meeting Date: November 14, 2017

Date Prepared: November 3, 2017

Requested Action(s):

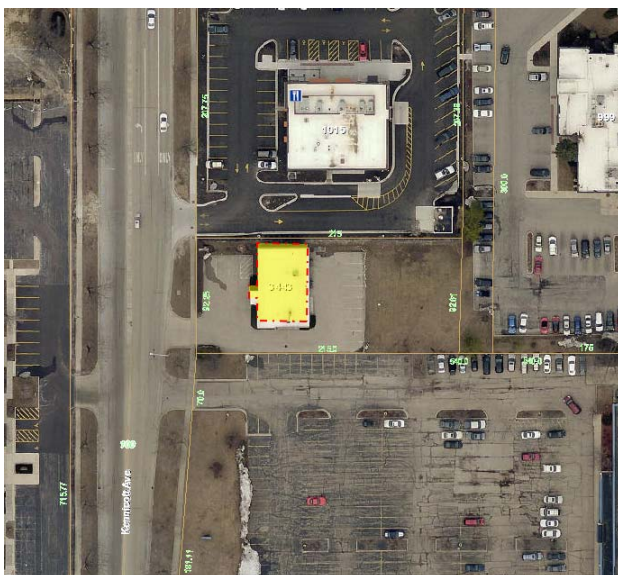
1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

ANALYSIS:

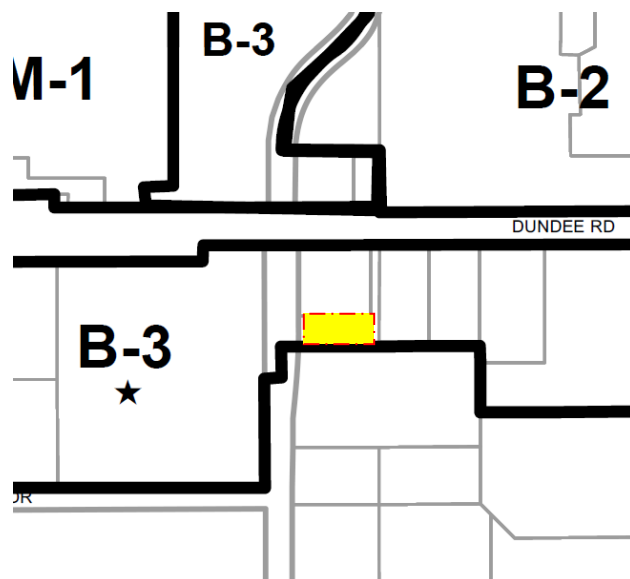
Summary

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 and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Kotis Surgical Center is planning an expansion and renovation of their existing medical office building. A new addition will be located on the front of the building, creating an entirely new look for the building. The proposed design is an exciting modern style using glass curtain walls and a sloping fiber cement rainscreen wall to create a unique and sculptural façade. The design received Design Commission approval on September 26, 2017. The scope of the project includes two new wall signs, where only one sign is allowed.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-3, General Service, Wholesale, and Motor Vehicle District	Kotis Surgical Center	Commercial
North	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Retail	Commercial
South	M-1, Research, Development, and Light Manufacturing District	Arlington Lanes Bowling	Commercial
East	B-3, General Service, Wholesale, and Motor Vehicle District	Mario Tricoci Hair Salon	Commercial
West	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Office Building	Commercial

WALL SIGN PROPOSAL:

The petitioner is proposing one new code-compliant wall sign stating "Arlington Medical Arts" on the west (front) wall of the building facing Kennicott Avenue. A second wall sign is proposed on the north wall of the building which is not allowed. The design of the second wall sign is a "K" logo made from a fiber cement panel to match the wall that it will be mounted on. The "K" logo will have a subtle appearance and is non-illuminated.

Table 1: Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% ALLOWED BY CODE	SIGN SIZE	REMARKS
"Arlington Medical Arts"	West / Kennicott	525 sf	131.3 sf	25 sf	Complies with code.
"K" logo	North / (no frontage)	0 sf	0 sf	24 sf	Variation required for number, Variation required for size. <u>Note:</u> If the proposed sign were approved, it would comply with the 25% signable area.
TOTAL				49 sf	

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 stating that the primary need for the proposed "K" logo wall sign is to provide greater visibility from Dundee Road.

Staff feels that the bold building design will be attention getting without the additional wall sign. If visibility from the street is desired, then a code compliant ground sign should be considered. The hardship criteria for the additional wall sign is not justified.

The Design Commission did provide preliminary feedback regarding this sign variation on September 26, 2017. There were mixed feelings on the necessity of the sign, but there were no objections.

RECOMMENDATION

It is recommended that the Design Commission evaluate the following sign variations for *Kotis Surgical Center* at 3443 N. Kennicott Avenue:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the north side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 24 sf wall sign on the north side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated and received 10/9/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. If the Design Commission supports the variation, then the recommendation for approval should be conditioned to prohibit a ground sign on the property.
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.

November 3, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-125

KOTIS SURGICAL CENTER

SIGN VARIANCE REQUEST – DESIGN REVIEW COMMISSION, ARLINGTON HEIGHTS IL

ARLINGTON MEDICAL ARTS building addition and identity
3443 N Kennicott Avenue, Arlington Heights IL 60004

09 Oct'17

Arlington Heights, Planning and Community
Development –

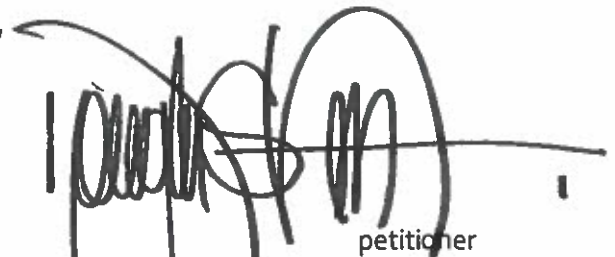
This is a **Variance to the Signage Ordinance** request for the property listed above upon construction of a proposed building addition directly west of the existing structure. The property owner and petitioner herein request the Commission's and Board's approvals of an architectural, dimensional feature perceived as signage located on the north facade of the west-facing building on N Kennicott Avenue. The north facade is considered a sideyard of the subject parcel, and has its greatest and only visibility from heavily-travelled Dundee Road / Route 68. The Board might consider the following conditions influencing the request:

- a. *The particular difficulty or peculiar hardship is not self-created by the petitioner* - The subject parcel has a very narrow 92' front on Kennicott Avenue (which collects very little traffic) and consequently passersby today experience only a brief glimpse of the building and the business.
- b. *The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare* – This façade-solution is a dimension-only, shadowed silhouette of a cut-shape of identical building material subtly casting its shadow onto the 'pearl' white façade with no detriment to neighboring businesses.
- c. *The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses* – The buildable area is 'pinched' at its curb side by parking and a two-way drive which offers more parking at the rear of the site. These narrow-site obstacles leave only a slender 38' wide building facing the low-traffic, primary street (N Kennicott Ave). As the site is narrow and the existing building favors the north, the new architecture is sited as near to the streets (north & west) as possible to be visible to customer traffic. The solution replaces (with

significantly fewer characters) an existing pole sign at the same location and oriented toward the north sideyard. Drawing clientele from across Illinois and the Midwest region, the simple gesture seeks the more-visible north façade recognizing the heavily-travelled state highway and freeway interchange. The Surgical Center does not compete with the services of other area businesses, but draws a unique clientele to the Village at-large and the surrounding community.

- d. The variation will not alter the essential character of the locality – the dimensional panel is of the same material as the surrounding building veneer and continues - rather than stands out from - the architecture. The identical materials of the panel and building casts a shadow-only silhouette onto the façade without employing contrasting color or electrically-powered vibrancy.
- e. The applicant's business cannot reasonably function under the standards of this Chapter - the Ordinance permits an existing pole sign only orientated and located in the approximately same location - but inadequately identifies the business. In its harmony with the architectural façade - this silhouette shadow design will more beautifully, professionally and compatibly present the business to the community and clientele.

Your timely and kind consideration toward an Approval of the Variance to the Sign Ordinance will be greatly appreciated. And as always if you have any questions or comments, please feel free to contact me as provided. Thanks,



Douglas S. Hammen, NCARB, IIDA
architect | designer | principal
douglasDesign+associates inc

Glen Ellyn IL 60137
t: 630.852.5970





KOTIS SURGICAL CENTER



ARLINGTON BOWL viewing E



BUSINESS PARK viewing E



3436 OFFICES viewing W



3436 OFFICES viewing NW



CHRYSLER DODGE JEEP RAMM viewing W



NISSAN



BP viewing N

MARIO
TRICOCCHI
SALON & DAY SPA



MARIO TRICOCCHI



SUPERCUTS



QDOBA RESTAURANT



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

LOCATION
MAP

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25), the Illinois Accessibility Code (71 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973 Illinois Licensed Architect
Expires 11.30.2018

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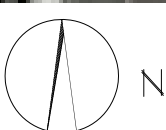
ISSUE DATE: 10 AUG '17

SHEET NO.
MAP-01

A1

LOCATION MAP

SCALE: 1"=10'



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

DRAWN BY: A.M.



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

SITE PLAN

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Douglas S. Hammen
License #001.019973

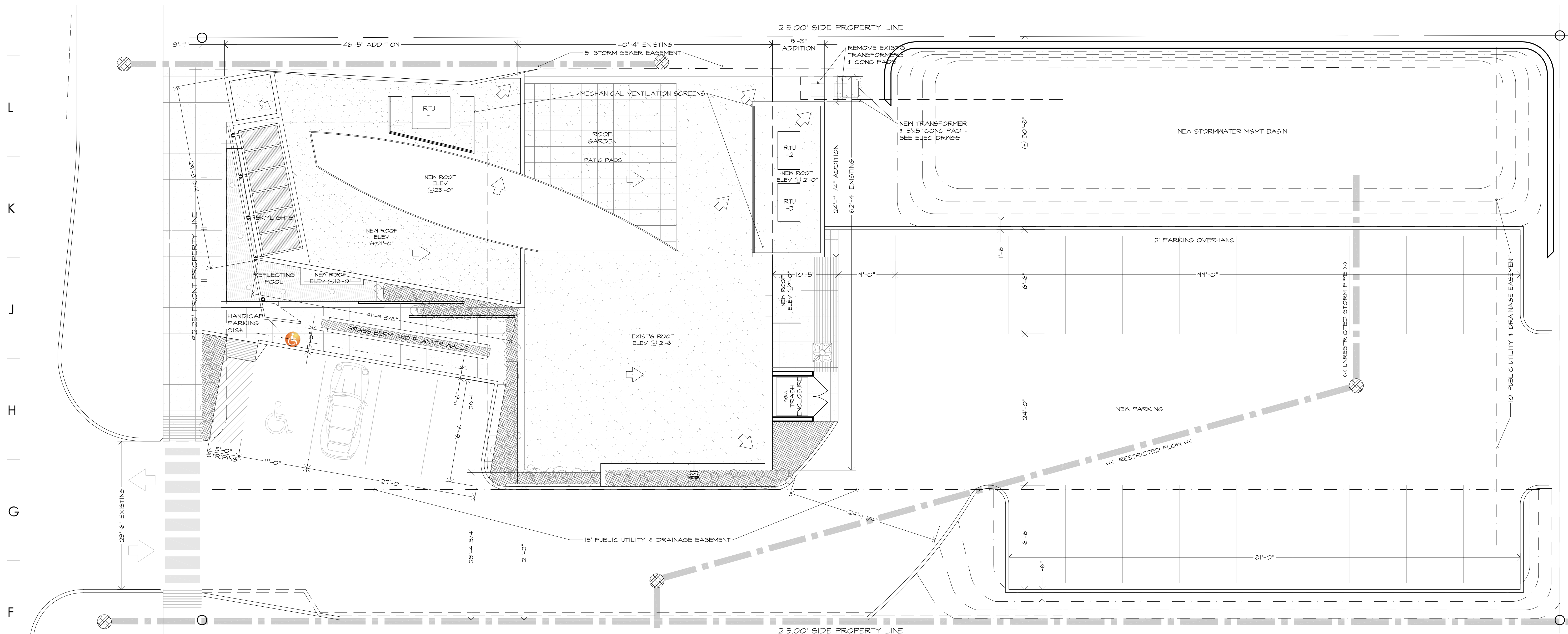
Mike Unreseed Architect
Expires 11.30.2018

