



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 24, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 10/10/17

IV. REPORTS

V. OLD BUSINESS

- A. DC#16-105 - Pal-Win Center Signage - 1401-1457 E. Palatine Rd.

VI. NEW BUSINESS

- A. DC#17-118 - 918 N. Illinois Ave. - SF/Addition
- B. DC#17-124 - 133 S. Highland Ave. - SF/Teardown
- C. DC#17-126 - 1625 N. Chestnut Ave. - SF/Teardown
- D. DC#17-121 - St. James Parish - 831 N. Arlington Heights Rd.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes 10/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 10/10/17

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 10, 2017

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Aaron Coon
Kirsten Kingsley

Members Absent: Jonathan Kubow

Also Present: Dennis Bucalo, Designers & Builders Development for *107 N. Pine Ave.*
Douglas Dohan, Callison RTKL for AT&T
Maureen Cardinalo for AT&T
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 26, 2017

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW RE-REVIEWDC#17-070 – 107 N. Pine Ave.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The project complies with the R-3 zoning requirements. This project was previously reviewed by the Design Commission on June 13, 2017, at which time the project was continued so that concerns with the proposed design could be addressed. There were only three Commissioners in attendance at the meeting, which meant that a unanimous vote was required to obtain approval. Two of the Commissioners were in support of the proposed design with minor revisions discussed; however, Chairman Fitzgerald felt the proposed design was not appropriate in this location, and he cited comments made by the petitioner from the Design Commission's meeting minutes (when they were seeking approval for the new house at 103 N. Pine, directly south of this site) as follows:

- The petitioner said he was intending to build a new home of suitable size and style (at 107 N. Pine).
- The petitioner said he would consider a Bungalow style home (for 107 N. Pine).
- The petitioner said that the new home (for 107 N. Pine) would simulate this home as well as tie with the Bungalow style.

At that time, Chairman Fitzgerald stated that, based on the petitioner's previous comments, he was expecting a farmhouse or bungalow style home that would fit with the neighborhood. He felt the scale of the proposed house looked bigger than the new home to the south, and he recommended a simpler design. The two neighbors to the north attended the June 13 meeting, and both agreed with Chairman Fitzgerald's comments. They felt the home looked too big, and they wanted to see a better transition to the scale of their homes.

In response to the comments from June 13, the petitioner has made changes to the design as follows:

- The floor plan is the same (with a few minor changes), but the layout of the house on the site has been flipped to place the smaller scale garage to the north to help ease the transition to the existing adjacent homes.
- The overall height of the house has been reduced (approximately 10 inches) by lowering the second floor wall height to 7'-0" on the front and back.
- The style of the house has been changed with simpler farmhouse detailing, including a full front porch and board and batten siding on all sides of the second floor.
- A bump out was added in the stairwell on the south elevation to break up the large flat wall.

Overall, Staff feels that the revised farmhouse style has a more authentic appearance that is an improvement from the original design, and will fit better with the neighborhood. The revised orientation is also a big improvement with the main body of the house fitting in well with the scale of the new house to the south, and the garage side stepping down to the smaller scale of the existing homes to the north. The side elevations could benefit from additional windows. It is recommended to at least add one window on the side of the Dining Room, similar to the window in the Library.

Staff still has concerns about the proposed colors for the house, which will be similar to the new house to the south using black, white, and charcoal gray as the primary colors. The house to the south has all white siding with black windows and a charcoal metal porch roof. The proposed house is iron grey (very dark) siding on the first floor, white board and batten siding on the second floor with white windows. An earth tone or light gray siding color is recommended to avoid the repetitive combinations of white, gray, and black.

Staff recommends approval of the new home with the suggestion to add at least one window on the side of the dining room, and evaluation of the proposed exterior colors.

Mr. Bucalo agreed with the comments made by Staff; however, he suggested using the iron grey siding for the entire home, instead of the combination of iron grey and white. He presented a photograph of another home with all grey siding, black windows, and white trim as proposed. He clarified that the window color for the proposed new home will be black, not white. He also said he was not opposed to the suggestion to add a window on the side of the home in the dining room. He explained that they have worked hard in the last 4 months to put together 3 or 4 options for the new home, and felt the revised design works really well with the adjacent home to the south, and scales down to the home to the north. They are very comfortable with the revised design and feel it will be a nice addition to the neighborhood.

Commissioner Coon had no problem with the overall look of the new home, and agreed with the decision to flip the garage to the other side. He was in favor of grey siding for the entire home, as opposed to the combination of the grey siding and the white.

Commissioner Kingsley said that she was not at the first review for this project. She appreciated the petitioner's efforts that were put into revising the design, and she appreciated the clarification to the grade change that was made since the previous review. She pointed out the 3-foot grade difference between the north edge of the front of the home to the south (103 N. Pine) and the south edge of the existing bungalow. Her issue was the fact that the grade change actually happens a lot closer to the home to the south, then it does to the existing bungalow. In general, she felt the 3-foot berm should be located between the two new homes, and she was unsure how Engineering would react to the re-grading. This was something that she felt should be looked at because it would affect the elevation since the property is 3-feet lower than the home to the south. She understood that grading is not under the purview of this commission; however, she felt that this was going to be a big issue with the new home. She also said that there is a lot of standing water at the northeast corner of this property, and the new home will push the water towards the home to the north. Commissioner Kingsley also asked if a patio was being proposed in the rear yard and the petitioner said there would be a deck.

Mr. Bucalo explained that the architectural context elevation drawing is misleading because the engineering plan calls for a retaining wall along the driveway, and the grade will drop down over 2-feet from the top of foundation to the grade. The water that is currently compiling at the northeast corner of the site actually comes from the adjacent home to the north, as well as from the home to the east, whose driveway slopes across and forces the water across their property towards this property. Mr. Bucalo further stated that water from the front side of the site will be forced toward the curb, and the water in the backyard will be forced toward the northeast corner of the site.

Commissioner Kingsley reiterated that the change in grade being proposed for the new home is an issue and needs to be looked at by the Village to determine where the top of foundation will go, because she felt the elevation being proposed was not fair. She asked the petitioner if he considered other styles for the new home, or a different layout, which the commissioners also asked the petitioner about when the home to the south was reviewed. She also remembers asking the petitioner to consider a design that was more in keeping with the scale of the 2 homes to the north and the 2 homes across the street that are 1 to 1-1/2 story homes. She felt that a detached garage was more appropriate and would allow for more floor area ratio on this site since 50% of the homes in this neighborhood have a detached garage. Commissioner Kingsley concluded that the proposed design did not belong in this neighborhood, the height should be brought down, and it should have a detached garage.

Commissioner Eckhardt referred to the original topographic plan that showed that the existing vacant lot has approximately 1-1/2-feet of difference across the lot, and it appeared as though the home to the north was at the same grade; the petitioner is proposing to raise the new home to try to match the grade between the new home and the home to the south. Mr. Bucalo stated that he originally considered an English basement on the north side of the new home, which would keep the grade down between the 2 homes. Commissioner Eckhardt suggested stepping down the grade elevation of the new house from the home to the south, to the proposed new home, to the home to the north. Mr. Bucalo agreed with this suggestion but clarified that the existing sidewalk is at 99 in the middle of the lot, and the sidewalk is higher than the lot. Commissioner Eckhardt said that while he could appreciate the complicated situation, he felt the grade being proposed for the new home would impact the view from the street because the new home would

be higher than the home to the north, and the proposed retaining wall should hold the water on the site. In terms of the proposed colors, Commissioner Eckhardt was in favor of all grey siding instead of a grey bottom and a white top; however, he was unsure about the big contrast this would create. He felt that flipping the new home was sympathetic to the home to the north; however, he had an issue with the grade changes all being on the north and none on the south. With regards to the proposed design, in general, he was okay with it; however, he felt the entrance pediment was skinny and underwhelming compared to the rest of the home; it looks a little odd with the single board going up the middle. He liked the symmetry of the stain glass window between the two peaks and asked for clarification on the detail above the front door, which the petitioner explained would be white, and set away from the house wall which would be grey behind it. Commissioner Eckhardt had no further comments at this time.

Chair Fitzgerald agreed with the comments that were made about the grading. He liked the colors that were brought in tonight, which will help the home fit in better. He appreciated that the attached garage is going to be set back pretty far; however, if the home is approved, he wanted a requirement that some type of landscaping be added on the side of the driveway so that when the homeowners to the north are sitting on their porch, they are not looking into the garage of the new home. He also questioned whether the garage door should be black or a darker color than the white being proposed, since it is probably the brightest element on the home, and he also questioned why the two a/c units are placed under the breakfast nook window. Overall, he felt the new home was good looking, but it should be lowered to a height somewhere between the homes on each side. He liked the materials being proposed and felt that landscaping would really help the home fit in better.

PUBLIC COMMENT

James & Sharon Potsch, 113 N. Pine Avenue. Mr. Potsch said that they live directly north of the site and completely agree with the comments made about the height of the new home, and he is concerned about the sharp drop-off that is happening with the grade. They had a driveway and new garage put in 2 years ago and had enough discussions with the Engineering Department to ensure that all of the water on their property is kept in their yard and not being dumped onto this vacant site. With everything they had to go through to keep the water on their property, he is very concerned about water from this site does not end up in his yard. It is scary to think that the grade is going to be as steep as what is being shown, and he asked if the retaining wall was being proposed because of the huge difference in the grade. To him, this just screams that water will be coming onto his property at the lowest point, and this is his biggest concern with the new home. Ms. Potsch reiterated that water is a big concern for them. They spent 4 years vetting out neighborhoods of where they were going to make their family investment, and they chose this area because they did not have to deal with retaining walls and humungous homes next to them impeding down on them. It was a choice to invest in Arlington Heights and they spent 4 years looking for a community to belong to.

Kathleen Gabriel, 115 N. Pine Avenue. She lives to the north of Jim & Sharon Potsch and is here tonight from a very emotional standpoint because she is very invested in Arlington Heights and her home where she has lived with her family for 24 years. It saddens her to see these new big homes in their little neighborhood, because their neighborhood does not need or want million dollar homes; they want young families that can put down roots here and grow their families over the years, like her family and many other families in the neighborhood have done. She hopes that their feelings and their investment in this neighborhood are given some consideration by this commission. She respects that a person can buy a lot and build on it, but she hopes that the commissioners will consider their emotional wants and needs versus only profits, because this is where they have chosen to live and have their families. She felt the new home did not fit.

Jim Lutz, 112 N. Pine Avenue. He has lived across the street from the site for 41 years and he understands that the petitioner is just going to build these homes, make a profit, and move on; he has no plans to live there, right? He questioned why the petitioner is proposing the grade change that will basically flood his 2 neighbors across the street that live north of the site. The home on the corner gets flooded all the time and this will make it worse, especially since it is an empty lot right now; the petitioner is going to toast his neighbors across the street; they will be flooded out big time. All the petitioner is interested in is making a profit and moving on; the petitioner does not care about the neighborhood. That is what he sees. He questioned the location of the retaining wall. He has lived in the neighborhood

for 41 years and to see this stuff just irritates him. All these guys want to do is make a profit and move on. He plans on living here until he dies, so this just pisses him off.

Matthias Rohde, 25 N. Pine Avenue. He has lived here for 23 years, on the southeast corner of Pine and Wing. He was not going to talk about the size of the home because the last time he was here he was told that as long as the home was code compliant, the size could not be talked about. He certainly wanted to address the flooding. At the northeast corner, every second year and a good spring rain, there is at least 2-feet of standing water there and it covers about 1/3 of the backyard. Looking at the elevation right now, he could guarantee that something is going to flood and it will probably be the home to the north, unless the retaining wall is built water tight and is quite a bit higher than what the elevation is right now. Comparing the original design with the design being shown tonight, he was in support of flipping the home, it looks a lot better, and he also appreciated the details that were added; however, he felt the revised design looked exactly the same on the front of the home. The new home is being referred to as a farmhouse style; however, he has been a realtor for 25 years and he is also interested in architecture, and he felt the new home looked like farmhouse meets gingerbread meets tudor meets empire; there are so many details and he felt the style is hideous. He referenced comments made by the petitioner at the last review, which were that "it did not make any sense to build a home of less than 3,500 sf, and the size is dictated by the cost of the property". All he could say to that is that the petitioner overpaid for the property and the neighbors should not have to pay for that. He also pointed out that the new home the petitioner built to the south has been on the market for 223 days. In this market, he felt the petitioner failed, and he was trying to help the petitioner not do the same thing with this home, which is even bigger looking, even more confusing, and it does not fit in the neighborhood whatsoever. He referred to the meeting minutes from last year when the home to the south was reviewed and the petitioner stated "that they would consider a bungalow style when designing the new home on the adjacent lot". He wanted the petitioner to answer the question that was asked by Commissioner Kingsley about whether or not the petitioner looked at designing a bungalow style home for this site; did the petitioner really make an effort of exploring other options, as promised last year. Mr. Rohde also agreed with the comment that landscaping would help the new home fit in better. Mr. Lutz pointed out the 4 large existing trees that will die when the new home is built.

Chair Fitzgerald closed the public comment portion of the meeting.

Commissioner Coon felt the homes on this block have always felt under scaled for the 66-foot wide lots that they sit on, and there is a lot of open space. He also pointed out the huge apartment building located across the street from the site, and that the new home meets all of the zoning requirements. Commissioner Kingsley explained that the lot to the south (103 N. Pine) previously had a home on it and the owners owned the adjacent lot to the north as well; these pieces of property were already there when the high-rise building across the street was built. This neighborhood has gone through a lot with down-zoning. These homes were actually zoned multi-family, and they re-zoned themselves in the 1990's to be single-family. Commissioner Kingsley said that she is passionate about this area because she lives in this neighborhood; however, she also understood the comment about the amount of space between the homes on this block. She referenced areas such as Oak Park, where there are really nice properties with gorgeous homes, but their side yards are pretty small, as well as the Scarsdale neighborhood that has lovely homes but their side yards are smaller, and the side yards are bigger in this neighborhood; it is a matter of the size of the home, not the size of the property. She disagreed that the new home was appropriate for this lot because it meets all of the zoning requirements; this is exactly what happened at the previous review of the new apartment building on Sigwalt, and she has an issue with that.

Commissioner Coon clarified that he felt the proposed new home was clearly out of scale with the neighborhood; however, he questioned what made this home any different than all of the other big homes that meet the zoning requirements and have been approved throughout the Village. Commissioner Kingsley replied that scale is one of the criteria of this commission; does the new home fit, and is there some way that the new home can be redesigned and make it work. She wants the petitioner to have the allowed FAR and building lot coverage; however, there is something to be said for the fact that the petitioner is not invested in the neighborhood because the new home is not being designed for a specific owner, and the petitioner is doing the same thing that was done with the adjacent home to the south, which is still on the market, as well as the large drop-off with the grade.

Commissioner Kingsley referred to the context elevation that compared the first-floor eave height of the homes on either side, and pointed out that the first-floor eave height of the adjacent home to the north is approximately ten and a half feet, and the second-floor eave height is approximately 17 feet. She felt the new home was tall and imposing and the commissioners could ask the petitioner to do more.

Commissioner Eckhardt did not like the site grading, and had to be sympathetic with the compatibility of the neighborhood and the proposed new home; they are not compatible.

Chair Fitzgerald agreed with everything said so far. He asked the petitioner if he had any further comments at this time and Mr. Bucalo said that he wanted the commissioners to vote on the project tonight; he would go before the Village Board if necessary. He has spent 4 months redesigning the home and has redesigned it 5 times.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO DENY THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 107 N. PINE AVENUE. THIS DENIAL IS BASED ON THE REVISED ARCHITECTURAL PLANS RECEIVED 9/19/17.

