



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

November 10, 2020
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3mOneYD>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on November 10, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 10/27/20

IV. REPORTS

V. OLD BUSINESS

- A. DC#20-063 - 508 S. Phelps Ave. - SF/Teardown (continued from 10-27-20)

VI. NEW BUSINESS

- A. DC#20-065 - 116 N. Pine Ave. - SF/Addition
B. DC#20-067 - Miner School - 1101 E. Miner St. / Sign Variation
C. DC#20-054 - Trammell Crow Senior Housing Development -

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.



Design Commission
11/10/2020

Item: Minutes - 10/27/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 10/27/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

OCTOBER 27, 2020

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

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

Members Absent: Scott Seyer

Also Present: Tony VanDyke, Marton Premier Homes for 508 S. *Phelps Ave.*
John Castanoli, Owner of 18 S. *Chestnut Ave.*
Dan Walsh, Amy Weishaar, Brett Bunke, Ryan Dyer, representing *Ryan Companies*
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR OCTOBER 13, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 13, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#20-063 – 508 S. Phelps Ave.

Tony VanDyke, representing *Marton Premier Homes*, was present on behalf of the projects.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing split-level house with attached carport to allow construction of a new two-story residence with an attached, two-car garage. The project does comply with the R-3 zoning requirements. The context in this location is primarily smaller scale single-story houses with a mix of attached and detached garages. There is only one other teardown previously completed on this block which was approved in 2005.

The proposed design looks large and out of context in this location. The single story roofline across the front elevation helps to break down the scale of the house, but the following revisions to the design are recommended to be evaluated by the Design Commission to diminish the overall mass of the house, and help it fit in better with the neighborhood:

1. It is recommended that the sides of the main roof be hipped in to diminish the overall mass of the house, which will also reduce the height of the side walls.
2. The garage has a prominent appearance. Consider omitting the gable roof above the garage, and instead continue the porch roof across the front elevation.
3. The proposed black and white color scheme is currently very popular, but in this location it may be too bold. Consider a more earth tone color palette to better fit with the neighborhood.
4. For a more cohesive appearance, it is recommended that the second floor board and batten siding be continued on all sides of the house, which will also help to break up the scale of the two-story walls.

Mr. VanDyke said he was trying to achieve a modern farmhouse design with this new home, and he felt that hiping the roof on the top would take away from that design, as would removing the gable over the garage and continuing the porch roof across the front elevation. He understood the concerns about the proposed black and white color scheme, which could be toned down by changing the roof color to grey and the black windows to white. Mr. VanDyke also said he was not opposed to continuing the board and batten siding on the second-floor on to all sides of the home, if the commissioners felt it necessary.

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

PUBLIC COMMENT

Eric Jafee, 512 S. Phelps Avenue. He lives directly south of the proposed new home and he questioned how close the new home would be to the south property line. Mr. Hautzinger replied that the lot is 60' wide and code requires a minimum 10% of the lot width for side yard setbacks, which is 6 feet in this case. The petitioner is proposing a 6.54' setback to the property line on the south side of the new home which meets code. Mr. Jafee had no further questions or comments.

The commissioners summarized their comments. Commissioner Kingsley said it was a nicely designed home and she liked the color palette; however, she felt the home did not fit in this neighborhood. She wanted the petitioner to review the Village's Design Guidelines, and then re-evaluate the current design. Doing so, would make it easier for her to respond to the proposed design. She said that typically, new homes should be appropriate in scale and similar to the homes that are adjacent to it, and in this case, the homes on either side are one-story and 1-1/2-story, as are the homes across the street. Commissioner Kingsley said the new home is very large, the rhythm of the home is very different from the neighboring homes, the materials and color palette are very different, as well as the 2-car front load garage that protrudes the closest to the street. In conclusion, Commissioner Kingsley felt the home was nicely designed, but it was not done for this location and she wanted to see the design re-evaluated.

Commissioner Kubow echoed the comments made by Commissioner Kingsley; the home is very attractive and well designed, and he loved the color scheme and the materials; however, looking at it in context, he felt the new home looks out of place. The comments made by Staff would help significantly, although it was difficult for him to envision those changes in context; therefore, he could not support the current design tonight.

Commissioner Eckhardt was sympathetic to Commissioner Kingsley's comments about context. He pointed out the closest 2-story home is located 2 homes to the right, with a street in between, and there are no 2-story homes in close proximity of the proposed new home. Commissioner Eckhardt said that he has seen enough black & white houses, which this commission has recently approved many of, and he liked the petitioner's suggestion to change the roof color to grey and the windows to white. Splitting the siding and hipping the roof would be a requirement for him, to try to descale the home. As currently designed, the proposed new home needs to be changed for him.

Mr. VanDyke said there is a teardown located on the same block which Mr. Hautzinger previously mentioned, and Mr. Hautzinger added that the teardown is similar in scale to the design being reviewed tonight, with a front load garage, but it is located on the south end of the block and not within the immediate context of the proposed new home.

Chair Fitzgerald said it was a nicely designed home, and if it moves forward tonight, he would require the roofs to be hipped, but he was okay with the garage as proposed and not continuing the porch across. He was also okay with the color palette being proposed, and would consider a requirement for the board and batten to go on all sides of the home. Chair Fitzgerald also commented that the proposed new home looked very large.

Mr. Hautzinger suggested the petitioner confirm with his architect that the context elevation is accurately drawn to scale, especially when looking at the adjacent split-level home to the south that appears quite small. Commissioner Kingsley said it would be helpful to include the major height of the two adjacent homes, and the eave height on both sides of the proposed new home. She reiterated that she was in favor of having the petitioner re-evaluate the current design, closely review the Design Guidelines, and consider Staff's recommendations, with the project returning at the next available meeting. Commissioner Eckhardt agreed with Commissioner Kingsley; he did not think the context elevation was properly scaled, and because of the bold changes being suggested tonight, he felt the project should come back for another review by the commissioners. He added that although the proposed design has been previously built in the Village, he felt it was important to be sympathetic to the surrounding homes, and the design of the new home as currently proposed does not fit in and needs some work. He encouraged Staff to accommodate the project to return as quickly as possible.

Commissioner Kubow agreed with the comments previously made; the demand for homes of this material and color palette is high and he did not want to see it change dramatically; however, he felt that a happy medium could be found in terms of the materiality. He wanted to see the project come back with accommodation for some of the changes suggested tonight. Commissioner Kingsley agreed but clarified that although Staff's suggestions are good, they might not actually work, and according to the Design Guidelines, there should be something with the new home that makes it fit in with the surrounding homes in the neighborhood.

Chair Fitzgerald agreed with the comments made, and said that he was more lenient on the south side of the home because the roof height of the adjacent home is extremely low, making it difficult for anything to fit in.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO CONTINUE THE REVIEW OF THE PROPOSED NEW HOME AT 508 S. PHELPS AVENUE (DC#20-063) TO THE NEXT AVAILABLE DESIGN COMMISSION MEETING, AND ENCOURAGE THE PETITIONER TO MEET WITH STAFF TO REVIEW THE CHANGES SUGGESTED TONIGHT.

Mr. Hautzinger noted for the petitioner that the motion does not include a specific date for another review with this commission, therefore, an updated public meeting sign will be required once a new date has been finalized with Staff. Mr. VanDyke understood but said he is concerned about obtaining permits and starting construction before winter. He

asked if he could work with Staff on revising the design instead of returning to this commission for another review. Chair Fitzgerald asked Staff what the timeline would be for the petitioner to come back at the next meeting in 2 weeks, and Mr. Hautzinger replied that revisions would need to be submitted to Staff by the end of this week or the beginning of next week. Mr. VanDyke said he would work with his architect to make the next meeting date in 2 weeks.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO CONTINUE THE REVIEW OF THE PROPOSED NEW HOME AT 508 S. PHELPS AVENUE (DC#20-063) TO THE DESIGN COMMISSION MEETING ON NOVEMBER 10, 2020, AND ENCOURAGE THE PETITIONER TO MEET WITH STAFF TO REVIEW THE CHANGES SUGGESTED TONIGHT.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#20-066 – 18 S. Chestnut Ave.

John Castanoli, the owner, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing two-story residence and detached garage to create an open, vacant lot. Per Section 13.2.c of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit. At this time, the development plan proposed by the petitioner is to demolish the existing house and detached garage, remove all trees and landscaping except for one parkway tree, restore the lot to turf, and maintain the lot as open space. In the future, the petitioner intends to build a custom home on the site. It should be noted that accessory structures are not allowed to be built on a vacant lot without a principal building.

Demolition of existing residences to create vacant lots is generally not supported by the Village unless such property is deemed to be unsafe, uninhabitable, and/or dangerous. The Building Department did inspect the home and did not find it to be unsafe or uninhabitable, but the petitioner reports that it was used as a rental house and is in poor condition. If the Design Commission does not approve demolition, then the owner will be required to address exterior property maintenance requirements as enforced by the Village Health Department.

Mr. Castanoli said that the existing home is in very bad condition, with all mechanicals needing to be re-done, and the second-floor space not being to code. He has had people come through the home to discuss renovating it, and was told that it was not worth it.

Chair Fitzgerald asked if there was any public comment on this project and Mr. Hautzinger said that Josef Schwab has asked to speak from the public.

PUBLIC COMMENT

Mrs. Schwab said they own the building directly north at 12 S. Chestnut Avenue, and have had this uninhabitable home next to them for at least 5 years. The vines have grown over the entire building, the landscaping has not been maintained, the stairs going up to the front are hazardous, the porch is open and animals are living under it, which is not good for the tenants living in their building at 12 S. Chestnut. The existing house is an eyesore compared to every other building on the west side of Chestnut, and she would rather see the home torn down than have it stay the way it is.

The commissioners summarized their comments. Commissioner Kubow said the existing home looks awful and he was surprised that it was not maintained better in the past; however, he had no issue with the home being demolished, and he appreciated the comments from the adjacent owner. With regards to building codes, he questioned if this commission could make a recommendation to establish a timeline for existing homes to stay vacant before they are demolished. Commissioner Kubow reiterated that he was fine with the existing home being demolished.

Commissioner Eckhardt wanted to make sure the petitioner understood what he was doing by demolishing the existing home instead of getting it back to a state that may not be perfect, but good enough to rent to someone in need of housing. That being said, he had no issue with tearing down the home; however, he was concerned about how the petitioner intends to maintain the landscaping and trees on the empty site. Mr. Castanoli said their intent is remove the trees and seed the entire lot. He appreciated the comment about trying to keep a tenant in the home, but said that the property is way beyond that point, with the interior being in worse shape than the exterior. Commissioner Eckhardt reiterated that he had no issue with tearing the home down, but felt the petitioner should be required to sign something to show that he understands his responsibilities for maintaining a vacant lot; this is important to avoid issues down the road.

Commissioner Kingsley concurred with the comments already made and felt that Commissioner Eckhardt brought up some valid points. She said it was unfortunate that the existing home that works well in the neighborhood could not have been maintained or repaired after the last renters left. She asked how long the petitioner has owned the home, and Mr. Castanoli replied since 2004, and it took a few years to forcibly evict the last tenant who left the condition of the home unrentable. Commissioner Kingsley asked what the petitioner's timeline is to build again on this site and Mr. Castanoli replied that he is waiting to see what happens with the vacant land across the street, as well as to the north, but he is planning to build a single-family home on the site.

Commissioner Kingsley was glad to hear the adjacent neighbor speak tonight about the unsafe condition of the existing home, which she herself has experienced and understands. Although she would probably vote in favor of the petitioner's request tonight, she felt it was too bad because the Village does not encourage this. She agreed with the other commissioners about the petitioner providing a timeline for rebuilding, as well as providing photos and a plat of survey for the existing home so it can be referenced when a future home is built here.

Chair Fitzgerald agreed with everything said so far, and he loved the idea of the petitioner submitting proof of what currently exists on the site with pictures and documentation to be kept on file for the future. He really appreciated that the adjacent neighbor called in tonight and spoke about the current conditions of the home. His only concern was with the group of trees on the northwest corner of the lot that the petitioner is proposing to remove; although they might be weed trees, he questioned their worth to the environment and suggested the trees be evaluated by Village Forestry prior to removal of the trees.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT 18 S. CHESTNUT AVENUE, INCLUDING THE DRIVEWAY AND THE GARAGE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN AND LETTER FROM THE OWNER RECEIVED 9/29/20, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE OWNER PROVIDE A PHOTOGRAPHIC ESSAY OF ALL ELEVATIONS OF THE EXISTING HOME, INCLUDING HEIGHTS TO THE RIDGE OF THE HOME AND TO THE EAVE LINE.
2. A REQUIREMENT THAT THE OWNER CONTACT VILLAGE FORRESTRY TO EVALUATE THE CONDITION OF THE EXISTING TREES AT THE NORTHWEST CORNER OF THE LOT, TO DETERMINE IF THEY ARE NECESSARY FOR WATER RETENTION AND FLOW, AND SUBMIT A WRITTEN REPORT TO STAFF.
3. THAT THE PETITIONER FULLY UNDERSTAND THE REQUIREMENTS OF OWNING A VACANT LOT AND ITS MAINTAINANCE AND LONGEVITY.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.

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

ITEM 3. MIXED-USE SENIOR HOUSING - PRELIMINARY REVIEWRyan Companies Mixed-Use Senior Housing – 364 E. Golf Rd.

Dan Walsh, Amy Weishaar, Brett Bunke, and Ryan Dyer, representing *Ryan Companies*, were present on behalf of the project.

Mr. Hautzinger said that he would present Staff's comments once the petitioner completed their overview of the project.

Mr. Walsh thanked the commissioners for the opportunity to present their proposed mixed-use senior living and retail/commercial project to be located on Golf Road at the existing International Plaza site, east of Arlington Heights Road. He said they have been working on this project for quite some time and look forward to feedback from the commissioners tonight. He turned the presentation over to Mr. Bunke.

Mr. Bunke said he is Director of Architecture in the Chicago office of Ryan Companies, and he will be leading the design of this project along with Ryan Dyer, architect and project designer. Mr. Bunke gave an overview of the project, including the overall site plan, existing context images from which they drew inspiration for the design, additional precedent images, the relationship to the design of the Senior Living building, and a walk-thru of the massing and interior design concept being considered at this time.

Beginning with the site plan, Mr. Bunke talked about the surrounding areas to the east, north and west that consist of single-family residential homes, and to the south along Golf Road that is primarily retail and commercial, with some grocers. The existing site consists of International Plaza, with a Village owned vacant lot located directly west at the intersection of Arlington Heights Road and Golf Road. Placement of the Senior Living building was approached by looking at the surrounding context; the building will be tucked further back on the site, closer to the adjacent residential, with ample setbacks. The Senior Living building will be approximately 232,000 sf, with 188 total living units that are comprised of independent living, assisted living, and memory care. The green colored area to the east is the 4-story, 59' tall independent living building; the red center portion is the 2-story entry point into the building that contains the lobby and amenity spaces; and the orange colored area to the west contains the assisted living and memory care units. The 5 acres located south of the Senior Living building will contain one-story and two-story retail and commercial buildings, and the main intersection and entry point into this development at Golf Road will have access with the lobby and entry point to the Senior Living building. Mr. Bunke stressed that they want to be flexible with the types of retail and commercial outlot buildings to be located along Golf Road; however, the architecture of those buildings is as critically important as the architecture of the Senior Living building. The commercial buildings could be restaurants, dining, or medical office buildings.

Mr. Bunke also reviewed where signage is being considered for the development. Golf Terrace, which is an existing road along Arlington Heights Road, will be continued to the east across the new development, making it another buffer between the retail and the Senior Living building to the north. Where Golf Terrace enters this site at the Senior Living building, a small monument sign is being considered for the Senior Living building, as well as a wall sign for the Assisted Living and Memory Care wing. A monument sign is also being considered at the intersection of Golf Road and the entry point into the development, with opportunities for the retailers. Mr. Bunke turned the presentation over to Mr. Dyer.

Mr. Dyer gave an overview of the primary view of the building when entering the site from Golf Road and discussed how they got to that point. When considering the primary design elements, they looked for inspiration from local historic homes such as the Mueller House and the Banta House, with regards to scale, proportion, color, geometry, and material use for the Senior Living building; local civic buildings that included Village Hall and the Police Station; as well as 2 medical office buildings with precedents in terms of building scale, use of material, and form. They felt these would set the bar for this development along Golf Road to have rich materials such as cast stone, brick, and glazing. Mr. Dyer also presented other precedent images that relate to scale, form, program expression, materiality, roof expression,

concept and language, that are being incorporated into the Senior Living building. The proposed design will include a light color siding, a dark grey siding, and a warm brick color at the center space, with stone at the bottom, and a thin metal band that separates the assisted living from the memory care, as well as the taller independent living units from the units on the second through fourth floor. There will also be a variety of window sizes and fenestration, which they feel is important in the design. Mr. Dyer also reviewed the massing diagram; an exterior aerial diagram that included the common amenity space; and a conceptual perspective of the Senior Living building when entering from Golf Road that includes a more detailed material palette, which Mr. Bunke said was a combination of masonry, 2 colors of fiber cement board siding, asphalt shingle roof, metal accents, and windows with exterior black frames. Mr. Bunke welcomed any comments or questions from the commissioners.

Chair Fitzgerald asked for Staff comments at this time.

Mr. Hautzinger said that Staff previously received the overall perspective renderings and elevations for this project. A preliminary Staff review was conducted, and comments were sent to the petitioner.

Overall, Staff recommended and encouraged further design development, specifically on the east and west ends of the building where there are large expanses of flat walls with simple punched openings. Some of the precedent images that were presented tonight had nice groupings of windows that Staff encourages be incorporated into the proposed design. In general, Staff was in support of a modern aesthetic for the building, and felt this is a nice opportunity to do a fresh new look for the development. The entry feature in the middle stands out and has a lot of interest, so Staff's primary concerns are regarding the east & west portions of the building where there is a lack of detail. Some suggestions to break down the scale of the big long wing walls include: jogging the walls, incorporate additional detailing, possibly modern box bays, groupings of windows, and additional materials. Additional balconies are also encouraged, with a mix of projected and recessed balconies to break up the long walls.

Mr. Hautzinger pointed out that the gabled end walls are asymmetrical, with the ridge being off center. A nested double gable is a very common details, but the off-center ridge creates an awkward appearance. For the formal submittal, additional information on the exterior materials and colors will be required such as the joint detail in areas of flat siding panels, the color of mechanical louvers (to match the walls or a contrasting color), and gutters and downspouts. Sustainable design is always encouraged, so a list of sustainable design features should be provided. Equipment and trash screening is required. All equipment, whether rooftop, wall-mounted, or grade-mounted, is required to be screened from view. If trash is going to be stored outdoors, then an enclosure will be required and designed to match the building. In regards to signage, Staff will need to review the code-compliance of the proposed signage for this mixed-use development, but since the signage is currently undeveloped, that does not need to be a focus of discussion tonight.

The commissioners summarized their comments.

Commissioner Eckhardt appreciated the petitioner's diligent work in the contextual study of various buildings in town. In general, he felt the massing study and the layout were well done and logical in the way it is massed, and in how the different scales of functions have different materials, heights, and detailing, trying to be reminiscent of some of the historic or significant buildings in town. He liked that direction. He agreed with Staff that the current design is a very good start but it needed further study; this is a very large project. He referenced The Moorings in town that is a similar function and recently completed a large addition that came out very well. Commissioner Eckhardt said that using the contextual building examples and trying to marry the two various elements into this development is a good idea; however, taking a nicely detailed small simple home and blowing it up into a large mass requires more care and attention to be successful. He pointed out that the ridge line of the two major residential elements are extremely long masses and he was unsure how that will show from a ground perspective. Commissioner Eckhardt added that exhibits for large projects like this tend to look smaller than they are because they do not fit on a sheet, and he encouraged the petitioner to break down the details of each design element to be able to look at them more closely. In general, he saw no big flaws in the proposed development, aside from a few tweaks to be considered.

Commissioner Kingsley agreed with the comments made by Commissioner Eckhardt and that the petitioner did a really nice job with the presentation tonight, which she felt was a good start. She liked that the petitioner looked at other buildings for inspiration, both in the Village and elsewhere, and going forward, she encouraged the petitioner to remember some of the great things they mentioned tonight during their presentation, such as trying to evoke the emotion of the scale and proportion of the Banta House and Mueller House. She referenced the rich materials that were mentioned tonight, the cast stone, brick, and glazing, and she specifically called out the glazing of the medical office buildings that were shown as inspiration, which she really liked and suggested doing on the center portion of the building, so that it looks different from the residential feel of the rest of the building. She felt that the scale of the windows needs to be different, and the scale of the building should be different, similar to what was shown in the inspiration buildings. Commissioner Kingsley also said that the Senior Living building example shown tonight, which she said looked great, should also be looked at for materials as well as form, and the petitioner should reconsider some of the materials being proposed for both the east and west wings of the building.

Commissioner Kingsley asked if there would be parking for the independent living units on the east side of the building. Mr. Bunke replied that there will be some interior parking on the first-floor of the independent living building, on the southern half, which currently has false windows on the exterior façade, as well surface parking for staff and visitors. Typically, there are no parking stalls for the assisted living and memory care units.

Commissioner Kingsley reiterated that the current design is a good start; however, she felt that it almost comes across as being a motel instead of a residential home, which the petitioner should remember while continuing to work on the design. She also suggested the petitioner look at the building in relation to how the sun progresses across the sky, to see if that influences some of the building design. Additionally, she felt that pedestrian walkways within the development are very important because they will allow residents of the independent living building to walk to other places within the development. This should include trees to help break down the site lines and create a comfortable and inviting area for residents to utilize.

Commissioner Kubow really liked what was presented tonight. He liked the material palette, the contemporary look of the building, and he reiterated that finding a way to break up the horizontality is going to be very helpful, given how long some of the runs currently are. He felt there was a little more opportunity at the entrance in the middle of the building; he really liked the entrance feature and he loved the color of brick being used there; however, he felt this needed to be developed a little more, giving it more pop. With regards to the south-facing elevation with the 2 gable ends, he wondered if this area could be the start of breaking up some of the horizontality. Generally speaking, he felt the design was cool looking and he was excited to see what the petitioner comes up with at the next review.

Chair Fitzgerald said the project looks great and he loved the concept of everything the petitioner went through in their presentation. He liked the main building that looks like it could have been there first, and then the other parts of the building were added; he likes the way it fits in. He was very interested in the detail above the covered area of the front entrance; it currently looks a little soft compared to the rest of the building and he wants to see more detail there. He liked the opportunity to have outdoor spaces and outdoor gardens, and he agreed with Commissioner Kingsley's comment about the importance of pedestrian walkways and trees throughout the site. The way the development is presented tonight looks large, stark, and out of scale; however, he felt that once landscaping and trees are added, it will fit in nicely. Chair Fitzgerald also agreed that the east and west wings of the Senior Living building need more detail, although he liked the really long, clean, simple lines of the 2 residential wings, which look clean and classic and will stay that way for many years to come.

Chair Fitzgerald asked for clarification of the material on the first-floor of both residential areas. Mr. Dyer replied that it is intended to be a darker grey siding at the first-floor, with a lighter grey siding above; the only elements that are full brick is the center volume. Chair Fitzgerald said that he liked that and felt that it works well, and he agreed with the previous comment that the windows of the main center building should be different. In conclusion, Chair Fitzgerald really liked the direction the project was going in.

Chair Fitzgerald asked the petitioner if they felt they received enough specifics tonight to help them move forward. Mr. Bunke said that there has been a lot of great feedback tonight that will help them continue to move things in the right direction, and he thanked the commissioners. Mr. Walsh also thanked the commissioners for their thoughtful commentary tonight, a lot of good ideas were given and he appreciated it.

Commissioner Kubow echoed Commissioner Eckhardt's previous comment about looking at drawings and perspectives that are 300 to 400 feet long, and he highly recommended the petitioner provide specific blow-up details of each wing, as well as the center main entrance, which would go a long way to help the commissioners at the next review.

Mr. Hautzinger pointed out that there are 2 public attendees and one of them has raised their hand to speak.

PUBLIC COMMENT

Keith Moens, a resident of Arlington Heights, asked how many independent living units there will be and if they are available to rent for seniors.

Mr. Walsh replied that of the 188 units planned for the building, approximately 90 units will be independent living units that range from 700 to 1300 square feet, fully equipped apartment homes for seniors who are active that can come and go. These units are for rent and Ryan Companies would be the landlord.

There was no further comment from the public.

The petitioners thanked everyone for their comments.

ITEM 4. GENERAL MEETING

The commissioners and Staff discussed their participation and logistics for the upcoming Alan Bombick Design award being presented at the virtual Village Board meeting on November 2, 2020.

Mr. Moens asked if he could make a general comment. He acknowledged Chair Fitzgerald and said that he enjoyed attending these meetings virtually and learning more about the process; however, the difficulty he has with the commission is when motions are made and he asked Chair Fitzgerald to consider two simple rules that are part of Roberts Rules of Order, which he felt would make these meetings more transparent to public attendees. First, that the motion maker does not own the main motion, and each amendment must be voted on individually, so that all commissioners can vote on it. Second, to start with the main motion, and then individually amend it, and then vote on the amended motion. He appreciates all the work the commissioners put into this commission.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:40 PM.

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



Design Commission 11/10/2020

Item: DC#20-063 - 508 S. Phelps Ave. - SF/Teardown (continued from 10-27-20)

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 508 S. Phelps Avenue. This recommendation is based on and subject to compliance with the revised architectural plans received 10/30/20, revised exterior materials received on 11/3/20, 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, 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

11-10-20 Exhibits

10-27-20 Exhibits

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 508 S. Phelps Avenue
Project Address: 508 S. Phelps Avenue
Prepared By: Steve Hautzinger

Date Prepared: October 20, 2020
Date Revised: November 4, 2020

PETITION INFORMATION:

DC Number: 20-063
Petitioner Name: Chris Russo
Petitioner Address: ALA Architects & Planners
2600 Brehan Road, Suite C
Crystal Lake, IL 60014
Meeting Date: October 27, 2020
Re-review Meeting Date: November 10, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing split-level house with attached carport to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,929 square feet and the proposed residence will have approximately 3,508 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 15 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 30.5 feet Side: 6.5 feet Side: 6.54 feet Rear: 48.9 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,568 SF	3,508 SF
Building Lot Coverage	2,775 SF	2,328 SF
Impervious Surface Coverage Total	3,965 SF	2,906 SF

The context in this location is primarily smaller scale single-story houses with a mix of attached and detached garages. There is only one other teardown previously completed on this block which was approved in 2005.

Previous Review Comments:

This project was previously reviewed by the Design Commission on October 27, 2020, at which time the project was CONTINUED to allow the petitioner to address design concerns raised by Staff and the Design Commission regarding the proposed design not fitting in with the context of the neighborhood. The following suggestions were discussed:

1. Review the Village's Design Guidelines to evaluate the scale of the house, the rhythm of the proposed design with the surrounding context including the materials and color palette, and the prominence of the 2-car front load garage.
2. Verify the scale of the adjacent homes as shown in the context elevation.
3. Hip the sides of the main roof to diminish the overall mass of the house and reduce the height of the side walls.
4. Consider a more earth tone color palette to better fit with the neighborhood.
5. Continue the board and batten siding on the second floor of all sides of the house to break up the scale of the two-story walls.