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SHEET NO.
A-100



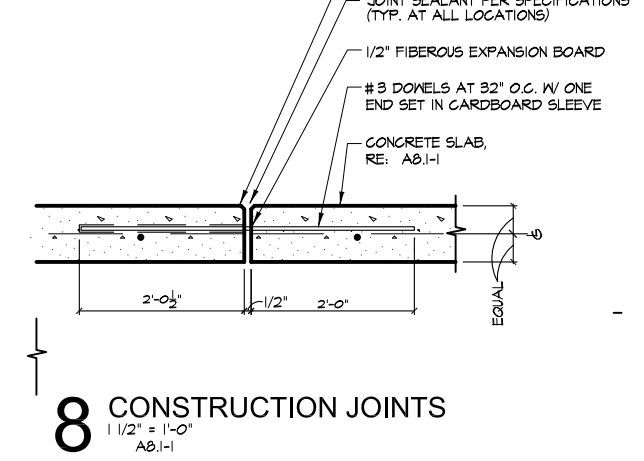
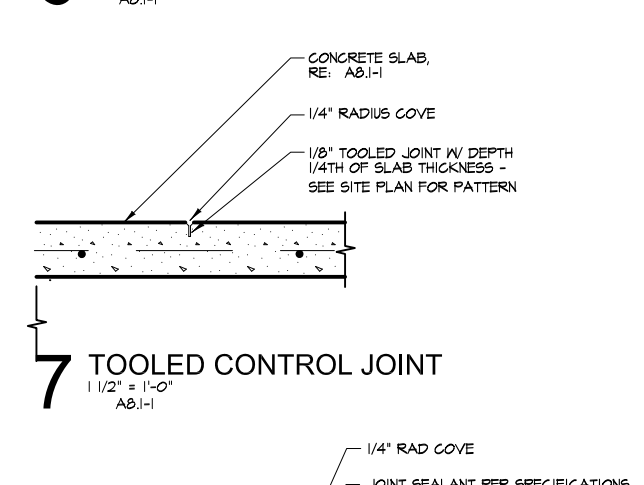
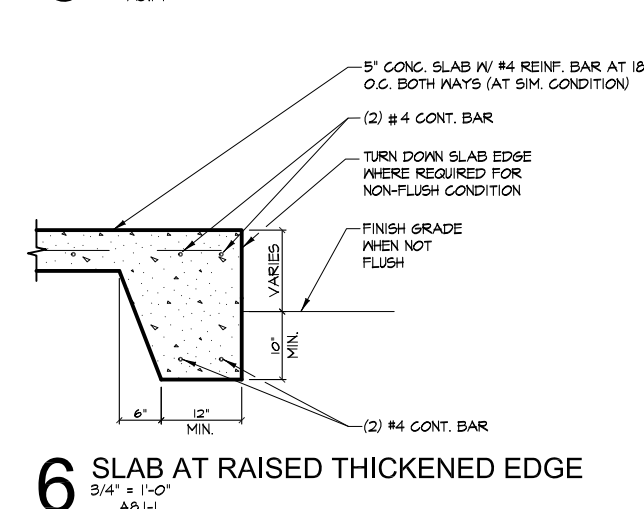
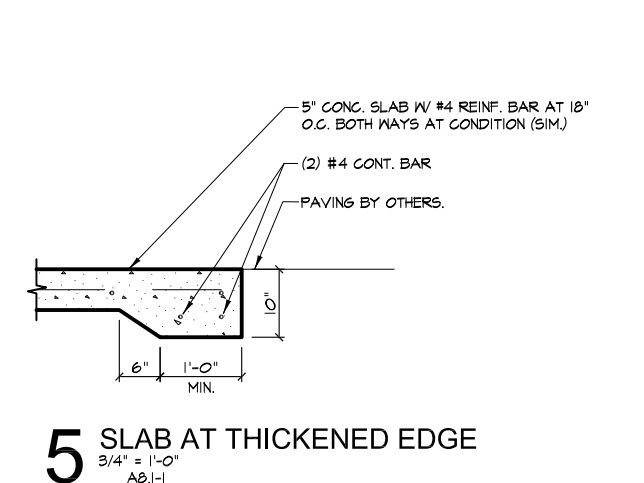
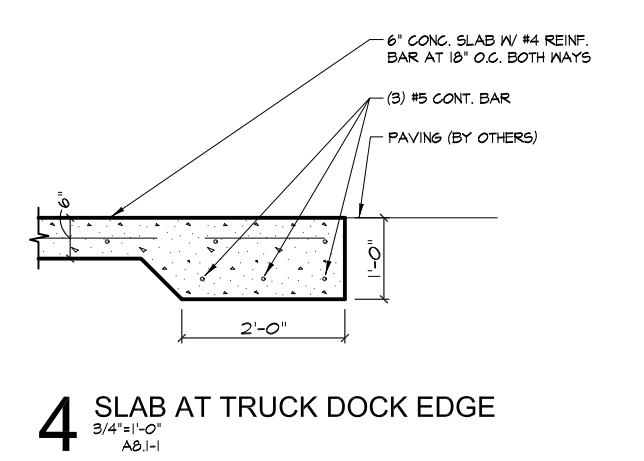
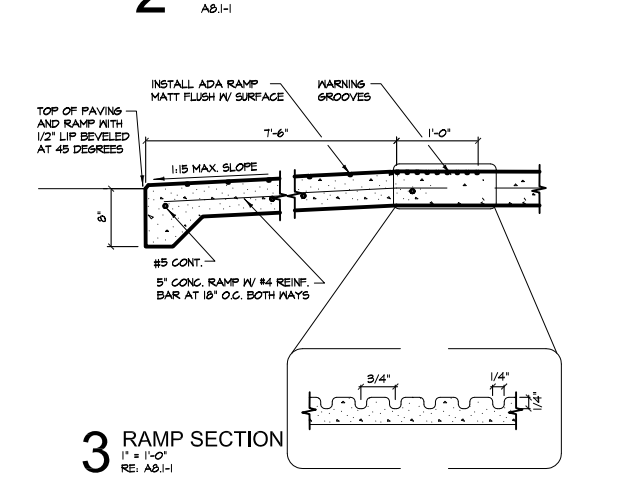
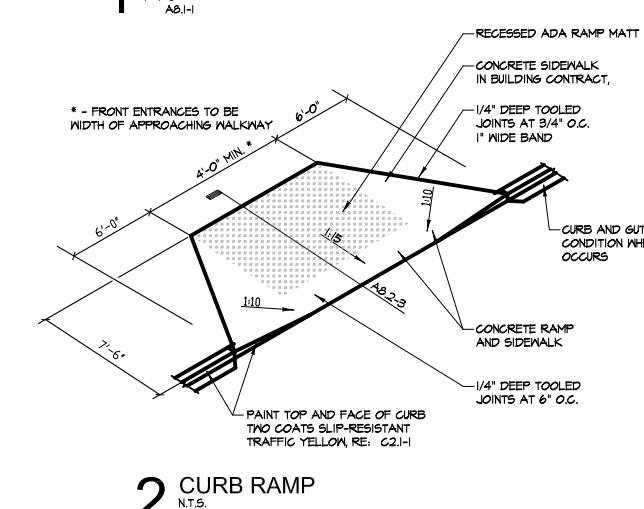
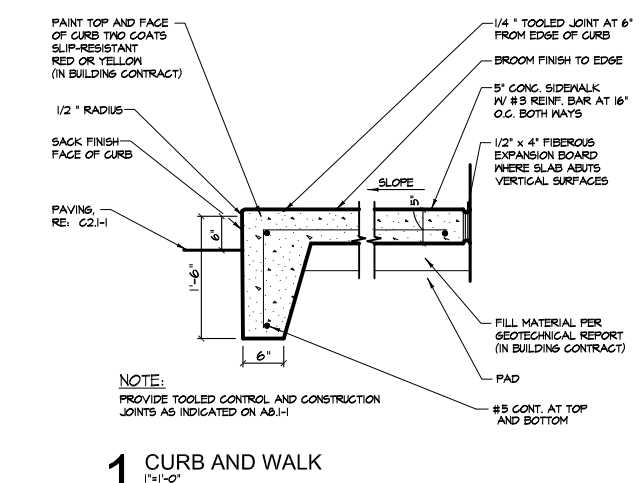
A1 SITE PLAN

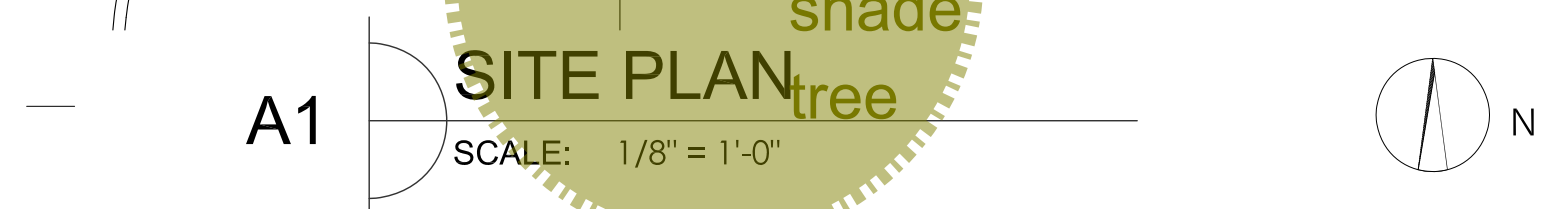
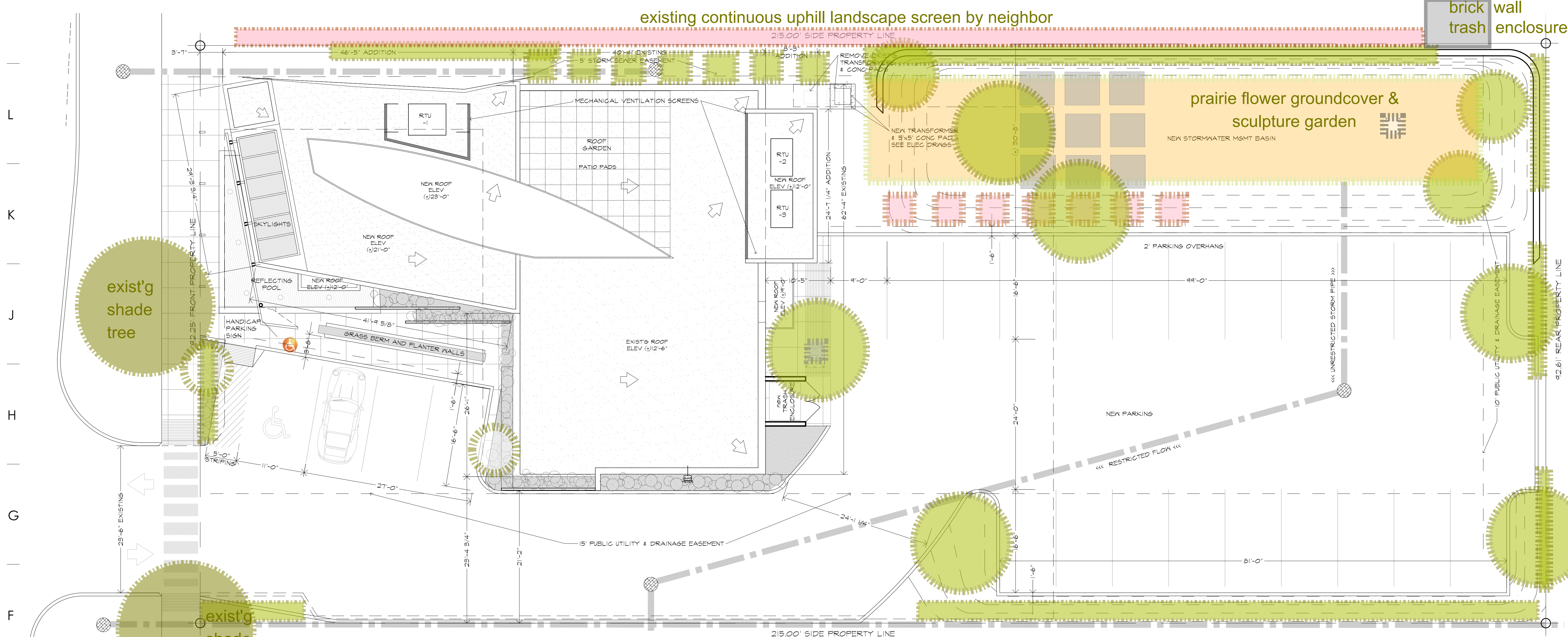
SCALE: 1/8" = 1'-0"



SOIL EROSION AND SITE NOTES:

1. REMOVE EXISTINGS CONCRETE WALK AND REPLACE WITH HYDRONIC SNOW-MELT MATRIX & SCORED 5" CONCRETE WALKWAY AS SHOWN. RETAIN GRADES FOR WEST-TO-EAST POSITIVE SURFACE DRAINAGE.
2. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES, ON-SITE AND OFF-SITE, CONNECTIONS WITH UTILITY COMPANIES, AND ACQUIRE PERMITS REQUIRED PRIOR TO DIGGING
3. CONTRACTOR TO CALL 811 or 1-800-892-0123 FOR SURVEY or CONTACT WWW.CALL811.COM
4. ALL PROPERTY LINES AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE ALTA SURVEY AS PART OF THIS SET
5. THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATIONS BEFORE PLACEMENT OF FORMS OR REINFORCEMENT AND PROVIDE CERTIFICATION OF BEARING CAPACITY COMPLIANCE.
6. REFER TO STRUCTURAL DRAWINGS FOR SLAB & FOUNDATION DETAILS.
7. 6" CONCRETE SLAB OVER 6" COMPACTED GRANULAR FILL; REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS & STANDARDS AND NOTES.
8. PROPOSED WORK SHALL NOT CHANGE EXISTING DRAINAGE SLOPES. PROVIDE POSITIVE DRAINAGE AT FOUNDATION PERIMETERS
9. SITE WILL BE RAISED TO GRADE AND ALL DISTURBED AREAS TO BE SEEDED AND A BLANKET INSTALLED TO AVOID EROSION.
10. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
11. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
12. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
13. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
14. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
15. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION Dewatering SHALL BE



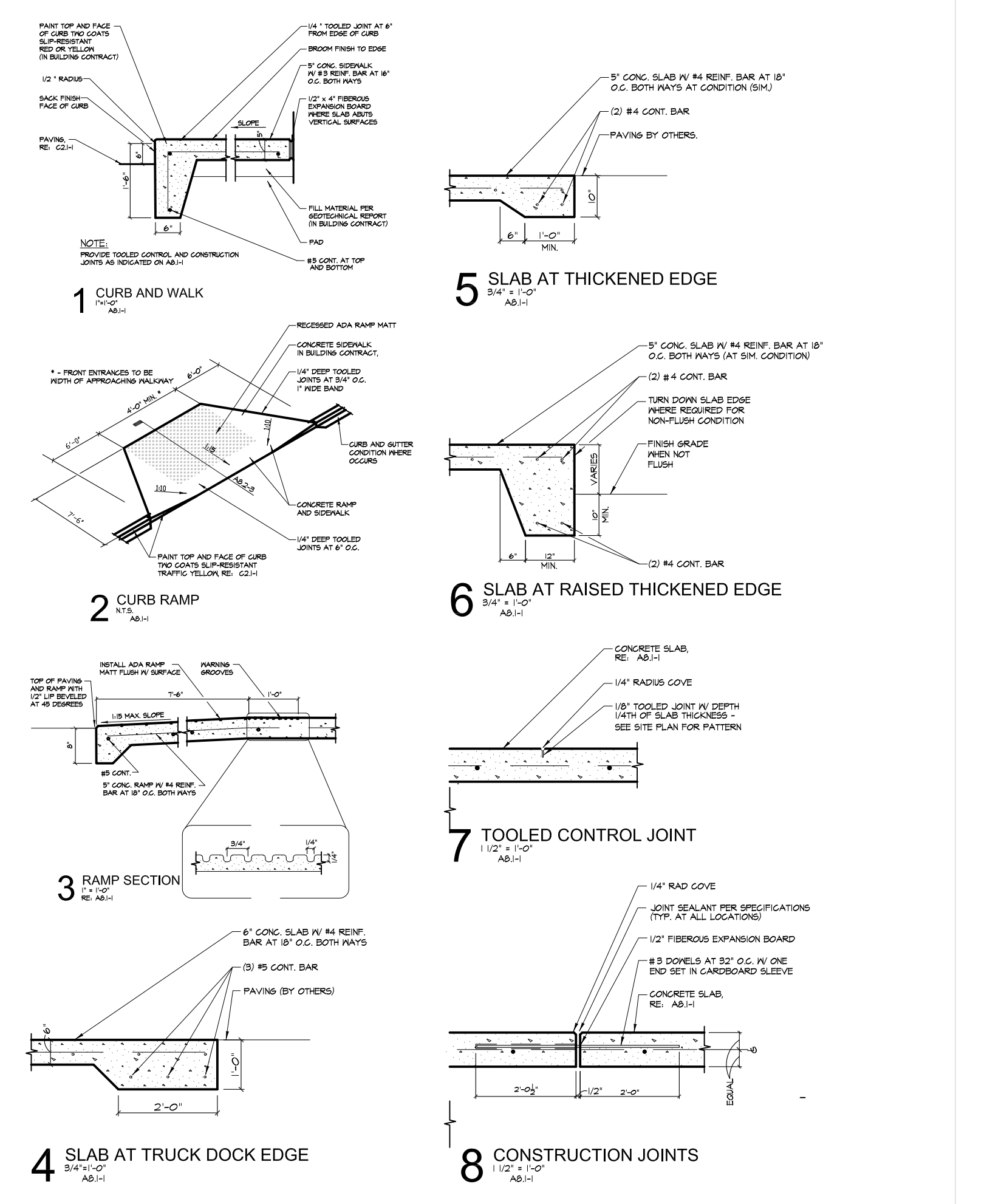


- PLANTING MATERIALS LEGEND:**
- 4"Ø deciduous shade tree - (cockspur hawthorn, hybrid oak, manchurian walnut, or sim.)
 - 2"Ø ornamental tree - (ginko biloba goldspire, kousa dogwood, japanese maple, dwarf magnolia or sim.)
 - 1-1/2"Ø ornamental tree - (white eastern redbud, european white birch, dogwood, serviceberry or sim.)
 - 4'h flowering bush, 4gal - (aurora viburnum, bailey dogwood, or sim.)
 - patio blocks
 - hedge, 8"pot at (+/-)3'o.c. - (intermediate yew, low service berry, cranberry cotoneaster, lanarth viburnum, littleleaf lilac)
 - existing continuous uphill landscape screen by neighbor