CHAIR FITZGERALD SECONDED THE MOTION.

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

ITEM 2. COMMERCIAL REVIEW

DC#17-119 – AT&T – 585 E. Palatine Rd.

Douglas Dohan, representing *Callison RTKL*, and Maureen Cardinalo, representing *AT&T*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to update the exterior of an existing AT&T building with a new paint scheme and an updated entry design. The scope of the project also includes new signage. There are no site improvements proposed at this time. The existing AT&T building has an all masonry exterior with alternating bands of ribbed masonry units in a tan color, and smooth masonry units in a natural limestone color. There is an EIFS tower feature on the north end of the building facing the street.

The petitioner is proposing the following architectural changes to the exterior:

- **Main entrance.** Clad over the existing masonry walls with new smooth aluminum composite panels. The entrance walls will be a silvery gray color and will be outlined on the sides and top with charcoal gray aluminum panels highlighted with a blue aluminum reveal.
- **Tower Feature.** Paint the existing tower a dark gray color, “Iron Ore”.
- **Exterior Walls.** Paint all of the ribbed and smooth exterior masonry walls in a warm gray color, “Repose Gray”.

Overall, Staff welcomes the fresh new look for the building, which is highly visible in the “Uptown” shopping district:

- **Main Entrance.** The new entry feature is a very nice enhancement to the existing building design. The new aluminum panels provide a distinct look, which highlights the entrance, whereas the existing entry blends in with the rest of the building.
- **Tower Feature.** The charcoal colored tower feature pairs well with new entry feature and creates a bold look for the building.
- **Exterior Walls.** Staff has no concerns about repainting the existing painted building; however, the proposed “Repose Gray” is a warm gray color with a beige tone that may not pair well with the silvery gray aluminum entrance wall panels. The renderings illustrate a cool gray paint color that looks quite different than the actual “Repose Gray” sample. Consider using a cooler gray paint color to better match the design intent as illustrated in the renderings.

The petitioner is proposing to replace all of the exterior wall signs with updated “AT&T” signage. The existing wall signs received sign variation approval in 2011 to allow additional wall signs due to the unique layout and orientation of the building. The new signs appear to be substantially compliant with the previously approved signs, so new variations should not be required. The exact dimensions of the proposed signs need to be confirmed to verify compliance with the previously approved variations. Separate sign permits are required

In regards to landscaping, AT&T originally received Design Commission approval when they occupied the building in 2010. At that time, a detailed landscape plan for the site was approved. Overall, the existing landscaping is in compliance with the approved plan, but the petitioner is required to maintain the landscaping and replace any dead or missing landscaping per the previously approved landscape plan.

After receiving the Staff report, the petitioner provided a photo of the proposed color scheme used on another AT&T store, and also indicated the large amount of time they have spent with their client to work out the proposed color scheme. Staff recommends approval the architectural design for the facade renovations for the existing building, with the comment to consider a cooler gray paint color for the exterior masonry walls.

Mr. Dohan stated that 4 x 4 mock-ups were done with the proposed color scheme, both in the shade and in the sun, and 40 different shades of gray were considered. They feel the proposed color scheme works well with the building and the design works well with some of the other retailers in this shopping center.

Commissioner Eckhardt had no issues with what was being proposed; he liked the contrasting colors and the upgrade to the existing building. The other commissioners agreed, as did Chair Fitzgerald.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE FACADE RENOVATION TO AT&T LOCATED AT 585 E. PALATINE ROAD, AS SUBMITTED. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 8/31/17 AND RECEIVED 9/15/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 3. GENERAL MEETING

Mr. Hautzinger stated that the matter of electronic signage will be reviewed by the Village Board on November 6th.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#16-105 - Pal-Win Center Signage - 1401-1457 E. Palatine Rd.

Department: Planning & Community Development

Requested Action

Approval of the proposed design for a new ground sign at an existing shopping center.

Recommendation

It is recommended that the Design Commission approve the proposed sign design for Pal-Win Shopping Center located at 1401-1457 E. Palatine Road. This recommendation is subject to compliance with the plans received on 10/4/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following 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 nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Pal-Win Shopping Center
Project Address: 1401-1457 E. Palatine Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 16-105
Petitioner Name: Loran Eatman
Petitioner Address: One Trans Am Plaza Drive
Suite 120
Oakbrook Terrace, IL 60181
Meeting Date: October 24, 2017

Date Prepared: October 17, 2017

Requested Action(s):

1. Approval of the proposed design for a new ground sign at an existing shopping center.

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

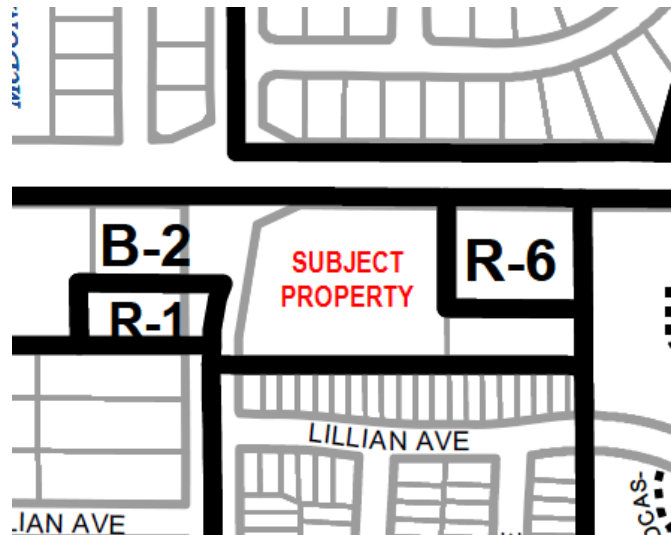
- A REQUIREMENT TO PROVIDE LANDSCAPING AT THE NORTHWEST CORNER OF THE SITE IN FRONT OF THE EXISTING SIGN WALL, ONCE NEW GROUND SIGNAGE IS RESOLVED.
- A REQUIREMENT TO RETURN TO THE DESIGN COMMISSION FOR REVIEW OF A NEW GROUND SIGN WITHIN ONE YEAR

At this time, the petitioner is seeking approval of the new ground sign and landscape design.

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Pal-Win Shopping Center	Commercial
North	R-2, One Family Dwelling District	Single Family Residences	Single Family Detached Estate
South	R-6, Multiple Family Dwelling District	Single Family Duplex Residences	Single Family Attached
East	R-6, Multiple Family Dwelling District	Arbor Court Townhomes (under construction)	Moderate Density Multi-Family
West	B-2, General Business District	Automobile Gas Station	Commercial

Sign Design:

Currently, there is an internally illuminated, red "PAL-WIN" sign mounted on a large wall at the northwest corner of the site. The petitioner is proposing to remove the existing sign and wall, and install a new multi-tenant ground sign perpendicular to Palatine Road. The new sign will have a masonry/stone base with EIFS detailing to match the new building façade and colors. Overall, the sign design fits well with the architectural design of the building.

The proposed sign complies with code as summarized in Table 1 below.

Table 1: Summary of Proposed Sign:

	Item	Code Requirements	Proposed	Remarks / Recommendations
1.	Quantity	Maximum one sign per street frontage (with 800 feet separation between the signs)	One sign proposed.	Complies with code.
2.	Height	16'-6" maximum.	13'-6" proposed.	Complies with code.
3.	Size	80 sf maximum size sign (overall structure should not exceed 144 sf).	70 sf proposed (overall structure is 144 sf)	Complies with code.
4.	Setback	3 feet required.	3 feet proposed.	Complies with code.

Landscaping:

New landscaping is proposed in the location of the existing wall. A continuous 30" landscape screen is provided to screen the view of the parking area. Overall, the landscaping is nicely designed with layers of shrubs and perennials.

RECOMMENDATION:

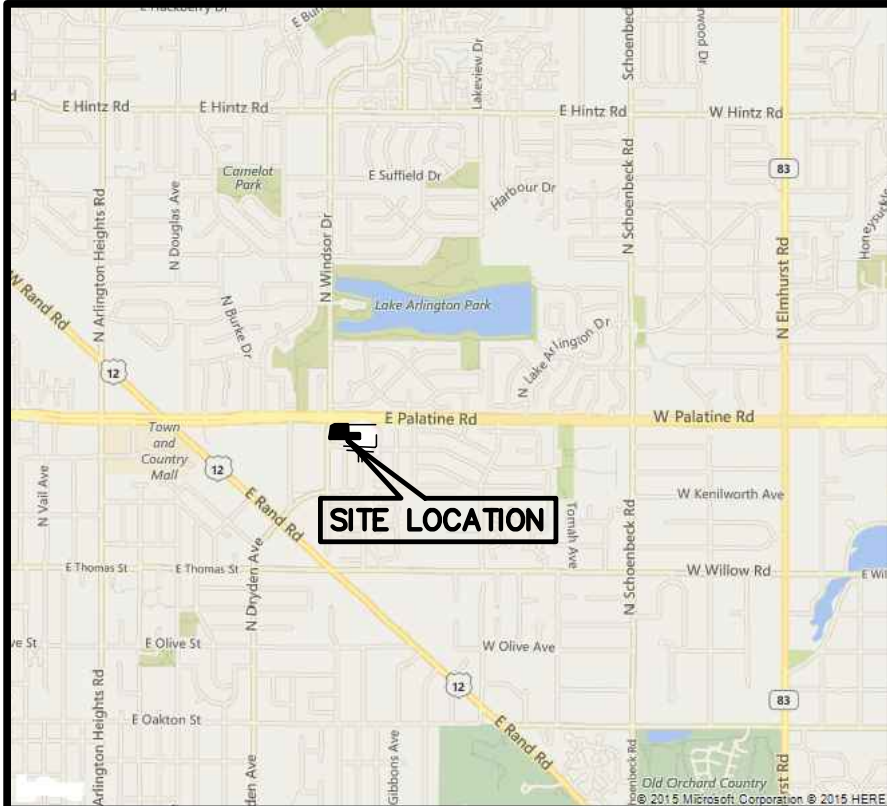
It is recommended that the Design Commission **approve** the proposed sign design for *Pal-Win Shopping Center* located at 1401-1457 E. Palatine Road. This recommendation is subject to compliance with the plans received on 10/4/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following 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 nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.

October 17, 2017

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-105



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

[E] RIGHTS OF THE PUBLIC IN THE NORTH 30 FEET OF SAID PREMISES BEING TAKEN FOR PALATINE ROAD AS SHOWN ON TORRENS CERTIFICATE NO. 904242 RECORDED 7/23/2001 AS DOCUMENT NO. 0010656338.

AFFECTS UNDERLYING LAND

[G] SUBJECT TO AN EASEMENT FOR ENCROACHMENT OF AN EXISTING ONE-STORY BRICK BUILDING OVER THE WEST 2.0 FEET OF THE WEST 1/2 OF THE SOUTH 91.0 FEET OF SAID NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21 AFORESAID, AS SET FORTH IN EXHIBIT A IN DOCUMENT NO. LR2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 2 COVERED HEREIN

[K] RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634375.

AFFECTS PARCEL 1 HEREIN

[H] RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 2 HEREIN

[I] EASEMENT GRANT RUNNING WITH THE LAND RECORDED 7/18/1967 AS DOCUMENT NO. LR2335908 MADE BY LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 28718 TO LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 36044 ITS SUCCESSORS AND ASSIGNS, OF AN EASEMENT OVER AND UNDER THE WEST 2.0 FEET OF THE EAST 390.0 FEET OF THE SOUTH 91.0 FEET OF THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, AFORESAID, OF THE FREE RIGHT AND AUTHORITY TO PERMIT THAT PORTION OF BUILDING LOCATED ON PROPERTY ADJOINING FOREGOING PREMISES, TO BE AND REMAIN ON SAID HERINAFOVE DESCRIBED TRACT, AND TO MAINTAIN AND REPAIR AND TO RECONSTRUCT SAID PORTION OF BUILDING FOR SO LONG AS SAID BUILDING OR ANY PART THEREOF SHALL REMAIN THEREON, AND INCLUDING THE RIGHT TO REMOVE TREES, BUSHES, ETC., AND OTHER OBSTACLES INTERFERING WITH THE LOCATION, MAINTENANCE, REPAIR AND RECONSTRUCTION TO SAID PORTION OF THE BUILDING.

AFFECTS PARCEL 2 COVERED HEREIN

[L] EASEMENT IN, UPON, UNDER, OVER, AND ALONG THE DESIGNATED AREAS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND FILED JANUARY 30, 1975 AS DOCUMENT LR279324 (FOR THE EXACT LOCATION OF SAID EASEMENT REFERENCE IS MADE TO SAID INSTRUMENT)

[M] EASEMENT AND RIGHT OF WAY IN, UPON, UNDER, ALONG AND ACROSS THE EAST 15 FEET OF THE LAND FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENOVATING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, AS CREATED BY GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 28718 TO NORTHERN ILLINOIS GAS COMPANY, DATED DECEMBER 13, 1967 AND RECORDED JANUARY 10, 1968 AS DOCUMENT 2037544.

NOTE: SAID INSTRUMENT SHOULD BE FILED IN THE OFFICE OF THE REGISTRAR OF TORRENS

SCHEDULE B EXCEPTIONS V, U, R, T, S, Z, E, X, W, P, Q, Y, J, N, C AND D ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ✚ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ VALVE VAULT
- ⊙ FIRE HYDRANT
- ⊙ FLARED END SECTION
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ⊙ OVERHEAD WIRES
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ TRANSFORMER PAD
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ CABLE TELEVISION PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ VALVE BOX
- ⊙ B/O BOX
- ⊙ SIGN
- ⊙ BOLLARD POLE
- ⊙ LIGHT
- ⊙ LIGHT POLE
- ⊙ HAND HOLE
- ⊙ MAILBOX
- ⊙ GAS MARKER
- ⊙ ELECTRIC MARKER
- ⊙ DOWNSPOUT
- ⊙ TELEPHONE MARKER (HELD LOCATION)
- ⊙ WATER MARKER
- ⊙ GAS VALVE
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATER MAIN
- ⊙ GAS MAIN
- ⊙ ELECTRIC LINE
- ⊙ TELEPHONE LINE
- ⊙ CONFERUS TREE W/APPROX. DIAMETER
- ⊙ DECIDUOUS TREE W/APPROX. DIAMETER
- ⊙ MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ⊙ BITUMINOUS PAVEMENT
- ⊙ CONCRETE SURFACE
- ⊙ GRAVEL SURFACE
- ⊙ LANDSCAPE AREA
- ⊙ STONE SURFACE
- ⊙ DETECTABLE TACTILE WARNING SURFACE
- ⊙ WOOD FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ METAL GUARDRAIL
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TELEPHONE NETWORK INTERFACE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- VSP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMF = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

NOTES:

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 15NW200559CS ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 26, 2015.
- THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 170310202QJ, HAVING A REVISED DATE OF AUGUST 19, 2008.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- IN ACCORDANCE WITH TABLE A ITEM 6(B), THE ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. THE EASEMENT DEPICTED HEREON IS BASED ON THE DESCRIPTION CONTAINED IN DOCUMENT 97634376.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. NOT PLOTTABLE.