Project Update:

In response to the comments from October 27, the petitioner has made the following changes to the design:

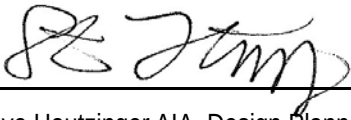
1. The context elevation was corrected with the height of the existing house to the south being shown slightly taller.
2. The main roof of the house was hipped on the sides.
3. The board and batten siding has been continued on all sides of the house.
4. The prominence of the two-car garage was reduced by lowering the roof pitch of the gable above the garage and continuing an eave detail across the front to break up the height of the wall.
5. The siding color has been changed from white to gray.

Staff feels that the petitioner did a good job of addressing all of the design concerns. The visual scale of the house has been successfully reduced, the revised garage detailing and gray siding color complement the neighborhood. Overall, the revised design will now work well in this location.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 508 S. Phelps Avenue. This recommendation is based on and subject to compliance with the revised architectural plans received 10/30/20, revised exterior materials received on 11/3/20, 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, 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 4, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-063

PARK STREET



- SURVEYORS NOTES:**

- GENERAL NOTES:**

-
- The seal is circular with a double-lined border. The outer ring contains the text "JOSEPH R. SADOSKI" at the top and "LINCOLNSHIRE, ILLINOIS" at the bottom, separated by two small profile icons of a person's head. The center of the seal features the license number "3316" at the top, followed by the text "PROFESSIONAL LAND SURVEYOR" and "STATE OF ILLINOIS" in a stacked arrangement. A stylized outline of the state of Illinois is positioned behind the central text.

AREA

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

DATED THIS 10TH DAY OF SEPTEMBER, A.D., 2020.

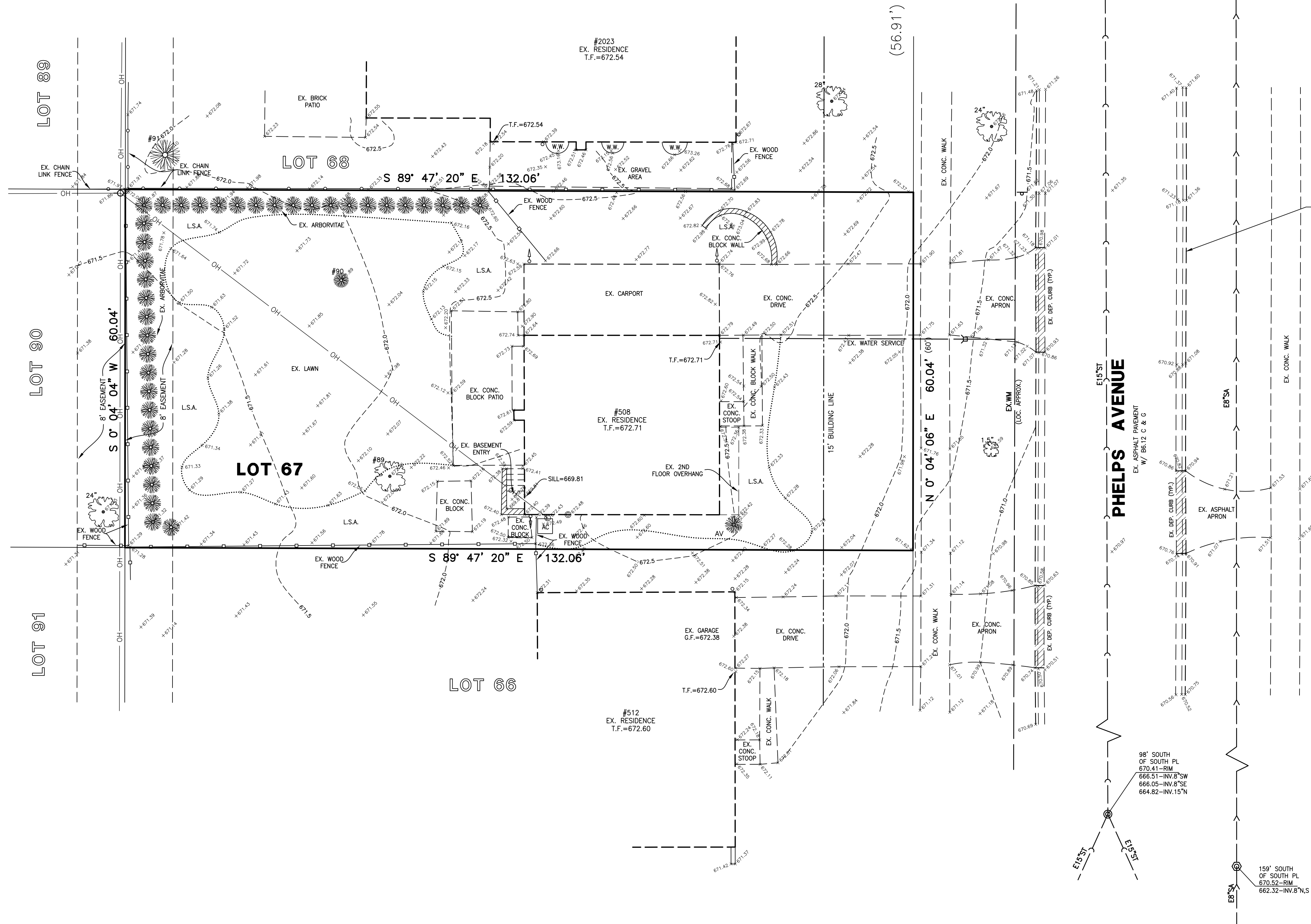
JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-20.

SCALE:	1"=20'
DRAWING No.	66205
SHEET	1 OF 1

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT SIXTY-SEVEN (67) IN H. ROY BERRY COMPANY'S "ARLINGTON ACRES", BEING A SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER (1/4) OF THE NORTH WEST (1/4) AND THE NORTH EAST QUARTER (1/4) OF THE SOUTHWEST (1/4) OF SECTION 33, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF NORTH WEST HIGHWAY IN COOK COUNTY, ILLINOIS.



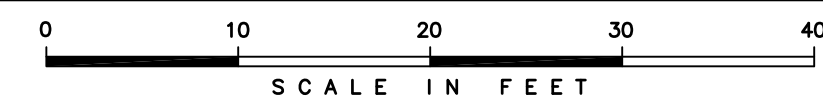
JOB BENCHMARK:
CROSS ON CURB
ELEVATION=671.23 (NAVD 88)

SOURCE BENCHMARK:
BASED ON NAVD 88 (GEOID 12B) AS
REFERENCED FROM PRECISION
MIDWEST COMPANIES TRIMBLE, VRSnow
RTK-GNSS NETWORK

LEGEND

- 104 --- CONTOUR
- x 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Inlet
- Water Service Box
- Valve & Vault
- Fire Hydrant
- Utility Pole
- Light Standard
- Storm Culvert
- Sanitary Sewer
- Storm Sewer
- Water Main
- Ditch
- Swale
- Direction Surface Drainage
- Fence
- Downspout

Tree Preservation Survey				508 S Phelps Ave Arlington Heights, IL	
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	NOTES / LOCATION	
89	42	Silver Maple	3		
90	7	Spruce	3		
91	13	White Cedar	3		
Thank You,					
Lou Leggett					
Certified Arborist #177A					
847-561-7061					



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REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS
DATE: 09-11-20
CHECKED BY: DRF
DATE: 09-11-20
APPROVED BY: DRF
DATE: 09-11-20



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

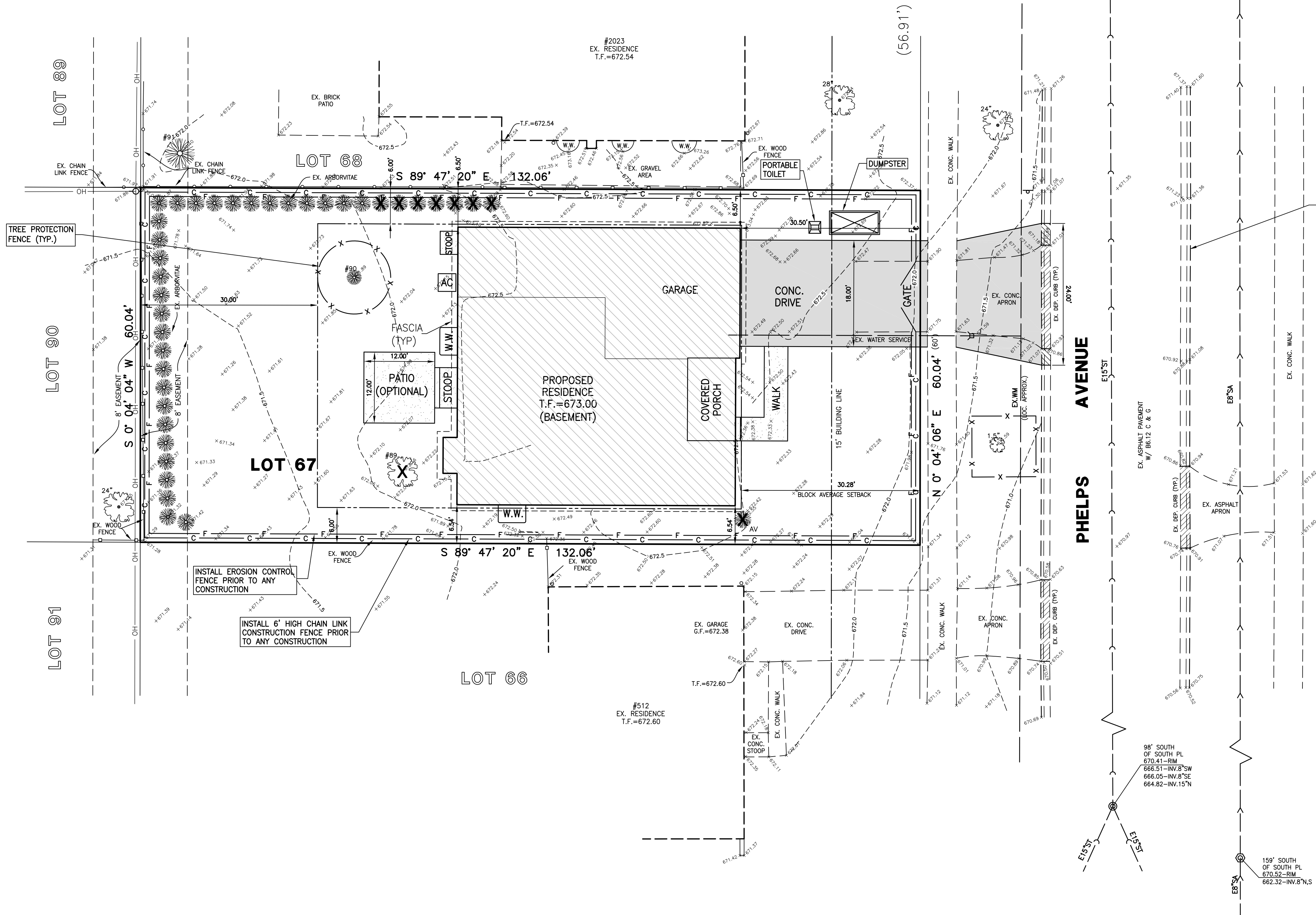
SCALE: 1"=10'
DRAWING No. 66205
SHEET 1 of 1

508 PHELPS AVENUE - ARLINGTON HEIGHTS, IL.

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT SIXTY-SEVEN (67) IN H. ROY BERRY COMPANY'S "ARLINGTON ACRES", BEING A SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER (1/4) OF THE NORTH WEST (1/4) AND THE NORTH EAST QUARTER (1/4) OF THE SOUTHWEST (1/4) OF SECTION 33, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF NORTH WEST HIGHWAY IN COOK COUNTY, ILLINOIS.



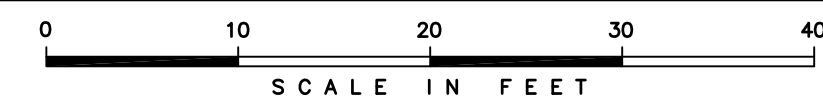
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- Sanitary Sewer
- Storm Sewer
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- Fence
- Downspout

Tree Preservation Survey				508 S Phelps Ave Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	NOTES / LOCATION
89	42	Silver Maple	3	
90	7	Spruce	3	
91	13	White Cedar	3	
Thank You, Lou Leggett Certified Arborist #177A 847-561-7061				



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APPROVED BY: DRF DATE: 09-21-20



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SCALE: 1"=10'
DRAWING No. 66205
SHEET 2 of 4

508 PHELPS AVENUE - ARLINGTON HEIGHTS, IL.

SITE PLAN



A

B

C

D

E

514 S. PHELPS AVENUE
2 HOUSE LEFT



512 S. PHELPS AVENUE
1 HOUSE LEFT



508 S. PHELPS AVENUE
SUBJECT PROPERTY



2023 E. PARK STREET
1 HOUSE RIGHT



2024 E. PARK STREET
2 HOUSE RIGHT



S. PHELPS AVENUE



513 S. PHELPS AVENUE
1 HOUSE RIGHT ACROSS ST.



509 S. PHELPS AVENUE
DIRECTLY ACROSS ST.



2105 E. PARK STREET
1 HOUSE LEFT ACROSS ST.

E. PARK STREET



NEIGHBORHOOD PHOTO BOARD

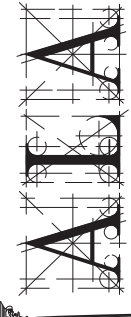
NOT TO SCALE

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PERMIT REVIEW						
FINAL REVIEW						
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REVISION						

MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

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Telephone: 815/786-0200 Fax: 815/786-0201



Job Number:
20226

Sheet Number:
A203

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Plot Name:
20226203



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MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

EXISTING FRONT ELEVATION W/ CONTEXT
FRONT ELEVATION W/ CONTEXT

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Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

ALA

Job Number: 20226
Sheet Number: A202
File Name: 20226200

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ELEVATION NOTES

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

WINDOW NOTES

- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
- EGRESS WINDOW =
- TEMPERED GLASS =
- FIXED WINDOW =

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MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

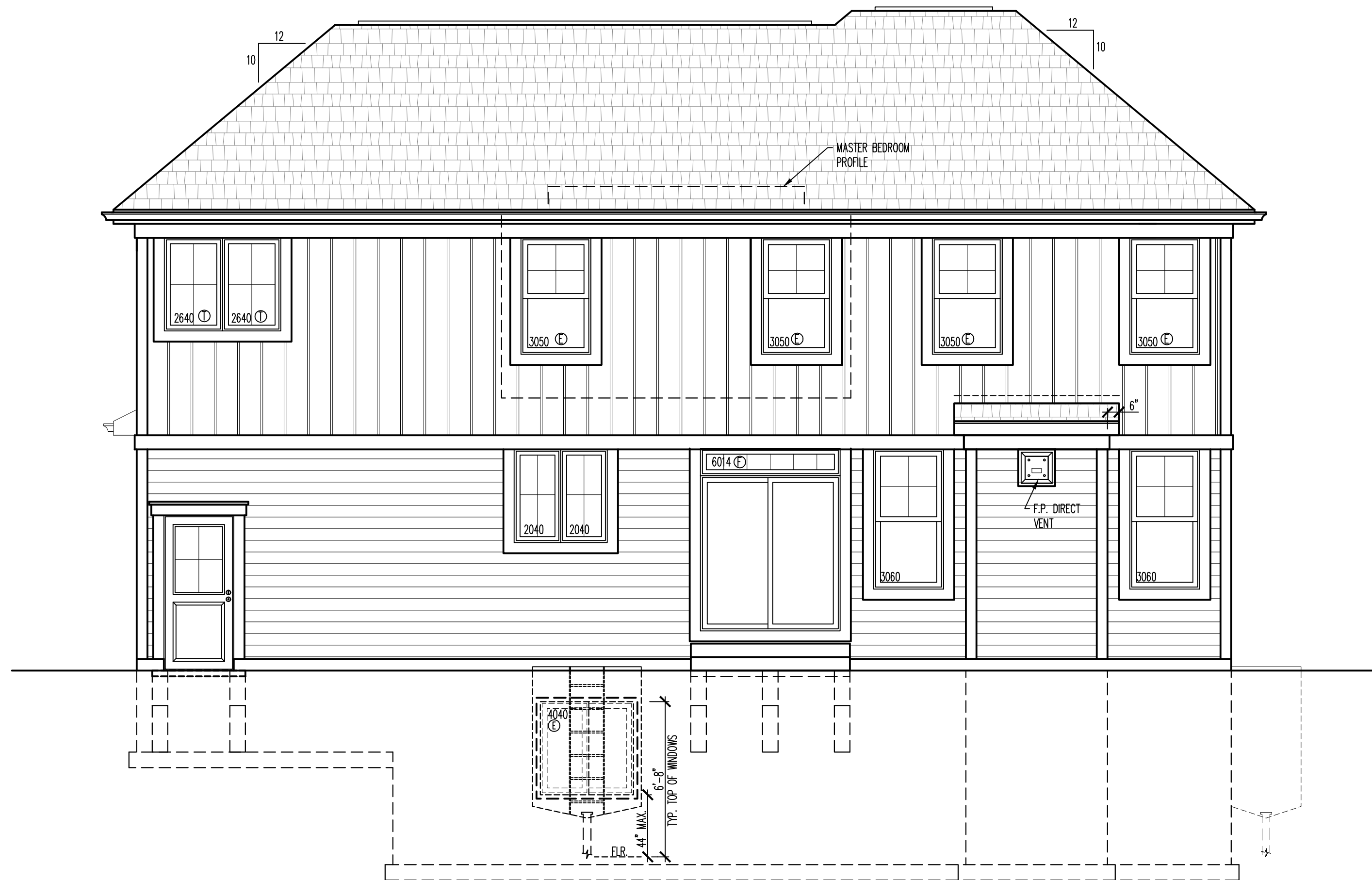
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A L A

Job Number
20226

Sheet Number
A200

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2C
A200
REAR ELEVATION

1/4"=1'-0"



4E
A200
FRONT ELEVATION

1/4"=1'-0"



2C
A201

LEFT SIDE ELEVATION

1/4"=1'-0"

4E
A201

RIGHT SIDE ELEVATION

1/4"=1'-0"

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2000 Behan Road at Rt. 176
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Telephone: 815-788-0200 Fax: 815-788-0201

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

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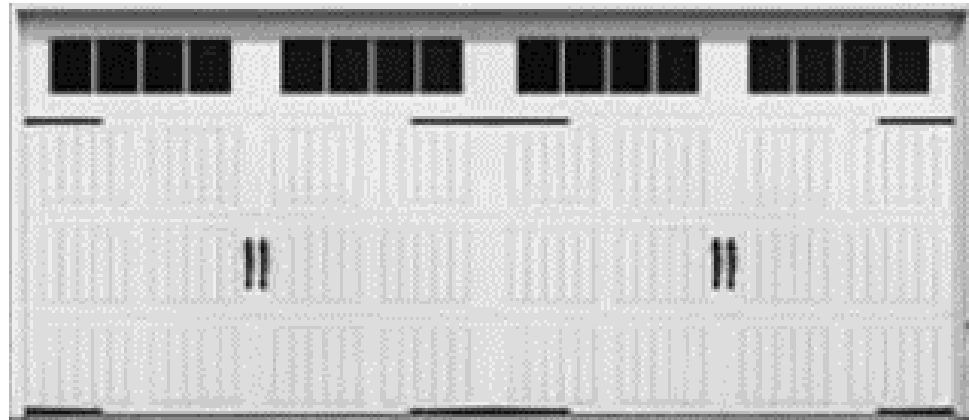
RELEASE FOR PERMIT

REVISION

5

508 SOUTH PHELPS AVE

EXTERIOR DESIGN



ROOF COLORS



Home Address: 508 S PHELPS AVENUE
ARLINGTON HEIGHTS IL

Created: 11.03.2020

Revision Dates:

Revision Number: REV 1

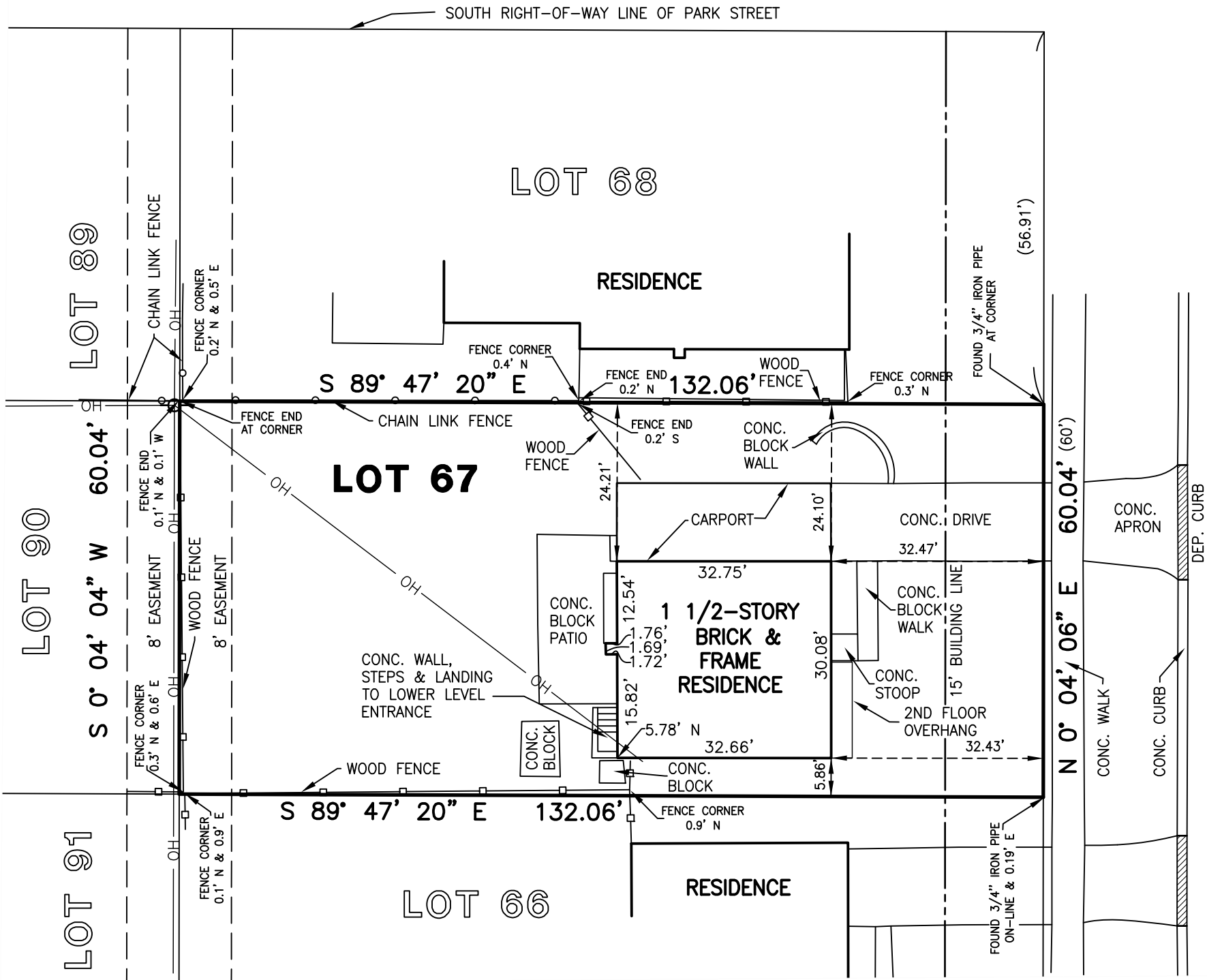
EXTERIOR COLORS & CONCRETE	TYPE:	COLOR:	GLAZE:	EDGE:	SIZE:	PATTERN:	GROUT:	REVISION DATE:
ROOF:	LANDMARK ARCH. SHINGLES	MOIRE BLACK						
SIDING:	7" LP SMART SIDE LAP SIDING	QUARRY GRAY						
BOARD & BATTEN SIDING:	LP SMART SIDE	QUARRY GRAY						
STONE:	N/A							
TRIM/SOFFIT/FASICA COLOR:	LP SMART TRIM	SW7005 - PURE WHITE						
WINDOW COLOR:	M/I 4300 SERIES VINYL	BLACK - EXTERIOR WHITE - INTERIOR						
GABLES:	N/A							
GUTTERS:	NORANDEX	WHITE			5"			
EXTERIOR DOOR:	STEVENS & SONS LEGACY FIBERGLASS DOOR	PAINTED BLACK			PER PLAN			
EXTERIOR DOOR HARDWARE:	KWIKSET SAN CLEMENTE 818SCCLIP- 5145	MATTE BLACK						
PORCH CEILING:	T & G FIR BEADBOARD	NATURAL/CLEAR						
GARAGE DOOR:	WAYNE DALTON 9100 SONOMA RANCH	WHITE STOCKBRIDGE IV - 3LITE			PER PLAN			
GARAGE DOOR OPENERS:	YES							
GARAGE DOOR HARDWARE:	YES	BLACK						

PLAT OF SURVEY

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PARK STREET



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— MARTON PREMIER HOMES
- ORIGINAL FIELD WORK COMPLETED— 09-10-20

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

7,929 Sq. Ft. OR 0.18 ACRES (MORE OR LESS)

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 10TH DAY OF SEPTEMBER, A.D., 2020

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

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11-30-20.

XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY



GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0887

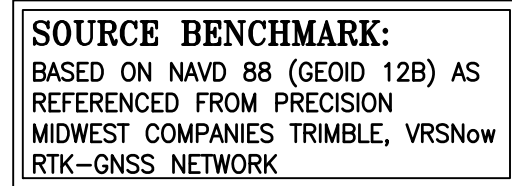
SCALE:	1"=20'
DRAWING No.	66205
SHEET	1 OF 1

508 PHELPS AVENUE - ARLINGTON HEIGHTS, ILLINOIS

PLAT OF SURVEY

PHELPS AVENUE

LOT SIXTY-SEVEN (67) IN H. ROY BERRY COMPANY'S "ARLINGTON ACRES", BEING A SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER (1/4) OF THE NORTH WEST (1/4) AND THE NORTH EAST QUARTER (1/4) OF THE SOUTHWEST (1/4) OF SECTION 33, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF NORTH WEST HIGHWAY IN COOK COUNTY, ILLINOIS.