- SOIL EROSION AND SITE NOTES:**
- REMOVE EXISTING CONCRETE WALK AND REPLACE WITH HYDROGIC SNOW-MELT MATRIX & SCORED 5" CONCRETE WALKWAY AS SHOWN. RETAIN GRADES FOR WEST-TO-EAST POSITIVE SURFACE DRAINAGE.
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 - THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
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 - STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
 - WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION Dewatering SHALL BE

PRAIRIE FLOWER GROUNDCOVER:
planted in color-block clusters, low-to-high - variety of:

false pennyroyal, rabbit tobacco, standing cypress, annual phlox, blood sage, partridge pea, golden tickseed, black-eyed susan, apache beggarticks, rocky mountain beeplant, indian blanket, farewell to spring, california poppy, lacy phacelia



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

LANDSCAPE
PLAN

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Bankes Act (410 ILCS 25), the Illinois Accessibility Code (711 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973

Mike Unreased Architect
Expires 11.30.2018

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KOTIS SURGICAL CENTER



Kotis Surgical Center

3443 N Kennicott Avenue, Arlington Heights IL

11 Apr'17



viewing south

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11 Apr'17

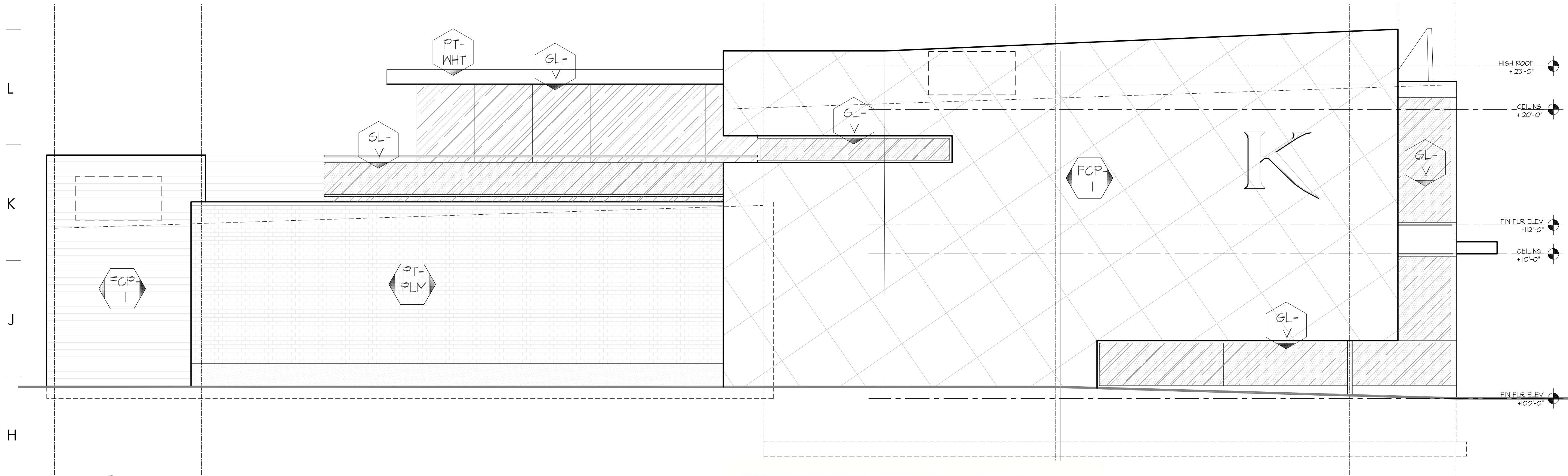
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south elevation

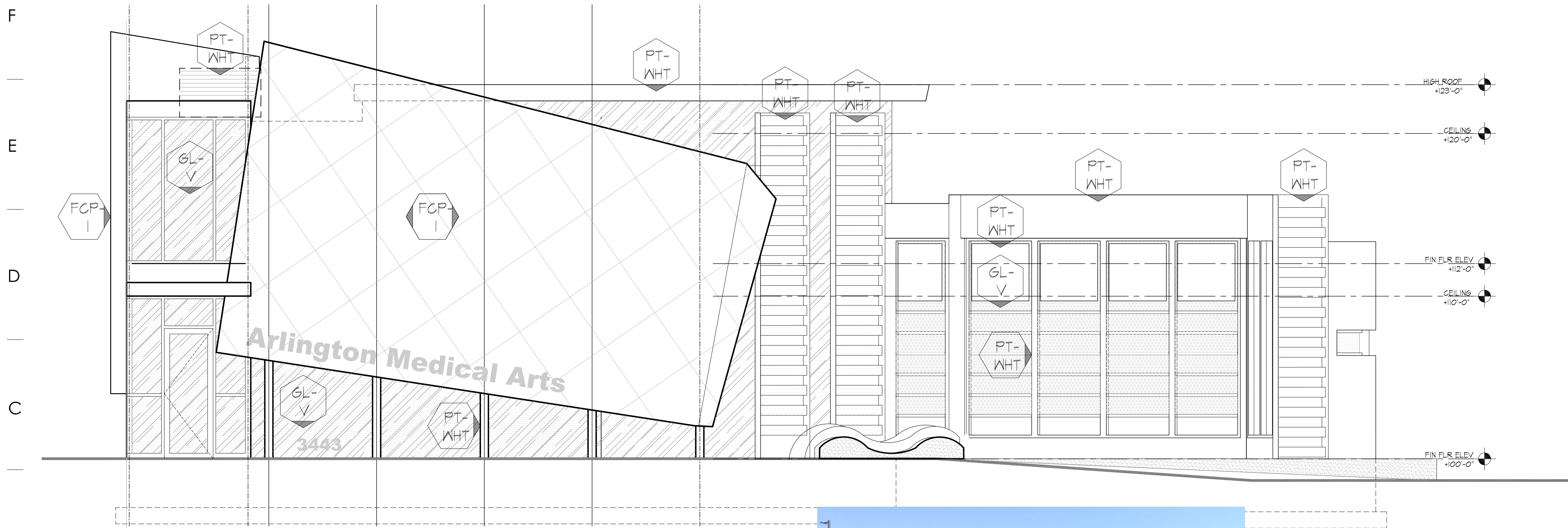
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G1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION



A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION

ARCHITECTURAL FINISHES:

GLASS WALL & WINDOW SYSTEM SPECIFICATIONS:

TYPE	SIZE	DESCRIPTION
GL-V	AS SHOWN	1" INSULATED TEMPERED GLASS, 3" SPX EXTERIOR (GLASSPROTEX) WALL SYSTEM OR SIMILAR, 4 1/2" THERMALLY BROKEN ALUMINUM FRAME, COLOR TO BE BRUSHED NATURAL. GLASS TO BE W/ PPG SOLARBAN 80 OUTSIDE GLASS LITE TO BE 1" SOLARBAN 80 ON CLEAR (SURFACE #2), 1" AIR CAVITY & INSIDE GLASS LITE TO BE 1" CLEAR. TEMPER. SHADING COEFFICIENT IS .21 AND THE U-VALUE IS .24.

NOTES:

- ALL SIZES SHOWN ARE GIVEN FOR VISIBLE GLASS AREA. VERIFY IN FIELD ALL R.O. SIZES BEFORE FABRICATING WINDOWS. PROVIDE COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
- SILICONE SEAL COMPLETELY AROUND ALL WINDOW FRAMES, COLOR TO MATCH WINDOW FRAME

METAL SPECIFICATIONS:

TYPE	DESCRIPTION
MTL-I	ALUMINUM STOREFRONT GLAZING FRAMES, 2X6, TYP. 'REGAL WHITE'

FIBER CEMENT PANEL SPECIFICATIONS:

TYPE	DESCRIPTION
FCP-I	CEMENTIT CEMBOUNT FIBER-CONCRETE GLAZING PANEL W/ 3/8" REVEALS ON RAINSCREEN CHANNELS & CONT. INSUL - COLOR 'PEARL' (90), BY EASTERN ARCHITECTURAL PRODUCTS; FNT REVEALS TO MATCH; PROVIDE SAMPLES FOR FINAL APPROVAL; ALLOW 10 WEEKS LEAD-TIME; FASTENERS TO MATCH COUNTERSINK

GLASS SPECIFICATIONS:

TYPE	SIZE	DESCRIPTION
GL-V		1" INSULATED GLASS, CLEAR VISION
E-T-R		EXISTING BUILDING COMPONENT TO REMAIN

PAINT SPECIFICATIONS:

TYPE	DESCRIPTION
PT-WHT	SHERWIN WMS - SW-7028 'INCREDIBLE WHITE'
PT-PLM	SHERWIN WMS - SW-6212 'PLUM BROWN'

NOTES:

1. NEW 4-PLY ROOFING SYSTEM. SEE ROOF PLAN FOR SPECIFICATIONS
2. CONCRETE FOUNDATION & FOOTING - REFER TO STRUCTURAL
3. NEW 4" CONC SLAB OVER 6" COMPACTED BASE W/ SNOW-MELT UNDERLAYMENT; SEE STRUCT DINGS
4. NEW 6" CONCRETE SLAB OVER 6" COMPACTED BASE W/ SNOW-MELT UNDERLAYMENT; SEE STRUCT DINGS
5. INSTALLED INSULATING MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE 2012 IL ENERGY CONSERVATION CODE MINIMUM STANDARDS
6. NEW BUILDING ENVELOPE CONSTRUCTION SHALL COMPLY WITH THE MINIMUM R-VALUES & U-VALUES REQUIRED FOR CLIMATE ZONE 5 BUILDING COMPONENTS AS STIPULATED IN 2015 IECC.
7. ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2012 IBC W/ ADDISON AMENDMENTS
8. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED
9. SITE-CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS)
10. MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NUMBER 1-E, OF THE STANDARDS. MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES
11. BUILDING ADDRESS - 80" HIGH FCP ROUTER-RECESSED NUMBERS IN MATCHING FCP COLOR
12. FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW
13. ALL MASONRY DIMENSIONS ARE NOMINAL
14. MASONRY GROUT TO MATCH EXISTING SURROUNDING GROUTS
15. WATER PROOF CONCRETE MASONRY UNIT
16. PAINT ROOFTOP EQUIPMENT EXTENDING ABOVE PARAPET PER PERMITTING AGENCIES & CONSTRUCTION REPRESENTATIVE
17. ALL EXISTING BUILDING BRICK TO BE POWER WASHED AND TO RECEIVE WATER REPELLANT.

DR. JOHN KOTIS
SURGICAL CENTER
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REVISIONS

ELEVATIONS

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Douglas S. Harman
License #001.019973

IL-licensed Architect
Expires 11/30/2018

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A-300



- NOTES:
- STONE OR ALUMINUM COPING SYSTEM
 - CONTINUOUS ALUMINUM FLASHING
 - ACOUSTICAL SEALANT
 - 1" INSULATED GLASS - TEMPERED, SUPERLITE II OR VISION AS APPLICABLE, REFER TO ELEVATIONS ON SHEETS A-2.0 & A-2.1.
 - THERMALLY BROKEN ALUMINUM WINDOW FRAME, FASTEN TO STRUCTURE PER MANUF. SPECS.
 - NEW 4-PLY ROOFING SYSTEM, REFER TO ROOF PLAN FOR SPECIFICATIONS.
 - NEW TUBE STEEL BEAMS, STRUC STL DECK & TRUSS JOISTS, REFER TO STRUCTURAL DRAWINGS FOR SIZES & DETAILS
 - FRY REGLET E.I.F.S. CHANNEL SCREED #PGS-25-150 CONTROL JOINT, WHERE APPLICABLE, SEE SHEETS A-2.00 & A-2.01
 - CEILING SYSTEM, SEE RCP FOR CEILING SPECIFICATIONS & HEIGHTS.
 - CONTIN SILL GASKET
 - 6 MIL VAPOR BARRIER
 - NEW CONCRETE FOOTING & FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR SIZES & DETAILS
 - ADA COMPLIANT ALUMINUM THRESHOLD
 - ICYNENE SPRAY INSULATION, R-20 (MIN) PER 2012 IECC FOR CLIMATE ZONE 5
 - 6" COMPACTED GRANULAR FILL TO ENGINEERING SPECIFICATIONS.
 - ALUMINUM COPING SYSTEM, PAC-GLAD, PAC-LOG COPING SYSTEM, NEOPRENE COMPRESSION SYSTEM, .050 ALUMINUM, COLOR TO BE (KYNAR 500 METALLIC SILVER) OVER TREATED WOOD BLOCKING
 - NOT USED
 - NOT USED
 - REVOLVING DOOR PERIMETER CAULKING (INCLUDING BASE SECTION TO FLOOR) AND GANOPY COVER CAULKING NOT BY DOOR MANUFACTURER.
 - ALL HOLES IN FLOOR NOT BY REVOLVING DOOR MANUFACTURER.
 - FULVIEW II PANIC PROOF BOOK-FOLD MECHANISM IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 - BOOK-FOLD TENSION IS NOT PRESET; IT MUST BE ADJUSTED TO MEET BUILDING CONDITIONS.
 - MOTION-ACTIVATED OPENERS IN DIRECTION OF ENTRY & EXIT TRAVEL (2 REQ'D)
 - A'- WALL SECTION - (INSIDE TO OUTSIDE)
6E ELASTOMERIC SPRAY COAT SYSTEM, OVER
3/8" BROWN COAT PORTLAND CEMENT STUCCO, OVER
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, OVER
3/4 SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, OVER
WATER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, OVER
5/8" DENGGLAS BUILDING SHEATHING, OVER
3"x6" WOOD STUDS @ 16" O.C. (VERIFY W/ STRUC. DWGS) WITH
5/8" DENGGLAS BUILDING SHEATHING, WITH
2-LAYERS GRADE "D" WEATHER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, WITH 3/4 SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, WITH
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, WITH
3/8" BROWN COAT PORTLAND CEMENT STUCCO, WITH
1/4" FINISH COAT PORTLAND CEMENT STUCCO, FINISH COLORS PER SHEETS A2.0 & A2.1
 - B'- WALL SECTION - (INSIDE TO OUT)
WALL COVERING OR PAINT, OVER
5/8" TYPE X GYP. WALL BD (FOR 1 HOUR MINIMUM RATED ASSEMBLY WHERE APPLICABLE, SEE FLOOR PLAN) OR PLYWOOD (SEE SECTION), GLUED AND SCREWD, OVER
3"x6" WOOD STUDS @ 16" O.C. (VERIFY W/ STRUC. DWGS) WITH 6" FOIL-FACED BATT INSULATION, R21 WITH
5/8" CDX PLYWOOD SHEATHING, WITH
EXTERIOR 5/8" TYPE X GYP. WALL BD (FOR 1 HOUR MINIMUM RATED ASSEMBLY WHERE APPLICABLE, SEE FLOOR PLAN) OR PLYWOOD (SEE SECTION), GLUED AND SCREWD, OVER
2-LAYERS GRADE "D" WEATHER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, WITH 3/4 SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, WITH
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, WITH
3/8" BROWN COAT PORTLAND CEMENT STUCCO, WITH
1/4" FINISH COAT PORTLAND CEMENT STUCCO, FINISH STANDARDS & COLORS PER SHEETS A2.0 & A2.1
 - C'- ROOF DECK, (OUTSIDE TO INSIDE)
4 PLY ROOFING MEMBRANE, OVER
SPRAYED POLYURETHANE FOAM (FOR CROSS SLOPE DRAINAGE ONLY), OVER
TAPERED RIGID FOAM, 1" MIN. (FOR POSITIVE DRAINAGE), OVER
STRUCTURAL STEEL ROOF DECK (SEE STRUCT. DWGS FOR ADD'L NOTES), OVER
OPEN WEB STEEL JOISTS & BEAMS, (SEE STRUCT. DWGS), WITH
ICYNENE R-25 SPRAY INSULATION, OVER
SUSPENDED 56G HALCYON ACOUSTICAL CEILINGS & 6YFP WALL BOARD SOFFITS PER REFLECTED CEILING PLAN