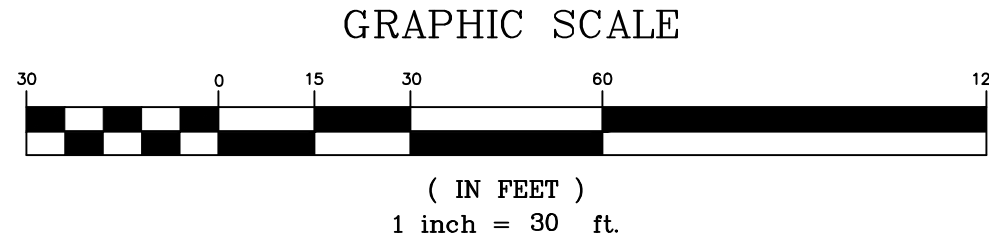
[H][K]

ALTA/ACSM LAND TITLE SURVEY

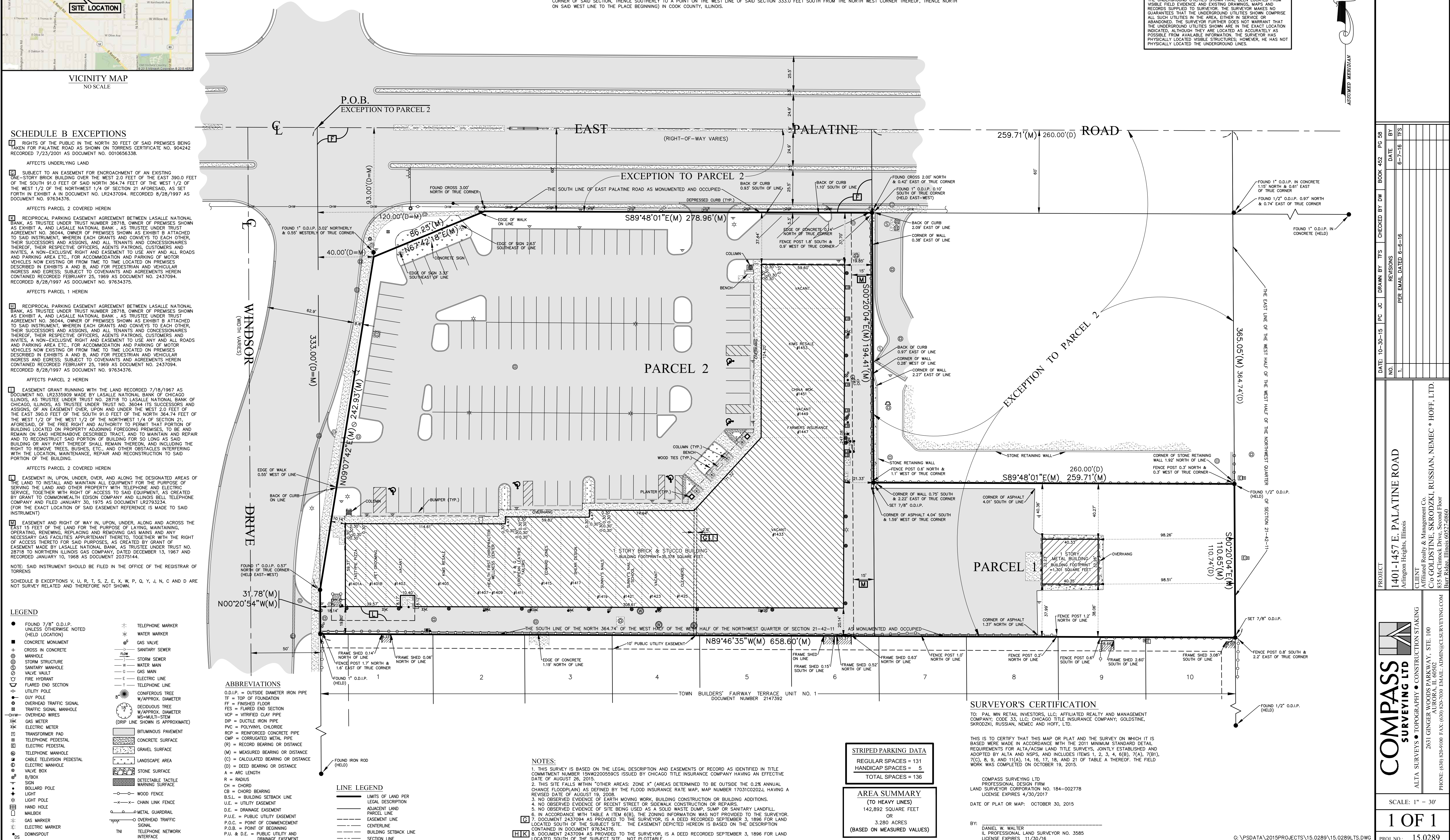
LEGAL DESCRIPTION

PARCEL 1: THE EAST 260.00 FEET OF THE SOUTH 110.74 FEET OF THE NORTH 364.74 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES RESPECTIVELY) OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT OF LAND THE EAST 260 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THE NORTH 80 FEET THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION, THENCE EAST ON THE NORTH LINE THEREOF TO A POINT WHICH IS 260.0 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTH WEST 1/4, THENCE SOUTH ON A LINE WHICH IS PARALLEL TO SAID EAST LINE 60.0 FEET THENCE WEST PARALLEL TO SAID NORTH LINE TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION, THENCE SOUTH WESTERLY TO A POINT 93.0 FEET SOUTH OF AND 40.0 FEET EAST OF THE NORTH WEST CORNER OF SAID SECTION, THENCE SOUTHERLY TO A POINT ON THE WEST LINE OF SAID SECTION 333.0 FEET SOUTH OF THE NORTH WEST CORNER THEREOF, THENCE NORTH ON SAID WEST LINE TO THE PLACE BEGINNING) IN COOK COUNTY, ILLINOIS.



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



STRIPED PARKING DATA
REGULAR SPACES = 131
HANDICAP SPACES = 5
TOTAL SPACES = 136

AREA SUMMARY
(TO HEAVY LINES)
142,892 SQUARE FEET
OR
3.280 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

TO: PAL WIN RETAIL INVESTORS, LLC; AFFILIATED REALTY AND MANAGEMENT COMPANY; CODE 33, LLC; CHICAGO TITLE INSURANCE COMPANY; GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B), 7(C), 8, 9, AND 11(A), 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2015.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2017

DATE OF PLAT OR MAP: OCTOBER 30, 2015

BY: DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/16

G:\PSDATA\2015PROJECTS\15.0289\15.0289LTS.DWG

Know what's below.
Call before you dig.

PROJECT	DATE: 10-30-15	PC	JC	DRAWN BY	ITS	CHECKED BY	DW	BOOK	452	PC	89
BY	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
ITS	6-7-16	ITS	6-7-16	ITS	6-7-16	ITS	6-7-16	ITS	6-7-16	ITS	6-7-16
REV	1	REV	1	REV	1	REV	1	REV	1	REV	1
PER	6-6-16	PER	6-6-16	PER	6-6-16	PER	6-6-16	PER	6-6-16	PER	6-6-16
NO.	1	NO.	1	NO.	1	NO.	1	NO.	1	NO.	1

PROJECT: 1401-1457 E. PALATINE ROAD
Arlington Heights, Illinois

CLIENT: Affiliated Realty & Management Co.
C/o GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC & HOFF, LTD.
835 McCormick Drive, Second Floor
Burr Ridge, Illinois 60527-0860

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

COMPASS SURVEYING LTD
2651 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60012
PHONE: (630) 820-9100 FAX: (630) 820-7039 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 30'

1 OF 1

PROJ. NO.: 15.0289



Existing Sign and Wall to be Removed



3 ADJACENT PROPERTY SIGNAGE

[illegible]

**NOTE TO BUILDING
DEPARTMENT:**
THESE DOCUMENTS (PLANS &
SPECIFICATIONS) ARE VALID FOR PERMITS
ONLY WHEN THE ARCHITECTS ORIGINAL
SEAL AND SIGNATURE APPEARS AND IS
AFFIXED, AND UNLESS OTHERWISE
PROVIDED IN WRITING ARE INTENDED AS A
PERMIT SUBMITTAL FOR ONE (1) BUILDING
ONLY.

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PROPOSED PYLON SIGN REDEVELOPMENT
1401-1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004



ONE TRANS AM PLAZA DRIVE • SUITE #120
OAKBROOK TERRACE • IL • 60181
PHONE: 708-508-7281

DRAFTPERSON:
BLG
APPROVED :
BLG
PREPARED FOR :
PAL-WIN RETAIL INVESTORS LLC

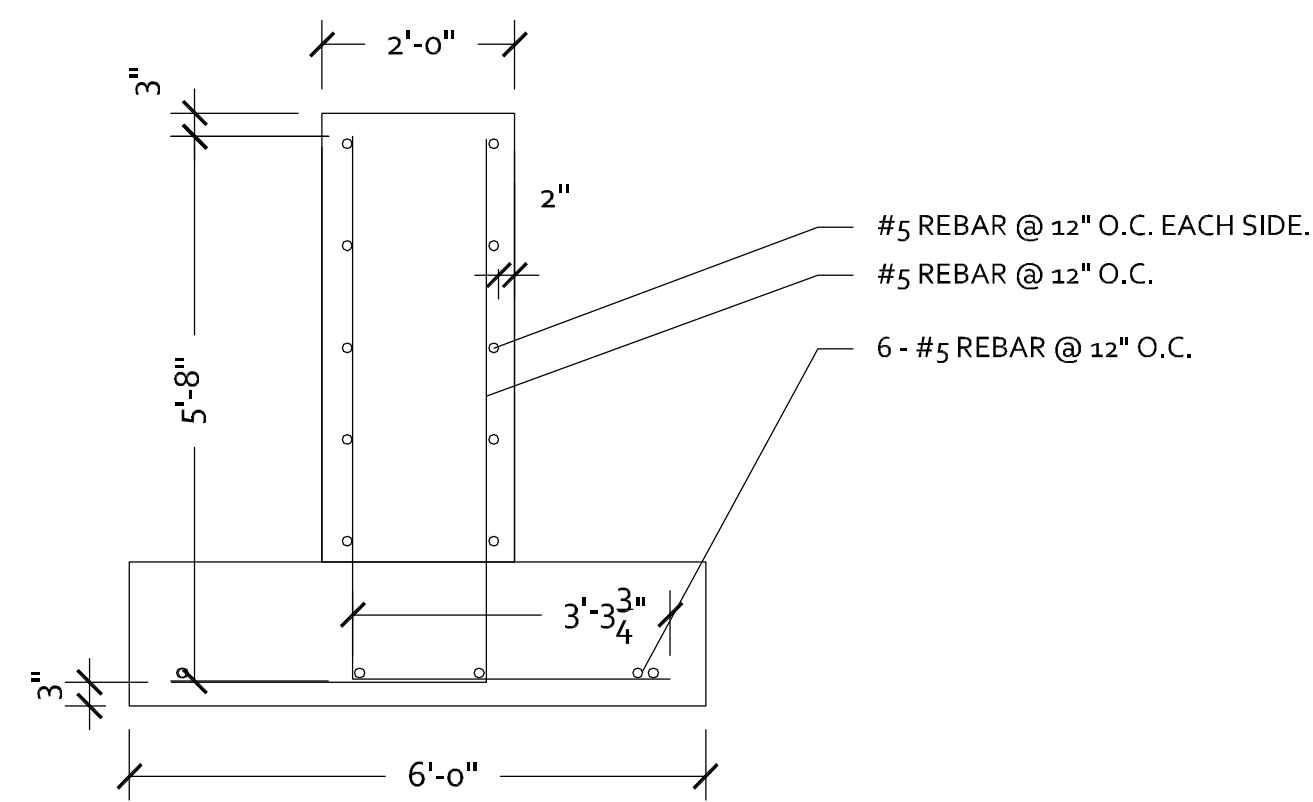
LOCATION :
1401-1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, ILLINOIS
JOB NUMBER :

DATE:
3-21-17 06-12-2017 08-22-2017

SHEET NUMBER:
REN-1

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Copyright, 2017, BR Design & Construction. These plans are protected under copyright laws of the United States and foreign countries, and are to be used only for the construction and repair and remodeling of the structure or structures defined in the contract between the Architect and the Owner. Any use of these plans to construct, remodel or repair additional structures constitutes a violation of the Architect's copyright of these plans and is prohibited.



6'-0"

2'-0"

11'-0"

12'-0"

12'-4"

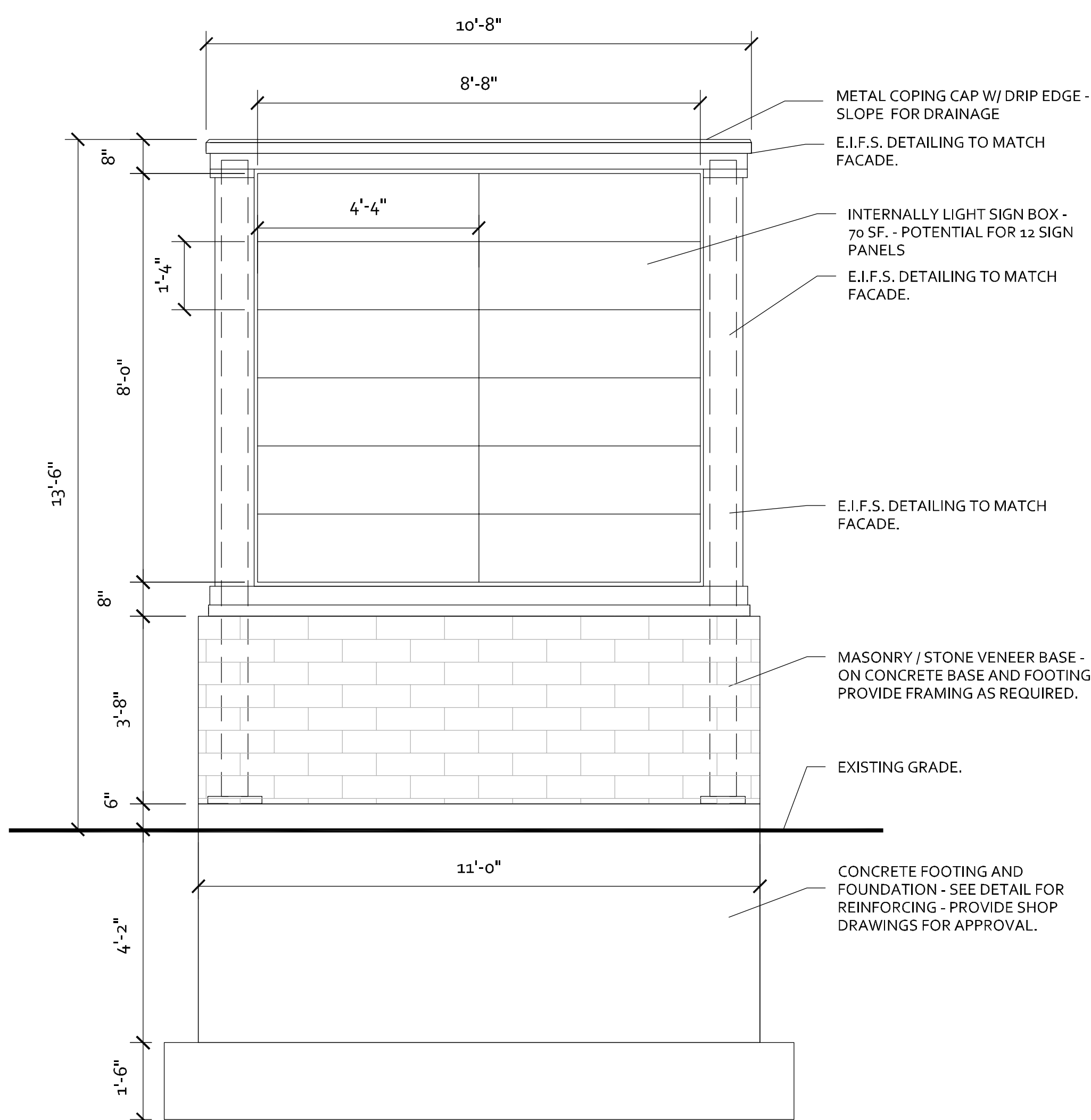
CONCRETE FOOTING AND FOUNDATION - SEE DETAIL FOR REINFORCING - PROVIDE SHOP DRAWINGS FOR APPROVAL.