Tree Preservation Survey						508 S Phelps Ave Arlington Heights, IL
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)		NOTES / LOCATION	
89	42	Silver Maple	3			
90	7	Spruce	3			
91	13	White Cedar	3			
Thank You,						
Lou Leggett						
Certified Arborist #177A						
847-561-7061						

DESIGNED BY: MS	DATE: 09-11-20
CHECKED BY: DRF	DATE: 09-11-20
APPROVED BY: DRF	DATE: 09-11-20



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3621
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.CC
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-00099

SCALE:	1"=10'
DRAWING No.	66205
SHEET	1 OF 1

508 PHELPS AVENUE - ARLINGTON HEIGHTS, IL

EXISTING TOPOGRAPHY



A

B

C

D

E

514 S. PHELPS AVENUE
2 HOUSE LEFT



512 S. PHELPS AVENUE
1 HOUSE LEFT



508 S. PHELPS AVENUE
SUBJECT PROPERTY



2023 E. PARK STREET
1 HOUSE RIGHT



2024 E. PARK STREET
2 HOUSE RIGHT



S. PHELPS AVENUE

E. PARK STREET



513 S. PHELPS AVENUE
1 HOUSE RIGHT ACROSS ST.



509 S. PHELPS AVENUE
DIRECTLY ACROSS ST.



2105 E. PARK STREET
1 HOUSE LEFT ACROSS ST.



NEIGHBORHOOD PHOTO BOARD

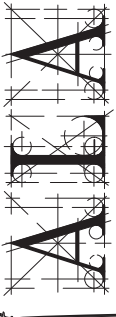
NOT TO SCALE

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

MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

Architects & Planners, Inc.
2000 Belmont Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815/786-0200 Fax: 815/786-0201



Job Number:
20226

Sheet Number:
A203

Plot Name:
20226A203



DESIGN STAGE	REVISION	DATE	BY
CONCEPTUAL DESIGN	1	08-15-20 BAJ	
PRELIMINARY DESIGN	2	08-14-20 BAJ	
DESIGN DEVELOPMENT	3	08-12-20 BAJ	
RELEASE FOR BID	4	08-12-20 BAJ	
FINAL REVIEW	5	08-15-20 BAJ	
RELEASE FOR PERMIT			

MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

EXISTING FRONT ELEVATION W/ CONTEXT
FRONT ELEVATION W/ CONTEXT

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9301

ALA

- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
 - EGRESS WINDOW =
 - TEMPERED GLASS =
 - FIXED WINDOW =

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

MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9301

AIA

Job Number
20226

Sheet Number
A200

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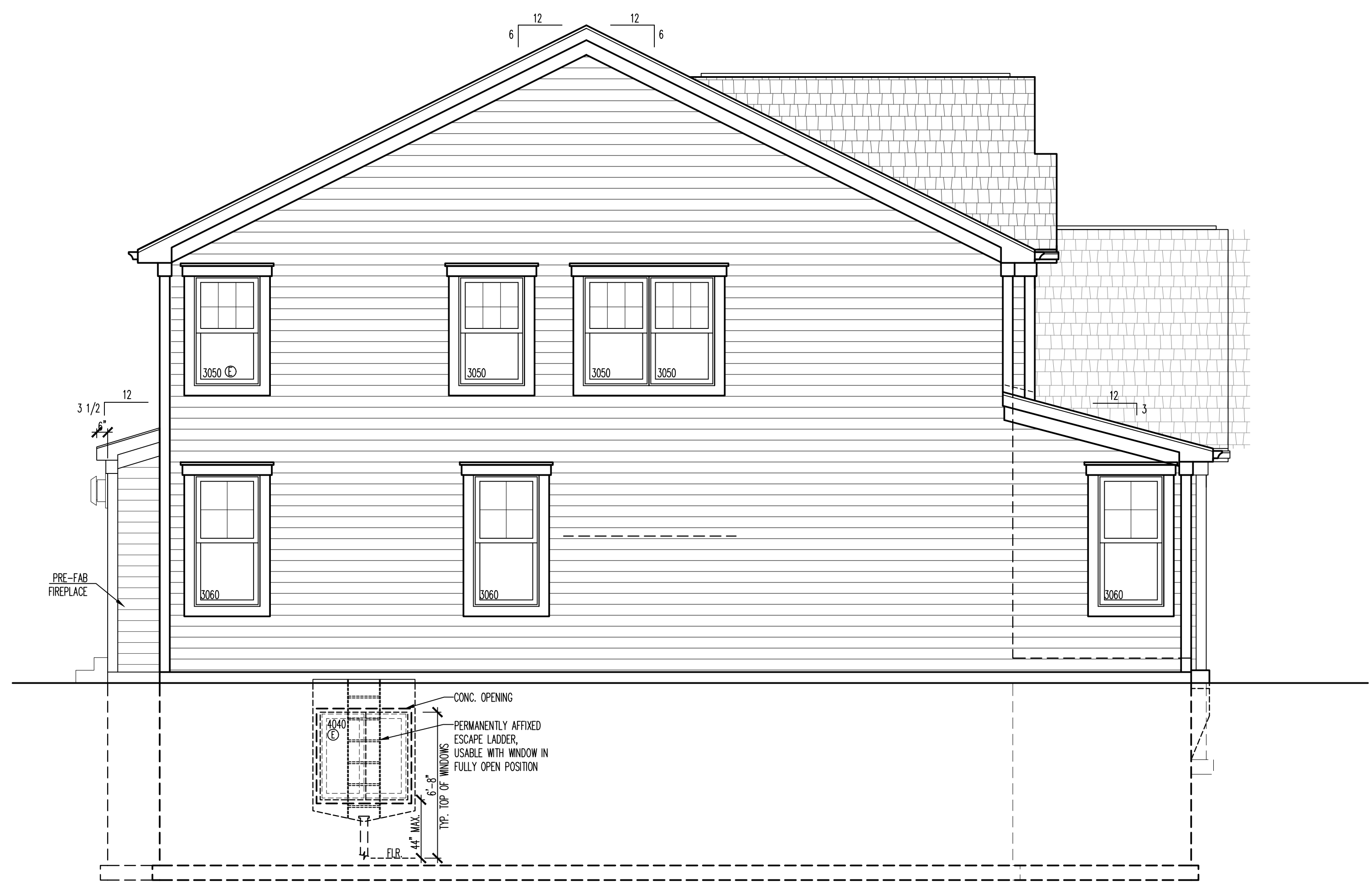
2C
A200
REAR ELEVATION

1/4"=1'-0"

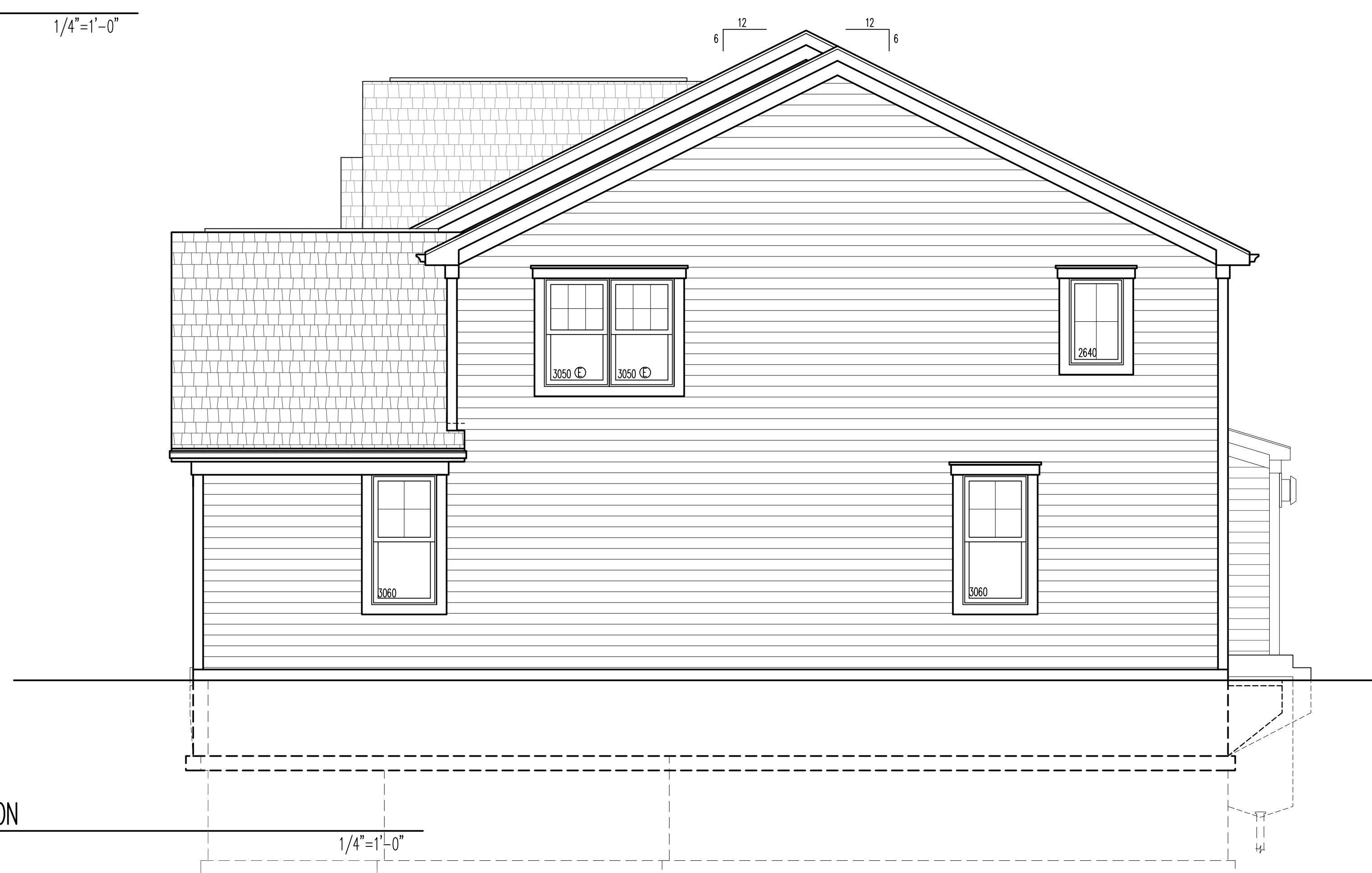


4E
A200
FRONT ELEVATION

1/4"=1'-0"



2C
A201
LEFT SIDE ELEVATION
1/4"=1'-0"



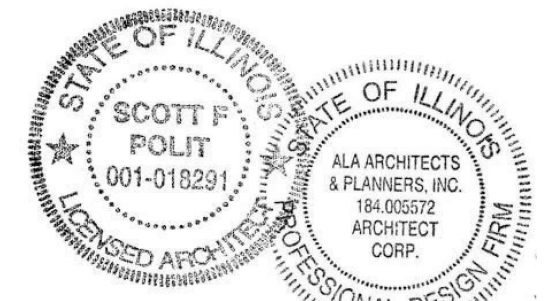
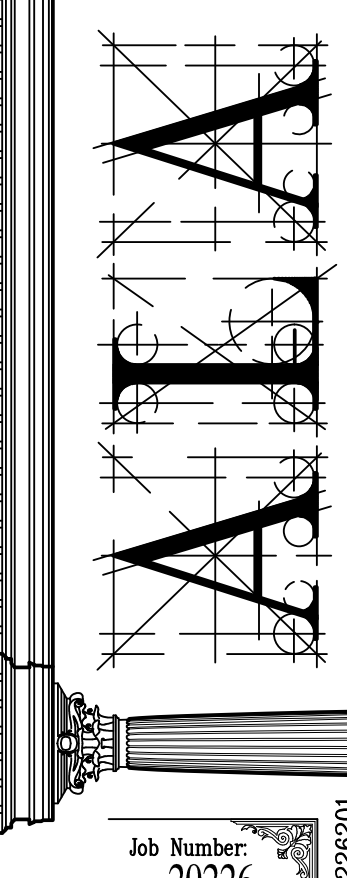
4E
A201
RIGHT SIDE ELEVATION
1/4"=1'-0"

REVISIONS	1	2	3	4	5
DESIGN STAGE	CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	RELEASE FOR BID	FINAL REVIEW
DATE	08-15-20	08-15-20	08-15-20	08-15-20	08-15-20
BY	ALA	ALA	ALA	ALA	ALA
REVISION					

MARTON PREMIER HOMES
508 SOUTH PHELPS AVE
ARLINGTON HEIGHTS, IL

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9201

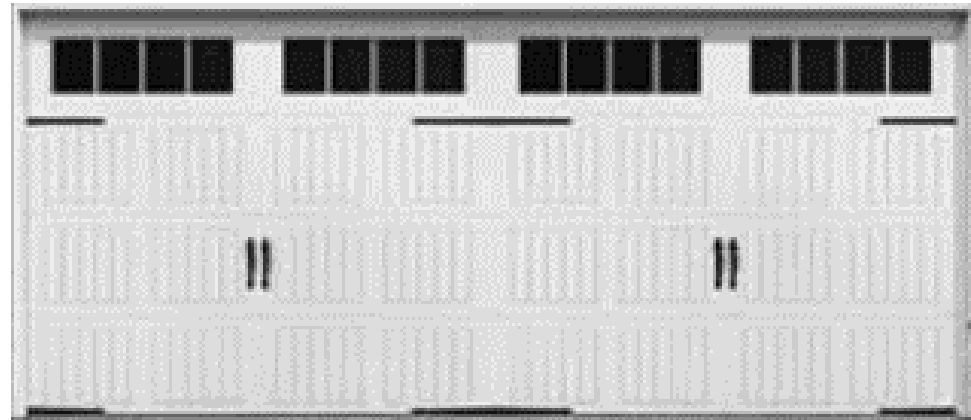


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Job Number
20226
Sheet Number
A201
File Name
20226201

508 SOUTH PHELPS AVE

EXTERIOR DESIGN



ROOF COLORS



Home Address: 508 S PHELPS AVENUE
ARLINGTON HEIGHTS IL

Created: 9.15.2020
Revision Dates:
Revision Number: ORIGINAL

EXTERIOR COLORS & CONCRETE	TYPE:	COLOR:	GLAZE:	EDGE:	SIZE:	PATTERN:	GROUT:	REVISION DATE:
ROOF:	LANDMARK ARCH. SHINGLES	MOIRE BLACK						
SIDING:	7" LP SMART SIDE LAP SIDING	SW7006 - EXTRA WHITE						
BOARD & BATTEN SIDING:	LP SMART SIDE	SW7006 - EXTRA WHITE						
STONE:	N/A							
TRIM/SOFFIT/FASICA COLOR:	LP SMART TRIM	SW7006 - EXTRA WHITE						
WINDOW COLOR:	M/I 4300 SERIES VINYL	BLACK - EXTERIOR WHITE - INTERIOR						
GABLES:	N/A							
GUTTERS:	NORANDEX	WHITE			5"			
EXTERIOR DOOR:	STEVENS & SONS LEGACY FIBERGLASS DOOR	PAINTED BLACK			PER PLAN			
EXTERIOR DOOR HARDWARE:	KWIKSET SAN CLEMENTE 818SCCLIP-5145	MATTE BLACK						
PORCH CEILING:	T & G FIR BEADBOARD	NATURAL/CLEAR						
GARAGE DOOR:	WAYNE DALTON 9100 SONOMA RANCH	WHITE STOCKBRIDGE IV - 3LITE			PER PLAN			
GARAGE DOOR OPENERS:	YES							
GARAGE DOOR HARDWARE:	YES	BLACK						



Design Commission 11/10/2020

Item: DC#20-065 - 116 N. Pine Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

—
It is recommended that the Design Commission evaluate the design of the proposed addition at 116 N. Pine Lane. This recommendation is based on the architectural plans received on 5/13/20, and the following:

1. It is recommended to maintain the existing second floor eave line on all sides of the proposed addition, with a more balanced arrangement of dormers.
2. A more balanced arrangement of windows with a traditional appearance is recommended to complement the historic house style.
3. It is recommended to match the existing masonry foundation on the proposed addition.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.
5. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Report
Drawings & Documents

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Milford Residence
Project Address: 116 N. Pine Avenue
Prepared By: Steve Hautzinger

Date Prepared: November 4, 2020

PETITION INFORMATION:

DC Number: 20-036(H)
Petitioner Name: Kevin Purdom
Petitioner Address: JRC Design Build
1275 E Davis Street
Arlington Heights, IL 60005
Meeting Date: November 10, 2020

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.

The petitioner is proposing to add a two-story addition to an existing two-story house. An existing detached garage will remain. The property has a total land area of 8,844 square feet and the proposed residence with addition will be approximately 2,408 square feet. The project does comply with all single-family zoning requirements as summarized below. However, the subject property is located in an R-6 Multi-Family zoning district where the minimum lot width requirement for a corner lot is 90 feet. Since the existing lot is only 67 feet wide, a zoning variation is required to allow expansion of the house on a non-conforming lot.

	ALLOWED	PROPOSED
Setbacks	Front: +/-25 feet Side: 6.7 feet Exterior Side: 10 feet Rear: 30 feet	Front: 28.1 feet Side: 25.4 feet Exterior Side: 15.3 feet Rear: 42.33 feet
Building Height	25 feet to the midpoint	23 feet to the midpoint
FAR	3976 SF	2,408 SF
Building Lot Coverage	3,095 SF	1,829 SF
Impervious Surface Coverage Total	4,422 SF	2,784 SF

The subject property is located in the Rec Park neighborhood, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of historic importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing". Staff commends the petitioner for preserving and expanding the existing house, however, there are a few concerns with the proposed design.

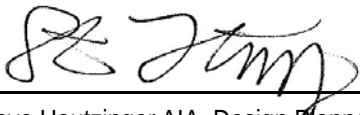
The proposed addition is on the rear of the house, but the back of this house is highly visible upon entering the Rec Park neighborhood. Overall, the proposed addition is in keeping with the style of the existing house and the neighborhood. However, the Design Commission should evaluate the following design concerns:

1. **Massing.** The massing of the proposed addition has a random and unbalanced appearance. For a more cohesive appearance to blend the addition with the existing house, it is recommended to maintain the existing second floor eave line on all sides, with a more balanced arrangement of dormers.
2. **Windows.** The windows in the proposed addition have a random appearance of sizes and spacing, that is not consistent with the historic style of the house. A more balanced arrangement of windows with a traditional appearance is recommended to complement the historic house style.
3. **Foundation.** The exterior siding on the addition extends down to the ground, where the existing house has a masonry foundation. For a more cohesive appearance to blend the addition with the existing house, it is recommended to match the existing masonry foundation on the proposed addition.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design of the proposed addition at 116 N. Pine Lane. This recommendation is based on the architectural plans received on 5/13/20, and the following:

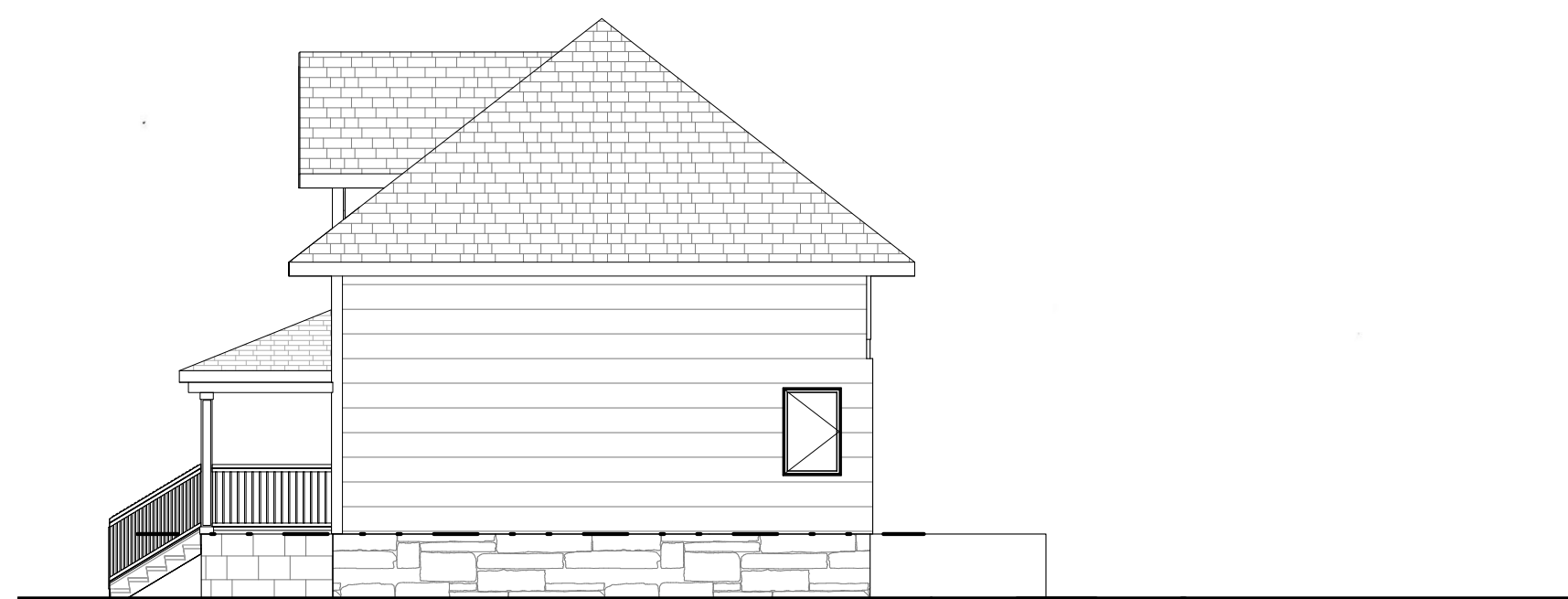
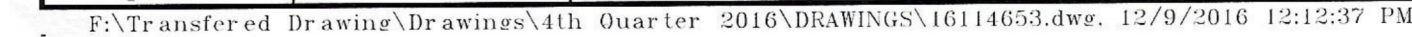
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2. A more balanced arrangement of windows with a traditional appearance is recommended to complement the historic house style.
3. It is recommended to match the existing masonry foundation on the proposed addition.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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.
5. Compliance with all Federal, State, and Village codes, regulations and policies.



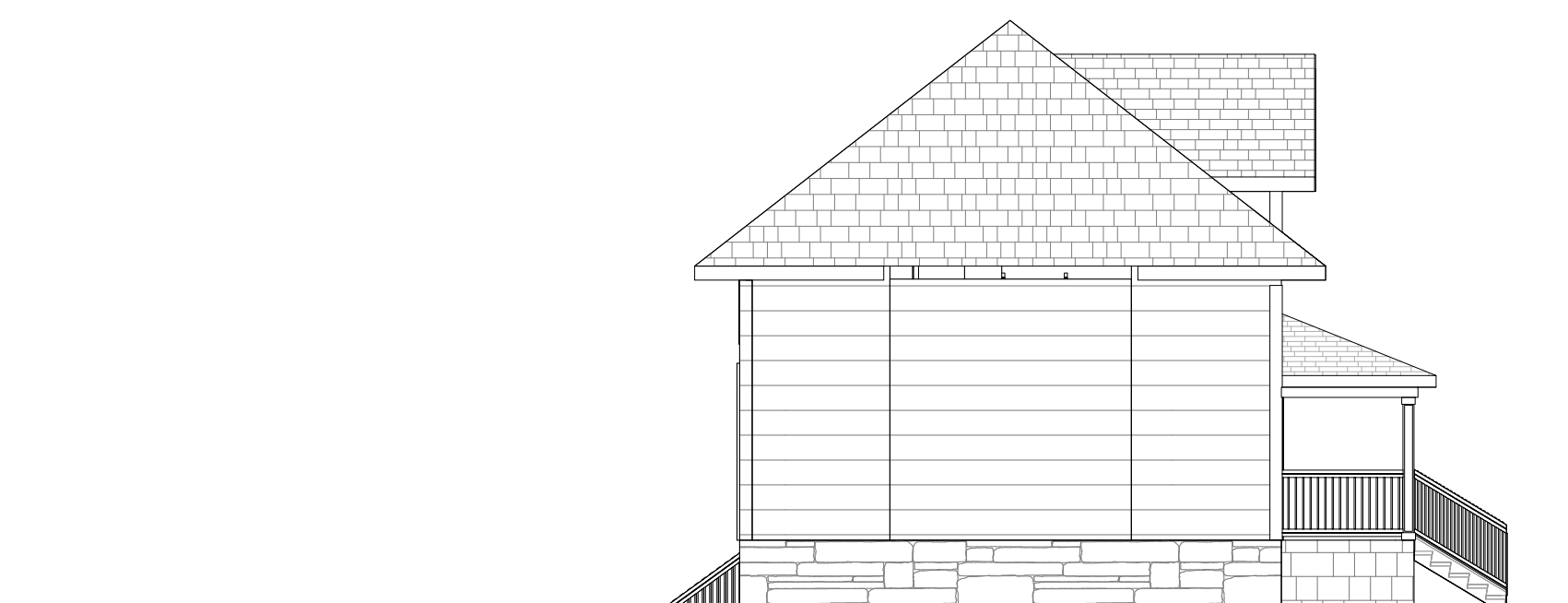
November 4, 2020

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

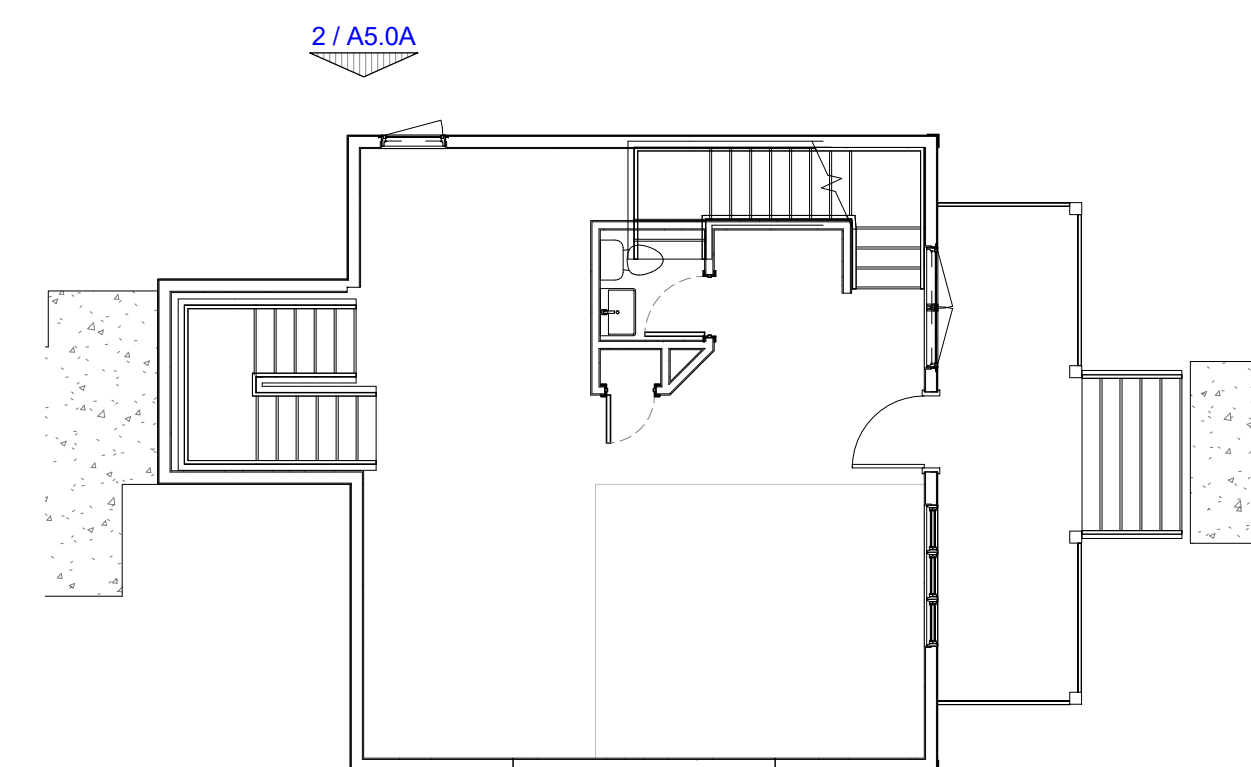
C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-065



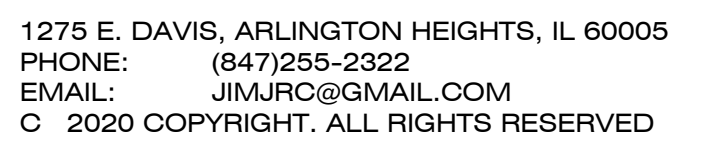
2 NORTH ELEVATION - SIDE EXISTING
A0.00 1/8" = 1'-0"



4 SOUTH ELEVATION - SIDE EXISTING



7 FOUNDATION PLAN - EXISTING



DATE _____

09/29/2020

ISSUE DATE

09/29/2020 1 - DESIGN REVIEW

THESE DRAWINGS ARE NOT FOR
CONSTRUCTION AND ARE FOR CONCEPT ONLY.
DIMENSIONS, HEIGHTS, AND WALL LOCATIONS
TO BE VERIFIED.