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ISSUE DATE: 10 AUG '17

SHEET NO.
A-301

KOTIS SURGICAL CENTER

SIGNAGE MATERIAL SPECIFICATIONS

Arlington Medical Arts building addition

3443 Kennicott Avenue, Arlington Heights IL

29 Sep, 2017

rev 09 Oct'17

- High Density Fiber Cement Rainscreen Cladding – 'K'
Cembonit 'Pearl' by Eastern Architectural Products
- Samsung Metal SMS2001 'Art Light'; copy face and returns – 'Arlington Medical Arts'
Chicago Metal Supply and Fabrication, inc
- Semi-translucent white vinyl film adhered on 2nd surface / glass – '3443'
3M Scotchcal Graphic Film #IJ63





Item: DC#17-129 - 639 E. Clarendon Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a second floor addition to a single-family residence.

Recommendation

It is recommended that the Design Commission approve the design for the proposed new single-family residence to be located at 639 E. Clarendon Avenue. This recommendation is subject to compliance with the architectural plans dated 9/27/17 and received 10/3/17, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Bencriscutto Residence
Project Address: 639 E. Clarendon Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 3, 2017

PETITION INFORMATION:

DC Number: 17-129
Petitioner Name: Carole Wisniewski
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: November 14, 2017

Requested Action(s): Approval of the proposed architectural design for a second floor addition to a 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 add a second floor addition to an existing single story house. An existing two-car detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,068 square feet and the proposed residence with the addition will be 2,712 square feet. The project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.1 feet Side: 6.1 feet Rear: 30 feet	Front: 30 feet Side: 8.5 feet Side: 15 feet Rear: 35 feet
Building Height	25 feet to the midpoint	23 feet to the midpoint
FAR	3,180 SF	2,712 SF
Building Lot Coverage	2,473 SF	2,080 SF
Impervious Surface Coverage Total	3,534 SF	3,347 SF

The existing neighborhood consists of primarily single story and one-and-a-half-story houses with detached garages. The proposed second floor addition will be the first two-story home on this block.

Overall, the proposed second floor addition is very nicely designed with excellent scale and massing, and a low hipped roof that will blend in very well in the neighborhood. The design will fit seamlessly with the existing house, and it will be a very nice enhancement.

RECOMMENDATION:

It is recommended that the Design Commission approve the design for the proposed new single-family residence to be located at 639 E. Clarendon Avenue. This recommendation is subject to compliance with the architectural plans dated 9/27/17 and received 10/3/17, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.

November 3, 2017

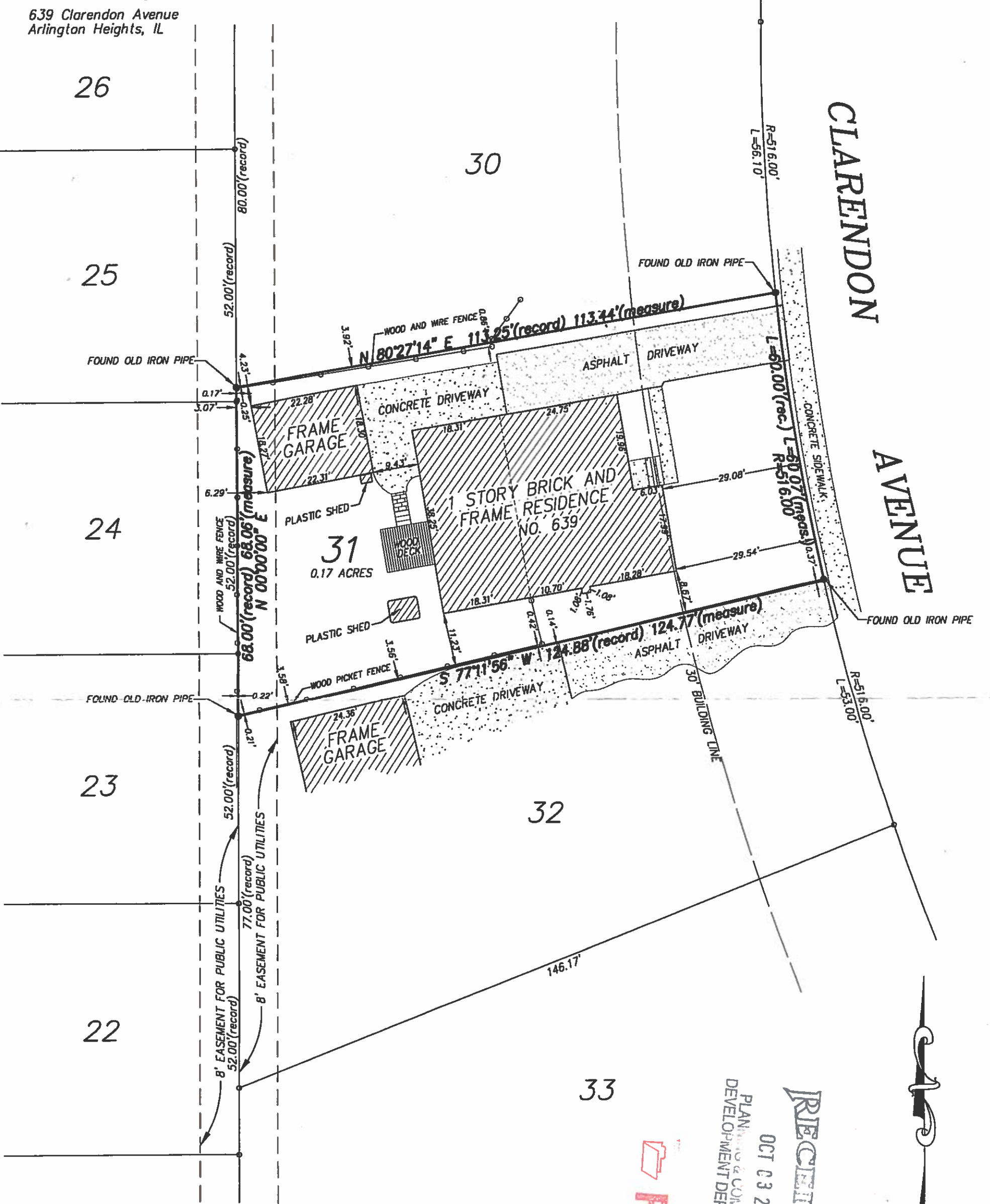
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-129

PLAT OF SURVEY

Lot 31 in Block 3 in ARLINGTON GREENS, being a Subdivision of the Southwest Quarter of the Southeast Quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof registered in the Office of Registrar of Titles of Cook County, Illinois as Document 1408517.

639 Clarendon Avenue
Arlington Heights, IL



STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

In behalf of Howard Surveying Co., Inc., we as Illinois Professional Land Surveyors do hereby certify that the buildings as shown on the above described lot are within the property lines and the adjoining improvements do not encroach on said premises, except where shown. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Beach Park, Lake County, Illinois this 3rd day of July, A.D., 2013.

HOWARD SURVEYING CO., INC.
Professional IL Land Surveyor No. 2669
License Expires 11/30/14
Professional Design Firm No. 6315



FILE

RECEIVED
OCT 03 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SCALE: 1" = 20'

Fieldwork Completed: JULY 2, 2013

Client Name: ATTY: TODD R. BERGLING

Address: P. O. BOX 582

ANTIOCH, IL 60002

HOWARD SURVEYING COMPANY, INC.	
PROFESSIONAL ILLINOIS & WISCONSIN LAND SURVEYORS	
37164 N. Green Bay Road, Beach Park, IL 60087	
PH (847) 336-7780 FAX (847) 336-7785 EMAIL-PLSLAND@aol.com	
DATE	REVISION

NOTE: All building lines, easements and bearings hereon shown are from record plat unless otherwise noted.



651 E. Clarendon Ave.



647 E. Clarendon Ave.



643 E. Clarendon Ave.



639 E. Clarendon Ave



635 E. Clarendon Ave.



627 E. Clarendon Ave.

E. CLARENDON AVE.



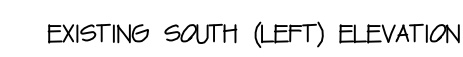
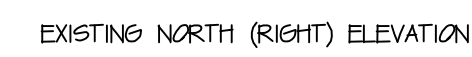
636 E. Clarendon Ave.



642 E. Clarendon Ave.



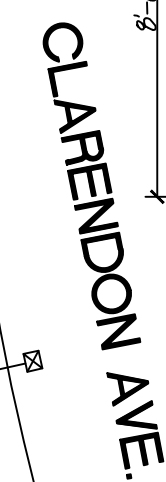
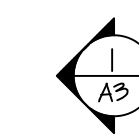
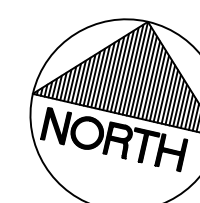
646 E. Clarendon Ave.

 $\frac{4}{A|}$

1/8" = 1'-0"



1/8" = 1'-0"



1'-20'-0"

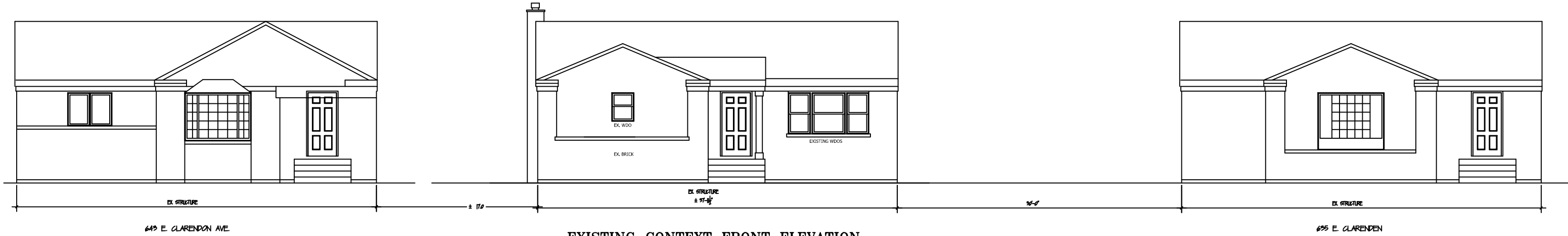

$$1/8^{\circ} = 1^{\circ}-0^{\circ}$$
 $\frac{1}{4}'' = 1'-0''$ 

CW
Design
GROUP
carole gainor wieniewski
ARCHITECT
847-489-1703
e mail: cwdesign@gmail.com

SECOND FLOOR ADDITION &
CHE/FIRST FLOOR REMODELING:
**NICK & ALICIA
BENCRI SCUTTO**
639 E. CLARNDON AVE.
ARLINGTON HEIGHTS, ILLINOIS

© 2017 CW Design Group, Inc

A1



EXISTING CONTEXT FRONT ELEVATION

1
1

NOT TO SCALE

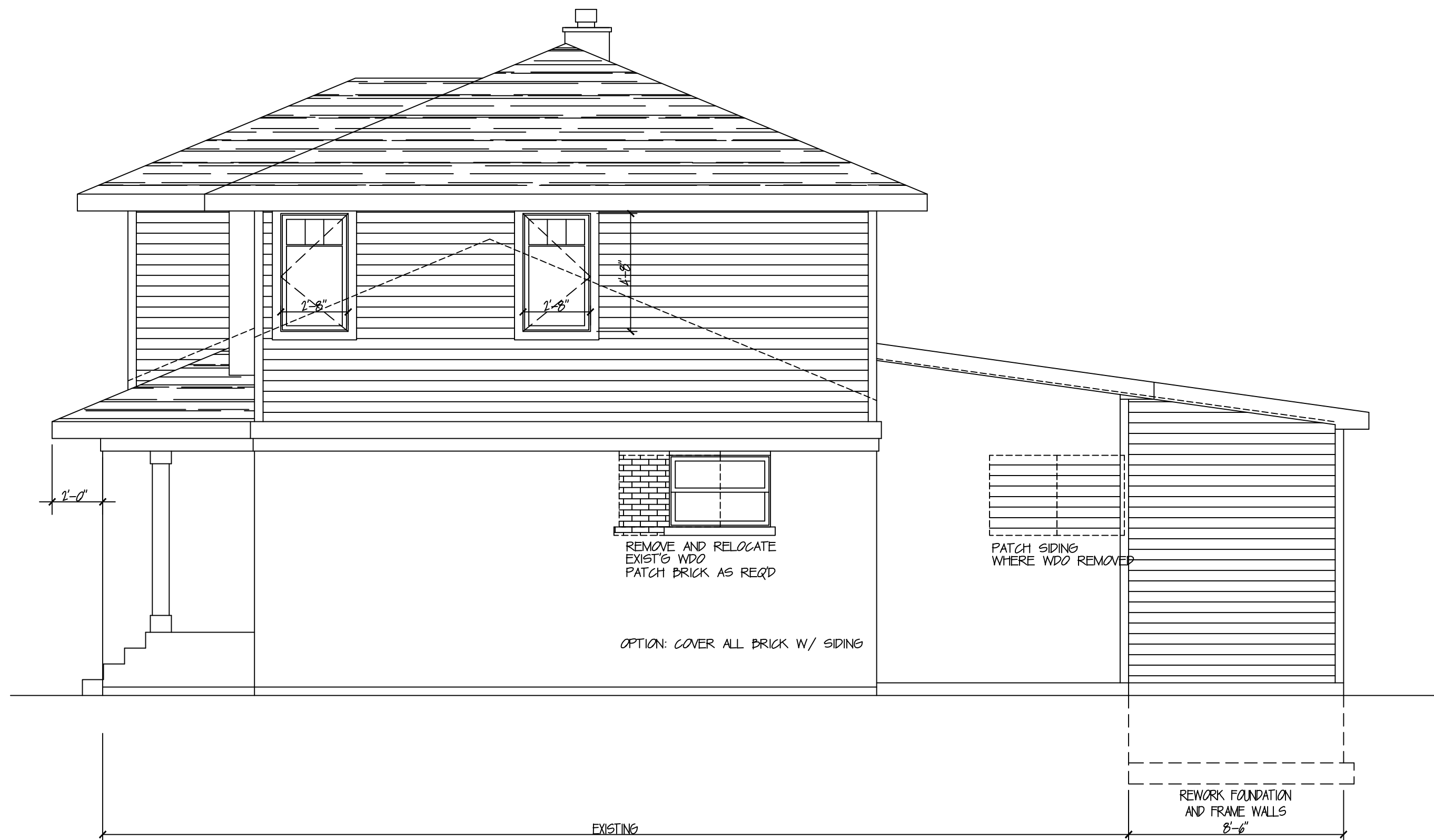
ADDITION TO SINGLE FAMILY HOME:
NICK & ALICIA BENCRISSUTTO
655 E. CLARENDON AVE.
ARLINGTON HEIGHTS, IL 60004
PROJECT # 17019.00 09/27/2017