6" X 6" X 3/8" FULL HEIGHT STEEL COLUMN - PROVIDE 14" X 38" X 3/4" BASE PLATE - BOLT TO FOUNDATION WITH (6) 3/4" X 12" HOOKED ANCHOR BOLTS - PROVIDE MINIMUM 2" COVER ON ALL STEEL.

PROPOSED PYLON SIGN/SUPPORT FOUNDATION

$$3/4'' = 1'-0''$$

OVERALL SITE PLAN / SURVEY

$$1'' = 40' - 0''$$


PRESUMMED SOIL LOAD BEARING PRESSURE 2000 LBS / S.F.

PYLON SIGN LOCATION PLAN AND DEMO PLAN

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

1. LANDSCAPE PLAN TO BE PROVIDED BY OTHERS.
2. PROVIDE / EXTEND EXISTING MONUMENT ELECTRIC POWER TO NEW PYLON SIGN AS REQUIRED BY CODE.
3. SIGNAGE CONTRACTOR TO PROVIDE COLOR RENDERING AND SHOP DRAWING DETAILING ALL CONSTRUCTION ABOVE THE TOP OF CONCRETE FOR VILLAGE OF ARLINGTON HEIGHTS, OWNER AND ARCHITECT APPROVAL.

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE CODES LISTED IN THE BUILDING CODE ANALYSIS

LICENSE EXPIRATION DATE: 11/30/2018

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ISSUES AND REVISIONS :

[illegible]

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

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PROPOSED PYLON SIGN REDEVELOPMENT
1401-1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004



ONE TRANS AM PLAZA DRIVE • SUITE #120
OAKBROOK TERRACE • IL • 60181
PHONE: 708-508-7281

DRAFTPERSON:
BLG
APPROVED :
BLG
PREPARED FOR :
PAL-WIN RETAIL INVESTORS LLC

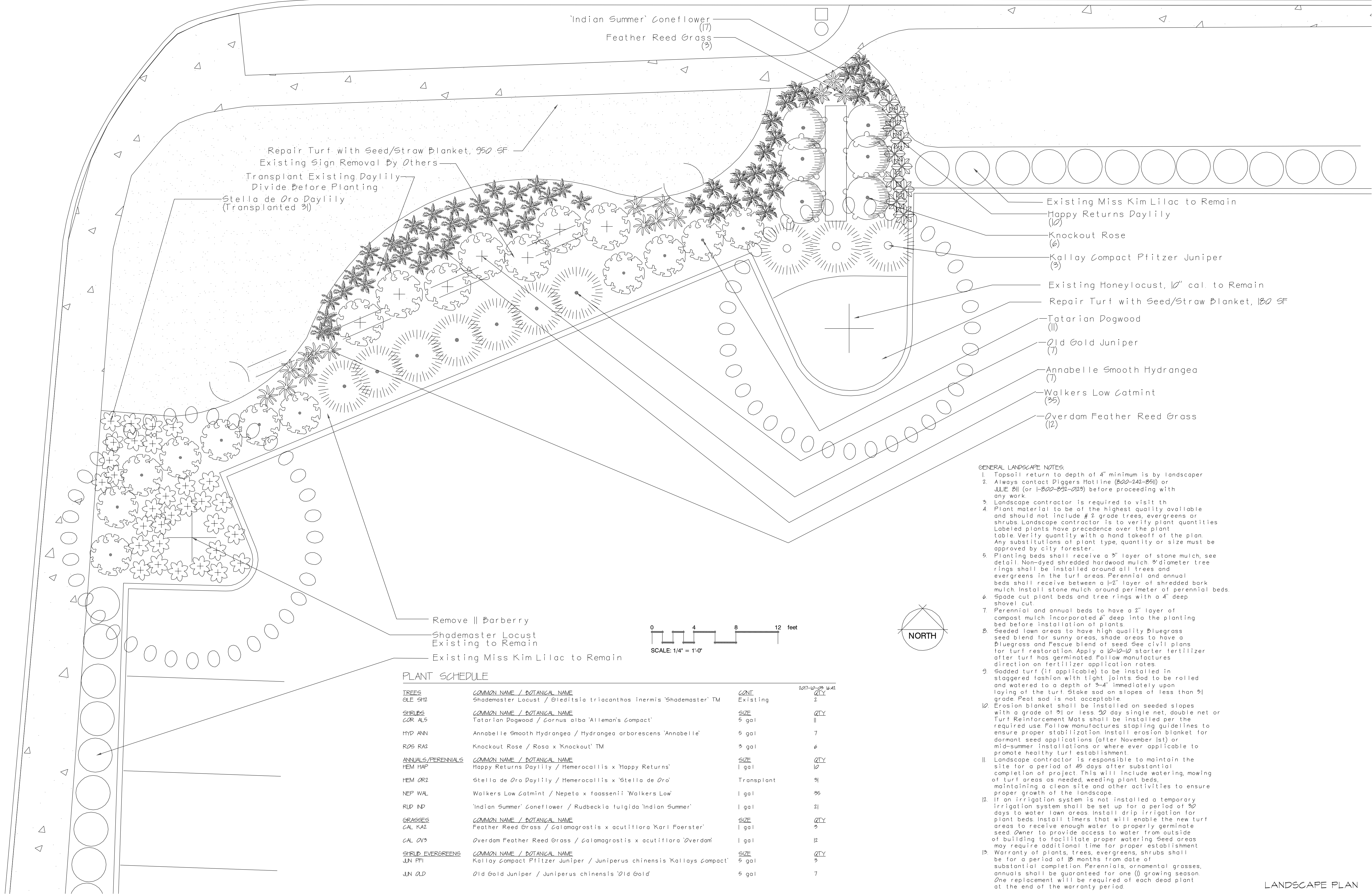
LOCATION :
1401-1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, ILLINOIS
JOB NUMBER :

DATE:
3-21-17 06-12-2017

SHEET NUMBER

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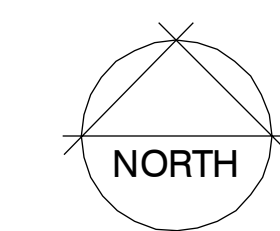
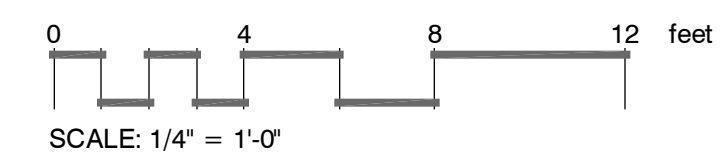


Repair Turf with Seed/Straw Blanket, 950 SF
Existing Sign Removal By Others
Transplant Existing Daylily
Divide Before Planting
Stella de Oro Daylily
(Transplanted 3)

'Indian Summer' Coneflower
(17)
Feather Reed Grass
(3)

Existing Miss Kim Lilac to Remain
Happy Returns Daylily
(10)
Knockout Rose
(6)
Kallay Compact Pfitzer Juniper
(3)
Existing Honeylocust, 10" cal. to Remain
Repair Turf with Seed/Straw Blanket, 180 SF
Tatarian Dogwood
(11)
Old Gold Juniper
(7)
Annabelle Smooth Hydrangea
(7)
Walkers Low Catmint
(35)
Overdam Feather Reed Grass
(12)

Remove 11 Barberry
Shademaster Locust
Existing to Remain
Existing Miss Kim Lilac to Remain



- GENERAL LANDSCAPE NOTES:
1. Topsoil return to depth of 4" minimum is by landscaper
 2. Always contact Diggers Hotline (800-242-8811) or JULIE 811 (or 1-800-891-0123) before proceeding with any work.
 3. Landscape contractor is required to visit th
 4. Plant material to be of the highest quality available and should not include #2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities. Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester.
 5. Planting beds shall receive a 3" layer of stone mulch, see detail. Non-dyed shredded hardwood mulch, 3" diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch. Install stone mulch around perimeter of perennial beds.
 6. Spade cut plant beds and tree rings with a 4" deep shovel cut.
 7. Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
 8. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
 9. Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
 10. Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 30 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
 11. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
 12. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment.
 13. Warranty of plants, trees, evergreens, shrubs shall be for a period of 12 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	2017-10-22 16:42
GLE SH2	Shademaster Locust / Gleditsia triacanthos inermis 'Shademaster' TM	Existing	2
SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
GOR AL5	Tatarian Dogwood / Cornus alba 'Allemen's Compact'	5 gal	11
HYD ANN	Annabelle Smooth Hydrangea / Hydrangea arborescens 'Annabelle'	5 gal	7
ROS RA2	Knockout Rose / Rosa x Knockout' TM	3 gal	6
ANNUALS/PERENNIALS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
HEM HAP	Happy Returns Daylily / Hemerocallis x 'Happy Returns'	1 gal	10
HEM OR2	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	Transplant	3
NEP WAL	Walkers Low Catmint / Nepeta x foassenii 'Walkers Low'	1 gal	35
RUD IN2	'Indian Summer' Coneflower / Rudbeckia fulgida 'Indian Summer'	1 gal	21
GRASSES	COMMON NAME / BOTANICAL NAME	SIZE	QTY
CAL KAZ	Feather Reed Grass / Calamagrostis x acutiflora Karl Foerster'	1 gal	3
CAL OV3	Overdam Feather Reed Grass / Calamagrostis x acutiflora 'Overdam'	1 gal	12
SHRUB EVERGREENS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
JUN PFI	Kallay Compact Pfitzer Juniper / Juniperus chinensis Kallays Compact'	5 gal	3
JUN OLD	Old Gold Juniper / Juniperus chinensis 'Old Gold'	5 gal	7

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
Project Management
4111 Taft Rd, Kenosha WI 53142

No.

Revision/Issue

Date

1

Revise plan per city comments 10-3-17

2

3

4

PROPOSED PYLON SIGN REDEVELOPMENT
1401-1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

Thomas H. Nordloh
Landscape Architect
Reg # 057-000624

Project

Date
8-10-17

Scale

Sheet
L-1

LANDSCAPE PLAN



Item: DC#17-118 - 918 N. Illinois Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 918 N. Illinois Avenue. This recommendation is based upon the revised architectural plans dated 10/4/17 and received on 10/9/17, and the following:

1. Continue the stone base around all sides of the house, or at least down the side walls approximately 5 feet on each side.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 918 N. Illinois Avenue
Project Address: 918 N. Illinois Avenue
Prepared By: Steve Hautzinger

Date Prepared: October 18, 2017

PETITION INFORMATION:

DC Number: 17-118
Petitioner Name: Indre Gliaudelyte
Petitioner Address: 918 N. Illinois Avenue
Arlington Heights, IL 60004

Meeting Date: October 24, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation of an existing single story home, including a new second floor addition, a two-story addition on the rear of the home, and a new entry portico on the front. An existing detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,395 square feet and the house, with the proposed addition, will have approximately 2,694 square feet. The project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 20 feet Side: 5.2 feet Side: 14.6 feet Rear: 53.4 feet
Building Height	25 feet to the midpoint	23.7 feet to the midpoint
FAR	2,878 SF	2,694 SF
Building Lot Coverage	2,238 SF	1,872 SF
Impervious Surface Coverage Total	3,517 SF	3,188 SF

The existing neighborhood consists of a mix of smaller scale single-story and two story homes with a mix of front loading and detached garages. There are five properties on this block that were either teardowns or second floor additions that are a similar scale as the proposed design.

Overall, the proposed design is nicely done in a traditional style that will fit in well in this location. The house has a nice scale that is not overly large, and the hipped roof keeps the wall height from becoming too tall. The only comment on the design is a recommendation to continue the stone base around all sides of the house, or at least down the side walls approximately 5 feet on each side.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 918 N. Illinois Avenue. This recommendation is based upon the revised architectural plans dated 10/4/17 and received on 10/9/17, and the following:

1. Continue the stone base around all sides of the house, or at least down the side walls approximately 5 feet on each side.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

October 18, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-118

T.K.D. Land Surveyors, Inc.

Phone: (847) 702-1845 (847) 997-9292
tkdlandsurveyors@aatt.net



Scale 1" = 20'

PLAT OF SURVEY

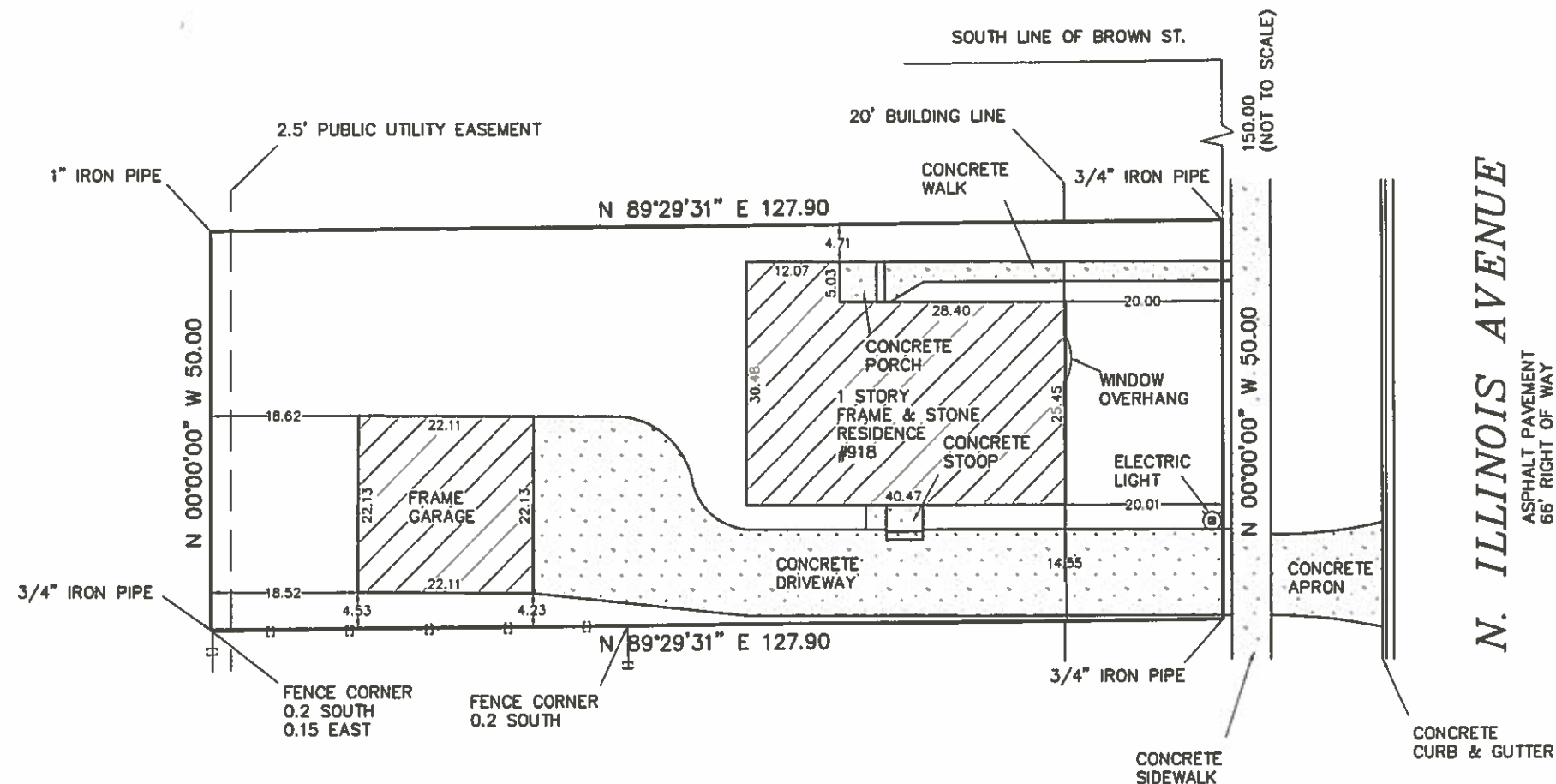
OF
LOT 16 IN BLOCK 15 IN ARLINGTON PARK, A SUBDIVISION OF THE NORTH
HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 25 FEET THEREOF)
OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE
CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