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

A0.00

SITE SETBACKS (R-6)		
	REQUIRED	PROPOSED
FRONTYARD	25'-0"	28'-1"
EXTERIOR SIDEYARD	10'-0"	15'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	6'-8"	25'-5"
REARYARD	30'-0"	50'-3"
HEIGHT - MEAN	MAX 50'-0"	26'-6"

AVERAGE SETBACKS	
ADDRESS	FRONT YARD
AVERAGE SETBACK	27'-8"

SITE PLAN LEGEND & NOTES

1.

INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
2.

VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3.

PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OTHER BUILDING SERVICES.
4.

PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5.

PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
6.

VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8.

PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9.

STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10.

THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11.

CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12.

ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13.

ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15.

TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16.

PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17.

PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18.

ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19.

ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- E—

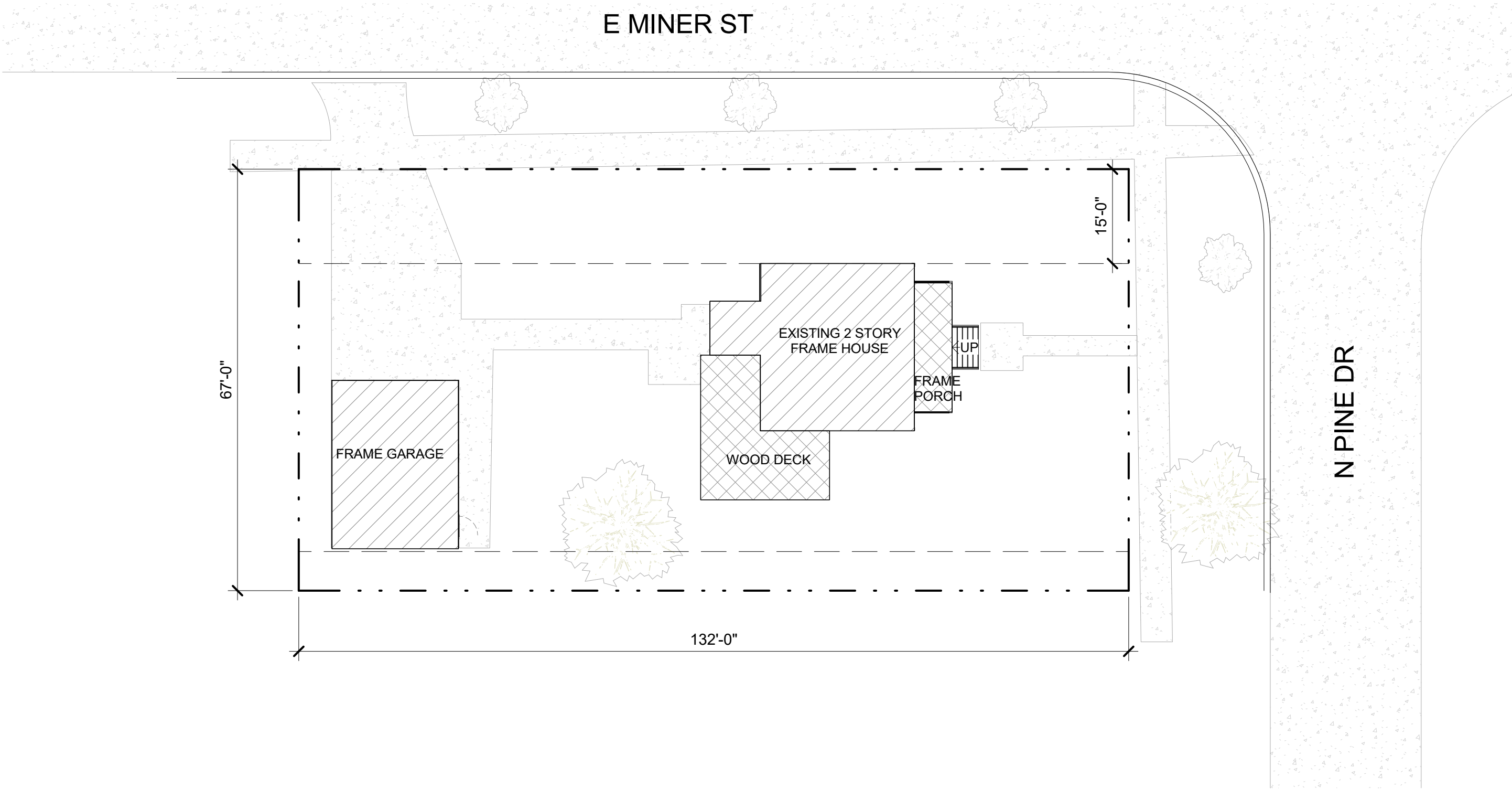
ELECTRIC
- G—

GAS
- (—(—

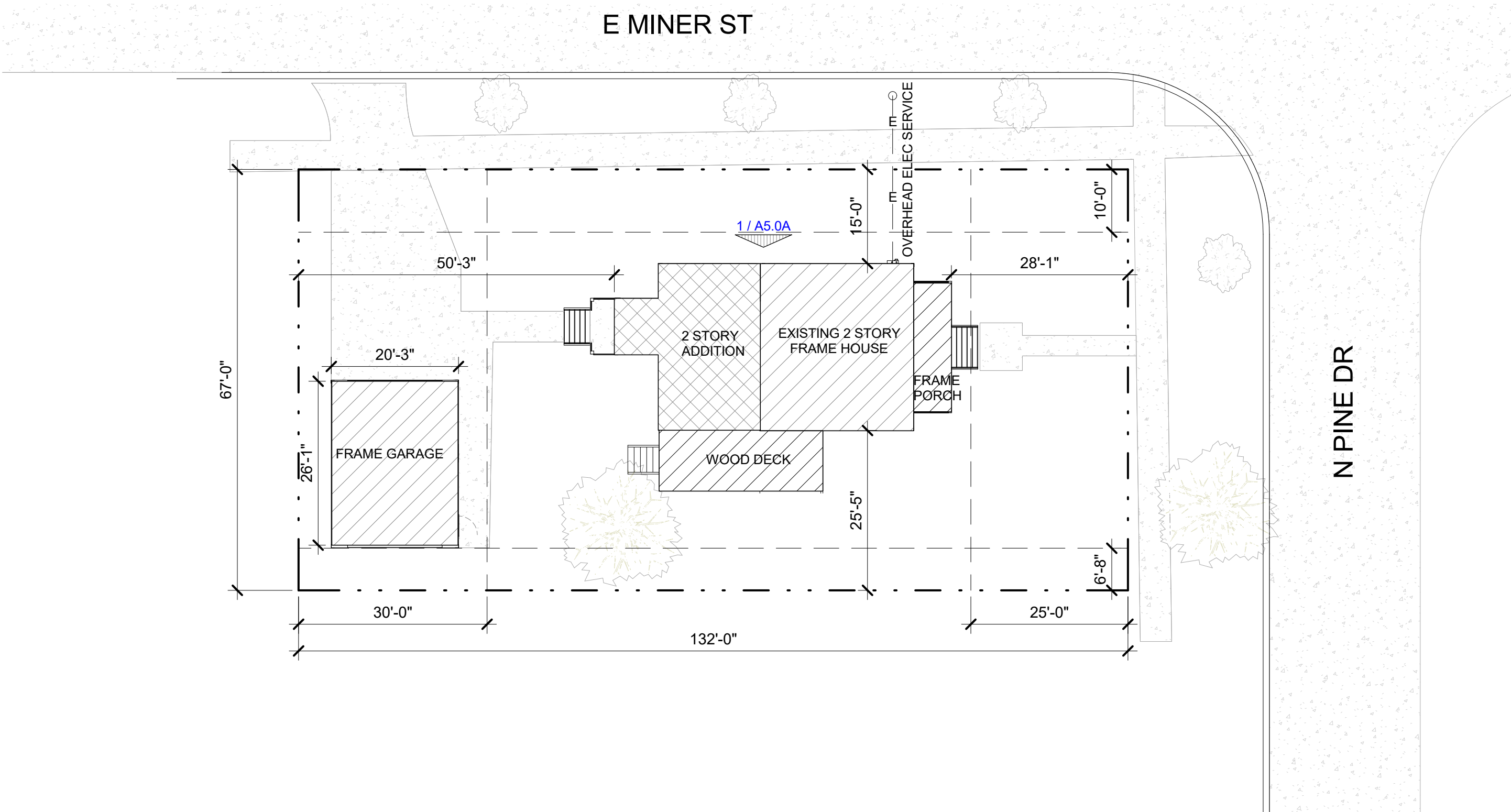
STORM SEWER
- <—<—

SANITARY SEWER
- W—

WATER



1 SITE PLAN - EXISTING
A1.0 1/16" = 1'-0"



2 SITE PLAN - PROPOSED
A1.0 1/16" = 1'-0"



1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: JIMJRC@GMAIL.COM
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ADDITION & KITCHEN
REMODEL
MILFORD RESIDENCE
116 N PINE DR
ARLINGTON HEIGHTS, IL

DATE

09/29/2020

ISSUE DATE

09/29/2020 1 - DESIGN REVIEW

THESE DRAWINGS ARE NOT FOR
CONSTRUCTION AND ARE FOR CONCEPT ONLY.
DIMENSIONS, HEIGHTS, AND WALL LOCATIONS
TO BE VERIFIED.

SHEET TITLE
SITE PLAN

SHEET NUMBER

A1.0

ADDITION & KITCHEN
REMODEL
MILFORD RESIDENCE
116 N PINE DR
ARLINGTON HEIGHTS, IL

DATE

09/29/2020

ISSUE DATE

09/29/2020

1 - DESIGN REVIEW

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TO BE VERIFIED.

SHEET TITLE

SURROUNDING PROPERTIES

SHEET NUMBER

A5.1

PROPERTY TO RIGHT 2
206 N PINE AVE



PROPERTY TO RIGHT 1
202 N PINE

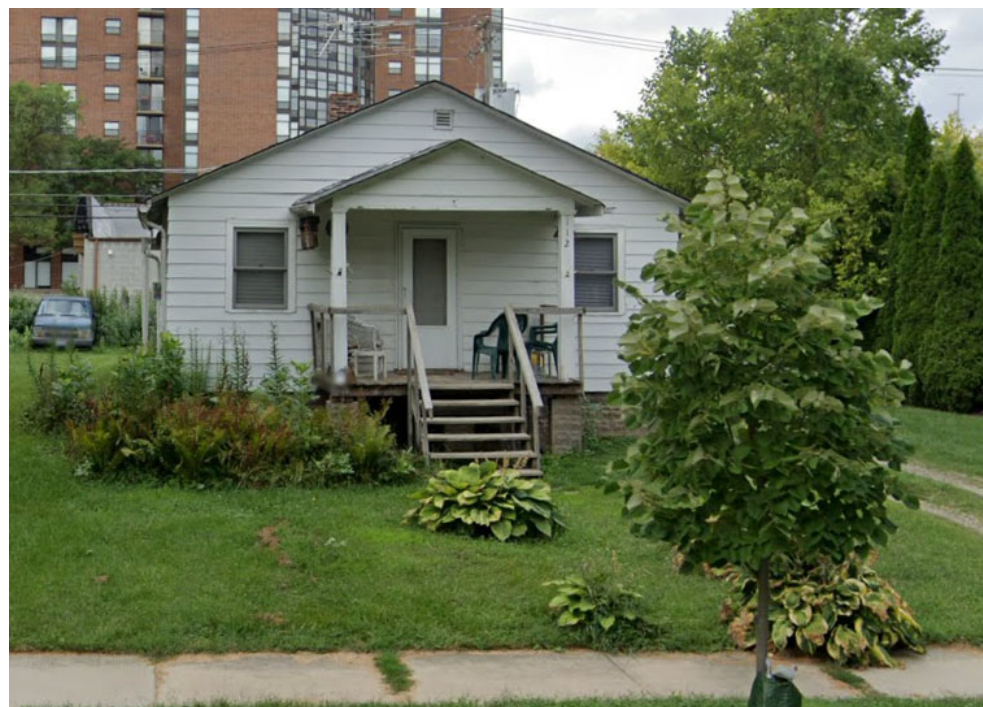


E MINER ST

SUBJECT PROPERTY
116 N PINE AVE



PROPERTY TO LEFT 1
112 N PINE AVE



PROPERTY TO LEFT 2
104 N PINE AVE



N PINE AVE

PROPERTY TO ACROSS 1
115 N PINE AVE



PROPERTY TO ACROSS 2
113 N PINE AVE



PROPERTY TO ACROSS 3
107 N PINE





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**ADDITION & KITCHEN
REMODEL
MILFORD RESIDENCE
116 N PINE DR
ARLINGTON HEIGHTS, IL**

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SHEET TITLE
ELEVATION STUDIES & NOTES

SHEET NUMBER

A5.0A





ADDITION & KITCHEN
REMODEL
MILFORD RESIDENCE
116 N PINE DR
ARLINGTON HEIGHTS, IL

DATE

09/29/2020

ISSUE DATE

09/29/2020 1 - DESIGN REVIEW

THESE DRAWINGS ARE NOT FOR
CONSTRUCTION AND ARE FOR CONCEPT ONLY.
DIMENSIONS, HEIGHTS, AND WALL LOCATIONS
TO BE VERIFIED.

SHEET TITLE
NORTH AND WEST ELEVATIONS

SHEET NUMBER

A4.1

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ HARDPLANK LAP SIDING [BOOTHBAY BLUE FINISH]	JAMES HARDIE BOARD	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)		WHITE SHAKE SIDING		GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [CHARCOAL FINISH]	GAF	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
WINDOWS		VINYL [WHITE TO MATCH EX.]		COLUMNS		WHITE	
DOORS		[WOOD AND WHITE, SEE ELEVATIONS]					

NOTES

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.32
- 6.

PROVIDE "ICE & WATERSHIELD" FROM FASCIA UP
THE ROOF SLOPE MIN. 24" BEYOND INSIDE FACE
OF WALL

30 YEAR ASPHALT SHINGLES
CLASS C OR BETTER (MIN. 235 #/SQ)
ON 15# FELT ON 5/8" OSB ROOF
SHEATHING W/ CLIPS

1" INSULATION BAFFLES

2 X 6 CONTINUOUS FASCIA

ALUMINUM GUTTER

EAVE BLOCKING W/ DRILLED
VENT HOLES + SCREEN
ON BACK

2 X 12 LVL RIDGE, HIP, VALLEYS
2 X 10 RAFTER @16" OC
PROVIDE RAFTER TIES @ ALL
RAFTER PLATE CONNECTIONS

2 X 10 CEILING JOISTS @
16" OC W/ R-49 INSULATION

5/8" DRYWALL WALLS + CEILING

2 - 2 X12 BOX HEADER
W/2" R-10 RIGID INSULATION
ON 1X NAILER PLATE

3/4" T & G PLYWOOD SUB FLOOR
ON 2 X 10 FLOOR JOISTS @ 16" OC
W/ BRIDGING AT MID-SPAN

BOX HEADER

WINDOWS W/ INSULATED GLASS
+ SCREENS (SEE PLAN + ELEVATIONS)

HORIZONTAL LAP
SIDING ON TYVEK
WRAP ON 1/2" OSB
WALL SHEATHING
ON 2X6 STUD WALL
W/ R-21 INSULATION
5/8" DRYWALL INTERIOR FINISH

GRADE

DAMP PROOF COATING

10" FOUNDATION
WALL W/ 2 - #5
TOP, THIRD, THIRD, BOTTOM

#6 VERT. @ 37" OC

4" DIA. PERFORATED PLASTIC
DRAIN W/ILE W/ SOCK & 6"
WASHED GRAVEL COVER

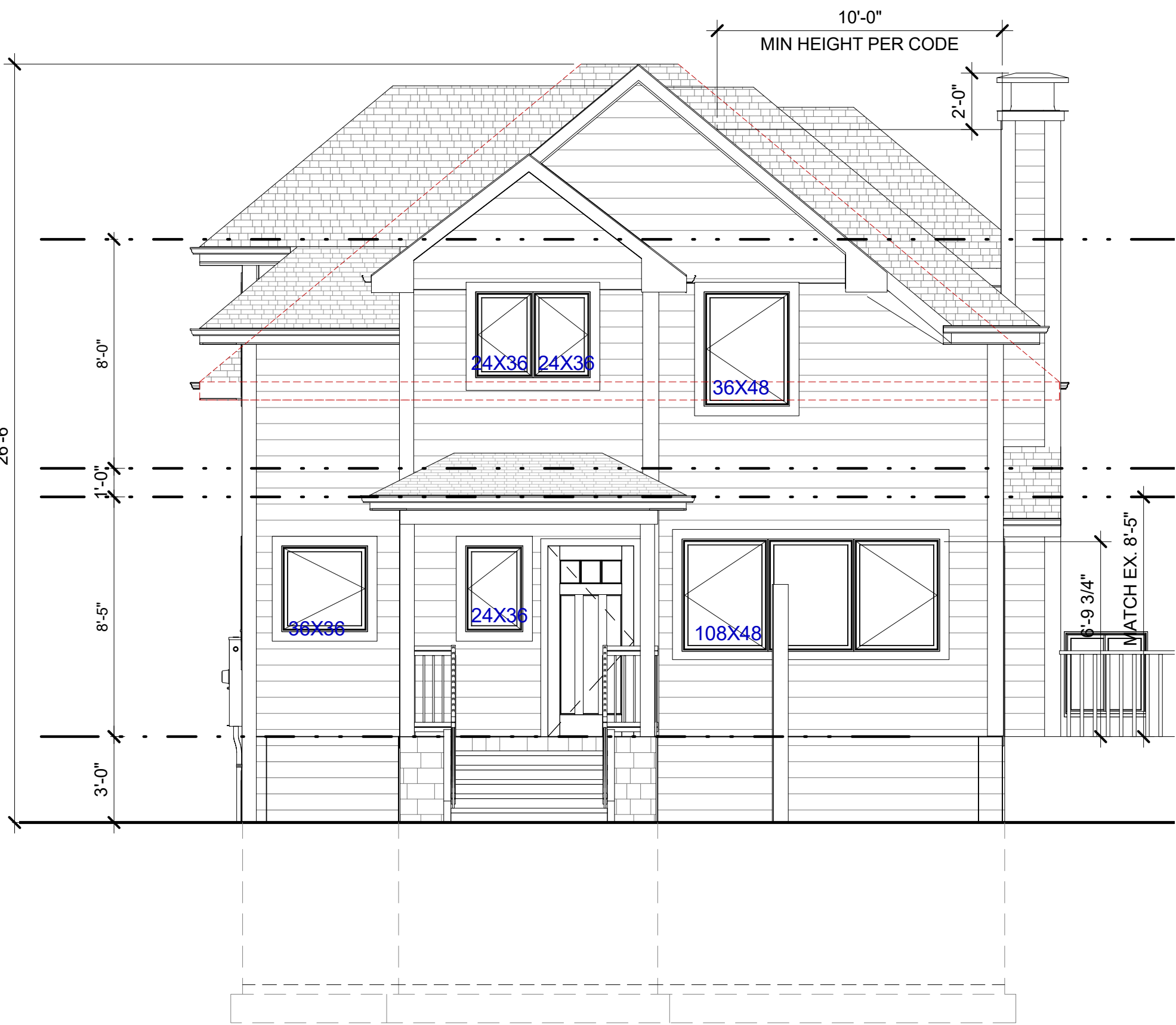
2" X 4" KEYWAY

20" X 10" FOOTING
HAND DIG BOTTOM 4"
OF FOOTING

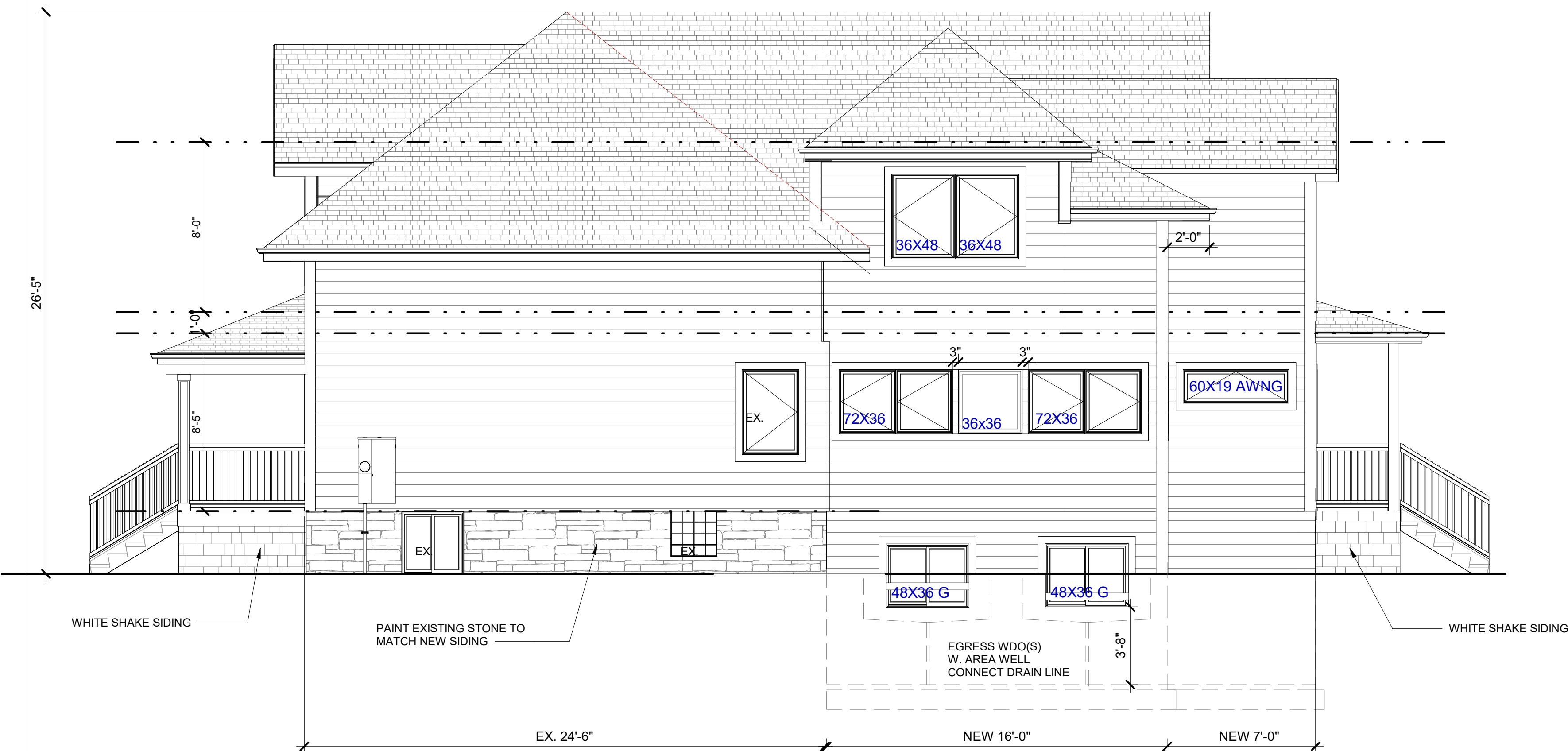
4" CONC. SLAB W/ 6" X 6"
10 GA. WIRE MESH ON .006
VISQUEEN ON 4" MIN. GRAVEL

ALL PLATES THAT REST ON
CONCRETE ARE TO BE PRESSURE
TREATED

MOISTURE RESISTANT
DRYWALL BOTTOM ROW ONLY



1 WEST ELEVATION - REAR
A4.1 1/4" = 1'-0"

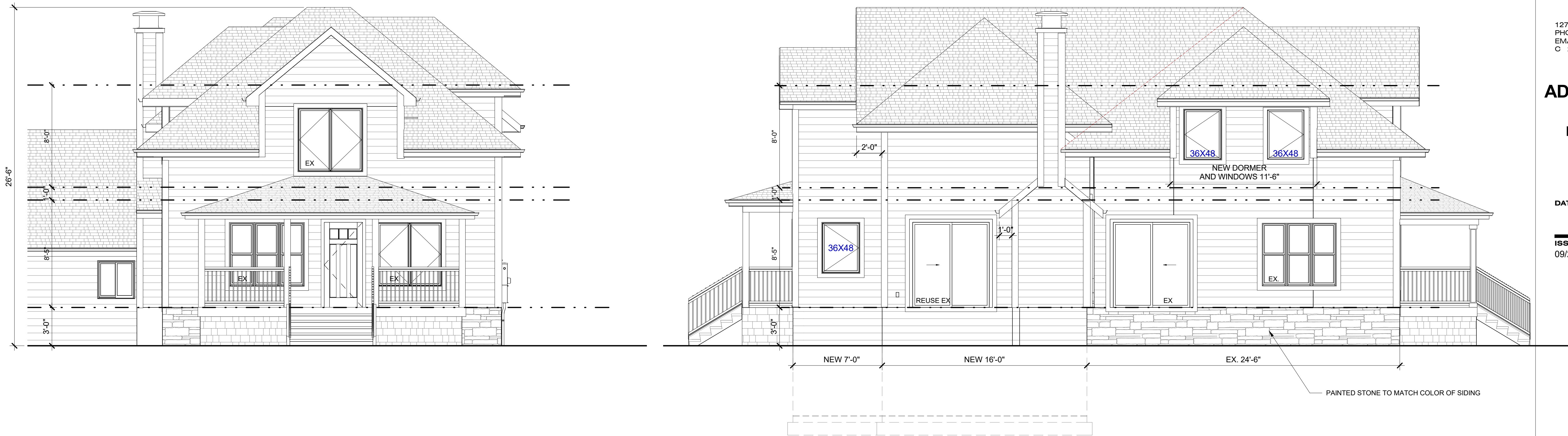


2 NORTH ELEVATION - SIDE
A4.1 1/4" = 1'-0"

3 WALL SECTION - TYP.
A4.1 1/2" = 1'-0"

ADDITION & KITCHEN
REMODEL
MILFORD RESIDENCE
116 N PINE DR
ARLINGTON HEIGHTS, IL

DATE 09/29/2020
ISSUE DATE 09/29/2020 1 - DESIGN REVIEW



1 EAST ELEVATION - FRONT
A4.0 1/4" = 1'-0"

2 SOUTH ELEVATION - SIDE
A4.0 1/4" = 1'-0"

ELEVATION MATERIALS							
LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)	[Hatch Pattern]	HORIZ HARDPLANK LAP SIDING [BOOTHBAY BLUE FINISH]	JAMES HARDIE BOARD	TRIM AND FASCIA		TRIM [WHITE]	
SIDING (2)	[Hatch Pattern]	WHITE SHAKE SIDING		GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	
ROOFING (1)	[Hatch Pattern]	ASPHALT SHINGLES [CHARCOAL FINISH]	GAF	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
WINDOWS		VINYL [WHITE TO MATCH EX.]		COLUMNS		WHITE	
DOORS		[WOOD AND WHITE, SEE ELEVATIONS]					

- NOTES
1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
 2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
 3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
 4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
 5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS. A MINIMUM CLEAR WIDTH OF 20" A MINIMUM CLEAR HEIGHT OF 24" A SILL HEIGHT OF LESS THAN 44" AFF
 6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.32

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SHEET TITLE
SOUTH AND EAST ELEVATIONS