PROPOSED CONTEXT FRONT ELEVATION

2
1

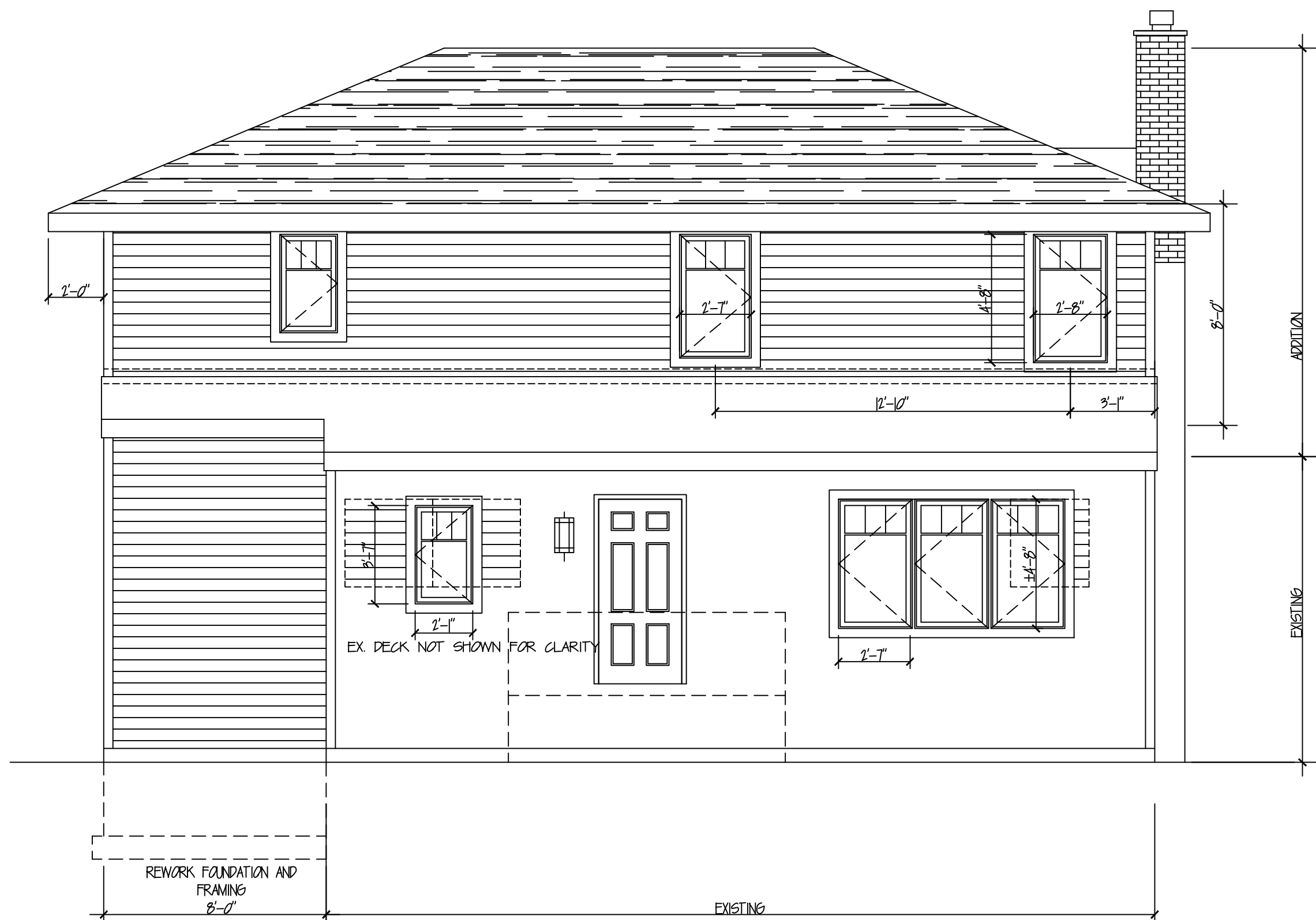
NOT TO SCALE



NORTH (RIGHT) ELEVATION

4
A3

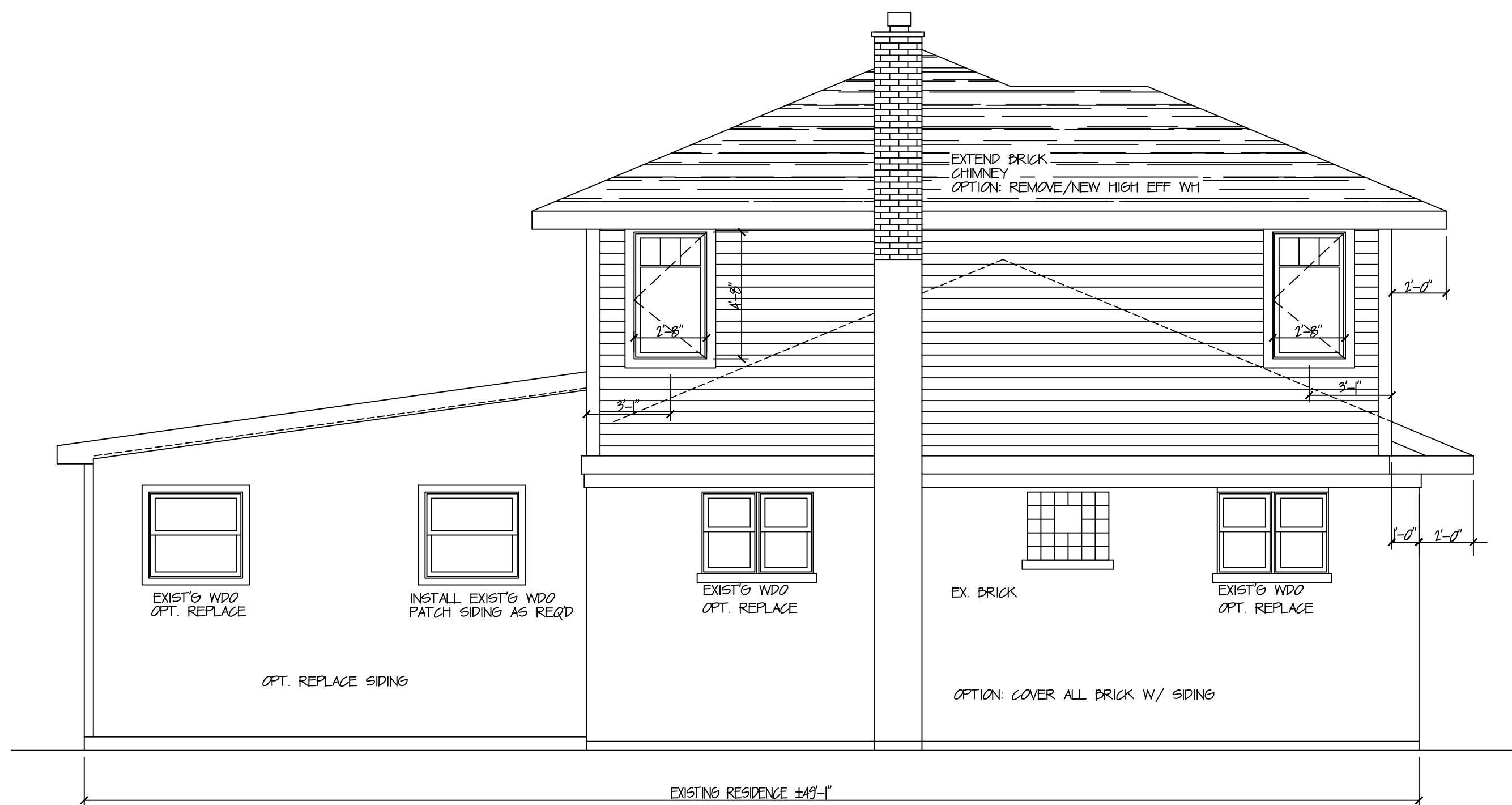
1/4" = 1'-0"



WEST (REAR) ELEVATION

3
A3

1/4" = 1'-0"



SOUTH (LEFT) ELEVATION

2
A3

1/4" = 1'-0"



EAST (FRONT) ELEVATION

1
A3

1/4" = 1'-0"

JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrdb@gmail.com



03.20.17



922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwisdesign@gmail.com
DESIGN REG #184.007566-001

SECOND FLOOR ADDITION &
KITCHEN/FIRST FLOOR REMODELING:
NICK & ALICIA
BENCRISCUITO
639 E. CLARNDON AVE.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	09.27.17	DESIGN COMM
2	09.27.17	PERMIT

© 2017 CW Design Group, Inc

PROJECT NUMBER
17013.00

EXTERIOR
ELEVATIONS

A3

MATERIAL SCHEDULE

639 E. CLARENDON AVE.
ARLINGTON HEIGHTS, IL

MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	EXISTING	LT. RED
ROOF	EXISTING	MATCH EXISTING
SIDING	MASTIC HORIZ. VINYL	DEEP GRANITE
GUTTERS/TRIM/FASCIA	ALUMINUM	WHITE/MATCH EXISTING
WINDOWS	ADVANCED VINYL	WHITE/MATCH EXISTING

RECEIVED

OCT 03 2017

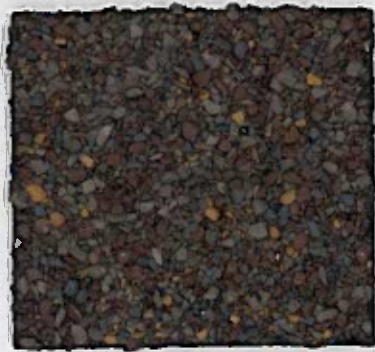
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

MATERIAL SCHEDULE

639 E. CLARENDON AVE.
ARLINGTON HEIGHTS, IL

FILE

MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	EXISTING	LT. RED
ROOF	EXISTING	MATCH EXISTING
SIDING	MASTIC HORIZ. VINYL	DEEP GRANITE
GUTTERS/TRIM/FASCIA	ALUMINUM	WHITE/MATCH EXISTING
WINDOWS	ADVANCED VINYL	WHITE/MATCH EXISTING



← SHINGLES

TRIM →



← SIDING .



EX. BRICK



Item: DC#17-123 - 832 N. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 832 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 10/17/17, and the following:

1. Hip the main roof on the sides to reduce the height of the side walls and minimize the overall massing of the house.
2. Adjust the driveway layout to maintain a minimum eight foot clearance from the existing parkway tree.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 832 N. Chestnut Ave.
Project Address: 832 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 7, 2017

PETITION INFORMATION:

DC Number: 17-123
Petitioner Name: Robert Lisk
Petitioner Address: DRH Cambridge Homes
750 Bunker Ct., Suite 500
Vernon Hills, IL 60061
Meeting Date: November 14, 2017

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, 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 house with an attached one-car garage to build 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 6,873 square feet and the proposed residence will have 3,036 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 23 feet Side: 5.2 feet Side: 5.2 feet Rear: 30 feet	Front: 25.5 feet Side: 7.26 feet Side: 7.26 feet Rear: 55 feet
Building Height	25 feet to the midpoint	24.3 feet to the midpoint
FAR	3,092 SF	3,036 SF
Building Lot Coverage	2,405 SF	1,884 SF
Impervious Surface Coverage Total	3,437 SF	2,558 SF

The existing neighborhood includes a mix of single-story, one-and-a-half-story, and two-story homes with primarily detached garages. However, there are three previous teardowns with front load garages previously completed on this block.

Overall, the house is designed in a traditional style that will fit in well in this neighborhood. The design includes a single story roofline across the front that relates well to the adjacent homes, and the front porch extends in front of the garage wall to keep the focus on the entrance instead of on the garage. The stone base on the front elevation should be continued on all sides of the house, but it is at least partially wrapped down the sides.

However, the side walls are tall and flat and out of scale with the adjacent houses. It is recommended that the main roof be hipped on the sides to reduce the height of the side walls and minimize the overall massing of the house.

Also, the new driveway is too close to the existing parkway tree. The driveway layout needs to be adjusted to maintain a minimum eight foot clearance from the existing parkway tree.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 832 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 10/17/17, and the following:

1. Hip the main roof on the sides to reduce the height of the side walls and minimize the overall massing of the house.
2. Adjust the driveway layout to maintain a minimum eight foot clearance from the existing parkway tree.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, November 7, 2017

Steve Hautzinger, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-123

PLAT OF SURVEY

LOTS 3 AND 4 TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 3 AND 4, IN BLOCK 7 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

- POWER POLE
- OH OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 09-06-17

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 28TH DAY OF SEPTEMBER, 2017.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-18.

AREA

6,873 Sq. Ft. OR 0.16 ACRES (MORE OR LESS)

DESIGNED BY: AN DATE: 09-07-17
CHECKED BY: JRS DATE: 09-08-17
APPROVED BY: DATE:



GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE: 1"=20'
DRAWING No. 63246
SHEET 1 OF 1

832 N. CHESTNUT AVENUE - ARLINGTON HEIGHTS, IL.

PLAT OF SURVEY

Drawing File: J:\63246.dwg Survey\63246-SB-R1.dwg Sep 28, 2017 5:15pm

LOT 28

LOT 1

LOT 27

LOT 2

LOT 26

LOT 3

LOT 25

LOT 4

LOT 24

LOT 5

RESIDENCE

RESIDENCE

1-STORY
FRAME
RESIDENCE

CONC.
PATIO

COVERED
CONC.
PORCH

CONC.
WALK

CONC.
DRIVE

N. CHESTNUT AVENUE
ASPHALT PAVEMENT

GARAGE

GARAGE

GARAGE

SOUTH RIGHT-OF-WAY LINE OF ELM STREET

BLOCK 7

FENCE ENDS
0.1' N & ON-LINE

N 89° 49' 13" W
(125')

FENCE CORNER
0.3' S & 0.3' W

FENCE ENDS
0.1' S

CHAIN-LINK
FENCE

FENCE ENDS
0.1' S

CHAIN-LINK
FENCE

FENCE CORNER
0.3' S

15.51'

20.79'

N 0° 07' 32" E
52.02'

CONC. CURB

DEP. CURB
(TYP.)