RECEIVED

SEP 13 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BASIS OF BEARING
ASSUMED



LEGEND

WOOD FENCE

MEASURED LOT AREA = 6,395 SQ. FT. (0.15 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
- * No angles or distances are to be assumed by scaling
- * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Job # 17-312
Address: 918 N. Illinois Ave.
Arlington Heights, IL 60004
P.I.N. 03-30-110-011
Ordered by: Monahan Law Group

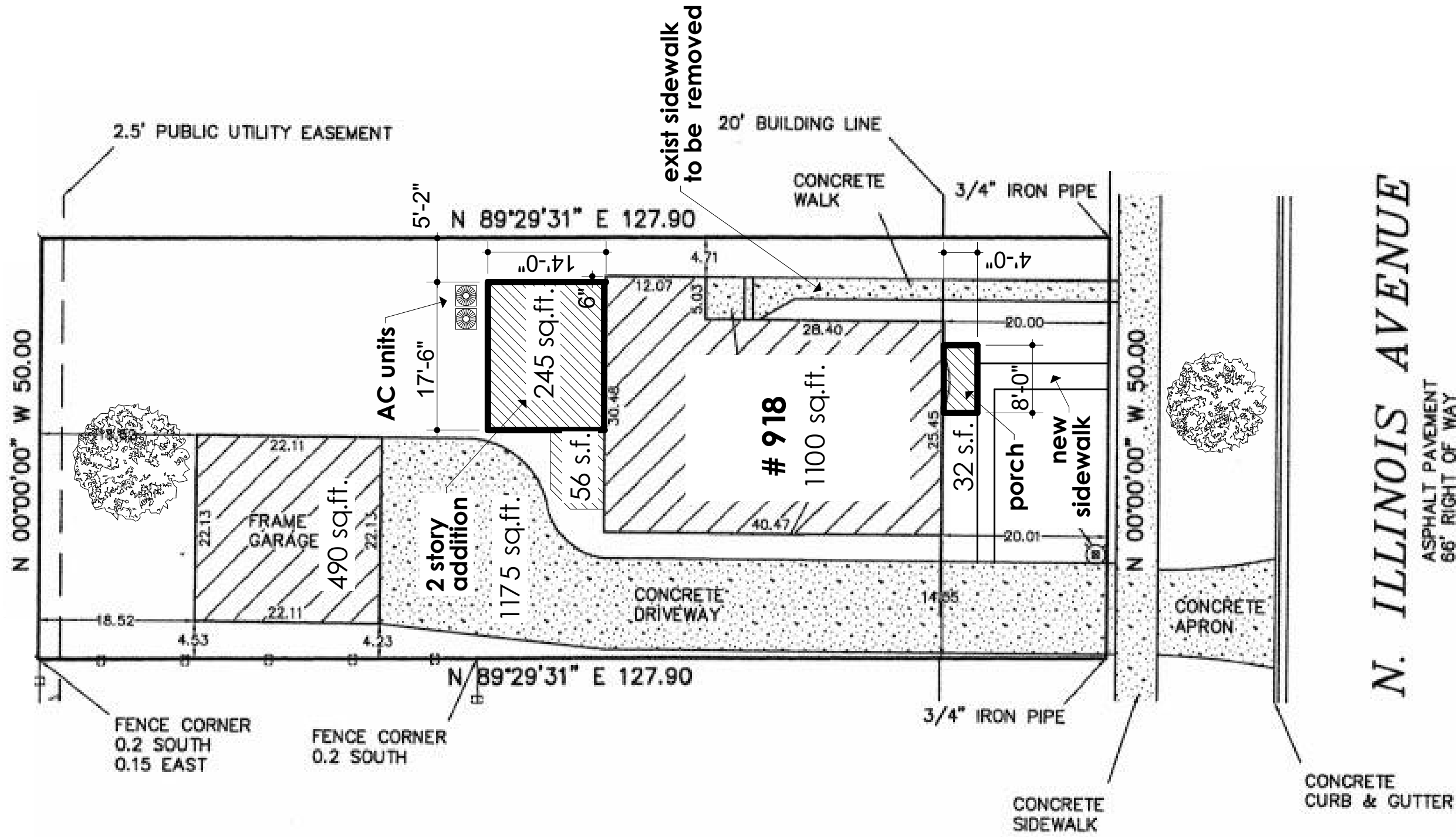


THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, Thomas R. Knauber, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Thomas R. Knauber Lic. Exp. 11-30-18
Illinois P.L.S. #035-003405
Dated: June 26, 2017
Field work completed: June 26, 2017
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.



Proposed site Plan

SCALE: 1:160



1701 s. First avenue
Maywood, IL 60153
Leader.architect@gmail.com
708-715-5005

eco design. Ltd
LEADER ARCHITECTS

SINGLE FAMILY HOUSE
ALTERATION W/ SECOND
FLOOR ADDITION
918 N. ILLINOIS AVENUE
ARLINGTON HTS. *** ILLINOIS



property to left 3

906 N. Illinois Ave

property to left 2

910 N. Illinois Ave

property to left 1

914 N. Illinois Ave

subject property

918 N. Illinois Ave

property to right 1

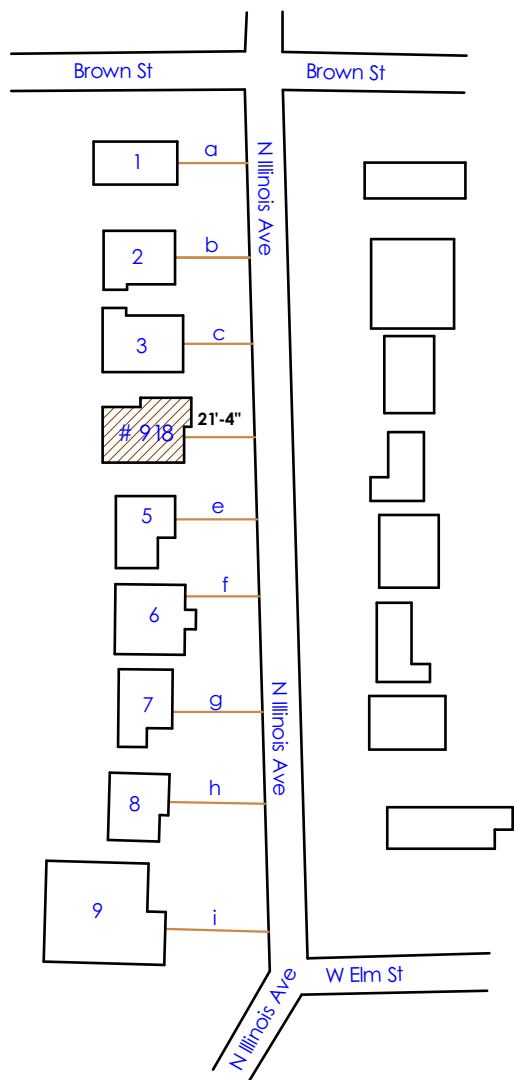
922 N. Illinois Ave

property to right 2

926 N. Illinois Ave

property to right 3

1509 Brown St.



Front yard calculation

Front Yard Setback:

1. N Illinois Ave - dimension "a"- 21'-1"
2. N Illinois Ave - dimension "b"- 21'-2"
3. N Illinois Ave - dimension "c"- 21'-3"
- 4. N Illinois Ave - existing 21'-4"**
5. N Illinois Ave - dimension "e"- 23'-1"
6. N Illinois Ave - dimension "f"- 21'-5"
7. N Illinois Ave - dimension "g"- 21'-1"
8. N Illinois Ave - dimension "h"- 24'-8"
9. N Illinois Ave - dimension "i"- 27'-2"

Total: 181'-3"
 Divided by total number of properties - 8

22'-6"