SHEET NUMBER

A4.0

ADDITION & KITCHEN
REMODEL
MILFORD RESIDENCE
116 N PINE DR
ARLINGTON HEIGHTS, IL

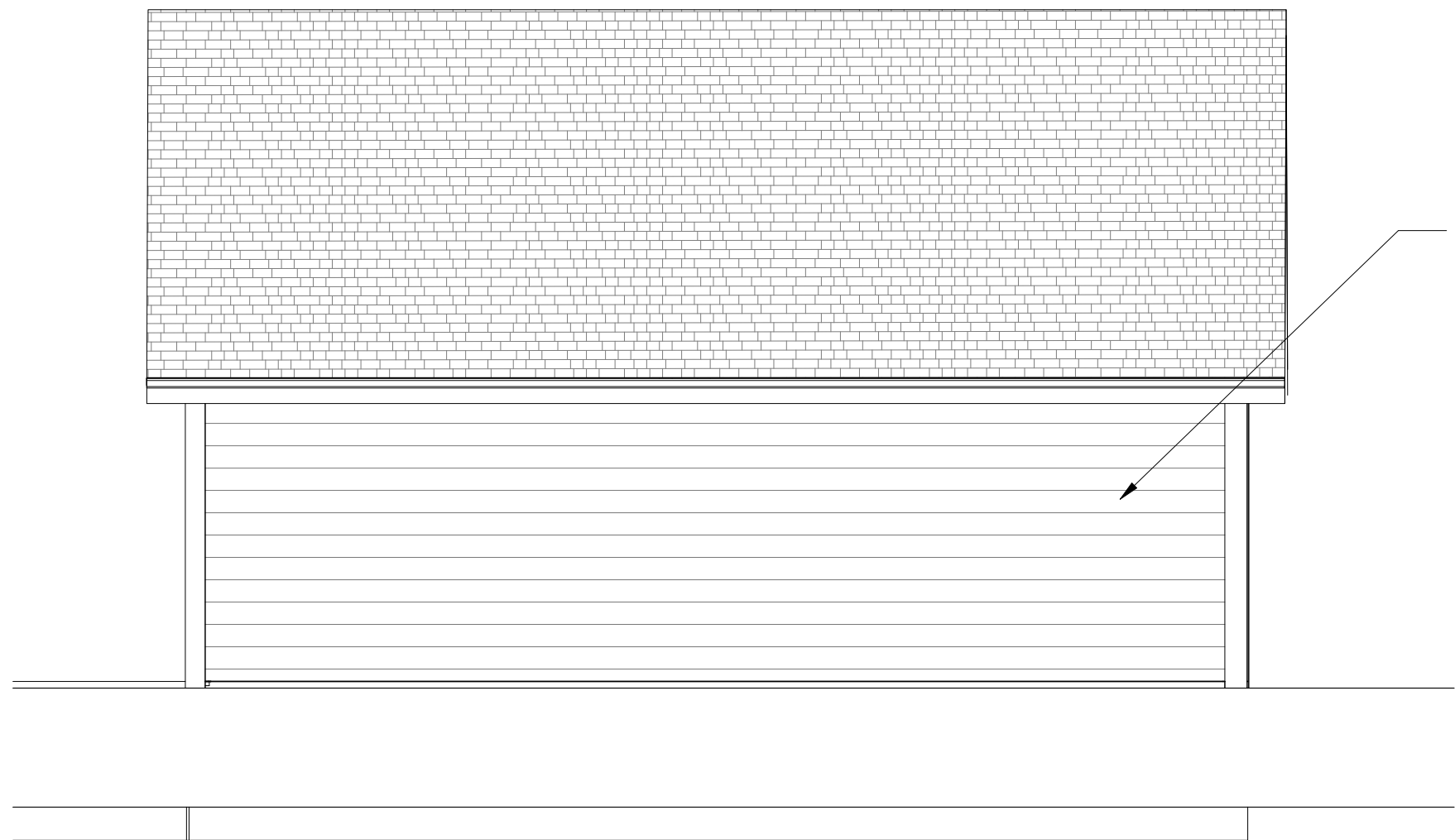
DATE

09/29/2020

ISSUE DATE

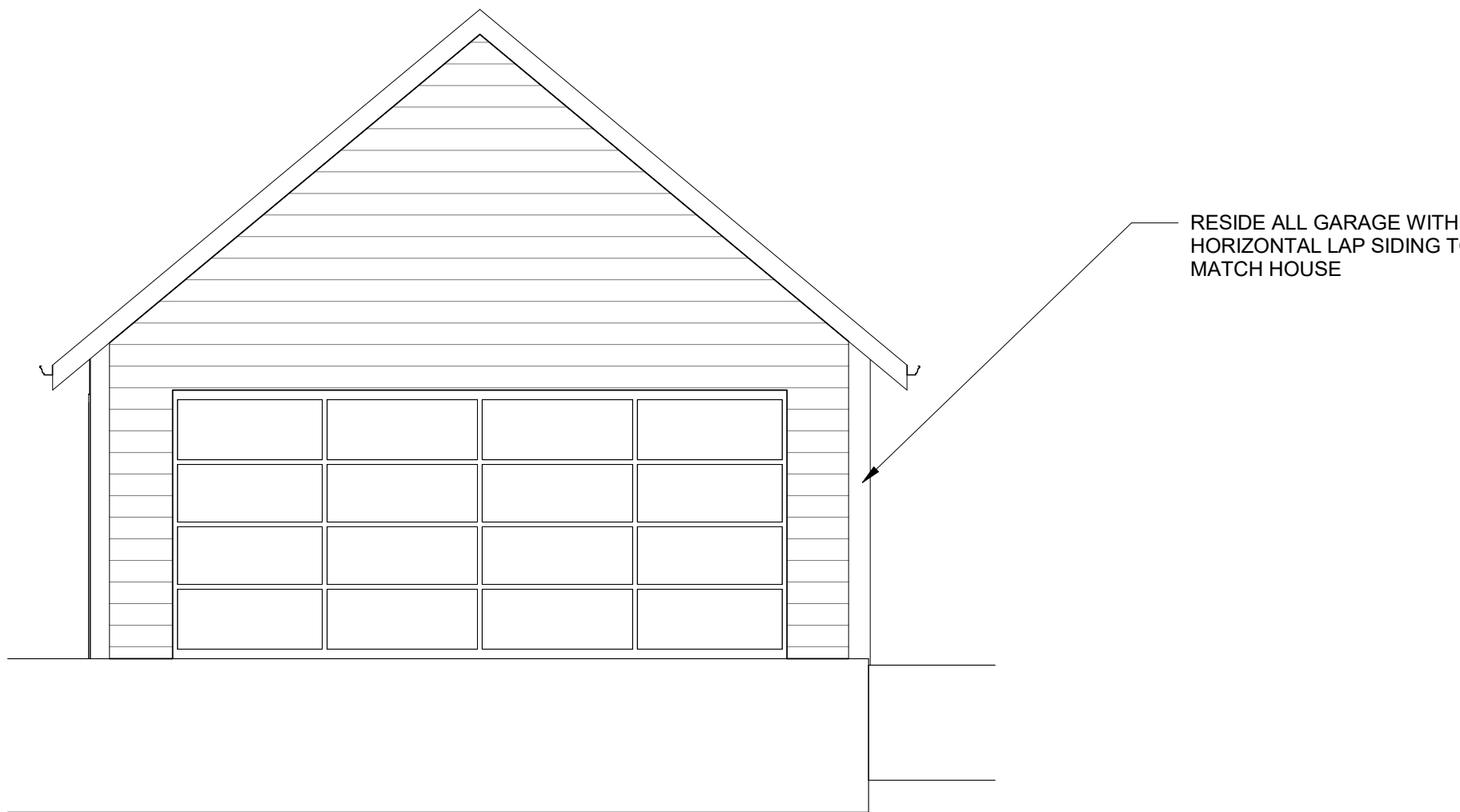
09/29/2020

1 - DESIGN REVIEW



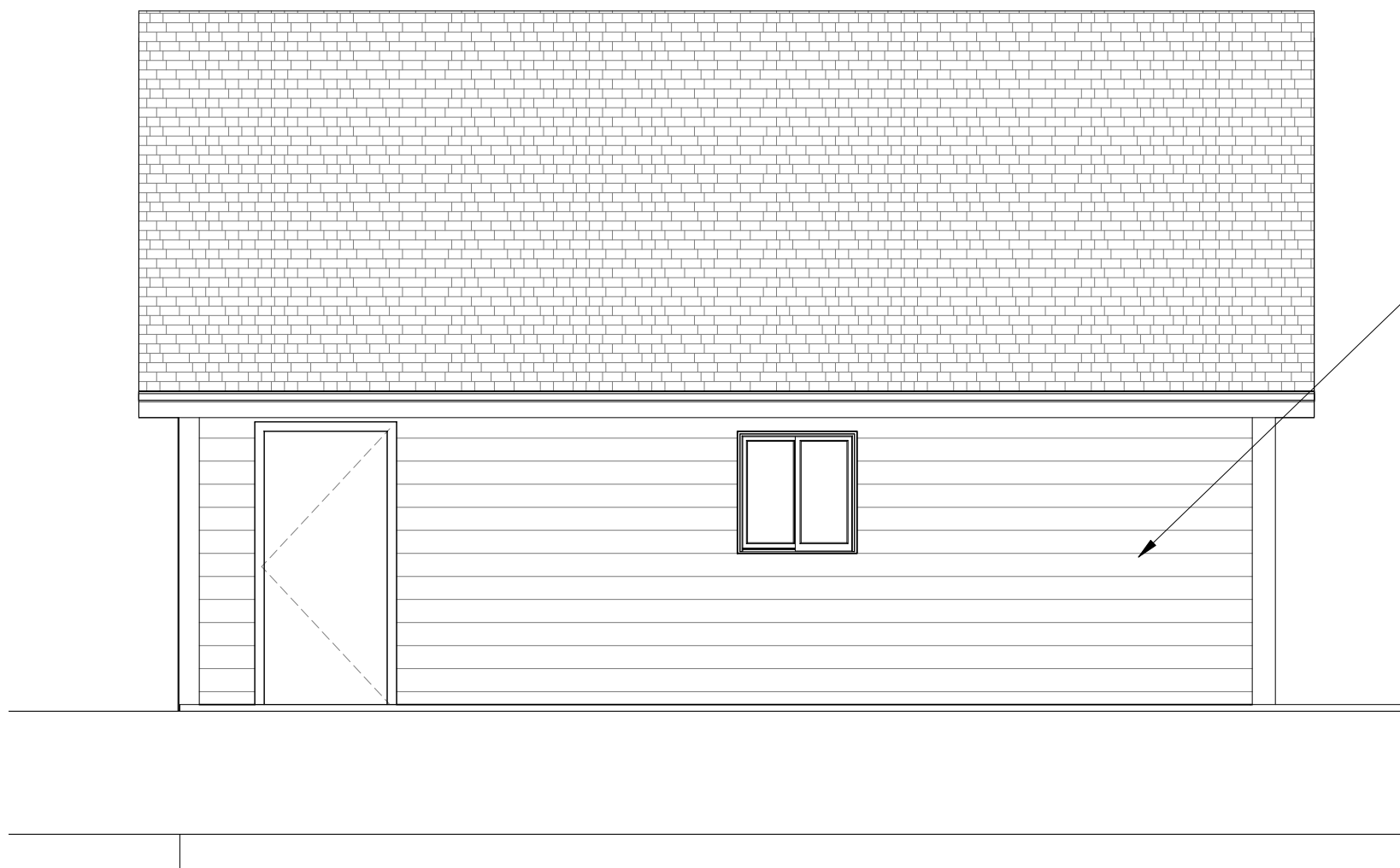
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A4.2 GARAGE ELEVATION SIDE

1/4" = 1'-0"



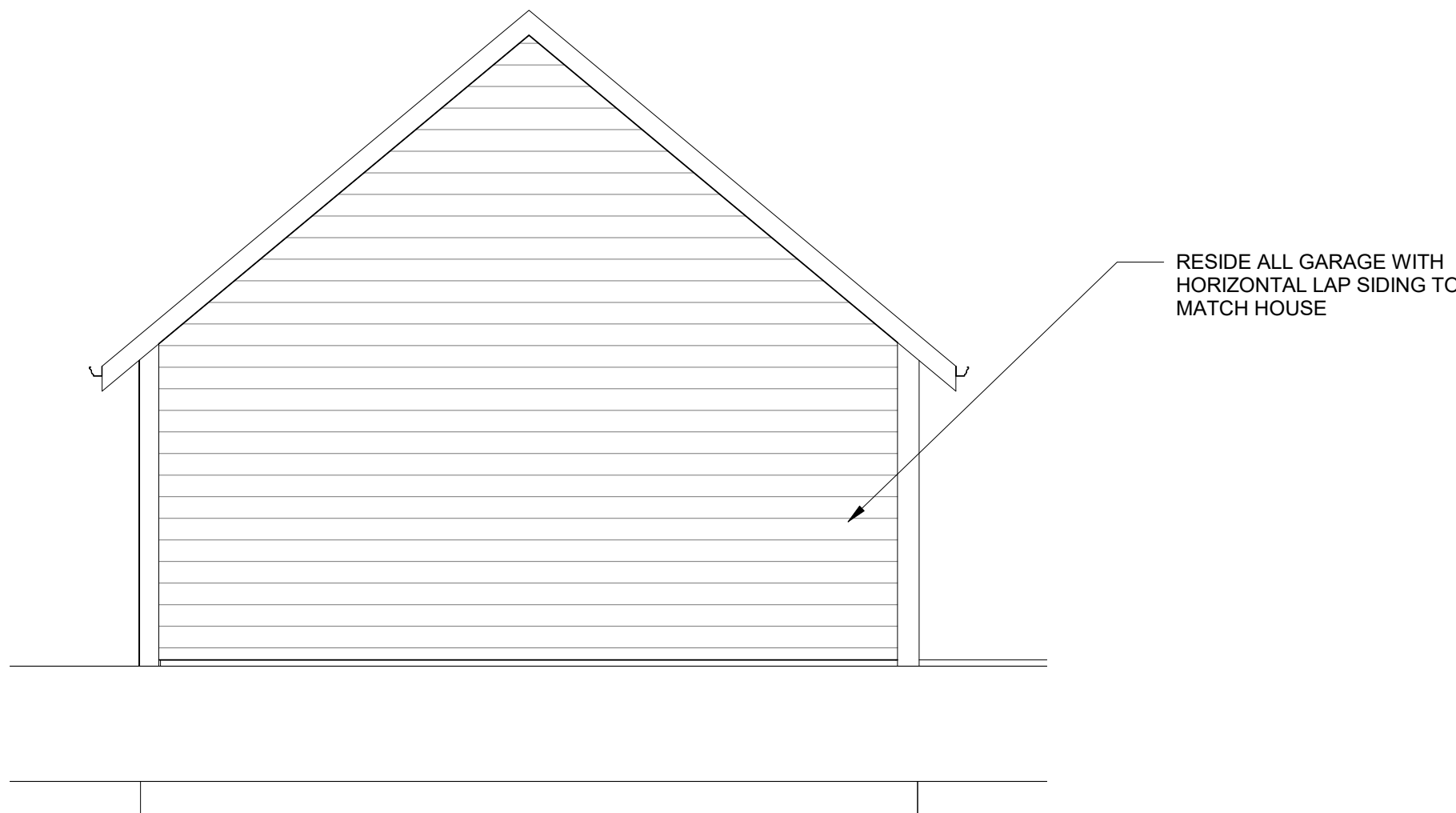
2
A4.2 GARAGE ELEVATION - FRONT

1/4" = 1'-0"



3
A4.2 GARAGE ELEVATION - SIDE

1/4" = 1'-0"



4
A4.2 GARAGE ELEVATION - BACK

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ HARDPLANK LAP SIDING [BOOTHBAY BLUE FINISH]	JAMES HARDIE BOARD	TRIM AND FASCIA		TRIM [WHITE]	
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ROOFING (1)		ASPHALT SHINGLES [CHARCOAL FINISH]	GAF	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
WINDOWS		VINYL [WHITE TO MATCH EX.]		COLUMNS		WHITE	
DOORS		[WOOD AND WHITE, SEE ELEVATIONS]					

NOTES

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DIMENSIONS, HEIGHTS, AND WALL LOCATIONS
TO BE VERIFIED.

SHEET TITLE

GARAGE ELEVATIONS

SHEET NUMBER

A4.2



Design Commission 11/10/2020

Item: DC#20-067 - Miner School - 1101 E. Miner St. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-203, to allow a 12-foot tall, 32 sf playground entrance ground sign (Sign Type 1), where playground entrance ground signs are not allowed in the R-3 Zoning District.
2. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground donor recognition ground sign (Sign Type 2), where playground donor recognition ground signs are not allowed in the R-3 Zoning District.
3. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground welcome ground sign (Sign Type 3), where playground welcome ground signs are not allowed in the R-3 Zoning District.
4. A variation from Chapter 30, section 30-203, to allow a 4'-9" tall, 7.3 sf playground memorial ground sign (Sign Type 4), where playground memorial ground signs are not allowed in the R-3 Zoning District.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Miner School at 1101 E. Miner Street:

1. A variation from Chapter 30, section 30-203, to allow a 12-foot tall, 32 sf playground entrance ground sign (Sign Type 1), where playground entrance ground signs are not allowed in the R-3 Zoning District.
2. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground donor recognition ground sign (Sign Type 2), where playground donor recognition ground signs are not allowed in the R-3 Zoning District.
3. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground welcome ground sign (Sign Type 3), where playground welcome ground signs are not allowed in the R-3 Zoning District.

4. A variation from Chapter 30, section 30-203, to allow a 4'-9" tall, 7.3 sf playground memorial ground sign (Sign Type 4), where playground memorial ground signs are not allowed in the R-3 Zoning District.

This recommendation is subject to compliance with the plans received 10/20/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Miner School - Sign Variation
Project Address: 1101 E. Miner Street
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-067
Petitioner Name: Julie Jilek
Petitioner Address: Northwest Suburban Special
Education Organization (NSSEO)
799 W. Kensington Road
Mt. Prospect, IL 60056
Meeting Date: November 10, 2020

Date Prepared: October 30, 2020

Requested Action(s):

1. A variation from Chapter 30, section 30-203, to allow a 12-foot tall, 32 sf playground entrance ground sign (Sign Type 1), where playground entrance ground signs are not allowed in the R-3 Zoning District.
2. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground donor recognition ground sign (Sign Type 2), where playground donor recognition ground signs are not allowed in the R-3 Zoning District.
3. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground welcome ground sign (Sign Type 3), where playground welcome ground signs are not allowed in the R-3 Zoning District.
4. A variation from Chapter 30, section 30-203, to allow a 4'-9" tall, 7.3 sf playground memorial ground sign (Sign Type 4), where playground memorial ground signs are not allowed in the R-3 Zoning District.

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."

The Northwest Suburban Special Education Organization (NSSEO) is requesting variations to allow four new playground ground signs at Miner School. NSSEO is an Illinois public school special education cooperative and school district that serves students with the most significant and complex disabilities. Miner School is an NSSEO therapeutic day school that serves students with a range of complex needs from Early Childhood through Grade 8. Many students have limited motor abilities, requiring the use of wheelchairs and other physical accommodations. NSSEO recently completed construction on the Miner School "Playground for Everyone", an inclusive accessible playground. The previous playground at Miner School was not wheelchair accessible. Construction of the new playground was funded by grants and donations from numerous state and local sponsors.

The petitioner is proposing four new ground signs to be installed within the playground behind the school:

- **Sign Type 1** is a 12-foot tall, 32 sf playground entrance ground sign, which is proposed to be installed across the sidewalk leading into the playground as a visual locator to welcome all to use the playground. The entrance sign design includes signage for the state and local business partners that sponsored the playground.
- **Sign Type 2** is a 6'-7" tall, 15.4 sf playground donor recognition ground sign, which thanks the state, local business, and community donors.
- **Sign Type 3** is a 6'-7" tall, 15.4 sf playground welcome ground sign, which highlights the NSSEO Governing Board and the NSSEO Foundation Board.
- **Sign Type 4** is a 4'-9" tall, 7.3 sf "Matthew's Reading Corner" memorial ground sign, which honors Matthew Ruffalo, a Miner student who passed away, and his love of reading.

Chapter 30 sign code does not cover playground signage, so variations are required. In addition to the proposed playground signage, there are two existing ground signs on the site. On the north side of the school, there is an existing, code-compliant

“Miner School” ground sign facing Miner Street. On the west side of the school, there is an existing ground sign for “A Mother’s Touch Creative Learning Center” facing Dryden Avenue, which was approved by variation in 2010.



Aerial Image of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	R-3, One-Family Dwelling District	Miner School
North	R-3, One-Family Dwelling District	Single-Family Residences
South	R-3, One-Family Dwelling District R-6, Multi-Family Dwelling District	Single-Family Residences Multi-Family Apartment Buildings
East	R-3, One-Family Dwelling District	Windsor Elementary School
West	R-6, Multi-Family Dwelling District	Multi-Family Apartment Buildings and Townhomes

Table 1. Proposed Playground Ground Signs:

PLAYGROUND GROUND SIGN TYPE	HEIGHT	AREA	LOCATION / VISIBILITY
Sign Type 1. Entrance sign	12'	32.0 sf	Inside playground, visible from Dryden Avenue
Sign Type 2. Donor Recognition sign	6'-7"	15.4 sf	Inside playground, not visible from public way
Sign Type 3. Welcome sign	6'-7"	15.4 sf	Inside playground, not visible from public way
Sign Type 4. Memorial sign	4'-9"	7.3 sf	Inside playground, not visible from public way
TOTAL		70.1 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 addressing the sign variation criteria, stating that the primary purpose for the signs is to celebrate the sense of community and honor those who made the Miner School playground a reality. Additionally, the height and size of the proposed entrance sign is needed as a visual locator to welcome all to use the playground. The petitioner feels that the proposed signs will not create a traffic hazard or a depreciation of nearby property values because the signs are setback from the road and are tastefully designed.

Staff Comments:

The new "Playground For Everyone" is a wonderful facility that will benefit so many people from Arlington Heights as well as other communities. Staff acknowledges that the sign code cannot cover every type of signage, such as this package of playground signage. Staff feels that the sign variation criteria are satisfied, and there is no objection to the proposed signs.

There is at least one non-Arlington Heights business listed which would normally be a concern of encouraging customers to shop in another community, however, the sign text is small and not visible from the street.

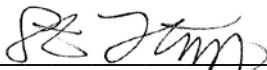
RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for *Miner School* at 1101 E. Miner Street:

1. A variation from Chapter 30, section 30-203, to allow a 12-foot tall, 32 sf playground entrance ground sign (Sign Type 1), where playground entrance ground signs are not allowed in the R-3 Zoning District.
2. A variation from Chapter 30, section 30-203, to allow a 6'-7" tall, 15.4 sf playground donor recognition ground sign (Sign Type 2), where playground donor recognition ground signs are not allowed in the R-3 Zoning District.
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4. A variation from Chapter 30, section 30-203, to allow a 4'-9" tall, 7.3 sf playground memorial ground sign (Sign Type 4), where playground memorial ground signs are not allowed in the R-3 Zoning District.

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October 30, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-067



Northwest Suburban Special Education Organization
799 W. Kensington Rd., Mount Prospect, IL 60056
t: 847-463-8100 | f: 847-463-8114

October 13, 2020

Village of Arlington Heights
Attn: Design Commission
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Design Commission,

The Northwest Suburban Special Education Organization (NSSEO) is respectfully requesting a variance regarding proposed playground signage at Miner School. NSSEO is an Illinois public school special education cooperative and school district that serves students with the most significant and complex disabilities who reside within its eight member school districts (Districts 21, 23, 25, 26, 57, 59, 211, and 214). Miner School is an NSSEO therapeutic day school that serves students with a range of complex needs from Early Childhood through Grade 8. Many students at Miner have limited motor abilities, including many students requiring the use of wheelchairs and other physical accommodations.

NSSEO recently completed construction on the Miner School Playground for Everyone – an inclusive accessible playground. The previous playground at Miner School was not wheelchair accessible, thus limiting inclusive play opportunities for students and community peers. The new playground has many accessible pieces of equipment and includes equipment not typically found in other accessible playgrounds. Interactive play stations with adaptive switch capability provide individuals with limited upper body or fine motor skills the opportunity to independently activate auditory features. These specially designed pieces of playground equipment address the needs for students with more complex disabilities and allow for children with a range of needs to actively engage in imaginative, cooperative play. The new playground has a poured in place rubber surface that allows children to interact and play together on a safe surface, further advancing independence for children with physical disabilities. In addition, the inclusive design enables children, parents, and grandparents who have disabilities or mobility impairments to participate in intergenerational play.

NSSEO is extremely grateful to have received a \$410,497 grant from the state of Illinois Department of Commerce and Economic Opportunity to fund the majority of the playground. During the planning phase for the project, it was determined that the Arlington Heights community would greatly benefit from such an inclusive accessible playground in addition to the student population at Miner School. The Arlington Heights Park District partnered with NSSEO to ensure that the entire play surface was poured in place. The Miner School PTO is also a local Arlington Heights partner in the project. The Rotary Club of Arlington Heights supported NSSEO with one of their community grants to help fund the project. Signs by Tomorrow, a local Arlington Heights business, is partnering with NSSEO as a sponsor and designing and installing the signage. In addition, Windsor School Girl Scout Troop #41997 raised funds to install a communication board at the playground for those with special needs. It is truly

heartwarming to see the level of community and elementary-level peer support for the playground.

In light of the numerous supporters and donors, the proposed playground signage celebrates this sense of community and honors those who made the Miner School Playground for Everyone a reality. The proposed playground entrance sign is 12 foot tall and spans the sidewalk serving as an entryway to the playground and visual locator for the Arlington Heights community. As the playground is set back from the road, we wanted to ensure that the community would be able to locate the playground to ensure that Arlington Heights residents benefit from all of the inclusive playground features. Along the bottom of the sign are logos of the businesses that supported the project. These logos honor our state and local business partners. The proposed playground welcome sign highlights the NSSEO Governing Board and the NSSEO Foundation Board. The proposed donor recognition sign thanks all of our generous state, local business and community donors. The Miner School Playground for Everyone project was truly a community effort and NSSEO wants to show our gratitude to everyone involved. Lastly, there is a reading corner in the playground that was funded by the generous support of the friends and family of Matthew Ruffalo, a Miner Student who passed away. There is a proposed playground sign honoring Matthew and his love of reading.

The proposed playground signage would not create a traffic hazard, as the signage is set back from the street and the only sign really visible is the playground entrance sign. There is another monument sign at the property for A Mother's Touch, but the placement of the signage would not compete with this sign. The new playground and proposed signage will help to increase the property values of neighboring residents and businesses as they are tasteful in design and an improvement of the previous 30 year old playground and entrance sign. The old Rotary Club of Arlington Heights playground entrance sign was removed. The Rotary Club of Arlington Heights is once again a sponsor of the playground and will be recognized on the new signage.

We are hopeful that the Design Commission will grant NSSEO the variances required for the proposed playground signage, as the project benefits the local community and recognizes the many contributors that brought this inclusive accessible playground to fruition. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Jilek', with a stylized, flowing script.