FOUND 1/2" IRON PIPE
0.34' S & ON-LINE

FOUND 1/2" IRON PIPE
0.16' S & 0.13' E

VACATED ALLEY

WOOD
FENCE

EAST HALF OF

FENCE ENDS
1.0' N & ON-LINE

CHAIN-LINK
FENCE

FOUND 1/2" IRON PIPE
0.12' S & 7.43' E

N 89° 49' 13" W
132.12'

FENCE CORNER
0.2' N

6.30'

12.08'

43.38'

31.47'

1.52'

1.78'

1.48'

5.92'

9.41'

20.79'

132.12'

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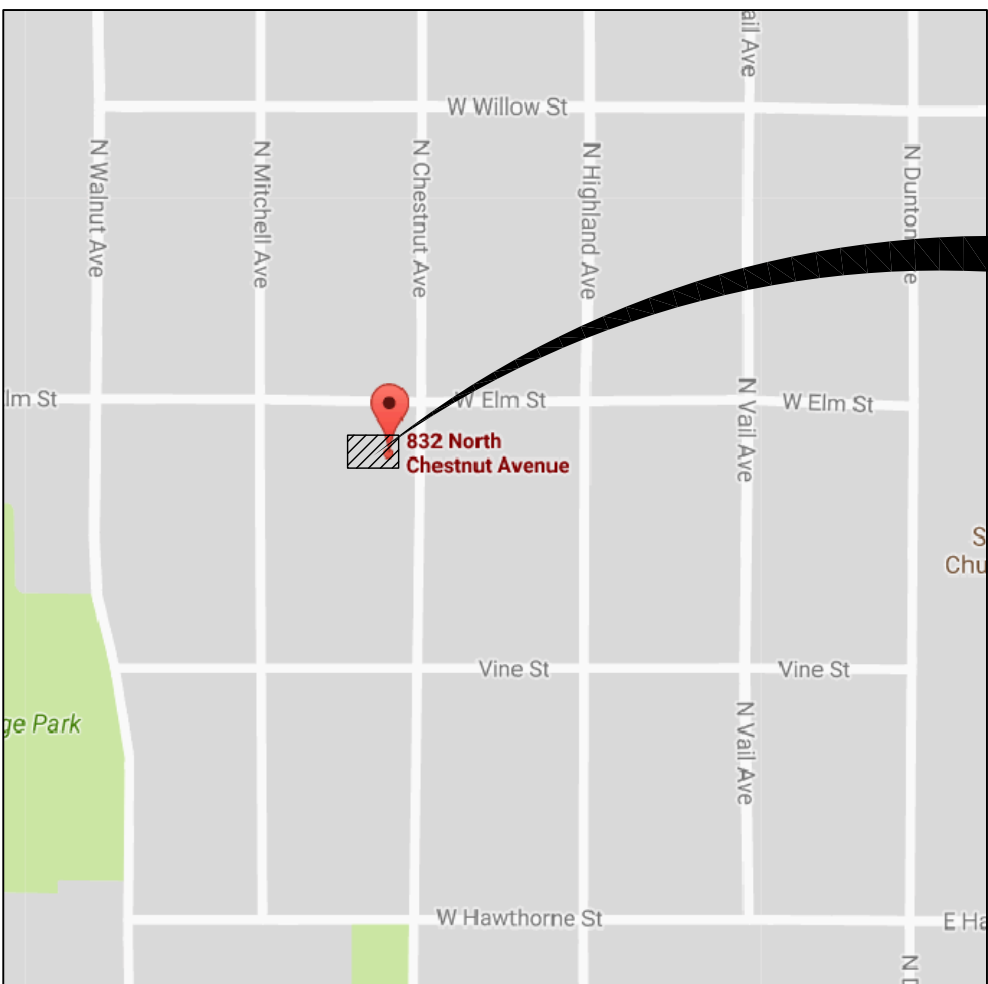
52.02'

52.02'

52.02'

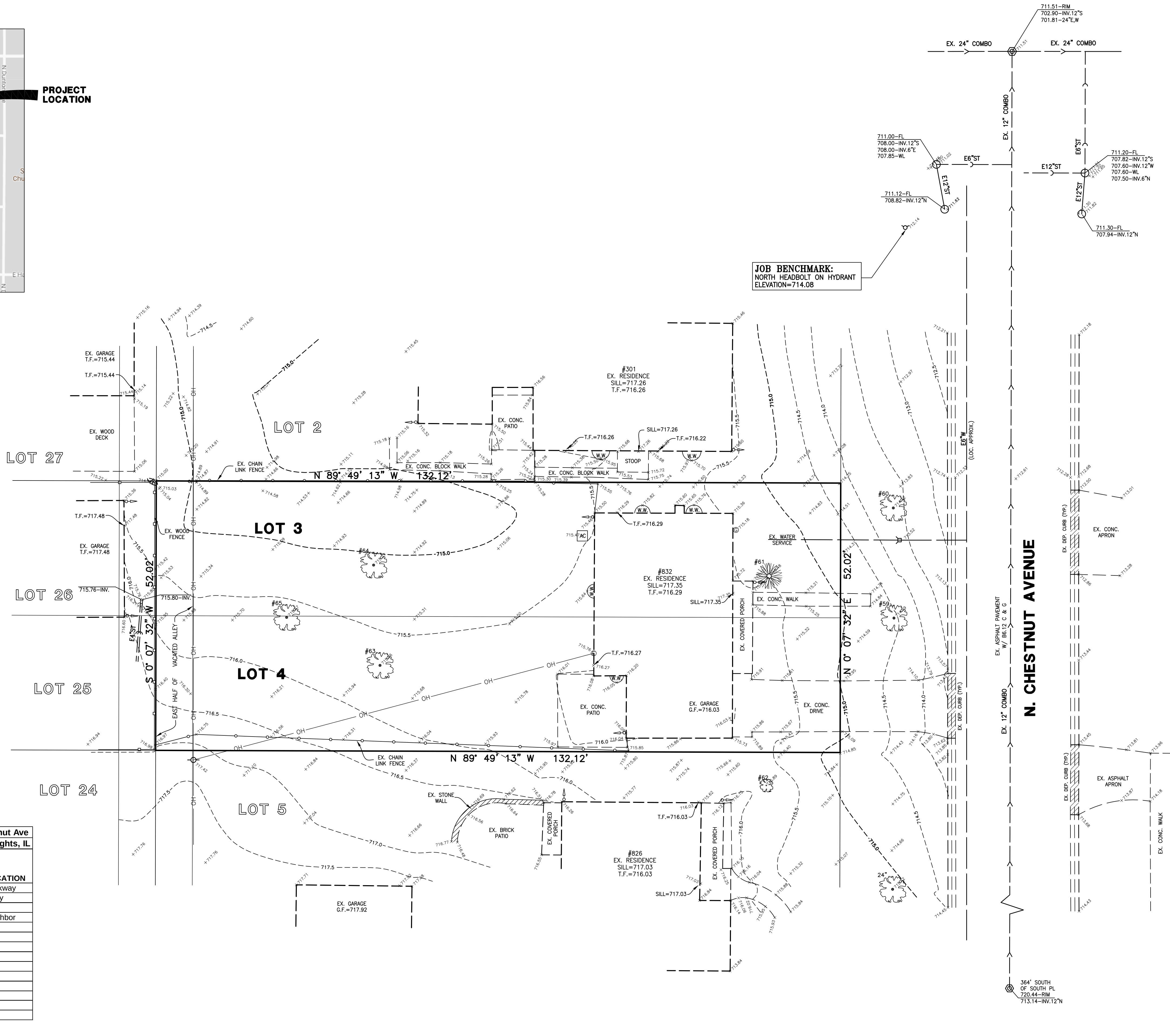
LEGAL DESCRIPTION

LOTS 3 AND 4 TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOTS 3 AND 4, IN BLOCK 7 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROJECT LOCATION

LOCATION MAP



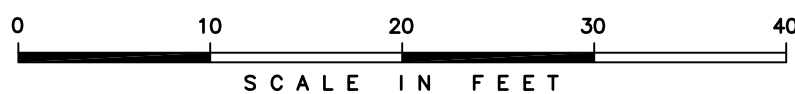
JOB BENCHMARK:
NORTH HEADBOLT ON HYDRANT
ELEVATION=714.08

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #42 - CUT SQUARE ON
THE EAST SIDE OF A FLAG POLE
CONCRETE BASE LOCATED AT #1114
ARLINGTON HEIGHTS ROAD
ELEVATION=698.45 (NAVD 88)

LEGEND

- 104' - - - - - CONTOUR
- X 105.68 SPOT ELEVATION
- DECIDUOUS TREE W/DIA.
- CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- 8" SANITARY SEWER
- 12" STORM SEWER
- 18" WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

Tree Preservation Survey					832 N Chestnut Ave Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=	Form	NOTES / LOCATION
59	30	Honey Locust	4	NA	Hollow Parkway
60	32	Norway Maple	3	NA	Parkway
61	18	White Cedar	4	NA	
62	12	Crabapple	3	NA	South Neighbor
63	24	Silver Maple	3	NA	
64	21	Silver Maple	3	NA	
65	23	Norway Maple	4	NA	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					



DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS
DATE: 09-26-17
CHECKED BY: DRF
DATE: 09-26-17
APPROVED BY: DRF
DATE: 09-26-17



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 63246
SHEET 1 of 2

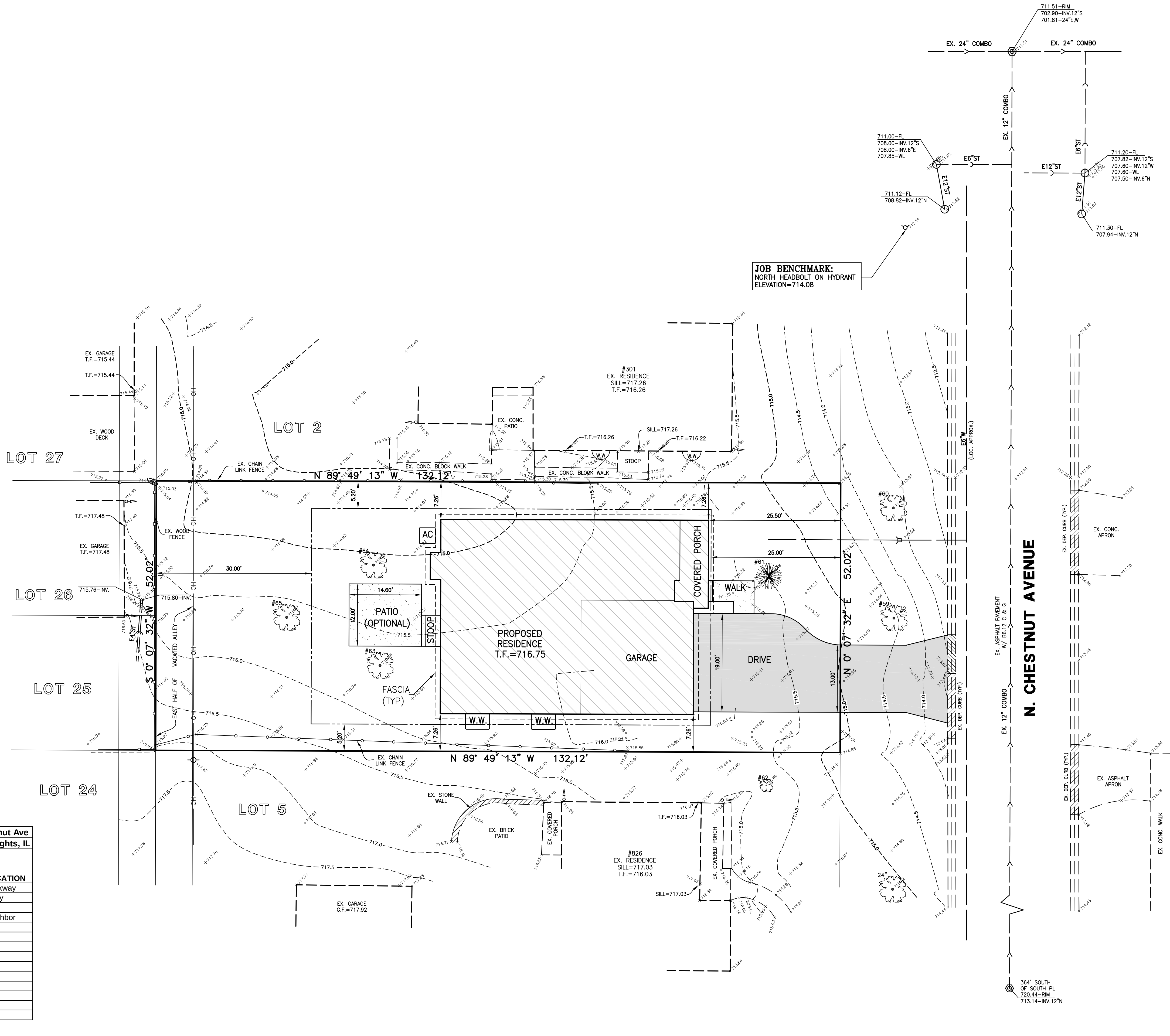
832 N. CHESTNUT AVENUE - ARLINGTON HEIGHTS, IL.

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION
LOTS 3 AND 4 TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY
LYING WEST OF AND ADJACENT TO SAID LOTS 3 AND 4, IN BLOCK 7 IN
MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF
THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT COVERAGE TABLE	
LOT AREA	= 6,873 S.F.
EXISTING IMPERVIOUS AREAS	
HOUSE	= 1,171 S.F.
DRIVE	= 215 S.F.
WALK	= 43 S.F.
PATIO	= 182 S.F.
TOTAL EXISTING	= 1,611 S.F. (23.4%)
PROPOSED IMPERVIOUS AREAS	
HOUSE	= 1,918 S.F.
DRIVE	= 499 S.F.
WALK/SLOOP	= 67 S.F.
PATIO (OPTIONAL)	= 168 S.F.
TOTAL PROPOSED	= 2,652 S.F. (38.6%)

Tree Preservation Survey					832 N Chestnut Ave Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=	Form	NOTES / LOCATION
59	30	Honey Locust	4	NA	Hollow Parkway
60	32	Norway Maple	3	NA	Parkway
61	18	White Cedar	4	NA	
62	12	Crabapple	3	NA	South Neighbor
63	24	Silver Maple	3	NA	
64	21	Silver Maple	3	NA	
65	23	Norway Maple	4	NA	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					



LEGEND	
104	CONTOUR
X 105.08	SPOT ELEVATION
10"	DECIDUOUS TREE W/DIA.
12"	CONIFEROUS TREE W/DIA.
10"	SANITARY MANHOLE
10"	STORM MANHOLE
10"	CATCH BASIN
10"	INLET
10"	WATER SERVICE BOX
10"	VALVE & VAULT
10"	FIRE HYDRANT
10"	UTILITY POLE
10"	LIGHT STANDARD
10"	STORM CULVERT
10"	SANITARY SEWER
10"	STORM SEWER
10"	WATER MAIN
10"	DITCH
10"	SWALE
10"	DIRECTION SURFACE DRAINAGE
10"	FENCE
10"	DOWNSPOUT



MS 10-11-17
DRAWN BY: DATE:

REVISE DRIVEWAY PER CLIENT
REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS
DATE: 09-26-17
CHECKED BY: AC
DATE: 09-26-17
APPROVED BY: AC
DATE: 09-26-17



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 63246
SHEET 2 of 2

832 N. CHESTNUT AVENUE – ARLINGTON HEIGHTS, IL.

SITE PLAN



820



824



826



832
SUBJECT PROPERTY

N CHESTNUT AVE.