Measurements provided to the inner edge of concrete sidewalk

N. Illinois Ave

property across 1

915 N. Illinois Ave



property across 2

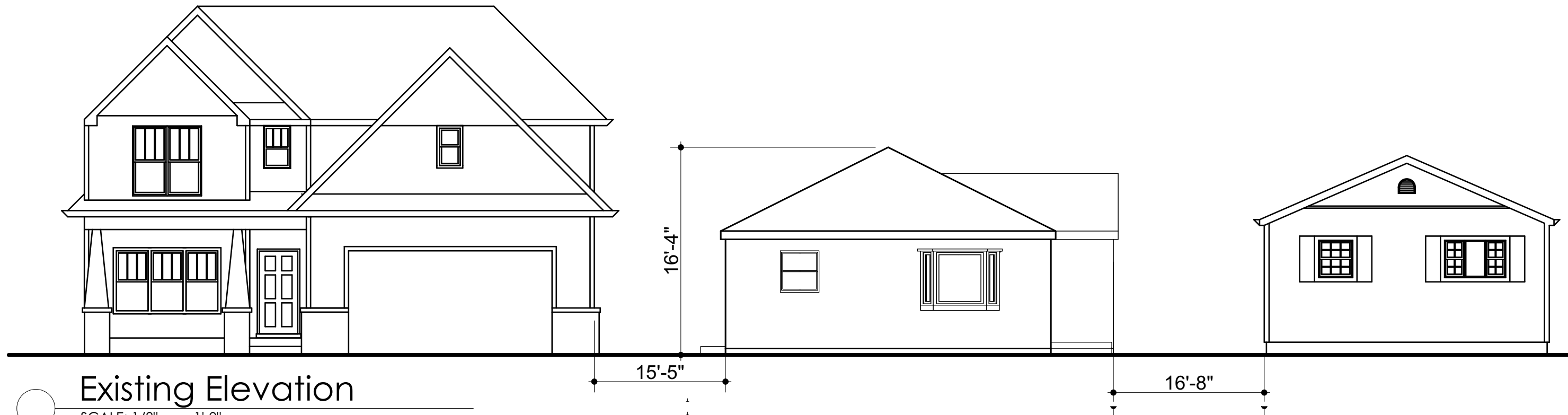
917 N. Illinois Ave



property across 3

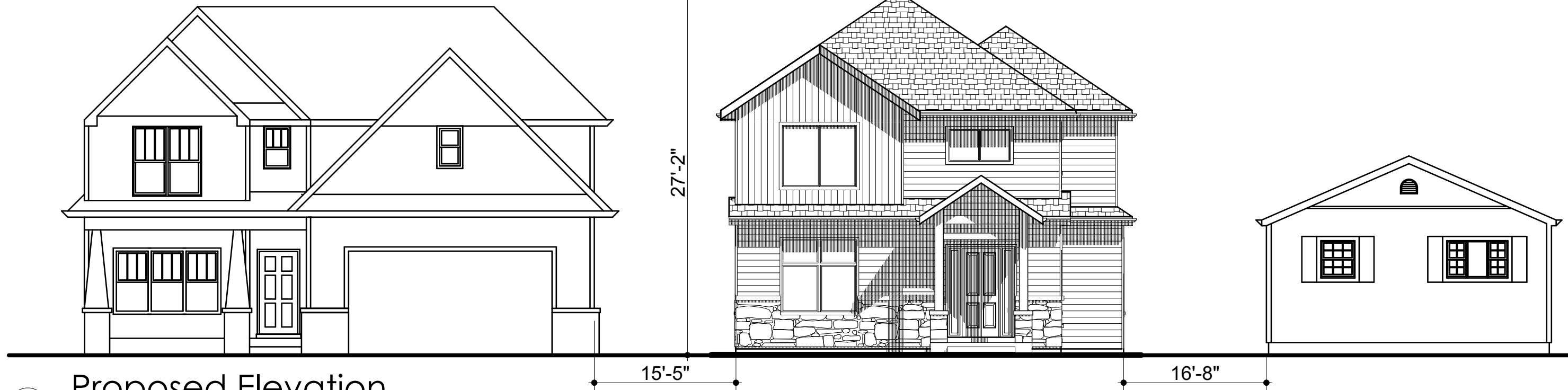
921 N. Illinois Ave





Existing Elevation

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

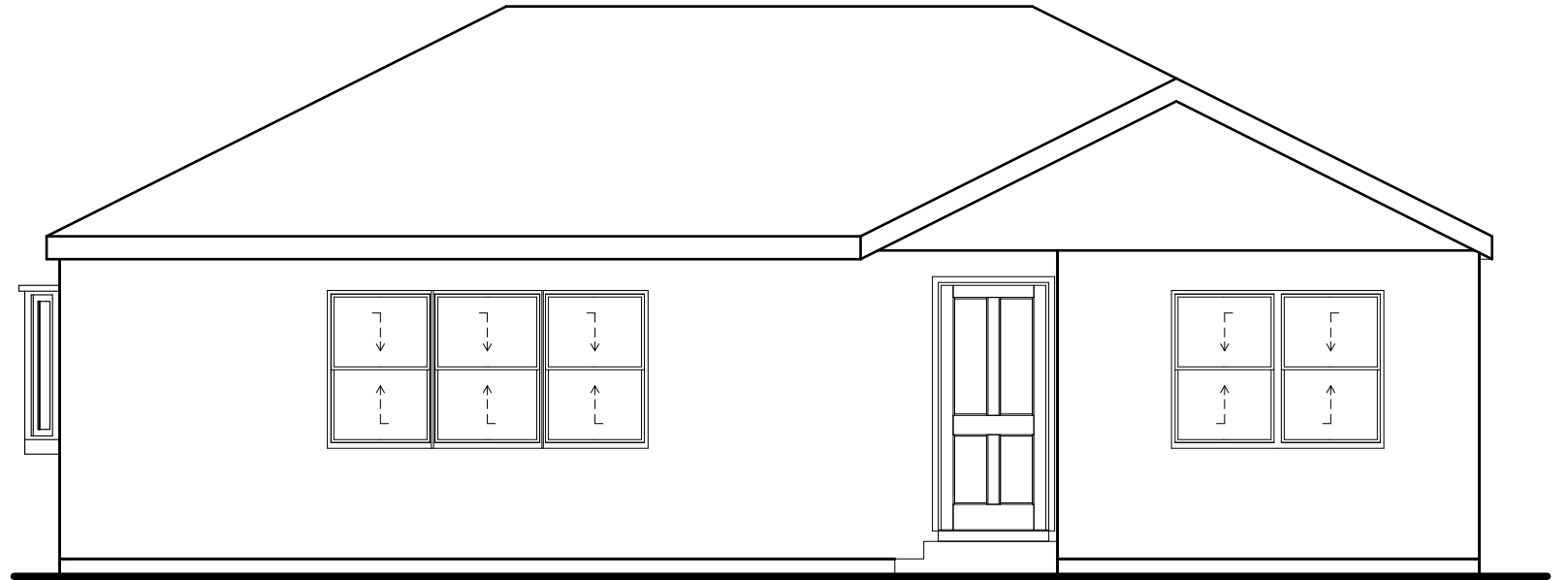


Proposed Elevation

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



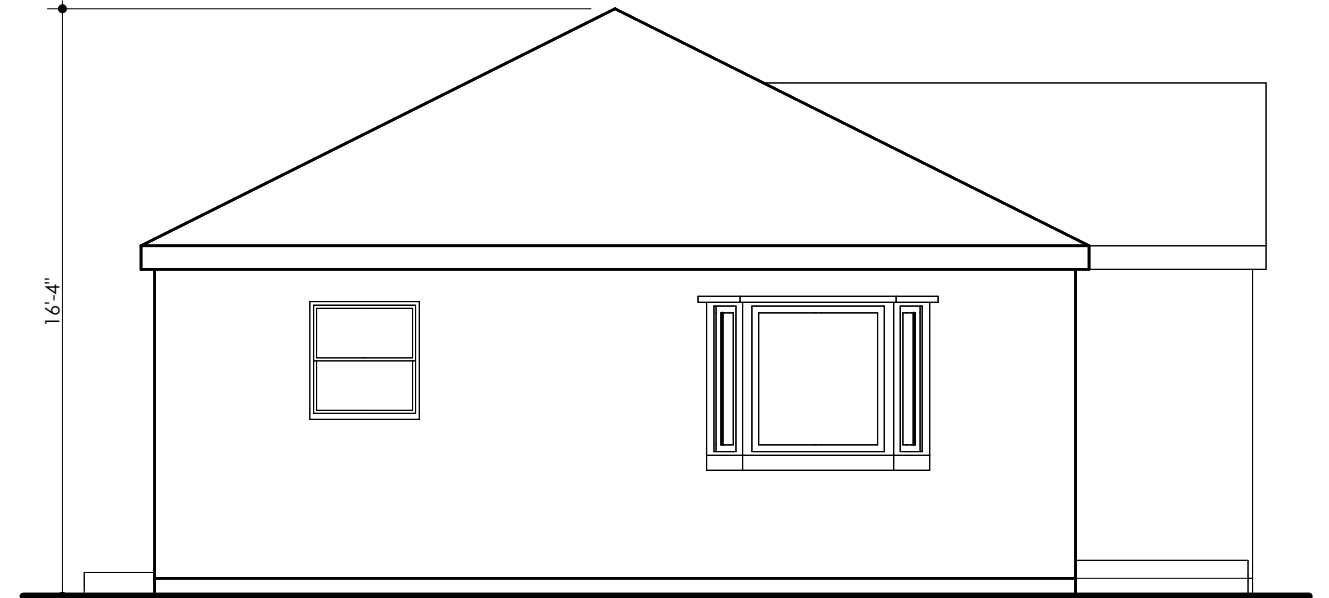
Existing Rear Elevation
SCALE: 3/16" = 1'-0"



Existing Right Elevation
SCALE: 3/16" = 1'-0"

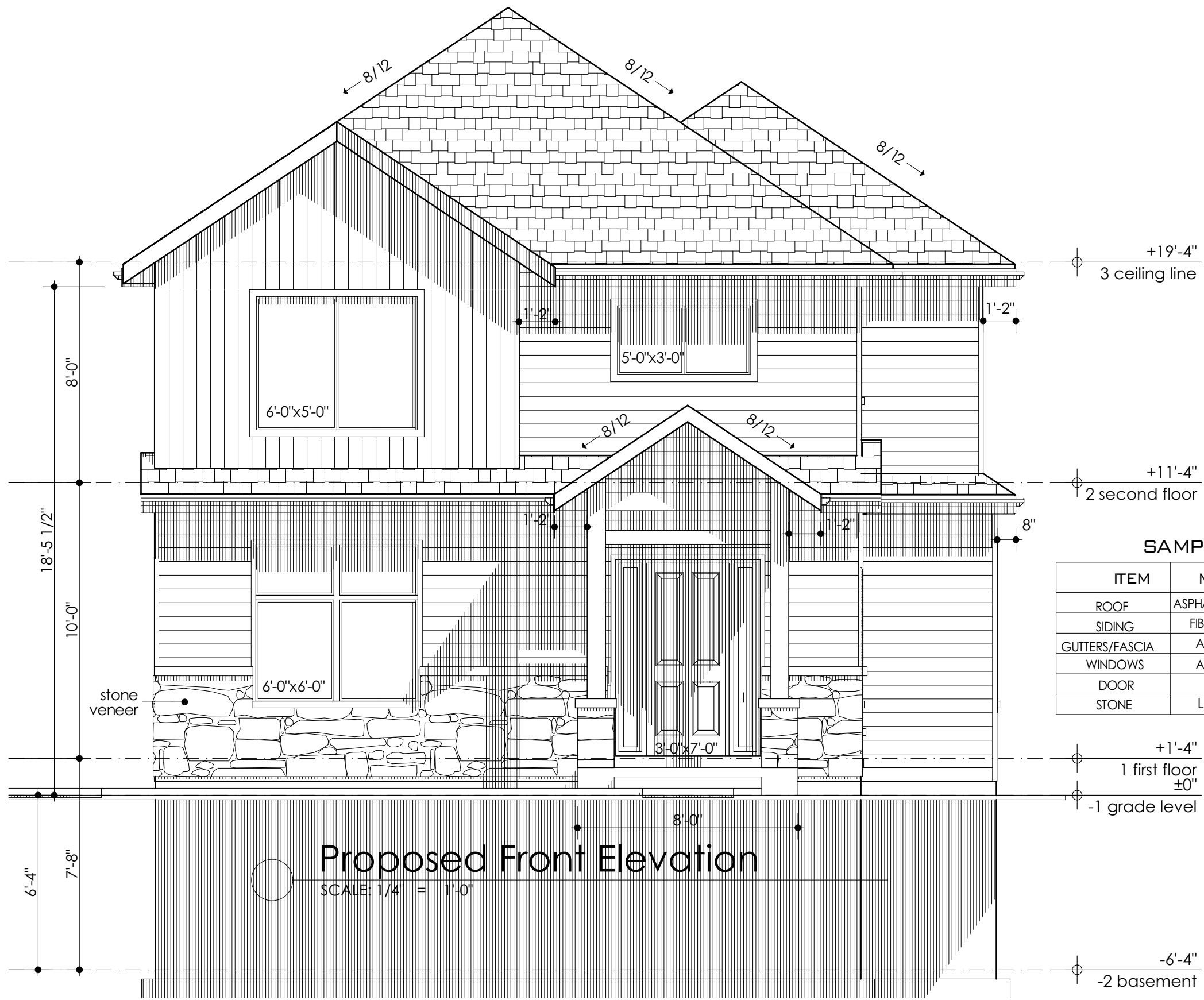


Existing Left Elevation
SCALE: 3/16" = 1'-0"



Existing Front Elevation
SCALE: 3/16" = 1'-0"





SAMPLE MATERIAL SCHEDULE

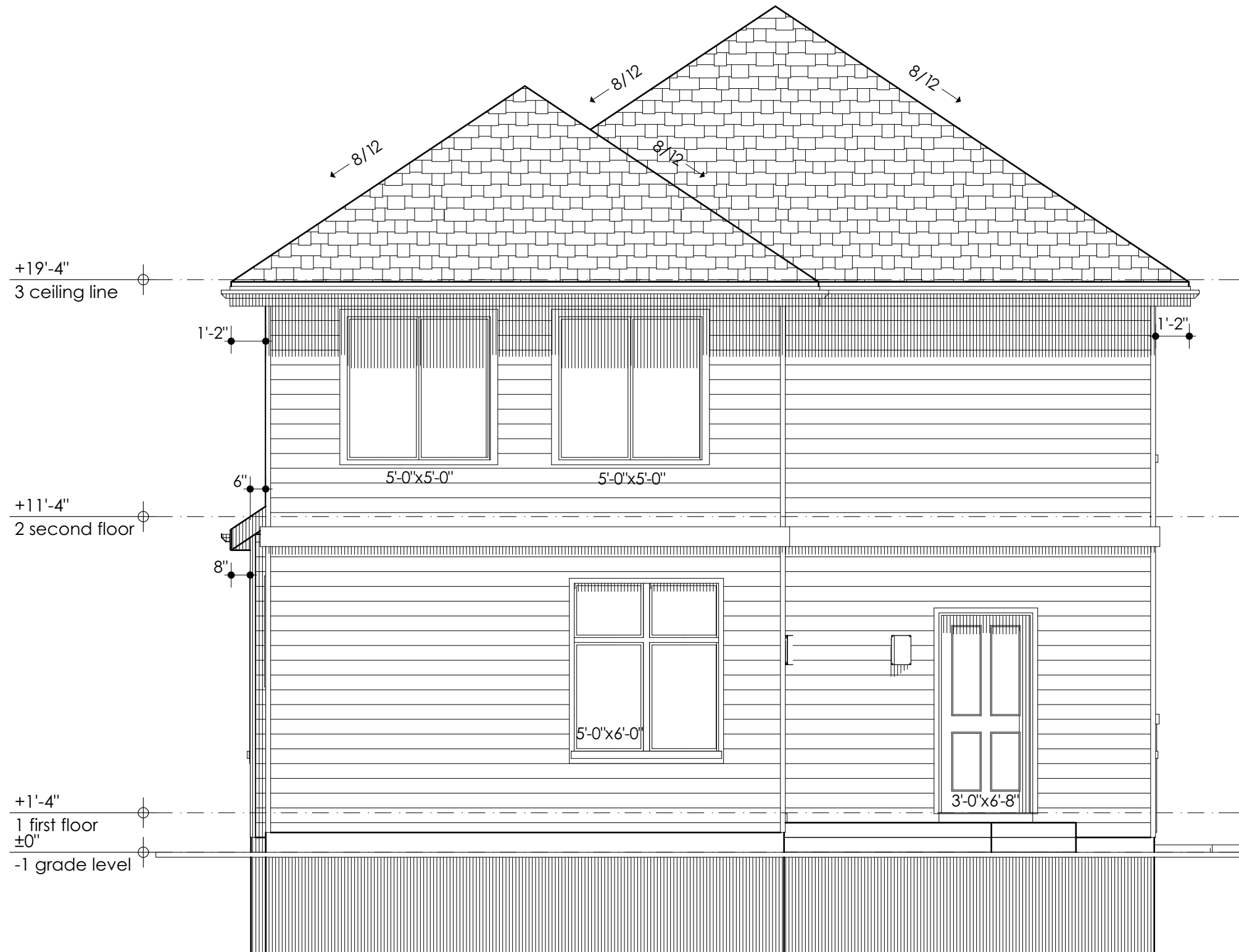
ITEM	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	Certainteed landmark	Colonial slate
SIDING	FIBER CEMENT	JAMES HARDIE	Pearl gray
GUTTERS/FASCIA	ALUMINUM	ACM	WHITE
WINDOWS	ALUMINUM	Langs Exterior	WHITE
DOOR	WOOD		Dark Brown
STONE	LIMESTONE	existing	



Proposed Left Elevation

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





Proposed Rear Elevation
 SCALE: 1/4" = 1'-0"



Item: DC#17-124 - 133 S. Highland Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed design for a new single-family residence to be located at 133 S. Highland Avenue. This recommendation is based upon the revised plans received on 10/27/15, and the following:

1. Revise the design to include a detached garage, or an attached garage recessed at least 10 feet from the front wall of the house.
2. Revise the massing of the south side elevation to break up the long wall, and better relate to the north side elevation.
3. Evaluate the scale of the house as it relates to the adjacent houses.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 133 S. Highland Ave.
Project Address: 133 S. Highland Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 17, 2017

PETITION INFORMATION:

DC Number: 17-124
Petitioner Name: Thomas Budzik
Petitioner Address: 2800 S. River Rd., Suite 105
Des Plaines, IL 60018
Meeting Date: October 24, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and detached garage to build a new two-story residence with an attached, front load, two-car garage. The subject site is zoned R-4, Two Family Dwelling District. The property has a total land area of 8,580 square feet and the proposed residence will have 3,817 square feet. This project does comply with the R-4 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 22 feet Side: 9.75 feet Side: 9.75 feet Rear: 30 feet	Front: 22 feet Side: 9.75 feet Side: 9.75 feet Rear: 39 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,861 SF	3,817 SF
Building Lot Coverage	3,003 SF	2,822 SF
Impervious Surface Coverage Total	4,290 SF	4,277 SF

The existing neighborhood includes many historic bungalow style homes mixed with some one and two story traditional style homes. All of the homes on this block have detached garages, or garages attached in the rear.

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

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

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed design for a new single-family residence to be located at 133 S. Highland Avenue. This recommendation is based upon the revised plans received on 10/27/15, and the following:

1. Revise the design to include a detached garage, or an attached garage recessed at least 10 feet from the front wall of the house.
2. Revise the massing of the south side elevation to break up the long wall, and better relate to the north side elevation.
3. Evaluate the scale of the house as it relates to the adjacent houses.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, October 17, 2017

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-124

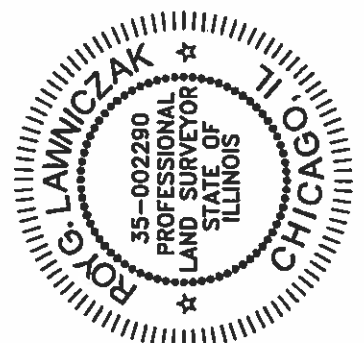


LOT 25 SIGWALT'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42, NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 133 S. HIGHLAND AVENUE, ARLINGTON HEIGHTS