Julie Jilek

Assistant Superintendent, Chief School Business Official



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

SIGNAGE PROOF

Client / Project Name:

Rev 4 8/30/20 dp
NSSEO Miner School

Estimate / Order Number:

n/a

Specifications:

Date Sent To Client:

9/2/20 dp

Current Revision:

Rev 8 10/20/20 dp

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

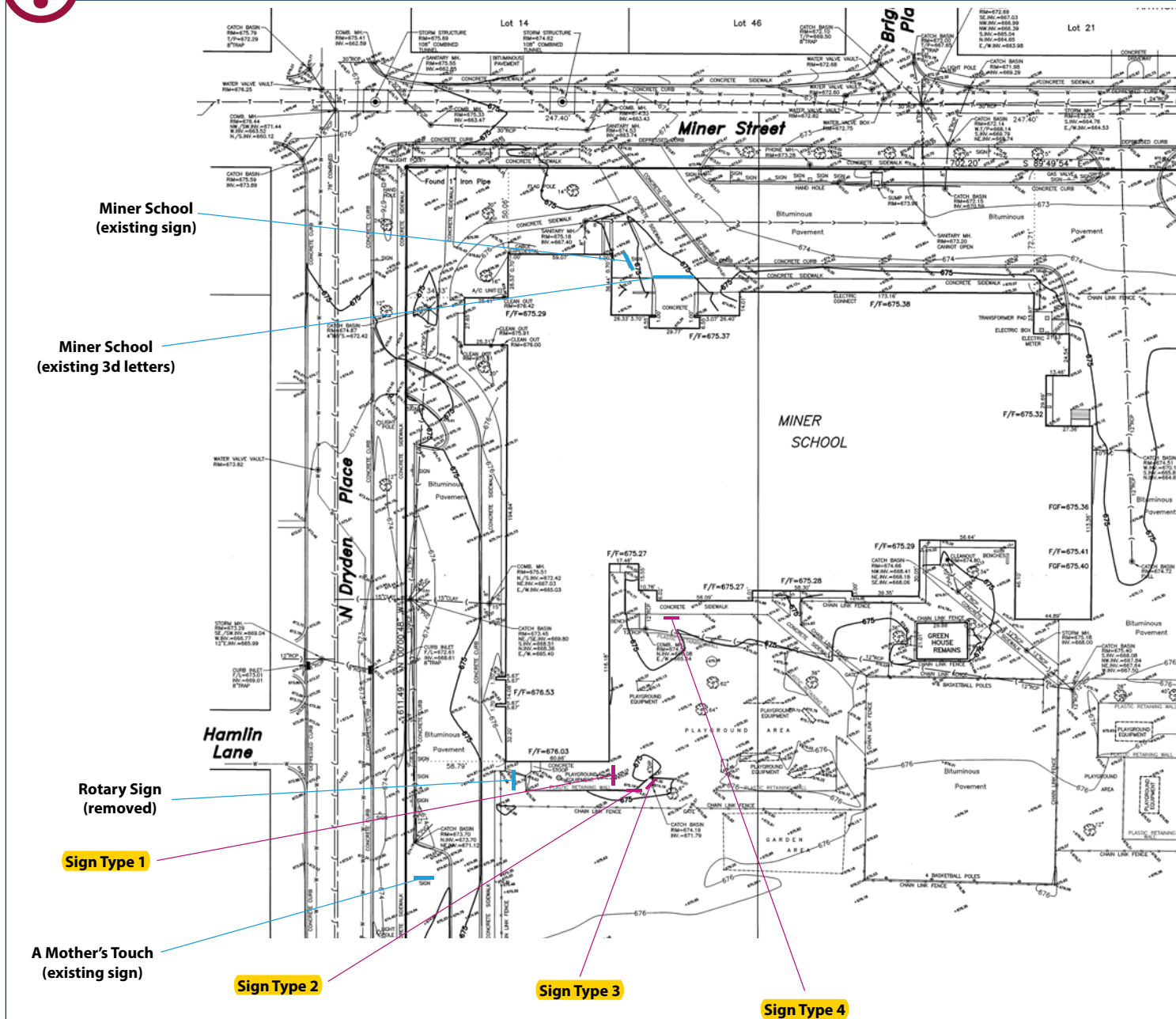
☐ Approved As Noted:

Signature / Date

☐ Requesting Revision

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com



FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 1101 E Miner St, Arlington Heights, IL 60004

Site Contact: _____ Phone Number: _____



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
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Existing Local Signage



SIGNAGE PROOF

Client / Project Name:

NSSEO Miner School

Estimate / Order Number:

n/a

Specifications:

Date Sent To Client:

9/2/20 dp

Current Revision:

Rev8 10/20/20 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
PLEASE FILL IN
INFORMATION**

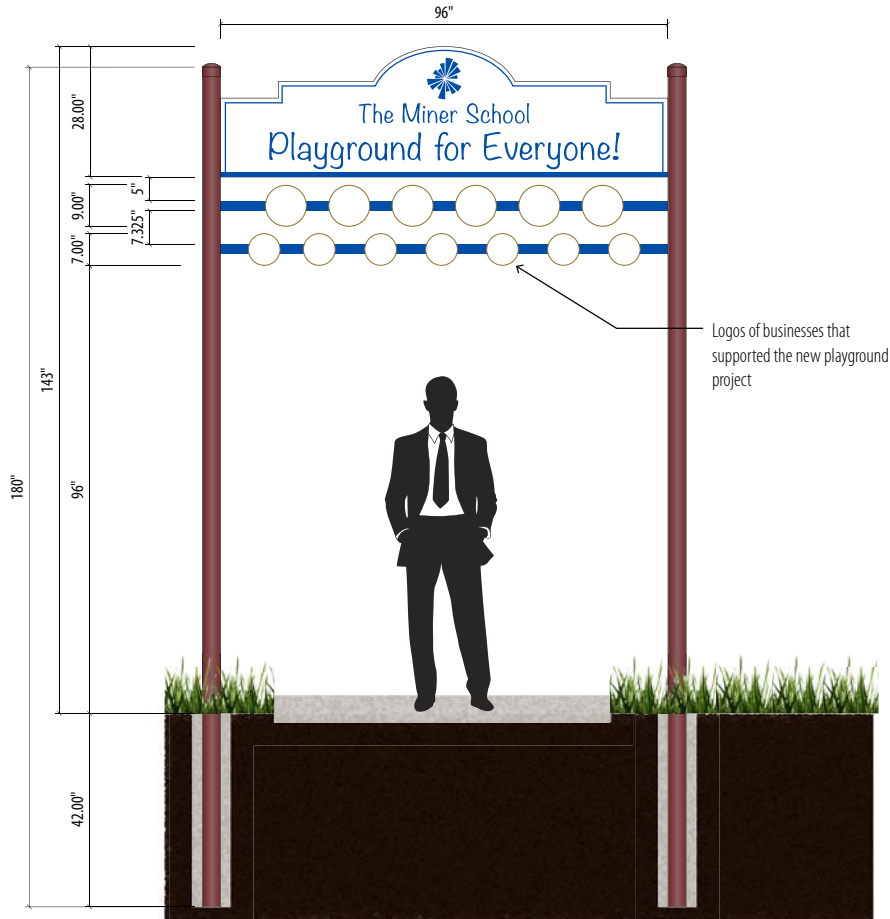
Site Address: 1101 E Miner St, Arlington Heights, IL 60004

Site Contact: _____ | Phone Number: _____

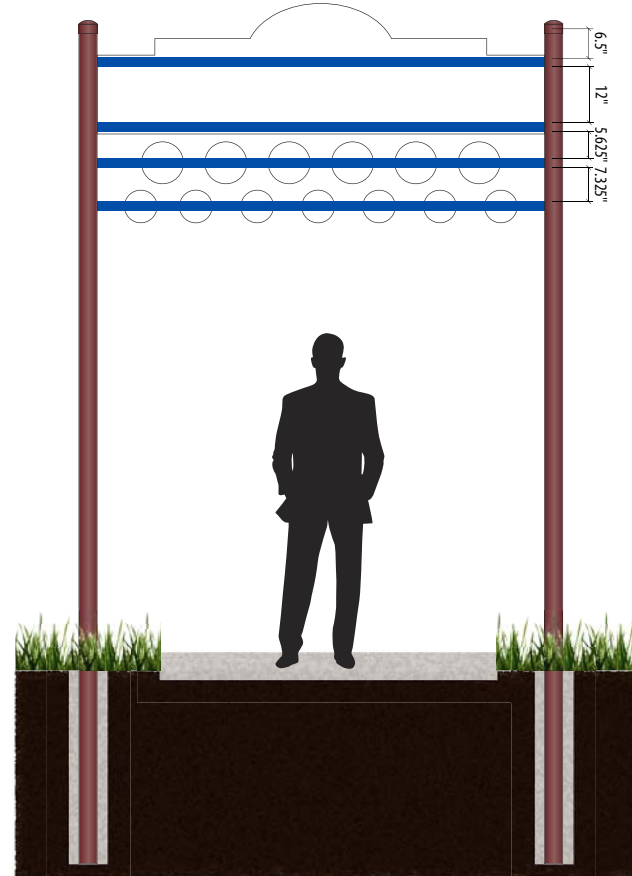


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Sign Type 1



Front



Back

SIGNAGE PROOF

Client / Project Name:

NSSEO Miner School

Estimate / Order Number:

n/a

Specifications:

Exterior Post and Panel Sign System
 Posts: 1815c Burgundy, 4" Round Smooth, Powder Coat
 Includes Anti-spin Drilling And Hardware
 Cross Bars: 2145c Blue
 Panels: POLYCARVE HDPE Material w/ routed, recessed graphics, Blue on White
 Installation: Direct burial, 42" below grade, cement.

Date Sent To Client:

9/2/20 dp

Current Revision:

Rev8 10/20/20 dp

CLIENT TO FILL OUT

☒ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

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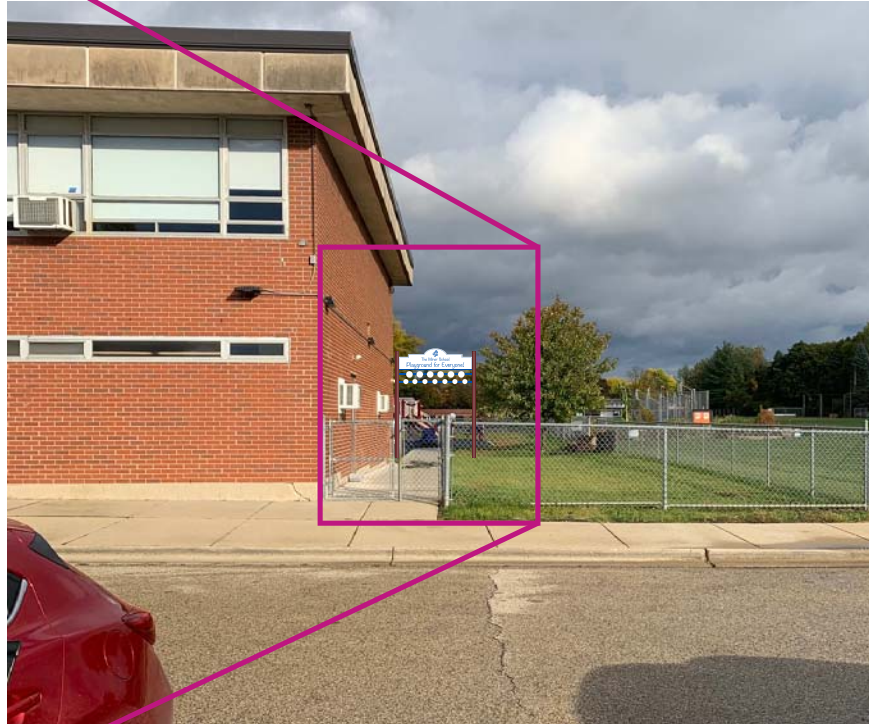
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Site Contact: Phone Numer:



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View From The Street



SIGNAGE PROOF

Client / Project Name:

NSSEO Miner School

Estimate / Order Number:

n/a

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 Posts: 1815c Burgundy, 4" Round
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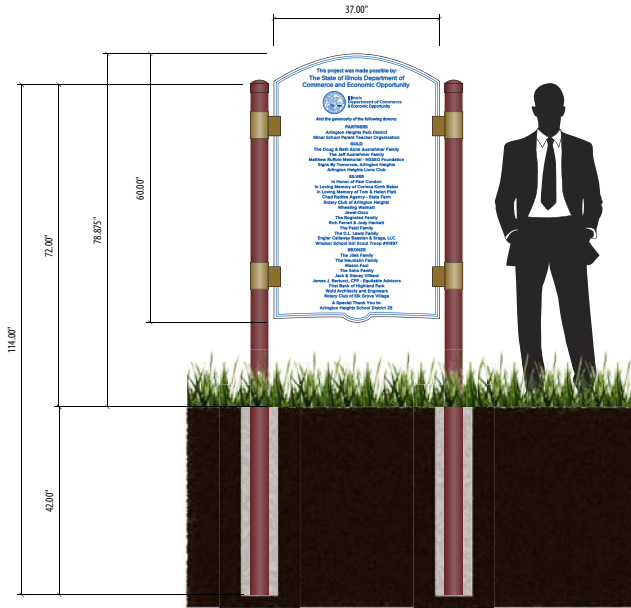
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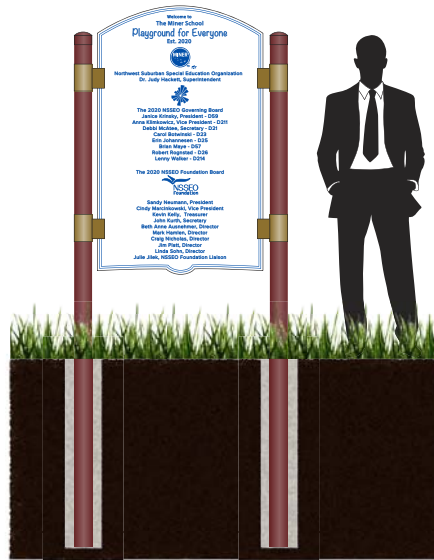


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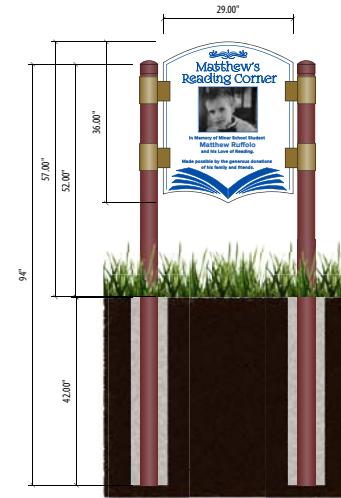
Sign Type 2



Sign Type 3



Sign Type 4



*FOR PRODUCTION REASONS, LETTER STROKE ON TEXT TO NOT BE ANY SMALLER THAN 1/8" IN DIAMETER
 IF STROKE IS SMALLER, IT MAY BE ADJUSTED DURING PRODUCTION WITH FINAL VISUAL VARYING FROM ORIGINAL DESIGN.

SIGNAGE PROOF

Client / Project Name:

NSSEO Miner School

Estimate / Order Number:

n/a

Specifications:

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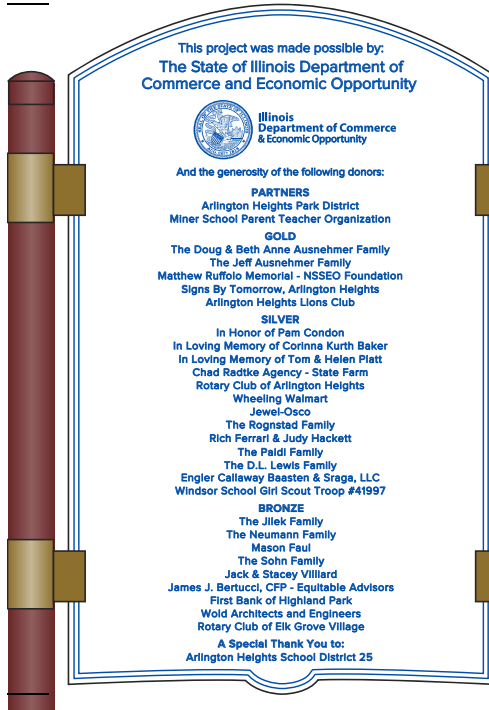
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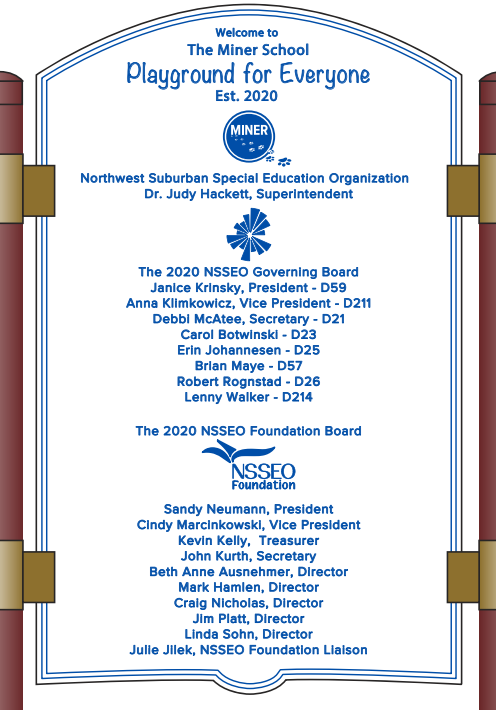
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CLOSEUPS

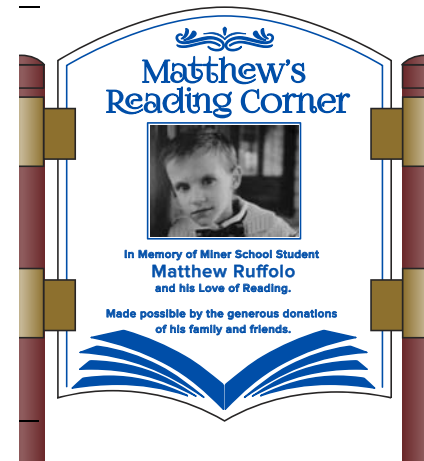
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Sign Type 4



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Exterior Post and Panel Sign System

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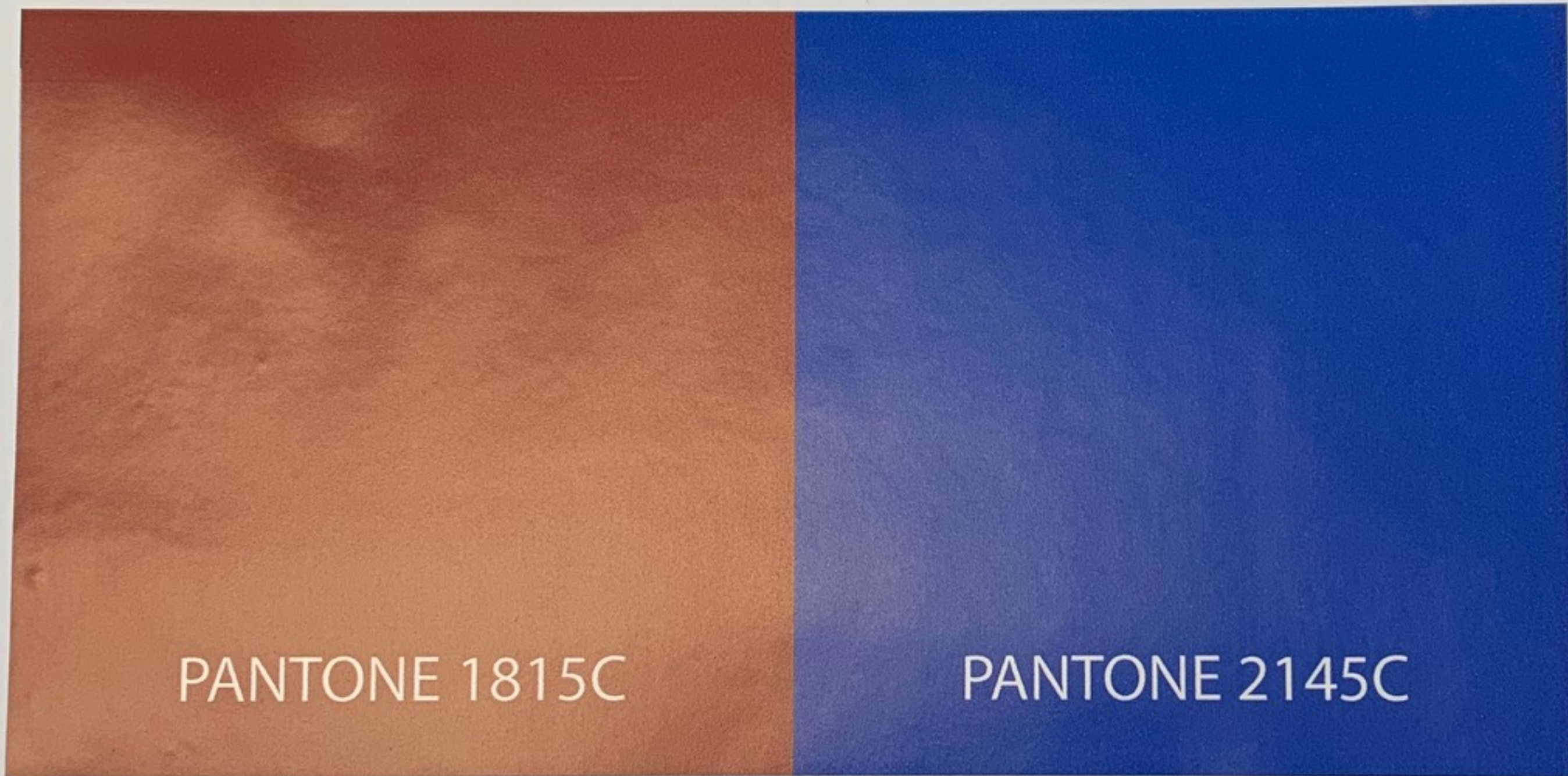
Includes Anti-spin Drilling And Hardware

Cross Bars: 2145c Blue

Panels : POLYCARVE HDPE Material w/ routed, recessed graphics, Blue on White

Installation: Direct burial, 42" below grade, cement.

*Post
color*



*Polycarve
color*



Material List

1. Petitioner Name: Miner School – NSSEO
2. Date: 10/2/2020
3. Project: Signage for Miner School Playground for Everyone
4. Location: 1101 E. Miner St., Arlington Heights, IL 60004

School Playground:

Exterior Post and Panel Sign System

Posts: 1815c Burgundy, 4" Round Smooth, Powder Coat

Includes Anti-spin Drilling And Hardware

Cross Bars: 2145c Blue

Panels: POLYCARVE HDPE Material w/ routed, recessed graphics, Blue on White

Installation: Direct burial, 42" below grade, cement.



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Existing Local Signage



SIGNAGE PROOF

Client / Project Name:

NSSEO Miner School

Estimate / Order Number:

n/a

Specifications:

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9/2/20 dp

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Rev8 10/20/20 dp

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Site Address: 1101 E Miner St, Arlington Heights, IL 60004

Site Contact: Phone Number:



Design Commission 11/10/2020

Item: DC#20-054 - Trammell Crow Senior Housing Development - 2045 S. Arlington Heights Rd. / Institutional

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new Senior Housing Development.

Recommendation

It is recommended that the Design Commission approve the proposed design for the Trammel Crow Senior Housing Development at 2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 10/28/20, 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. Balcony Fascia/Soffit. It is recommended to consider changing the fascia/soffit color from light gray to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
2. Elevator Overrun Setback. It is recommended that the elevator overruns be setback from the exterior walls, approximately five or six feet, to reduce their prominence.
3. Elevator Overrun Color. It is recommended to change the siding color of the elevator overruns from black to grey (to match the grey brick) to soften the appearance.
4. Mechanical Screening. Provide a sight line study to confirm if the rooftop mechanical units will be visible from the streets, and if so, provide a screen to conceal them from view.
5. Signage. All signage is required to comply with Chapter 30 Sign Code, or seek variations.
6. This review deals with architectural design only and should not be construed

to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Trammell Crow Senior Housing Development
Project Address: 2045 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: November 3, 2020

PETITIONER INFORMATION:

DC Number: 20-054
Petitioner Name: Mary Boehmler
Petitioner Address: Trammell Crow
700 Commerce Drive, Suite 455
Oakbrook, IL 60005
Meeting Date: November 10, 2020

Requested Action(s):

Approval of the proposed architectural design for a new Senior Housing Development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval for Rezoning and PUD approval. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission for building and signage only."

Summary:

The petitioner is proposing a complete redevelopment of an existing 8.2 acre office property. The scope of the project includes demolition of four existing single-story office buildings to allow construction of a new, three-story, 175-unit luxury senior living development. The Property will include 93 Independent Living units, 58 Assisted Living units, and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces.

Staff Comments:

Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

However, Staff recommends the following revisions to further enhance the design:

- **Balcony Fascia/Soffit.** The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- **Elevator Overrun.** There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these "black boxes" are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Sustainable Design:

Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building. However, there is a small grouping of mechanical units located in the center of the roof. If those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm.

Utility meters are proposed on the east side of the building, which will be screened with landscaping.

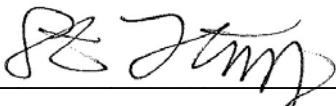
Signage:

For Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code, or seek variations.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed design for the Trammel Crow Senior Housing Development at 2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 10/28/20, 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. **Balcony Fascia/Soffit.** It is recommended to consider changing the fascia/soffit color from light gray to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
2. **Elevator Overrun Setback.** It is recommended that the elevator overruns be setback from the exterior walls, approximately five or six feet, to reduce their prominence.
3. **Elevator Overrun Color.** It is recommended to change the siding color of the elevator overruns from black to grey (to match the grey brick) to soften the appearance.
4. **Mechanical Screening.** Provide a sight line study to confirm if the rooftop mechanical units will be visible from the streets, and if so, provide a screen to conceal them from view.
5. **Signage.** All signage is required to comply with Chapter 30 Sign Code, or seek variations.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



November 3, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-054

Project Narrative

2045 S. Arlington Heights Road

REVISED 10/27/2020

Project Overview

Trammell Crow Company is proposing a 3-story, 175-unit luxury senior living development at 2045 S. Arlington Heights Road, Arlington Heights, IL. The building is proposed to be approximately 40 feet tall (refer to architectural exterior elevations). The proposed development seeks to provide high-quality residences and community for those seeking rental continuum of care living (independent living, assisted living, and memory care living) and to revitalize the proposed site in a sensitive and innovative manner. The Property will include 93 Independent Living units, 58 Assisted Living units and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces (refer to civil engineering Site Plan).

Building Design

The building will be constructed utilizing a wood-framed structure (except for the memory care portion which will use steel-stud framing and some common spaces which may use steel-stud framing). The primary exterior materials will consist of brick, fiber cement panel, fiber cement siding (warm, wood-look siding) and glass. Windows will be expansive, allowing plenty of daylight into and views from the dwelling units. Drawing on the existing surroundings, the exterior facades will feature contextual details. The proposed recessed and hung balconies allows residents to take advantage of the outdoors.

The aesthetic of the building is composed of a modern rhythm of long, then small, flat-roofed gestures to break up the façade. The material palette is limited yet beautiful. Please refer to exterior elevations, renderings and building materials in architectural plans for specifics.

Sustainable Design

Principles of sustainability are proposed throughout the project in various ways. In order to highlight specific sustainability principles proposed, these are listed below.