301 Elm



Elm St. looking west



833



831



827

A

B

C

D

E



2C
A201

FRONT ELEVATION
826 NORTH CHESTNUT AVENUE
LEFT NEIGHBOR

1/8"=1'-0"

4C
A201

EXISTING PROPERTY (TO BE DEMOLISHED)
832 NORTH CHESTNUT AVENUE
SUBJECT PROPERTY

1/8"=1'-0"

5C
A201

SIDE ELEVATION
301 ELM STREET
RIGHT NEIGHBOR

1/8"=1'-0"



2C
A201

FRONT ELEVATION
826 NORTH CHESTNUT AVENUE
LEFT NEIGHBOR

1/8"=1'-0"

4C
A201

EXISTING PROPERTY (TO BE DEMOLISHED)
832 NORTH CHESTNUT AVENUE
SUBJECT PROPERTY

1/8"=1'-0"

5C
A201

SIDE ELEVATION
301 ELM STREET
RIGHT NEIGHBOR

1/8"=1'-0"

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

DR. HORTON, INC.
832 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

ALA
Architects & Planners, Inc.
2000 Bala Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201
Job Number: 17221
Sheet Number: A201
File Name: 17221201



DESIGN STAGE	
PRELIMINARY DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
FINAL REVIEW	4
FINAL REVIEW	5

DR. HORTON, INC.
832 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

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

Job Number: 17221
Sheet Number: A200

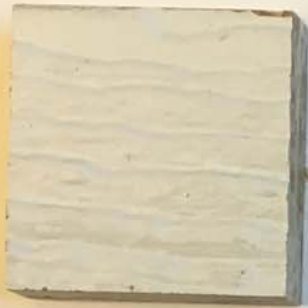
ALA

17221200

FILE NAME:

832 N Chestnut Ave.

Exterior Color Package



Soffit, Board and Batten, Trims
SW7005 - Pure White



Siding
Night Gray



Shakes
Gray Slate



Roofing
Weatherwood



Stone
Texas LedgeStone

Gutters, Windows, and Garage Door
White

832 N Chestnut Ave., Arlington Heights IL

EXTERIOR COLOR PACKAGE

TRADE:

COLOR:

ROOFING:

IKO – WEATHERWOOD

SIDING:

JAMES HARDIE – NIGHT GRAY

SHAKES:

JAMES HARDIE – GRAY SLATE

BOARD AND BATTEN:

SW7005 – PURE WHITE

FASCIA/TRIM:

SW7005 – PURE WHITE

STONE:

ENVIRONMENTAL STONE TEXAS LEDGESTONE

GUTTERS:

WHITE

WINDOWS:

M/I WHITE VINYL

GARAGE DOOR:

WAYNE DALTON 9100 SERIES W/ STOCKTON GLASS



Item: DC#17-133 - 812 N. Kaspar Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 812 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 10/12/17, and the following:

1. The stone base should be continued around all sides of the house, or at least be returned partially down the sides.
2. Add more windows to the side walls, with at least one window in the side of the garage.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 812 N. Kaspar Ave.
Project Address: 812 N. Kaspar Ave.
Prepared By: Steve Hautzinger

Date Prepared: November 6, 2017

PETITION INFORMATION:

DC Number: 17-133
Petitioner Name: Robert Lisk
Petitioner Address: DRH Cambridge Homes
750 Bunker Ct., Suite 500
Vernon Hills, IL 60061
Meeting Date: November 14, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached, two car garage on an existing vacant lot. A small existing detached garage on the site will be demolished. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,613 square feet and the proposed residence will have 2,976 square feet. The project 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: 26.5 feet Side: 6.25 feet Side: 6.25 feet Rear: 52.6 feet
Building Height	25 feet to the midpoint	20.2 feet to the midpoint
FAR	2,976 SF	2,976 SF
Building Lot Coverage	2,314 SF	1,850 SF
Impervious Surface Coverage Total	3,637 SF	2,728 SF

The existing neighborhood consists primarily of single-story and one-and-a-half-story homes with detached garages. However, there are some front load attached garages on this block, as well as second floor additions and previously completed teardowns.

Overall, the house is designed in a traditional style that will fit in well in this location. The hipped main roof keeps the height of the side walls from being too tall, and helps the overall massing to fit in with the scale of the adjacent homes. The single story roofline across the front relates well to the adjacent homes, and the front porch extends in front of the garage wall to keep the focus on the entrance instead of on the garage.

However, the side walls are flat and lacking detail, so the following recommendations should be considered to enhance the design:

1. The stone base should be continued around all sides of the house, or at least be returned partially down the side walls.
2. Add more windows to the side walls, with at least one window in the side of the garage.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 812 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 10/12/17, and the following:

1. The stone base should be continued around all sides of the house, or at least be returned partially down the sides.
2. Add more windows to the side walls, with at least one window in the side of the garage.

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

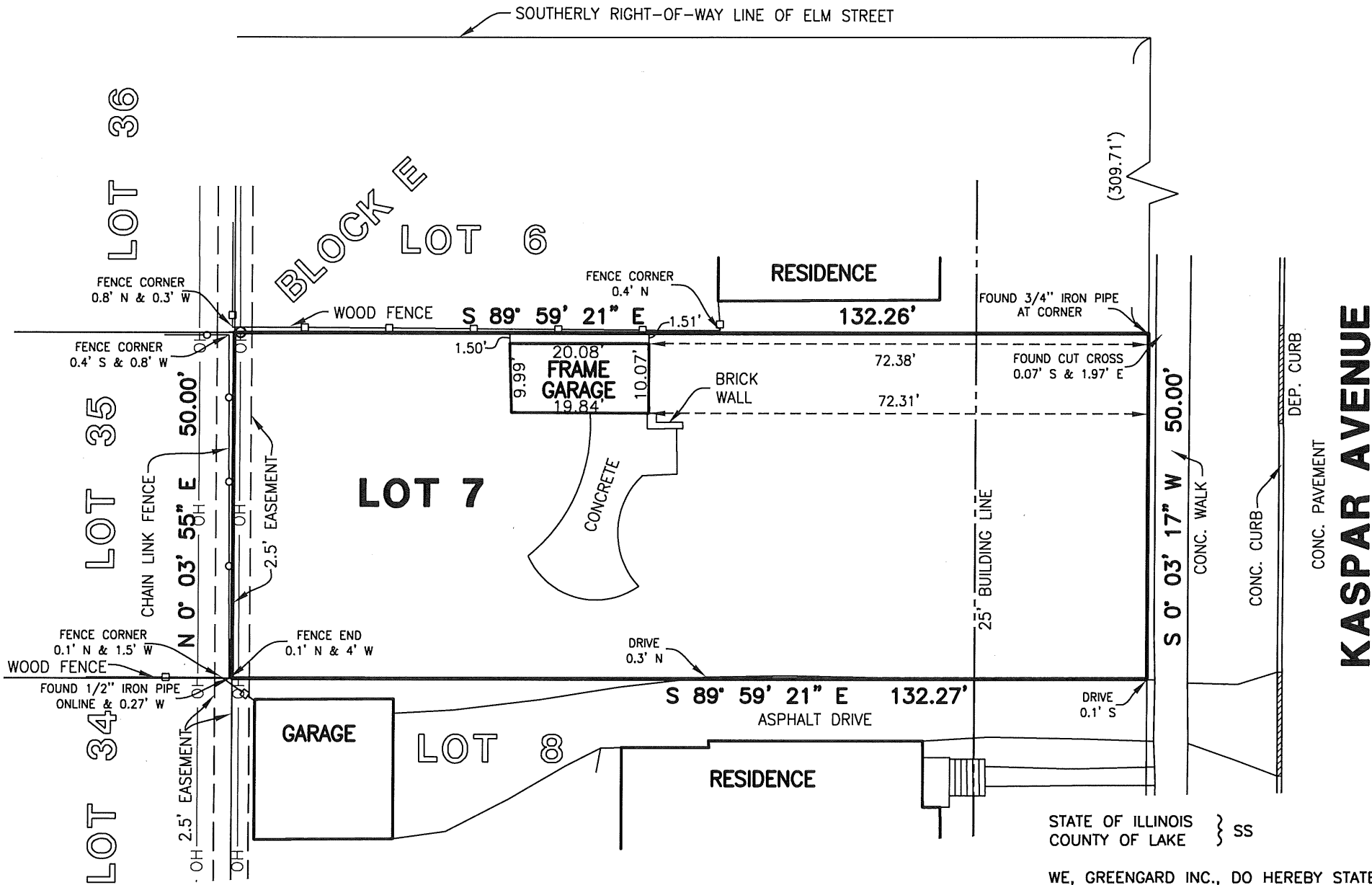
November 6, 2017

Steve Hautzinger, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-133

PLAT OF SURVEY

LOT 7 BLOCK "E" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33.0 FEET THEREOF), OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY IN COOK COUNTY, ILLINOIS.



LEGEND

- POWER POLE
- OH OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 08-09-17

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

AREA

6,613 Sq. Ft. OR 0.15 ACRES (MORE OR LESS)

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 30TH DAY OF AUGUST, 2017.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/18.



DESIGNED BY: MS DATE: 08-21-17
CHECKED BY: KD DATE: 08-21-17
APPROVED BY: DATE:



GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE: 1"=20'
DRAWING No. 63206
SHEET 1 OF 1

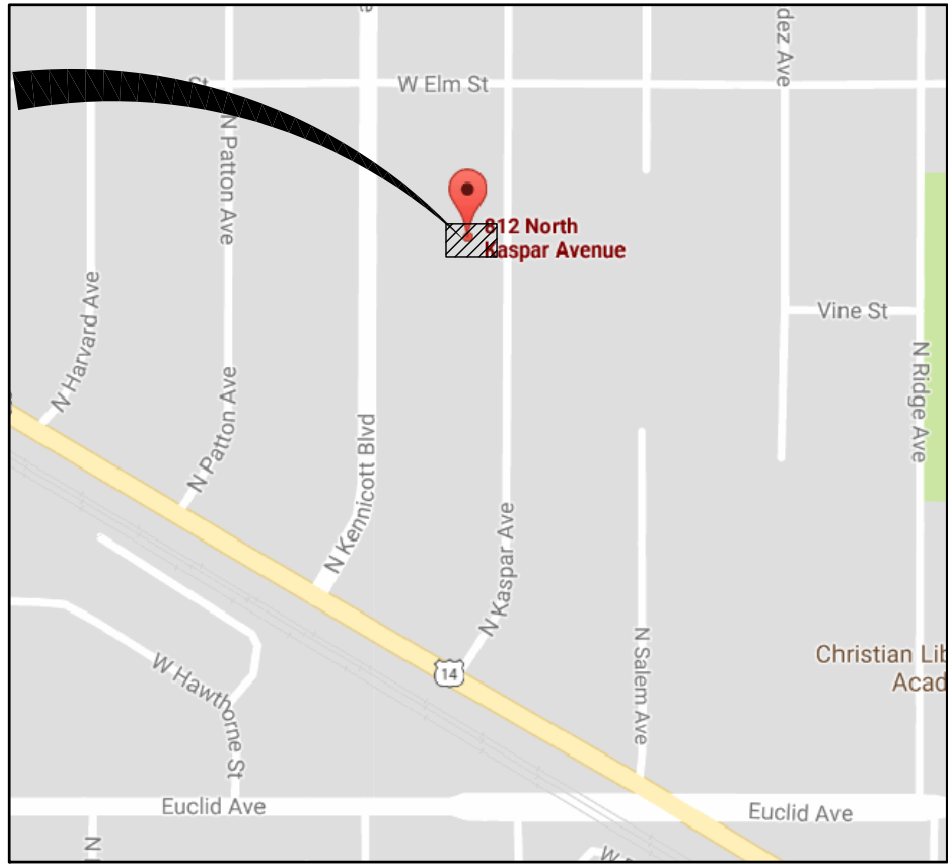
812 N. KASPAR AVENUE - ARLINGTON HEIGHTS, IL.

PLAT OF SURVEY

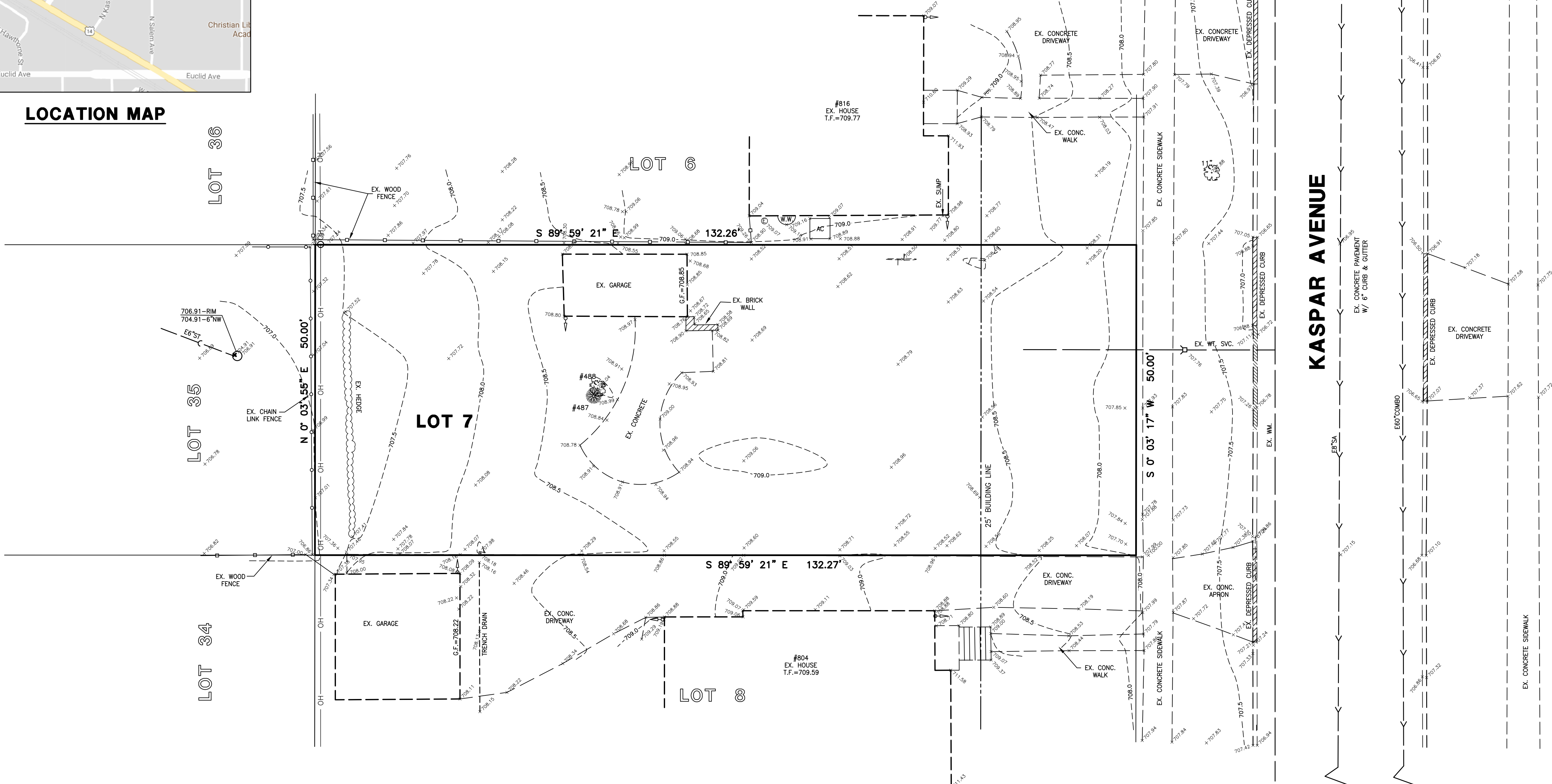
LEGAL DESCRIPTION

LOT 7 BLOCK "E" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY IN COOK COUNTY, ILLINOIS.