PERMANENT INDEX NUMBER: 03 - 32 - 100 - 009 - 0000

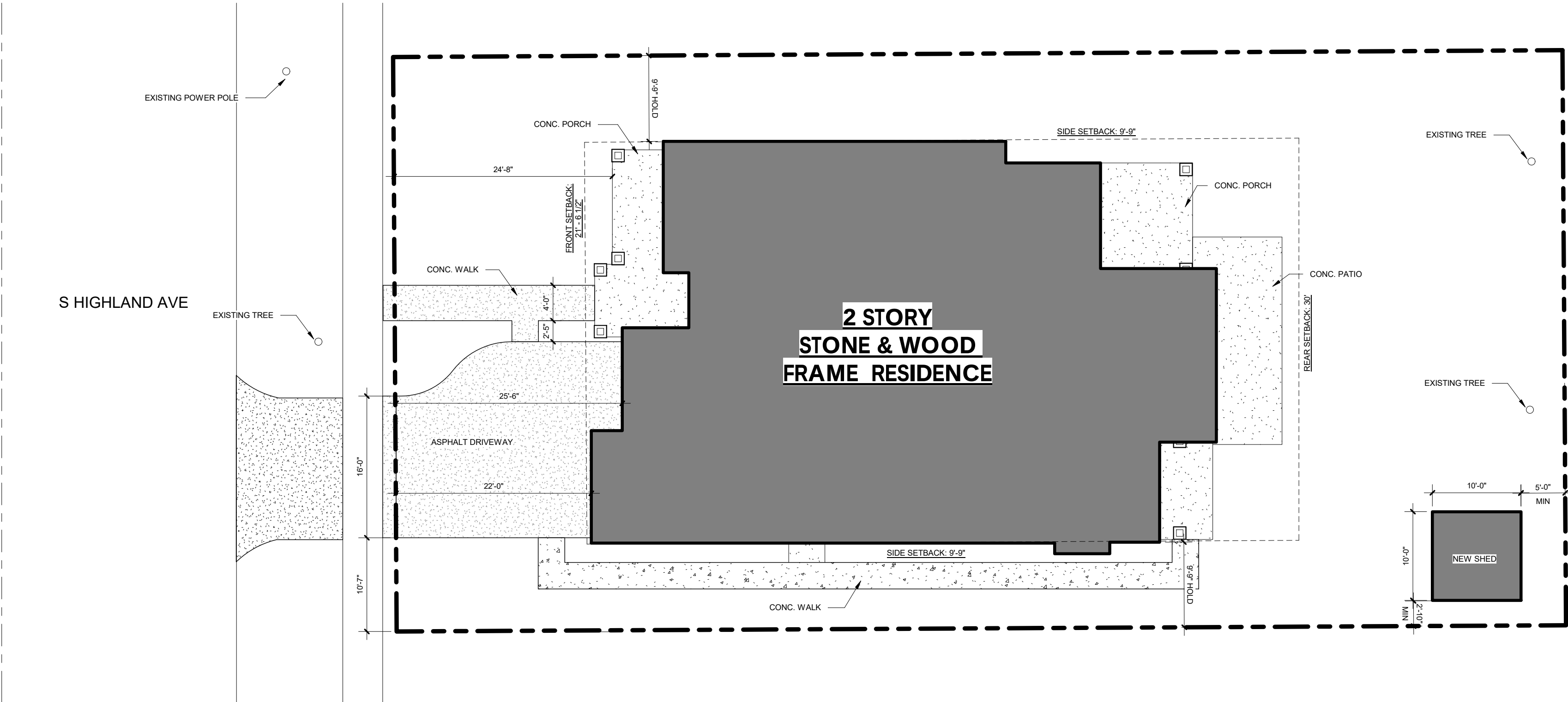
LOT 18



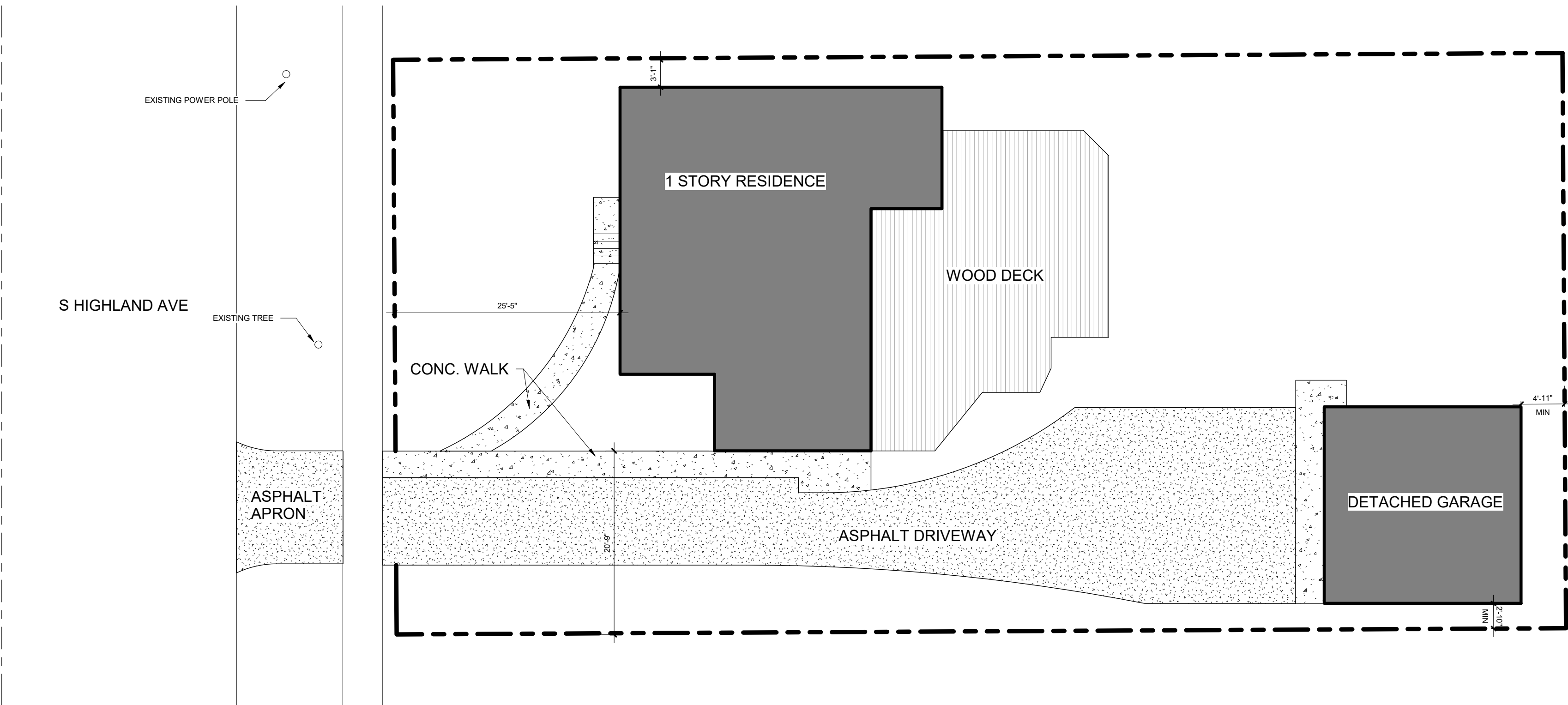
ROY G. LAWNICZAK, REG. ILL. LAND SURVEYOR NO. 35 - 2290
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004576

PROJECT DATA

PROJECT LOCATION: 133 S HIGHLAND
ZONING DISTRICT: R-4
LOT AREA: 8,567 SF
PIN: 03-32-100-009-0000
MAX BLDG COVERAGE: 35% (2,998 SF)
ACTUAL BLDG COVERAGE: 2635 SF
MAX FLOOR AREA: 3938+[(LA-8750) X 0.4] (3865 SF)
GARAGE CREDIT: 400 SF
ACTUAL AREA: 3817 SF
MAX IMPERV. COVERAGE: 0.50 (4,283 SF)
ACTUAL IMPERV. COVERAGE: 4,277 SF
MAX BUILDING HEIGHT: 25 FEET
ACTUAL BUILDING HEIGHT: 24' 11"
APPLICABLE BUILDING CODES:
2006 INTERNATIONAL RESIDENTIAL CODE
2011 NATIONAL ELECTRICAL CODE
2004 ILLINOIS STATE PLUMBING CODE
2012 INTERNATIONAL ENERGY CONS. CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL FUEL GAS CODE
ALL AS AMENDED
ARLINGTON HEIGHTS MUNICIPAL CODE
ARLINGTON HEIGHTS ZONING ORDINANCE



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



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

No.	Description	Date
1	DESIGN COMM.	10/09/17

Project Name and Address	
ERICKSEN RESIDENCE NEW SFR	
133 S HIGHLAND ARLINGTON HEIGHTS	
Project No.	17094
Description	SITE PLAN
Sheet	X1



1 CONTEXT ELEVATION - PROPOSED
3/16" = 1'-0"



3 CONTEXT ELEVATION - EXISTING
3/16" = 1'-0"

No.	Description	Date
1	DESIGN COMM.	10/09/17

Project Name and Address

ERICKSEN RESIDENCE
NEW SFR

133 S HIGHLAND
ARLINGTON HEIGHTS

Project No.	17094
Description	SITE CONTEXT

121 S HIGHLAND AVE



125 S HIGHLAND AVE



129 S HIGHLAND AVE



133 S HIGHLAND AVE,
SUBJECT PROPERTY



201 S HIGHLAND AVE



203 S HIGHLAND AVE



207 S HIGHLAND AVE



S HIGHLAND AVE



122 S HIGHLAND AVE



132 S HIGHLAND AVE

W GEORGE ST



202 S HIGHLAND AVE

No.	Description	Date
1	DESIGN COMM.	10/09/17

Project Name and Address

ERICKSEN RESIDENCE
NEW SFR

133 S HIGHLAND
ARLINGTON HEIGHTS

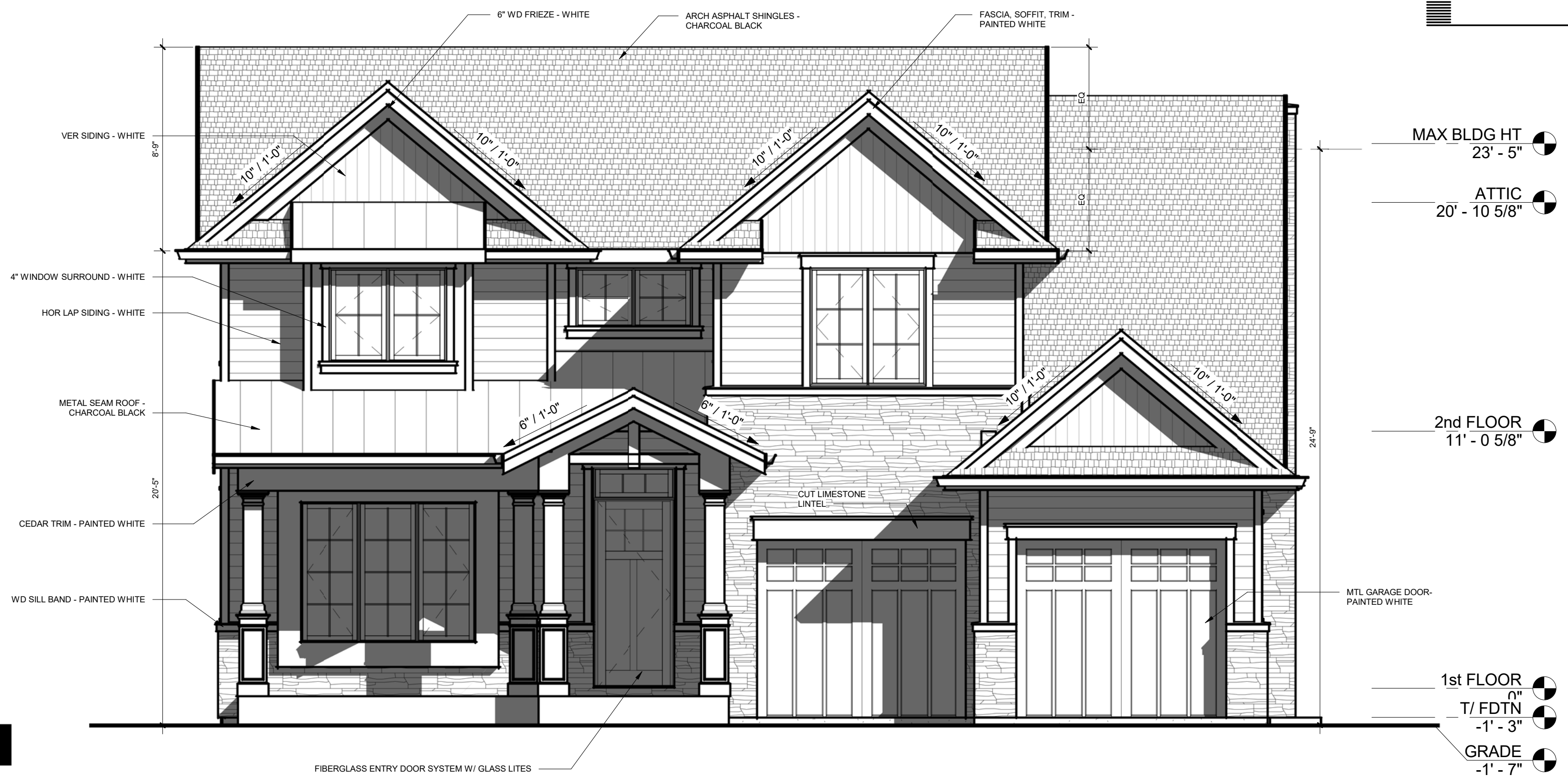
Project No.17094

DescriptionCONTEXT PHOTOS

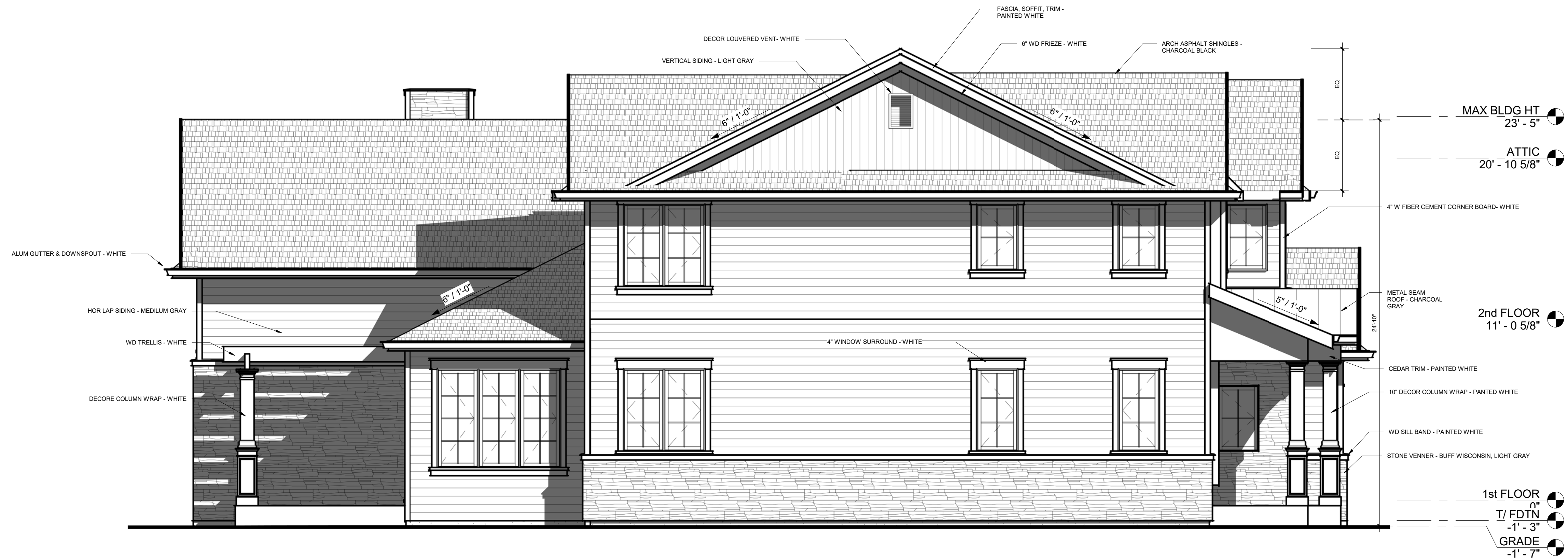
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4 FRONT (WEST) ELEV - RENDERED
1/4" = 1'-0"