Site Design:

- Proposing native plant species where possible to minimize maintenance and watering.
- Proposing low maintenance landscape and water efficient irrigation system.
- Connecting to the existing sidewalk along Arlington Heights Road
- Providing external bike racks

Building Design:

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) for the roof
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems
- Energy Star-rated appliances
- LED fixtures
- Programmable or SMART thermostats
- Electric vehicle charging stations

Health & Wellness:

- Designed to encourage physical activity with well designed and convenient stairwells and exterior pathways. The building will include a pool for aerobics, fitness center, spa and massage room. The grounds include activity lawns and putting green, walking trails and nature viewing and emersion.
- Clean air with at least MERV 10 air filters
- Access to daylight in resident units and amenity spaces
- LOW VOC materials and paints
- Convenient, common area hand sanitizers
- Centers for Disease Control and Prevention guidelines are followed as well as those set by the State of Illinois. This includes providing the necessary protective gear like masks and gloves for our employees and frequently sanitizing our community with cleaning supplies.

Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005



PROJECT LOCATION

Vicinity

Site Location

PROPOSED SITE

DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	DESIGN APP. 07/30/2020	DESIGN RE-SUBMIT 10/28/2020
ARCHITECTURAL DESIGN APPLICATION			
A0-0	TITLE PAGE	•	•
A0-1	EXISTING SITE PHOTOS	•	•
A0-2	EXISTING SITE PHOTOS	•	•
A1-1	PLANS	•	•
A1-3	SITE DESIGN ELEMENTS	•	•
A1-5	ELEVATIONS (OVERALL)	•	•
A1-6	ELEVATIONS (PARTIAL)	•	•
A1-7	ELEVATIONS (PARTIAL)	•	•
A1-8	BUILDING SECTIONS	•	•
A1-9	PERSPECTIVE VIEWS	•	•
A1-10	PERSPECTIVE VIEWS	•	•
A1-11	PERSPECTIVE VIEWS	•	•
A1-12	PERSPECTIVE VIEWS	•	•
A1-13	PERSPECTIVE VIEWS	•	•
A1-14	PERSPECTIVE VIEWS	•	•
A1-15	EXTERIOR MATERIALS	•	•
A1-16	EXTERIOR MATERIALS	•	•
A1-17	EXTERIOR MATERIALS	•	•
AC1-1	CODE PLANS	•	•

PROJECT TEAM

OWNER/DEVELOPER:

Trammell Crow Company
700 Commerce Dr. Suite 455
Oak Brook, IL 60523
Ph: 630-990-1501

ARCHITECT:

Elness Swenson Graham Architects, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508

CIVIL ENGINEER:

SPACECO, Inc.
9575 W Higgins Road, Suite 700
Rosemont, IL 60018
Ph: 847-696-4060
Attn: Brett Duffy

LANDSCAPE ARCHITECT:

Confluence
307 N Michigan Ave #601
Chicago, IL 60601
Ph: 312-663-5494
Attn: Craig Soncrant

CONTRACTOR:

T.B.D.

STRUCTURAL ENGINEER:

T.B.D.

MECHANICAL/PLUMBING ENGINEER:

T.B.D.

ELECTRICAL ENGINEER:

Emanuelson-Podas, Inc
7705 Bush Lake Road
Edina, MN 55439
Ph: 952-930-0050
Attn: Justin Artz

UNIT MIX & SQUARE FOOTAGES

OVERALL BUILDING METRICS

	TOTAL GSF	COMMON GSF	INDEPENDENT LIVING GSF	ASSISTED LIVING GSF	MEMORY CARE GSF
LEVEL 1	71,461	24,689	22,972	8,787	15,013
LEVEL 2	59,553	7,777	30,194	21,582	0
LEVEL 3	59,553	6,950	30,194	22,409	0
	190,567	39,416	83,360	52,778	15,013
			93	58	24
			896	910	626
SURFACE STALLS	194				
STALLS PER UNIT	1.11				
					175

INDEPENDENT LIVING UNIT METRICS

Level	1	2	3	TOTAL	%	Beds	Avg	Range
Studio	3	3	3	9	10%	9	445	431-452
1 Bedroom	12	18	18	48	52%	48	679	646-737
1 Bedroom + Den	6	8	8	22	24%	22	926	870-987
2 Bedroom	4	5	5	14	15%	28	1069	1068-1072
	25	34	34	93		107	774	

ASSISTED LIVING UNIT METRICS

Level	1	2	3	TOTAL	%	Beds	Avg	Range
Studio	0	3	3	6	10%	6	431	431
1 Bedroom	5	12	12	29	50%	29	682	646-758
1 Bedroom + Den	2	5	4	11	19%	11	915	827-960
2 Bedroom	2	5	5	12	21%	24	1080	1068-1091
	9	25	24	58		70	782	

MEMORY CARE UNIT METRICS

Level	1	2	3	TOTAL	%	Beds	Avg	Range
Private Studio	16	0	0	16	67%	16	376	334-379
Companion Studio	8	0	0	8	33%	8	400	400
	24	0	0	24		24	384	

SYMBOLS LEGEND

SECTION AND ELEVATION REF

INTERIOR ELEVATION REF

DETAIL REF

WALL TYPE

WINDOW TYPE

ELEVATION REF

SPOT ELEVATION REF

FLOOR FINISH TRANSITION REF

EXTERIOR ELEVATION KEYNOTE REF

ROOM NAME AND NUMBER

DOOR NUMBER

SECTION KEYNOTE REF

REVISION NUMBER

FIRE EXTINGUISHER CABINET

FIRE EXTINGUISHER - WALL MOUNTED

PLAN COMMISSION + DESIGN REVIEW APPLICATION

10/28/2020

ORIGINAL ISSUE:

REVISIONS

No.	Description	Date
-----	-------------	------

220601

PROJECT NUMBER

Author

Checker

DRAWN BY

CHECKED BY

KEY PLAN

NORTH

Arlington Heights Senior

TITLE PAGE

A0-0

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

esg

ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Illinois

Signature
Typed or Printed Name
License # Date

NOT FOR
CONSTRUCTION

PLAN COMMISSION +
DESIGN REVIEW
APPLICATION
10/28/2020

ORIGINAL ISSUE:		
REVISIONS		
No.	Description	Date

220601
PROJECT NUMBER
Author Checker
DRAWN BY CHECKED BY

KEY PLAN



NORTH

Arlington Heights Senior

EXISTING SITE PHOTOS

A0-1



1 STREET VIEW - FROM SW CORNER, LOOKING NORTH



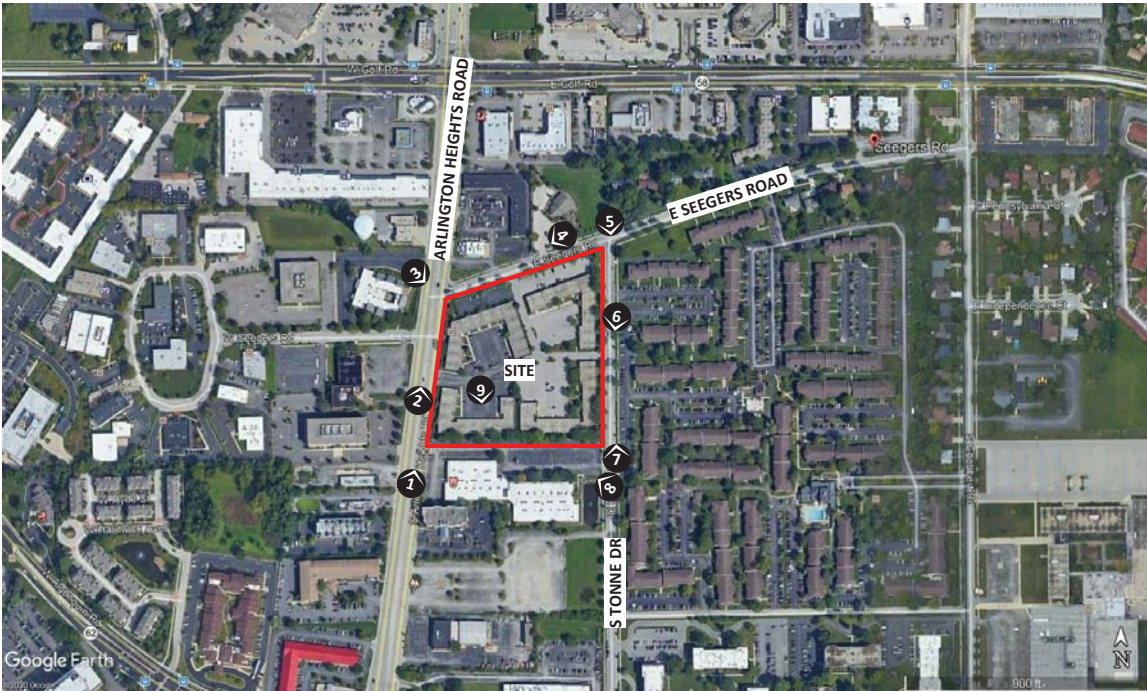
2 STREET VIEW - AT WEST CURB CUT, LOOKING NORTH



3 STREET VIEW - AT CORNER OF ARLINGTON HEIGHTS ROAD & E SEEGER ROAD, LOOKING SOUTHEAST



4 STREET VIEW - ON E SEEGER ROAD, LOOKING WEST



SITE PLAN



AERIAL PERSPECTIVE FROM THE NORTHEAST



AERIAL PERSPECTIVE FROM THE SOUTHWEST



5 STREET VIEW - FROM NE CORNER, LOOKING SOUTH



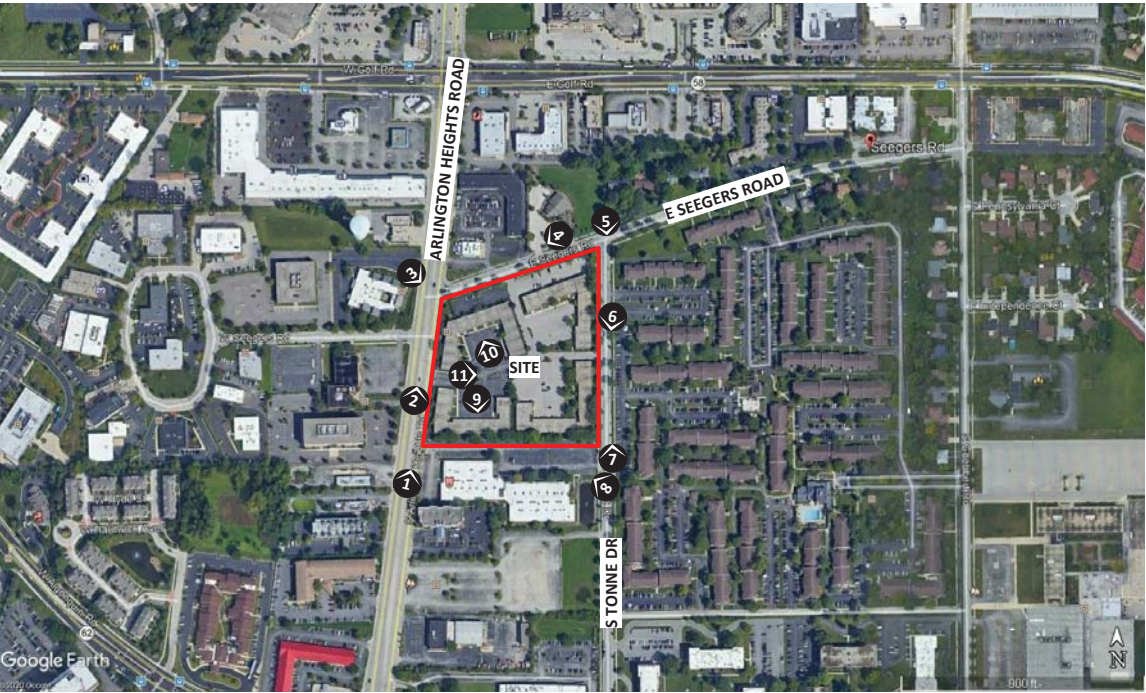
6 STREET VIEW - AT EAST CURB CUT



7 STREET VIEW - FROM SE CORNER, LOOKING NORTH



8 STREET VIEW - FROM SE CORNER, LOOKING WEST



SITE PLAN



9 STREET VIEW - INTERIOR OF PROPERTY



10 STREET VIEW - INTERIOR OF PROPERTY



11 STREET VIEW - INTERIOR OF PROPERTY

esc

ARCHITECTURE & DESIGN

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Minneapolis, MN 55415
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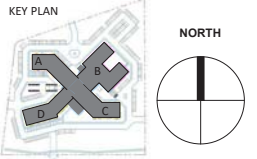
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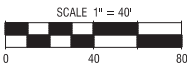
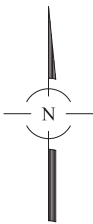


Arlington Heights Senior

EXISTING SITE PHOTOS

A0-2

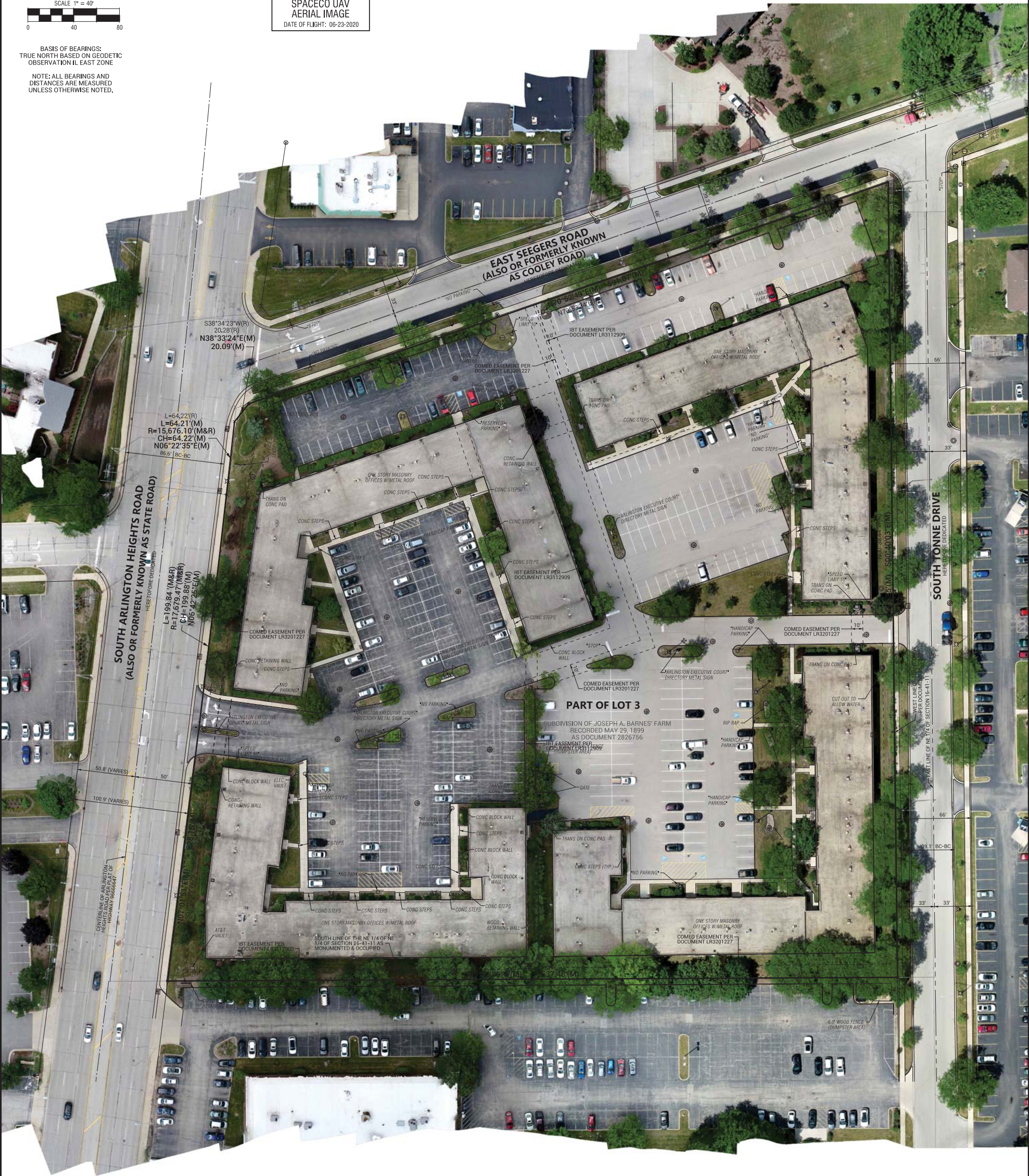
A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



SPACECO UAV
AERIAL IMAGE
DATE OF FLIGHT: 06-23-2020

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.



LEGEND

	STORM SEWER		SANITARY MANHOLE		WIND HOLE		CLEARCUT
	SANITARY SEWER		STORM MANHOLE		STREET LIGHT		PK / MAG NAL
	COMBINED SEWER		CATCH BASIN		UTILITY POLE		RAILROAD SPIKE
	WATER MAIN		MANHOLE		TRAFFIC SIGNAL		
	GAS MAIN		FLARED END SECTION		TRAFFIC SIGNAL BOX		
	UNDERGROUND TELEPHONE LINE		ELECTRIC MANHOLE		SPINNER HEAD		
	UNDERGROUND ELECTRIC LINE		TELEPHONE MANHOLE		BOLLARD		
	CATV		TELEPHONE SPROUT		MANHOLE		
	OH		ELECTRIC SPROUT		SSB		
	FO		CABLE TV SPROUT		UNDERSIZED MANHOLE		
	RAILROAD		FIRE HYDRANT		RIGHT-OF-WAY MONUMENT		
	FENCE		VALVE AND VAULT		DISC		
	GUARDRAIL		WATER VALVE		IRON / STEEL ROD		
	EDGE OF WATER		B BOX		IRON PIPE		
	WETLAND LIMITS		AUXILIARY VALVE		CUT CROSS		
			WELL		PK / MAG NAL		
			GAS VALVE		RAILROAD SPIKE		

PREPARED FOR:
TRAMMELL CROW COMPANY
700 COMMERCE DRIVE, SUITE 455
OAK BROOK, IL 60523

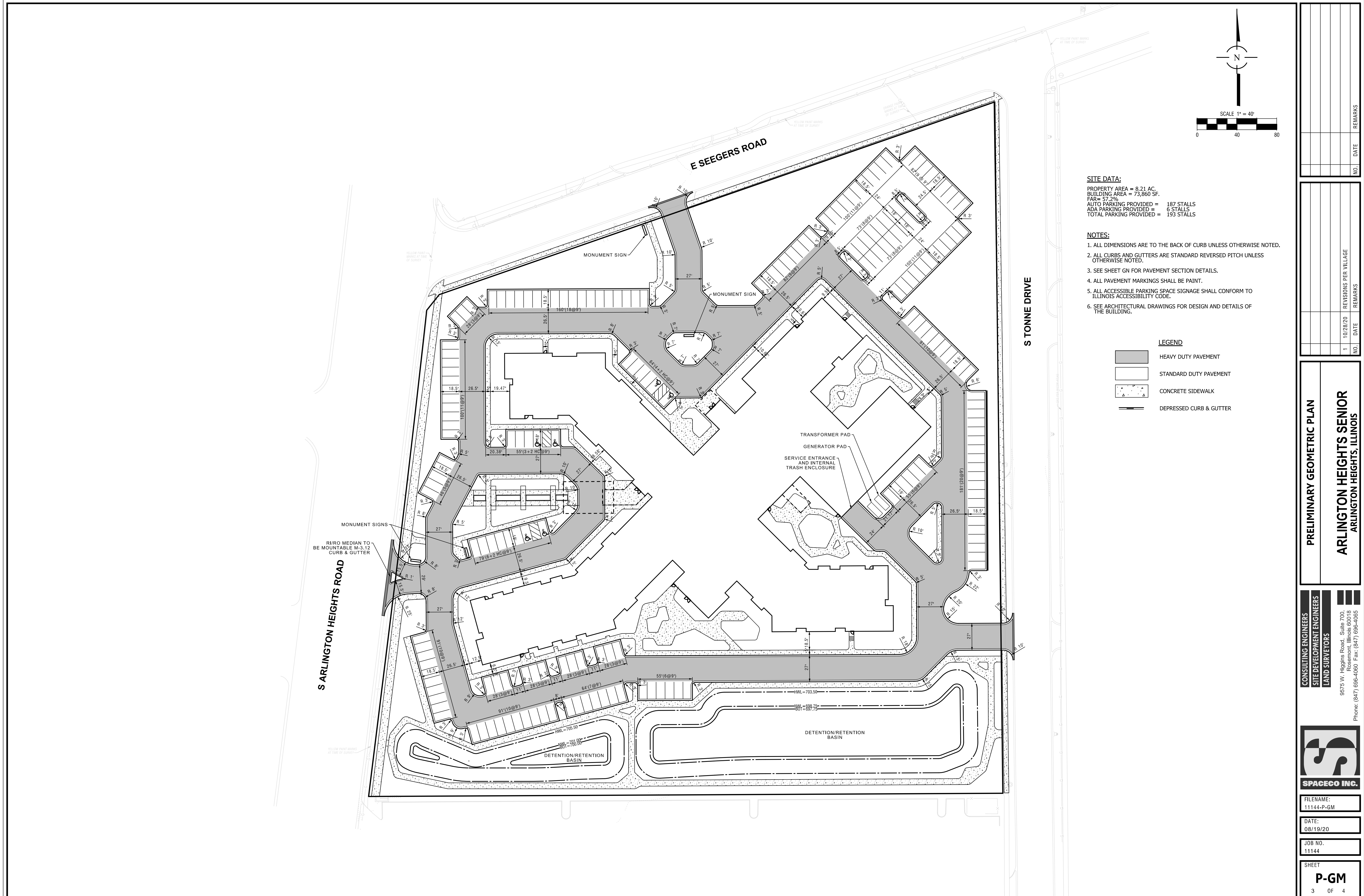
REVISIONS:
08/18/2020



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 07/10/2020
JOB NO: 11144
FILENAME: 11144ALTA-01
SHEET 2 OF 2



SITE DATA:

PROPERTY AREA = 8.21 AC.
BUILDING AREA = 73,860 SF.
FAR= 57.2%
AUTO PARKING PROVIDED = 187 STALLS
ADA PARKING PROVIDED = 6 STALLS
TOTAL PARKING PROVIDED = 193 STALLS

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

LEGEND

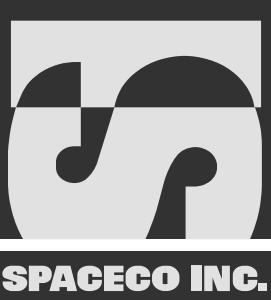
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- DEPRESSED CURB & GUTTER

PRELIMINARY GEOMETRIC PLAN

ARLINGTON HEIGHTS SENIOR CENTER
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
11144-P-GM
DATE:
08/19/20
JOB NO.
11144
SHEET
P-GM
3 OF 4



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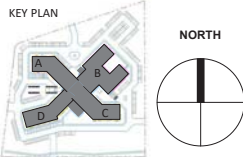
License # _____ Date _____

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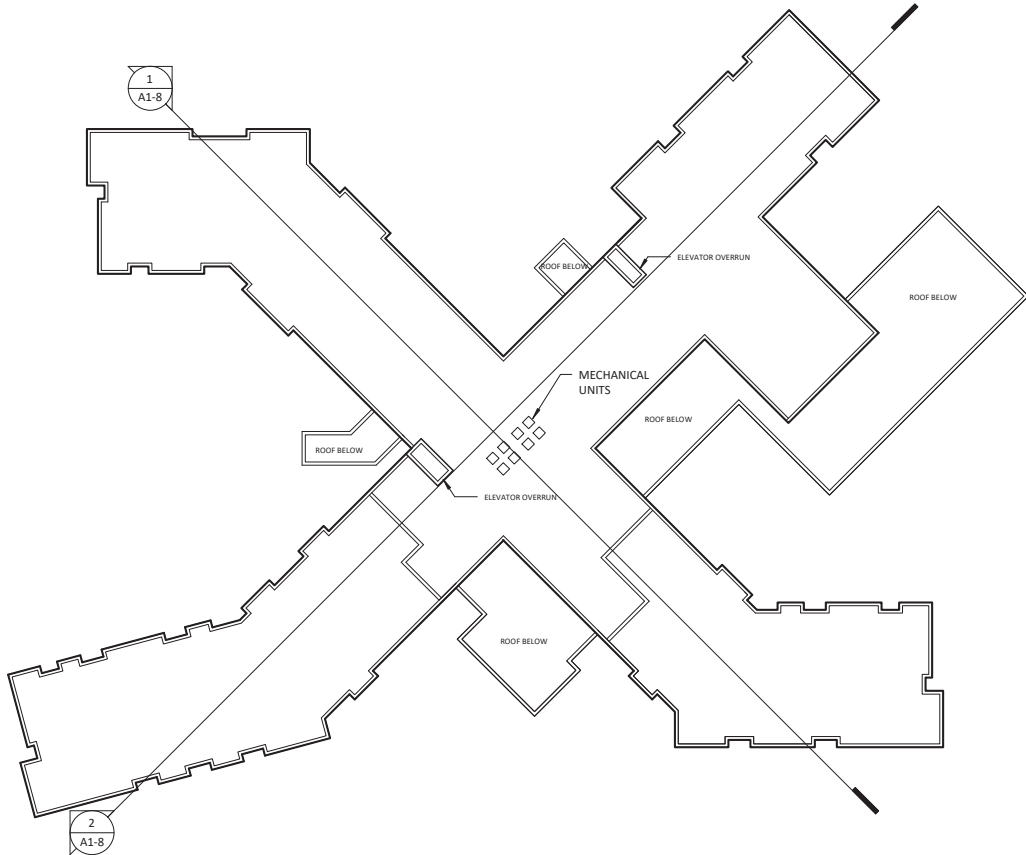
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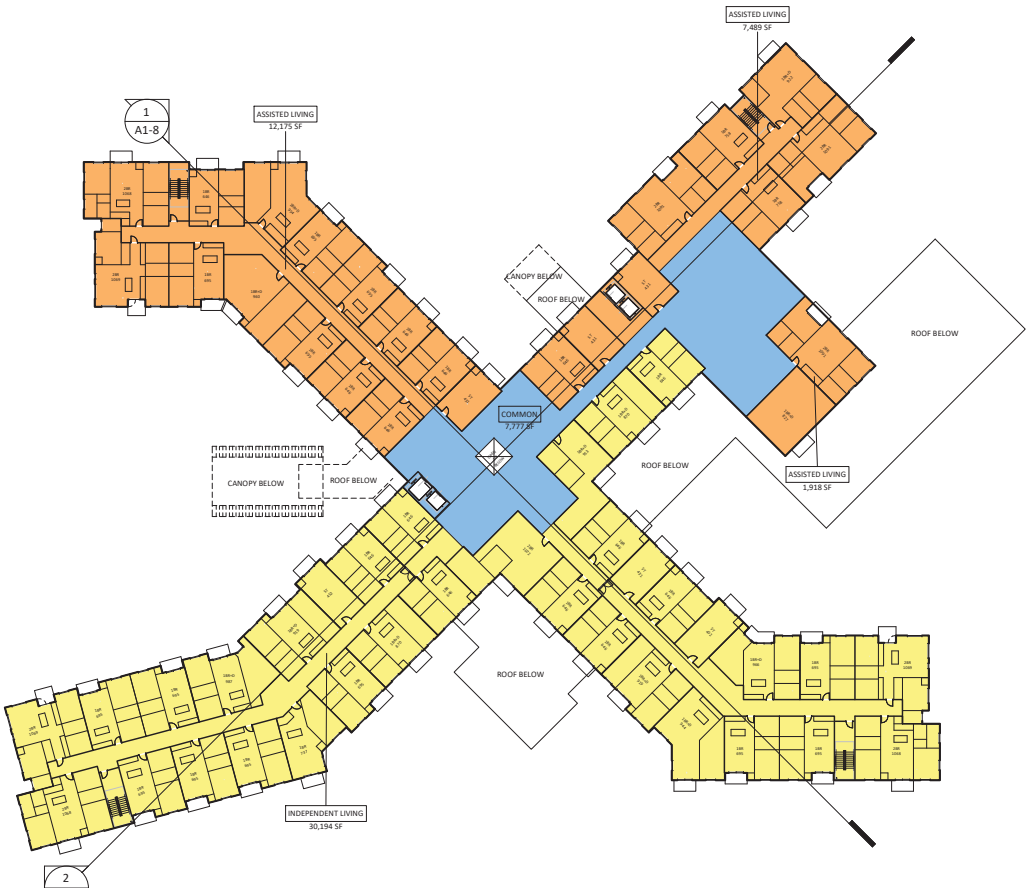
Arlington Heights Senior