PROJECT LOCATION



LOCATION MAP



SOURCE BENCHMARK:
VILLAGE BM STATION "KASPAR"
3" DIA BRASS DISK IN CONCRETE
LOCATED AT THE S.W. CORNER OF
KASPAR AVE. & OAKTON ST.
ELEVATION=719.17 (NAVD 88)

LEGEND

- 104' --- CONTOUR
- x 105.68 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- MANHOLE SANITARY MANHOLE
- MANHOLE STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- 8" SANITARY SEWER
- 12" STORM SEWER
- 6" WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

Tree Preservation Survey					812 N Kaspar Ave Arlington Heights, IL
CONDITION 1 - 6 (1=BEST - 6=)					
TAG #	SIZE	SPECIES	DEAD	Form	NOTES / LOCATION
487	16	Mugo Pine	3	NA	
488	8	Mulberry	3	NA	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

0 10 20 30 40
SCALE IN FEET

MS

10-10-17

NEW HOUSE PER ARCH

REVISIONS

DRAWN BY:

DATE:

REVISIONS

DESIGNED BY:

MRT

DATE:

09-25-17

CHECKED BY:

DRF

DATE:

09-25-17

APPROVED BY:

DRF

DATE:

09-25-17



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: info@greengardinc.com
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE:

1"=10'

DRAWING No.

63206

SHEET

1 of 2

812 NORTH KASPAR AVE. - ARLINGTON HEIGHTS

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT 7 BLOCK "E" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY IN COOK COUNTY, ILLINOIS.

LOT COVERAGE TABLE

LOT AREA = 6,613 S.F.

EXISTING IMPERVIOUS AREAS

GARAGE = 200 S.F.

PATIO = 283 S.F.

WALL = 7 S.F.

TOTAL EXISTING = 490 S.F. (7.4%)

PROPOSED IMPERVIOUS AREAS

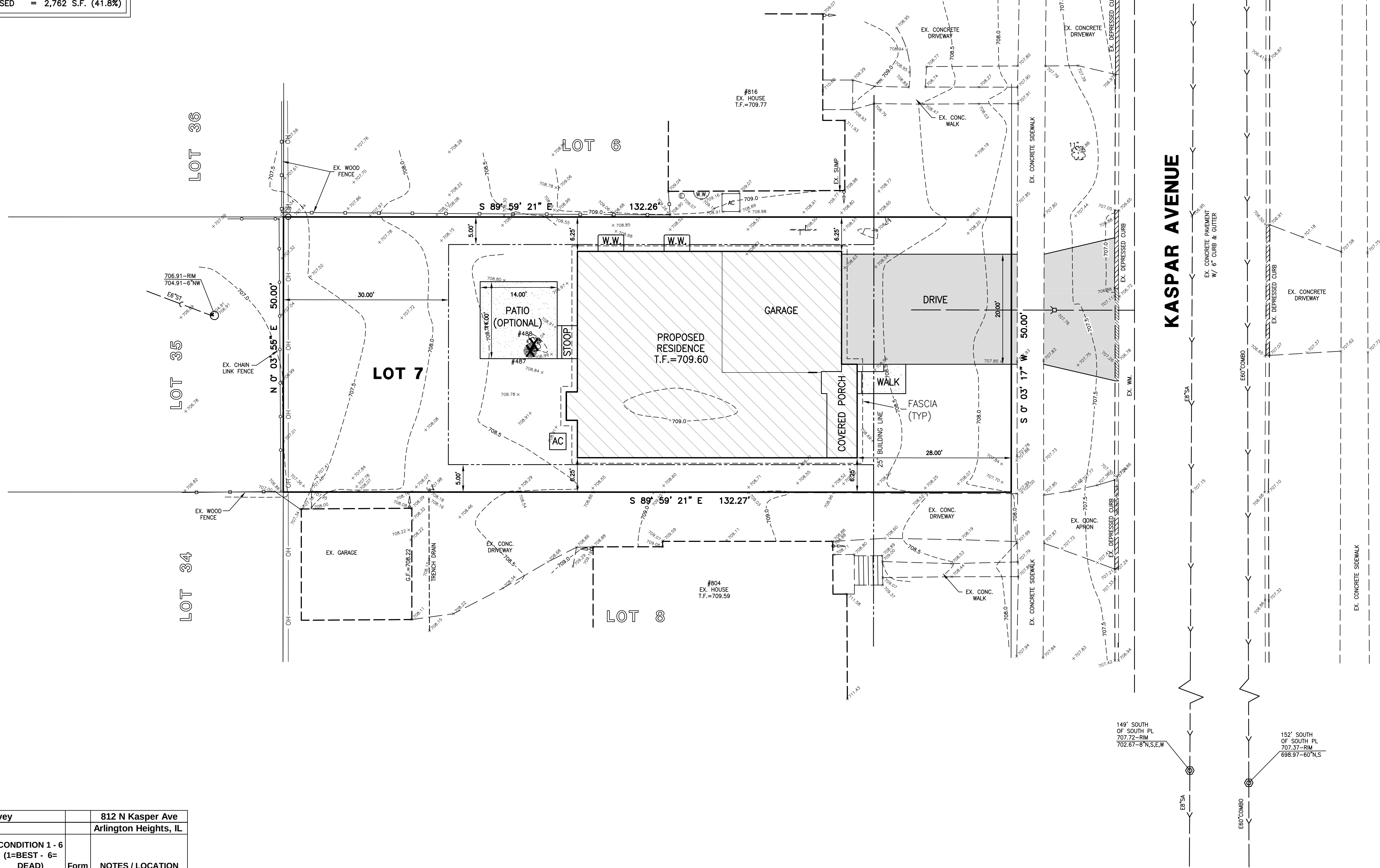
HOUSE = 1,886 S.F.

DRIVE = 617 S.F.

WALK/SLOOP = 63 S.F.

PATIO (OPTIONAL) = 196 S.F.

TOTAL PROPOSED = 2,762 S.F. (41.8%)



SOURCE BENCHMARK:
VILLAGE BM STATION "KASPAR"
3" DIA BRASS DISK IN CONCRETE
LOCATED AT THE S.W. CORNER OF
KASPAR AVE. & OAKTON ST.
ELEVATION=719.17 (NAVD 88)

LEGEND

- 104' --- CONTOUR
- x 105.68 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- MANHOLE SANITARY MANHOLE
- MANHOLE STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- 8" SANITARY SEWER
- 12" STORM SEWER
- 6" WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

Tree Preservation Survey					812 N Kasper Ave Arlington Heights, IL
CONDITION 1 - 6 (1=BEST - 6=)					
TAG #	SIZE	SPECIES	DEAD	Form	NOTES / LOCATION
487	16	Mugo Pine	3	NA	
488	8	Mulberry	3	NA	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

0 10 20 30 40
SCALE IN FEET

MS

10-10-17

DATE:

NEW HOUSE PER ARCH

REVISIONS

DRAWN BY:

DATE:

REVISIONS

DESIGNED BY:

MS

09-25-17

DATE:

REVISIONS

CHECKED BY:

AC

09-25-17

DATE:

APPROVED BY:

AC

09-25-17

DATE:

GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 FAX: 847-634-0687
E-MAIL: E@GREENGARD.COM ILL. REGISTRATION NO. 184-000995

SCALE:

1"=10'

DRAWING No.

63206

SHEET

2 of 2

812 NORTH KASPAR AVE. - ARLINGTON HEIGHTS

SITE PLAN



800



802



804



812
SUBJECT PROPERTY

N KASPAR AVE.



816



820



824



817



815



PARK

A

B

C

D

E



2C
A201
FRONT ELEVATION
804 NORTH KASPAR AVENUE
LEFT NEIGHBOR
1/8"=1'-0"

4C
A201
EXISTING PROPERTY (VACANT)
812 NORTH KASPAR AVENUE
SUBJECT PROPERTY
1/8"=1'-0"

5C
A201
FRONT ELEVATION
816 NORTH KASPAR AVENUE
RIGHT NEIGHBOR
1/8"=1'-0"



2C
A201
FRONT ELEVATION
804 NORTH KASPAR AVENUE
LEFT NEIGHBOR
1/8"=1'-0"

4C
A201
PROPOSED ELEVATION
812 NORTH KASPAR AVENUE
SUBJECT PROPERTY
1/8"=1'-0"

5C
A201
FRONT ELEVATION
816 NORTH KASPAR AVENUE
RIGHT NEIGHBOR
1/8"=1'-0"

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	RELEASE FOR BID	PERMIT FOR PERMIT	REVISION	
			09-28-17 BM	10-02-17 BM		

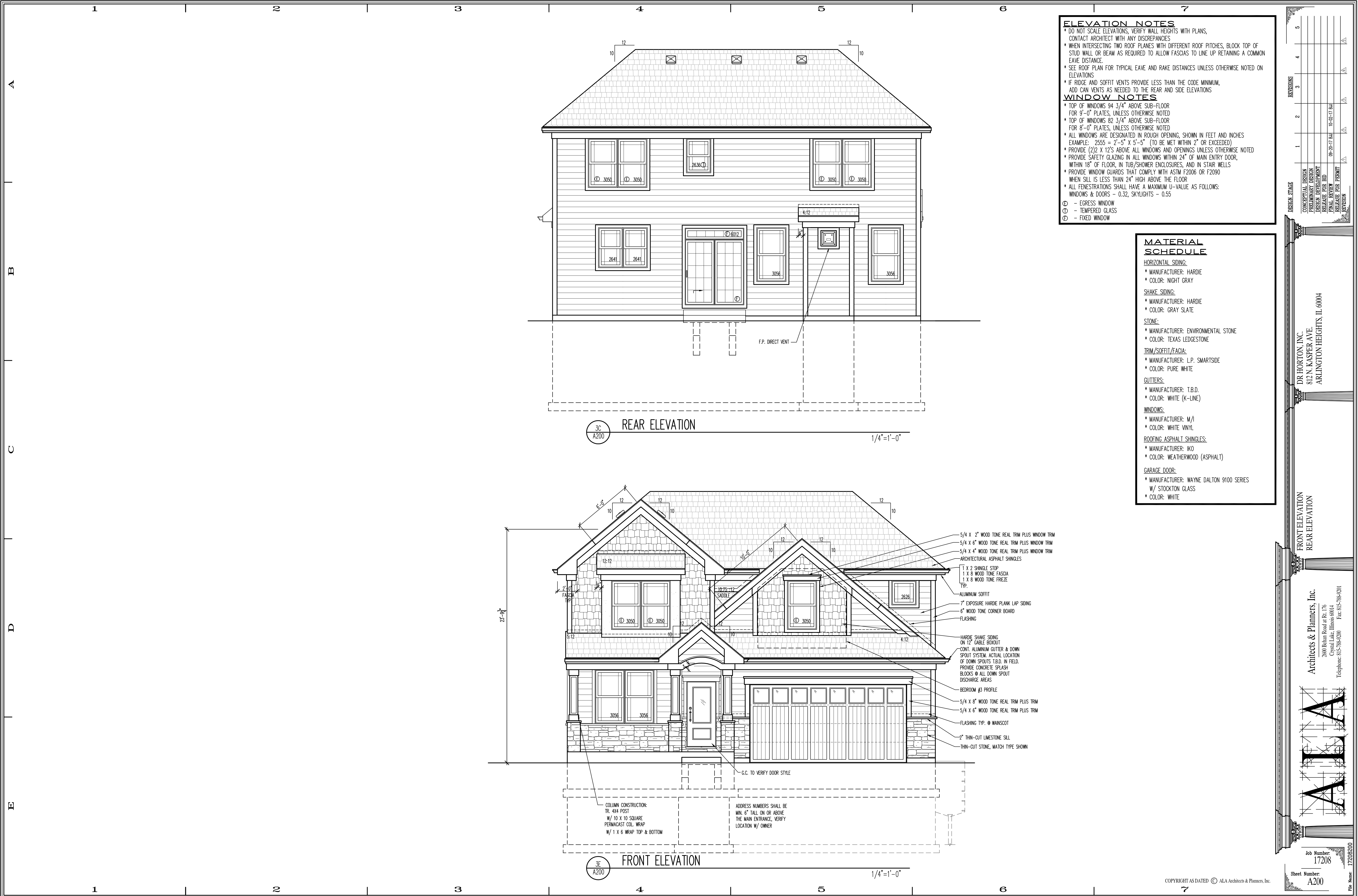
DR. HORTON, INC.
812 N. KASPER AVE.
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

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

ALA

Job Number: 17208
Sheet Number: A202
File Name: 172080202



7


$$1/4'' = 1' - 0''$$

$$1/4^n = 1' - 0^n$$

DESIGN STAGE		REVISIONS				
		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
CONSTRUCTION AND						
TOTAL REVISIONS	09-20-17		10-02-17			
RELEASE FOR PERMIT						
REVISION						

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

Architects & Planners, Inc.

2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number:
17208

Sheet Number:
A201

File Name: 17208201

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812 N Kaspar Ave.

Exterior Color Package



Roofing
Weatherwood



Stone
Aspen Ledgestone



Shakes
Monterey Taupe

Siding
Monterey Taupe



Soffit, Board and Batten, Trims
SW7005 – Pure White

Gutters, Windows, and Garage Door
White

812 N Kaspar Ave., Arlington Heights IL

EXTERIOR COLOR PACKAGE

TRADE:

COLOR:

ROOFING:

IKO – WEATHERWOOD

SIDING:

JAMES HARDIE – MONTEREY TAUPE

SHAKES:

JAMES HARDIE – MONTEREY TAUPE

BOARD AND BATTEN:

SW7005 – PURE WHITE

FASCIA/TRIM:

SW7005 – PURE WHITE

STONE:

ENVIRONMENTAL STONE – ASPEN LEDGESTONE

GUTTERS:

WHITE

WINDOWS:

M/I WHITE VINYL

GARAGE DOOR:

WAYNE DALTON 9100 SERIES W/ STOCKTON GLASS