PLANS

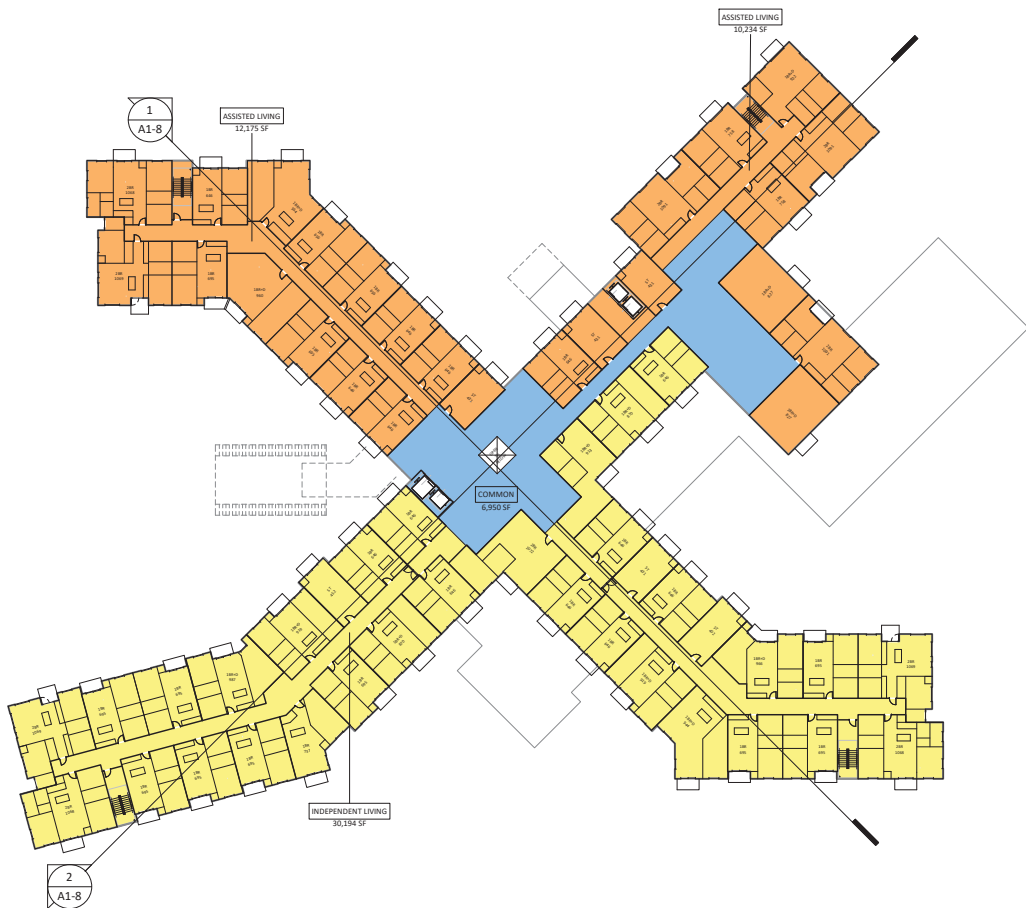
A1-1



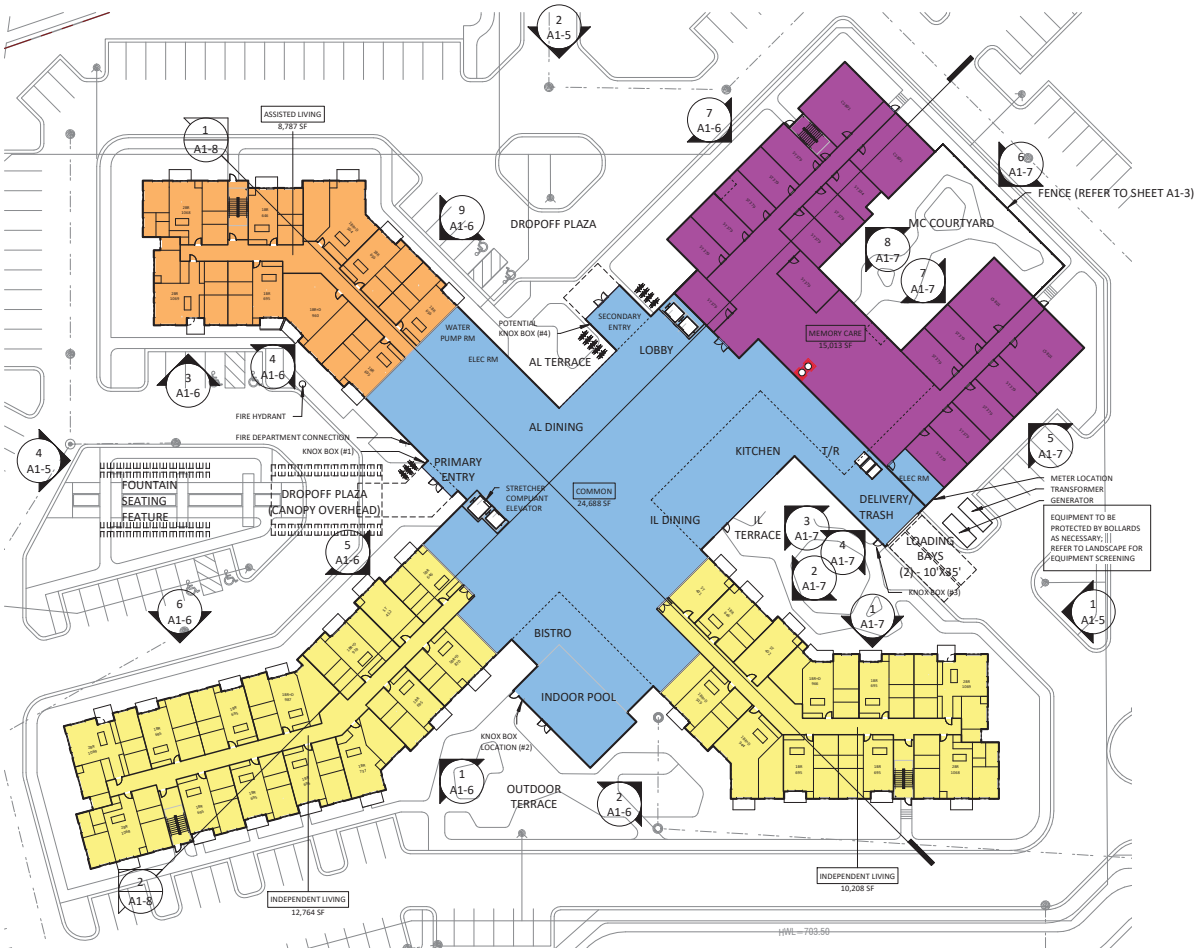
4 ROOF PLAN
A1-1 1" = 40'-0"



3 LEVEL 2 PLAN
A1-1 1" = 40'-0"



1 LEVEL 3 PLAN
A1-1 1" = 40'-0"



2 FIRST LEVEL FLOOR PLAN
A1-1 1" = 40'-0"

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KEY PLAN

Arlington Heights Senior

ELEVATIONS (OVERALL)

A1-5



MATERIALS LEGEND	
	BRICK - GREY
	FIBER CEMENT PANEL - WHITE
	FIBER CEMENT SIDING - WOOD LOOK

1 EAST ELEVATION
A1-5 1/16" = 1'-0"



2 NORTH ELEVATION
A1-5 1/16" = 1'-0"



4 WEST ELEVATION
A1-5 1/16" = 1'-0"



3 SOUTH ELEVATION
A1-5 1/16" = 1'-0"

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ELEVATIONS (PARTIAL)

A1-6

MATERIALS LEGEND



BRICK - GREY



FIBER CEMENT PANEL - WHITE



FIBER CEMENT SIDING - WOOD LOOK



9 NORTH - PARTIAL ELEVATION 3
A1-6 1/16" = 1'-0"



7 NORTH - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"



6 WEST - PARTIAL ELEVATION 4
A1-6 1/16" = 1'-0"



5 WEST - PARTIAL ELEVATION 3
A1-6 1/16" = 1'-0"



4 WEST - PARTIAL ELEVATION 2
A1-6 1/16" = 1'-0"



3 WEST - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"



2 SOUTH - PARTIAL ELEVATION 2
A1-6 1/16" = 1'-0"



1 SOUTH - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"

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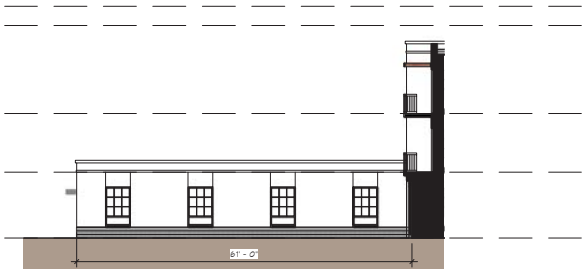
ELEVATIONS (PARTIAL)

A1-7

MATERIALS LEGEND	
	BRICK - GREY
	FIBER CEMENT PANEL - WHITE
	FIBER CEMENT SIDING - WOOD LOOK



8 NORTHEAST - PARTIAL ELEVATION 3
A1-7 1/16" = 1'-0"



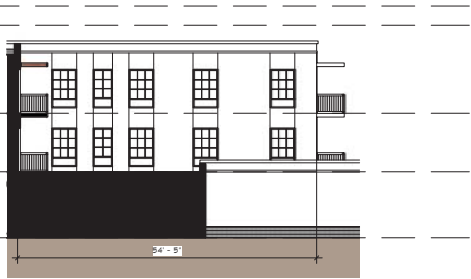
7 NORTHEAST - PARTIAL ELEVATION 2
A1-7 1/16" = 1'-0"



6 NORTHEAST - PARTIAL ELEVATION 1
A1-7 1/16" = 1'-0"



5 EAST - PARTIAL ELEVATION 5
A1-7 1/16" = 1'-0"



4 EAST - PARTIAL ELEVATION 4
A1-7 1/16" = 1'-0"



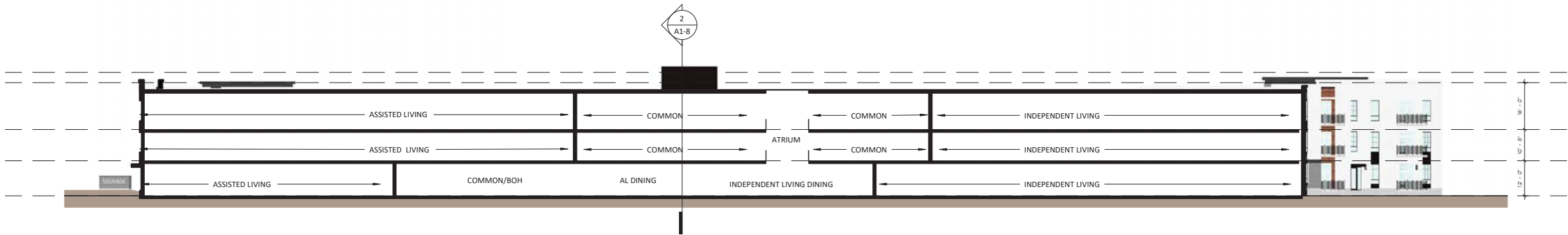
3 EAST - PARTIAL ELEVATION 3
A1-7 1/16" = 1'-0"



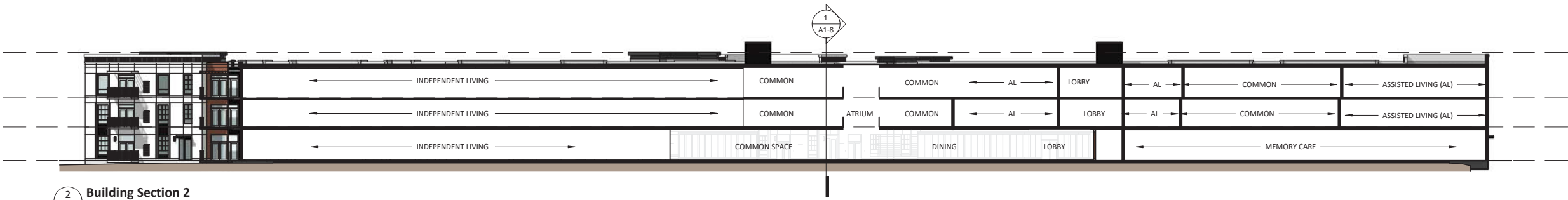
2 EAST - PARTIAL ELEVATION 2
A1-7 1/16" = 1'-0"



1 EAST - PARTIAL ELEVATION 1
A1-7 1/16" = 1'-0"



1 Building Section 1
1" = 20'-0"



2 Building Section 2
1" = 20'-0"



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BUILDING SECTIONS

A1-8

BIRDSEYE VIEW AT MAIN ENTRY ALONG ARLINGTON HEIGHTS RD



PEDESTRIAN VIEW APPROACHING MAIN ENTRY



PEDESTRIAN VIEW AT FRONT PLAZA



PEDESTRIAN VIEW AT MAIN ENTRY

BIRDSEYE VIEW AT NORTHWEST CORNER AT ARLINGTON HEIGHTS RD AND SEEGER'S RD



PEDESTRIAN VIEW AT NORTHWEST CORNER



BIRDSEYE VIEW AT SECONDARY ENTRY ALONG SEEGER'S RD



PEDESTRIAN VIEW AT SECONDARY ENTRY

PEDESTRIAN VIEW AT SECONDARY (NORTH) ENTRY



BIRDSEYE VIEW AT NORTHEAST CORNER ALONG SEEGER'S RD NEAR TONNE DR



PEDESTRIAN VIEW AT NORTHEAST CORNER



BIRDSEYE VIEW ALONG TONNE DR AT NORTHEAST CORNER

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Arlington Heights, IL 60005

PERSPECTIVE VIEWS

BIRDSEYE VIEW AT MEMORY CARE GARDEN



PEDESTRIAN VIEW IN MEMORY CARE GARDEN



BIRDSEYE VIEW ALONG TONNE DR



PEDESTRIAN VIEW ALONG TONNE DR

PEDESTRIAN VIEW IN INDEPENDENT LIVING COURTYARD



BIRDSEYE VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



BPEDESTRIAN VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



BIRDSEYE VIEW AT POOL TERRACE AND LAWN

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PERSPECTIVE VIEWS

PEDESTRIAN VIEW IN POOL TERRACE AND LAWN



PEDESTRIAN VIEW AT POOL TERRACE AND LAWN



BIRDSEYE VIEW AT SOUTHWEST CORNER ALONG ARLINGTON HEIGHTS RD



PEDESTRIAN VIEW AT SOUTHWEST CORNER

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PERSPECTIVE VIEWS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

BRICK - GRAY

ENDICOTT MANGANESE
IRONSPOT VELOUR, OR EQUAL -
NORMAN



FIBER CEMENT SIDING PANEL - WHITE

HARDIE PANEL VERTICAL
SIDING, OR EQUAL - SMOOTH -
WHITE



FIBER CEMENT LAP SIDING - WOOD LOOK

WOODTONE RUSTIC SERIES, OR
EQUAL - OLD CHERRY FINISH



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EXTERIOR MATERIALS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

WINDOW FRAMES

PELLA IMPERVIA SERIES, OR
EQUAL (FIXED AND
AWNING) - FIBERGLASS -
BLACK



BALCONY DOOR + TRANSOM

PELLA IMPERVIA SLIDING PATIO
DOOR, OR EQUAL - FIBERGLASS -
WHITE



PEERLESS SWING DOOR, OR
EQUAL - ALUMINUM - WHITE



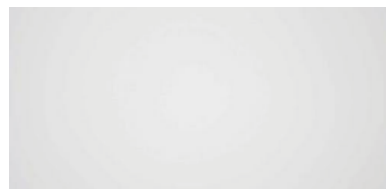
BALCONY DESIGN

ALUMADECK METAL
RAILINGS, OR EQUAL - BLACK

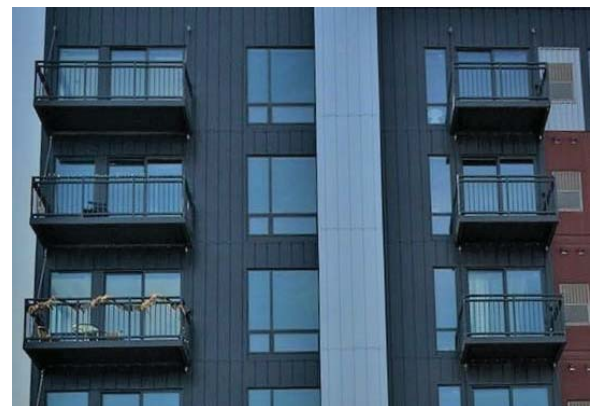


RAILING

ALUMADECK METAL
FASCIA/SOFFITS, OR EQUAL -
LIGHT GRAY



SOFFIT/FASCIA



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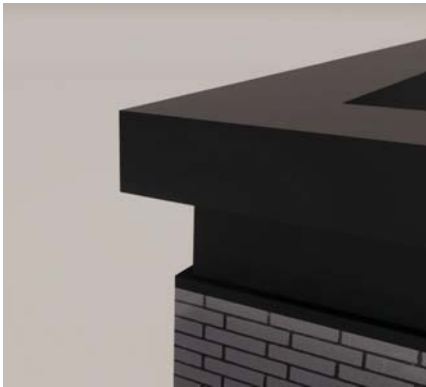
MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

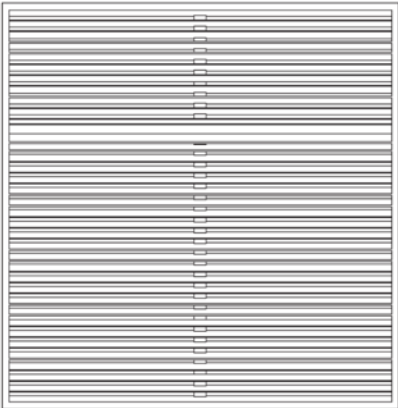
ROOF EDGE FASCIA AND PARAPETS

SHEET METAL -
BLACK AT GRAY BRICK AND
WOOD LOOK,
WHITE AT WHITE SIDING



MECHANICAL LOUVER

MAGIC-PAK ALVRAL 1 LOUVER,
OR EQUAL - PAINTED TO MATCH
EXTERIOR MATERIAL



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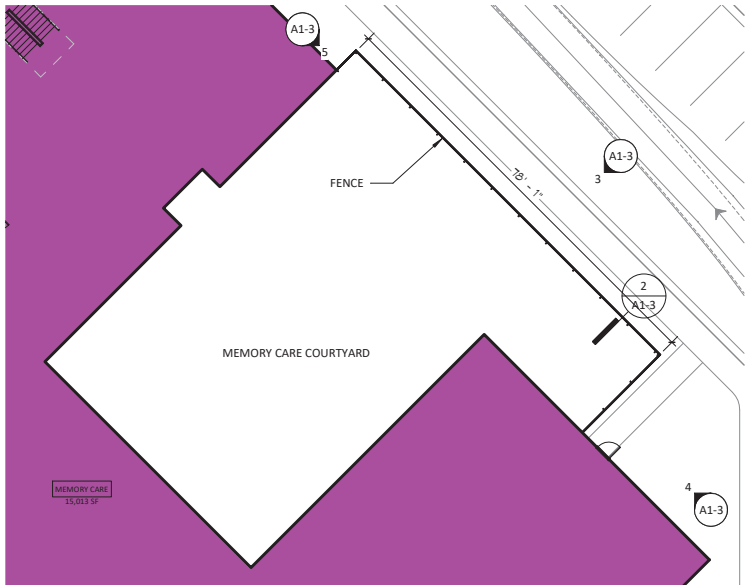
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KEY PLAN

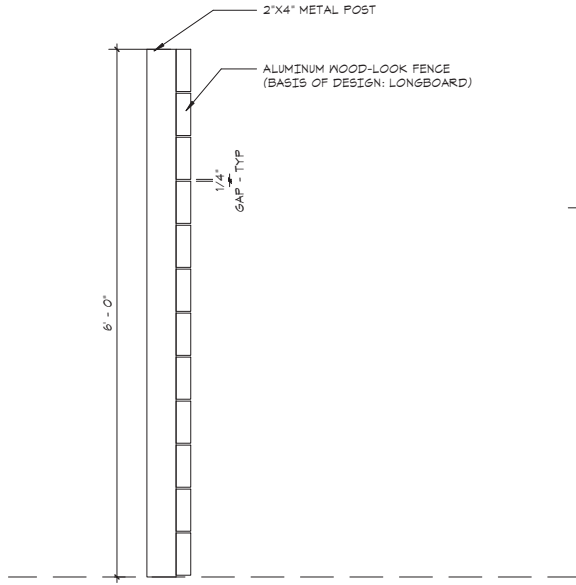
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SITE DESIGN ELEMENTS

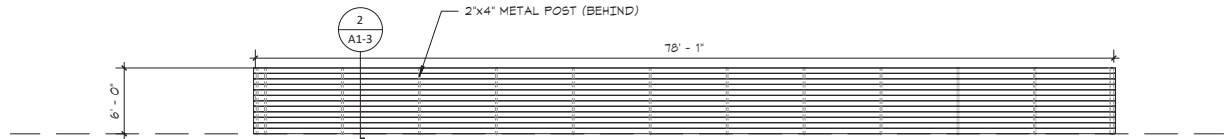
A1-3



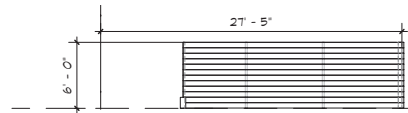
1 MEMORY CARE FENCE - ENLARGED PLAN
A1-3 1/16" = 1'-0"



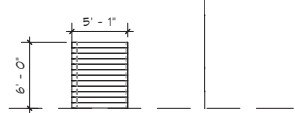
2 MEMORY CARE FENCE - SECTION
A1-3 1" = 1'-0"



3 MEMORY CARE FENCE - ELEVATION 1
A1-3 1/8" = 1'-0"



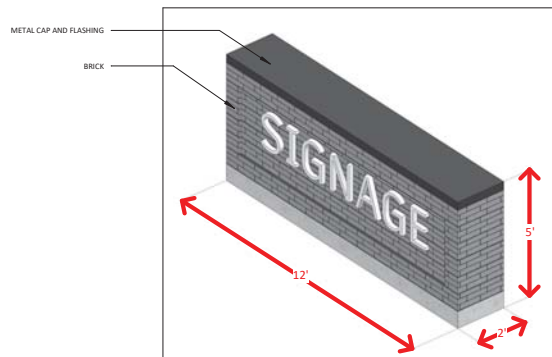
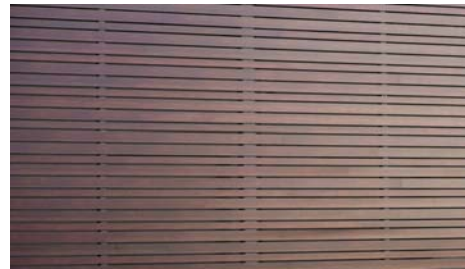
4 MEMORY CARE FENCE - ELEVATION 3
A1-3 1/8" = 1'-0"



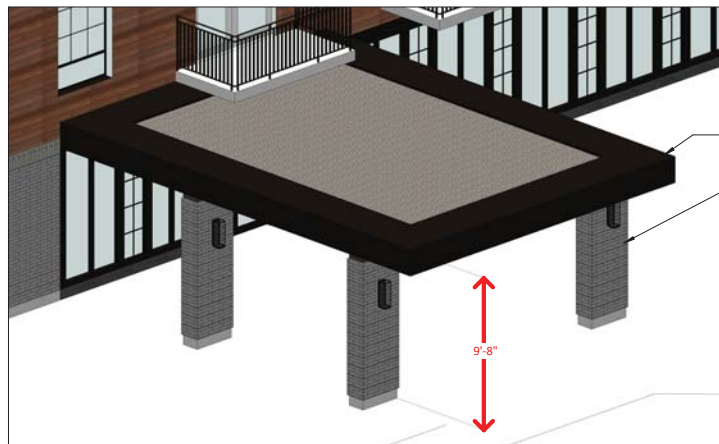
5 MEMORY CARE FENCE - ELEVATION 2
A1-3 1/8" = 1'-0"

FENCE MATERIAL

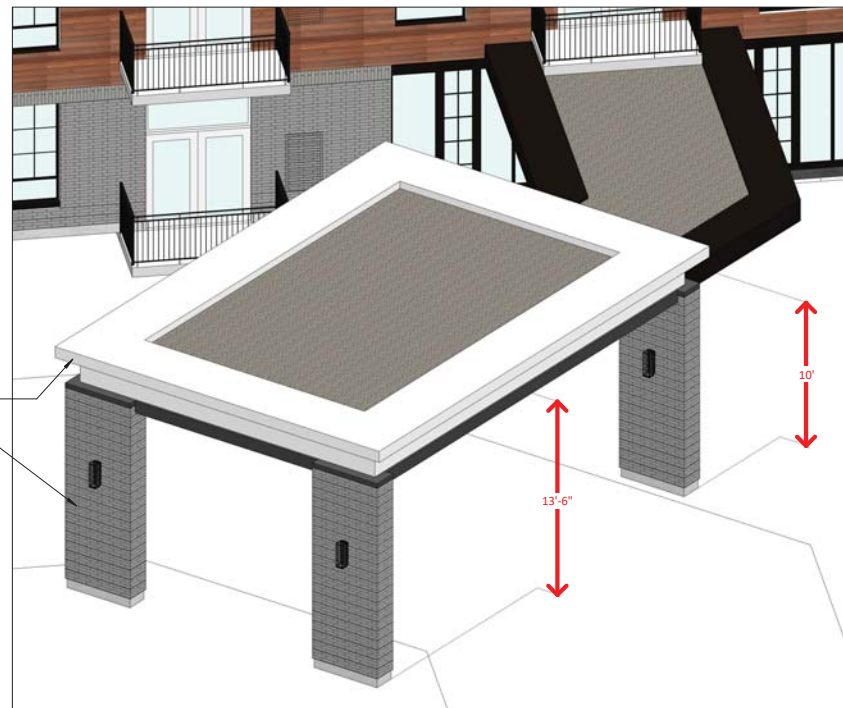
ALUMINUM WOOD-LOOK FENCE/SCREEN
(BASIS OF DESIGN: LONGBOARD, COLOR TO MATCH THE WOOD-LOOK LAP SIDING ON THE BUILDING)



MONUMENT SIGN DETAIL



SECONDARY ENTRY CANOPY DETAIL



PRIMARY DROPOFF CANOPY DETAIL