1 FRONT (WEST) ELEV C
1/4" = 1'-0"



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

No.	Description	Date
1	DESIGN COMM.	10/09/17

Project Name and Address

ERICKSEN RESIDENCE
NEW SFR

133 S HIGHLAND
ARLINGTON HEIGHTS

Project No. 17094

Description BUILDING ELEVATIONS

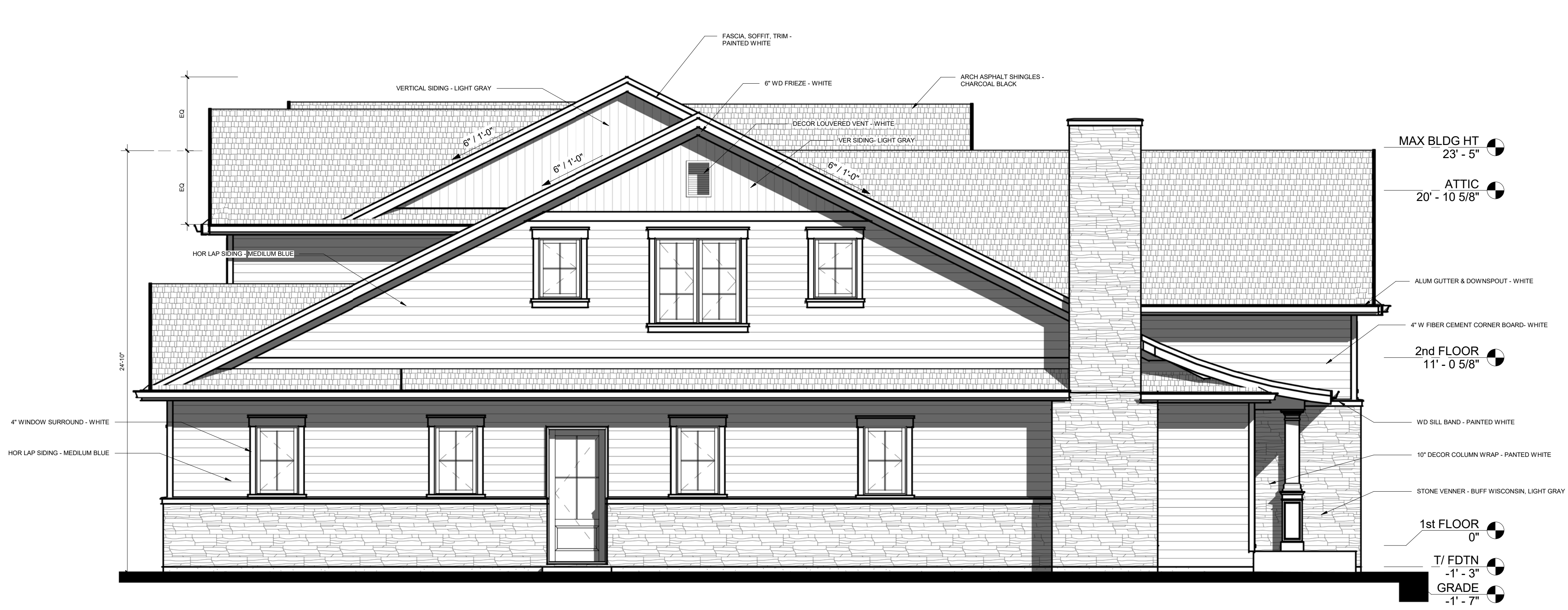
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X2

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
ROOFING	CERTAINTED - LANDMARK PRO ARCH. ASPHALT SHINGLES	CHARCOAL BLACK
ROOFING	STANDING MTL SEAM - McELROY MTAL INC.	CHARCOAL GRAY
FASCIA, SOFFIT, GUTTER, DOWNSPOUT	ALUMINUM	WHITE
SIDING - HOR. LAP	LP SMARTSIDE, HOR LAP - 6" EXPOSURE	WHITE
SIDING - VERTICAL	LP SMARTSIDE, VERTICAL	WHITE
SIDING - TRIM	LP SMARTSIDE, ENG. WOOD FLAT TRIM	WHITE
WINDOW - ALUM CLAD WD DOUBLE HUNG	ANDERSEN	BLACK
STONE - VENEER	LANON	LIGHT GRAY - VARIED



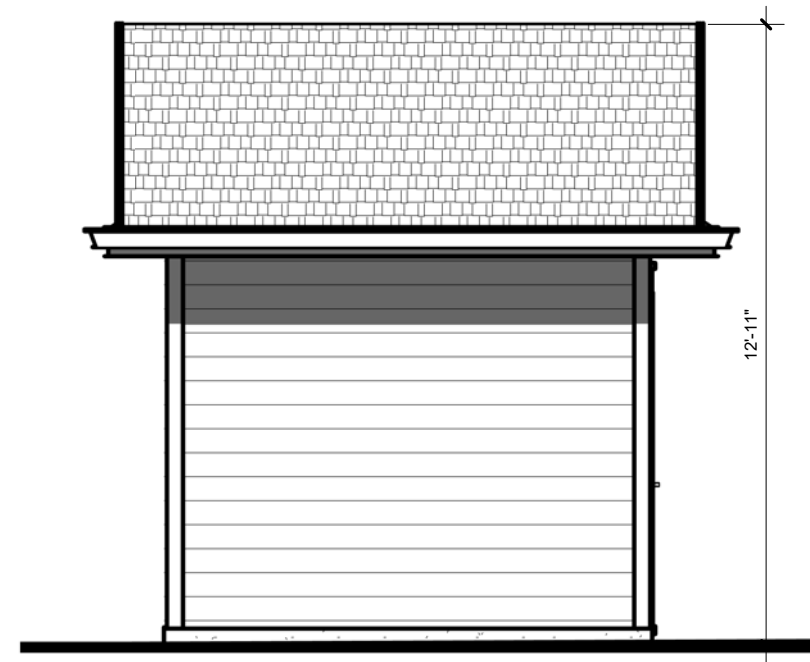
1 REAR (EAST) ELEV
1/4" = 1'-0"



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



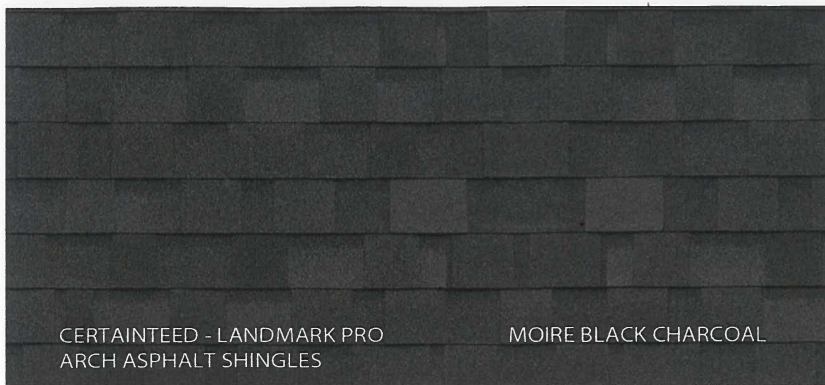
5 SHED FRONT ELEV
1/4" = 1'-0"



4 SHED SIDE ELEV
1/4" = 1'-0"

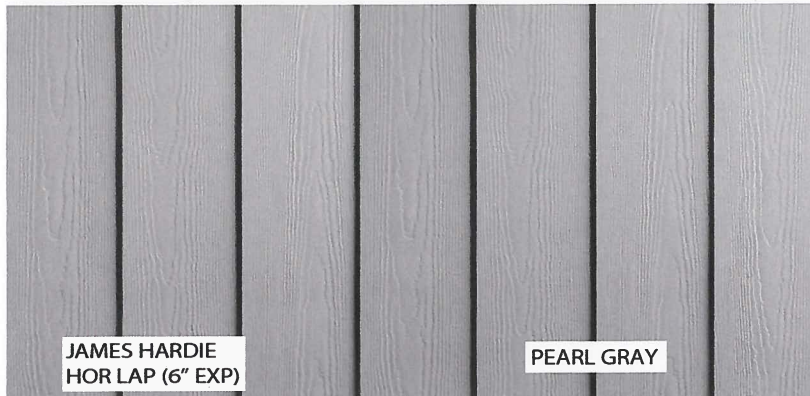
No.	Description	Date
1	DESIGN COMM.	10/09/17

Project Name and Address	
ERICKSEN RESIDENCE NEW SFR	
133 S HIGHLAND ARLINGTON HEIGHTS	
Project No.	17094
Description	BUILDING ELEVATIONS
Sheet	X3



CERTAINTED - LANDMARK PRO
ARCH ASPHALT SHINGLES

MOIRE BLACK CHARCOAL



JAMES HARDIE
HOR LAP (6" EXP)

PEARL GRAY



JAMES HARDIE
HOR LAP (6" EXP)

EVENING BLUE

RECEIVED

SEP 29 2017

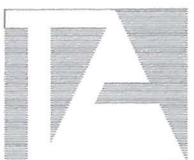
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE



BUFF WISCONSIN STONE
EVEN

LIGHT GRAY



**THOMAS
ARCHITECTS**
2800 S RIVER RD, SUITE 105
DES PLAINES, IL 60018
O: 877.205.3799
F: 877.260.7209
THOMAS@THOMASARCH.COM

MATERIAL BOARD

133 S HIGHLAND
ARLINGTON HEIGHTS

17094

DESIGN COMMISSION
09/18/17

X9



Item: DC#17-126 - 1625 N. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1625 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans dated and received on 10/19/17, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1625 N. Chestnut Ave.
Project Address: 1625 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 18, 2017

PETITION INFORMATION:

DC Number: 17-126
Petitioner Name: John Haran
Petitioner Address: E&J Builders
346 N. Ferndale Ave.
Elmhurst, IL 60126
Meeting Date: October 24, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and one car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,240 square feet and the proposed residence will have 4,038 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 8.8 feet Side: 8.8 feet Rear: 30 feet	Front: 30.7 feet Side: 10 feet Side: 12.2 feet Rear: 30 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	4,134 SF	4,038 SF
Building Lot Coverage	3,234 SF	2,655 SF
Impervious Surface Coverage Total	4,620 SF	3,530 SF

The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block.

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1625 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans dated and received on 10/19/17, and the following:

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

_____, October 24, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-126

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plisle.com

SYMBOL LEGEND

- (R) - RECORD DATA
(M) - MEASURED DATA
T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
B/S - BOTTOM OF SIDING
---- EXIST. CONTOURS
XXX.XX - EXISTING ELEVATION
-->-- SANITARY SEWER
-->-- STORM SEWER
--W-- WATERMAIN
-OHW- OVERHEAD WIRES
⊙ - MANHOLE
○ - CATCHBASIN
□ - INLET
⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
⊗ - VALVE & VAULT
⊗ - BUFFALO BOX
⊗ - DOWNSPOUT
⊕ - POWER POLE
*** - FENCE LINE
[CONCRETE SURFACE] - CONCRETE SURFACE
[DECIDUOUS TREE] - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
[EVERGREEN TREE] - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

BENCHMARK

CROSS CUT IN CONCRETE WALK NEAR NORTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOT 30 IN BLOCK 1 IN HASBROOK SUBDIVISION UNIT NUMBER 2, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1958 AS DOCUMENT NUMBER 17041013, IN COOK COUNTY, ILLINOIS.

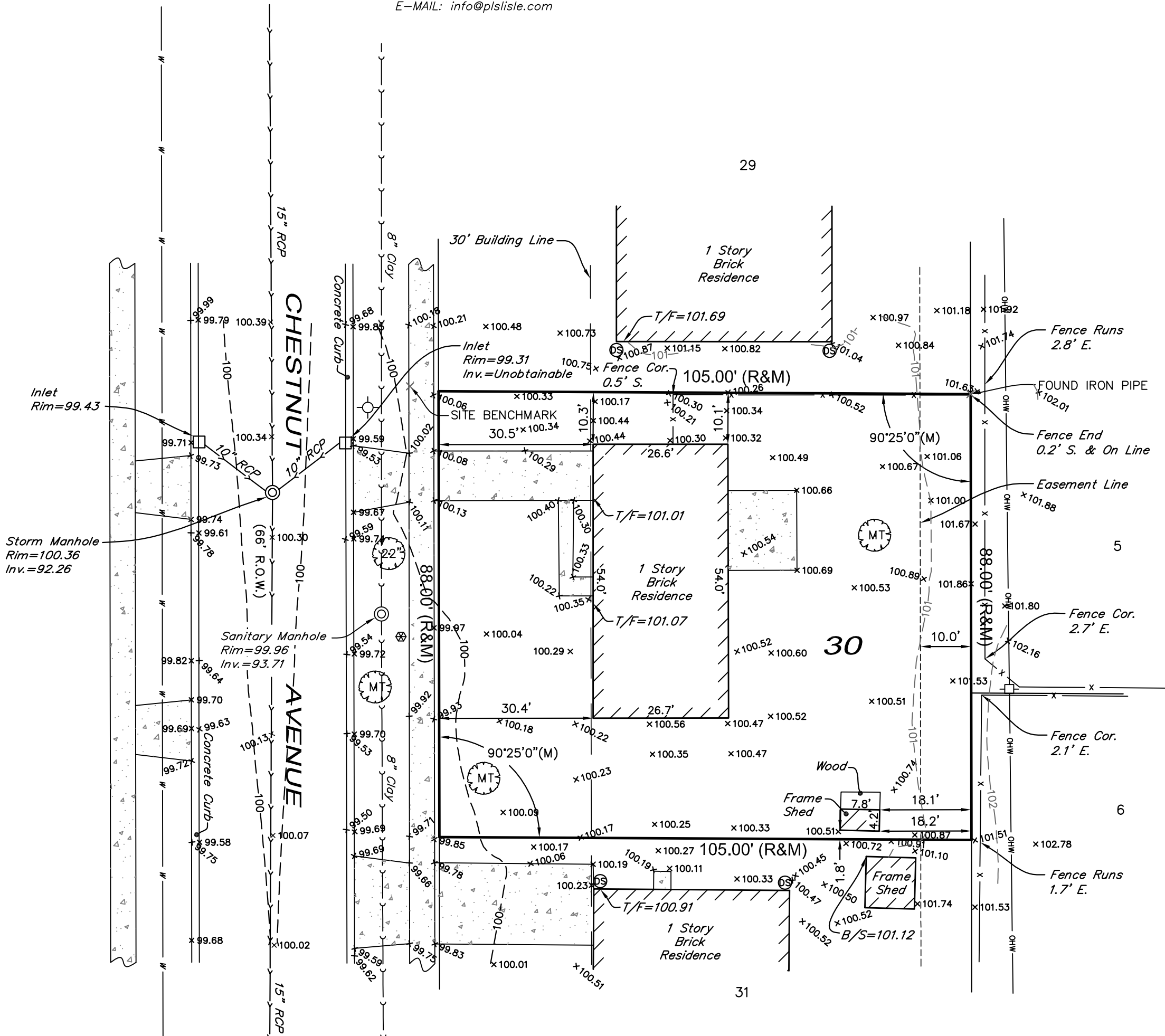
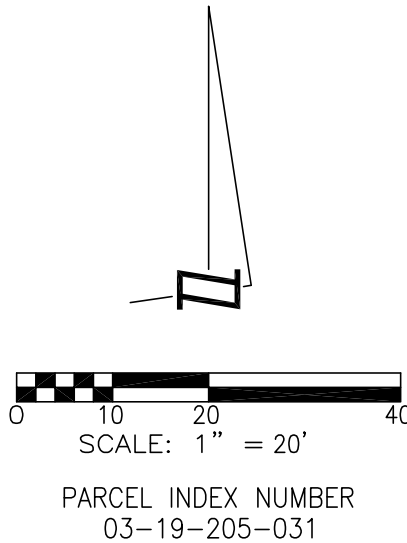
NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: F&J BUILDERS
ADDRESS: 1625 CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 184/4 DATE: 6/12/2017 JOB NO: 1714352
DRAWN BY: JHH CHECK BY: SAR
REVISED: _____



BUILDING SETBACKS	
#1605	30.0'
#1611	30.0'
#1617	30.4'
#1625	30.5'
#1633	35.2'
#1639	30.2'
#1703	31.3'
#1709	30.7'
#1717	30.2'
#1723	30.2'
#1327	27.8'



SURVEYED AREA: 9,240± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED THIS 9TH DAY OF JUNE, 2017.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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

1625 n Chestnut



Property to left 3
1703 n Chestnut



property to left 2
1639 n Chestnut



Property to left 1
1633 n Chestnut



Subject Property
1625 n Chestnut



Property to right 1
1617 n Chestnut



Property to right 2
1611 n Chestnut



Property to right 3
1605 n Chestnut



Property front 1
1632 n Chestnut

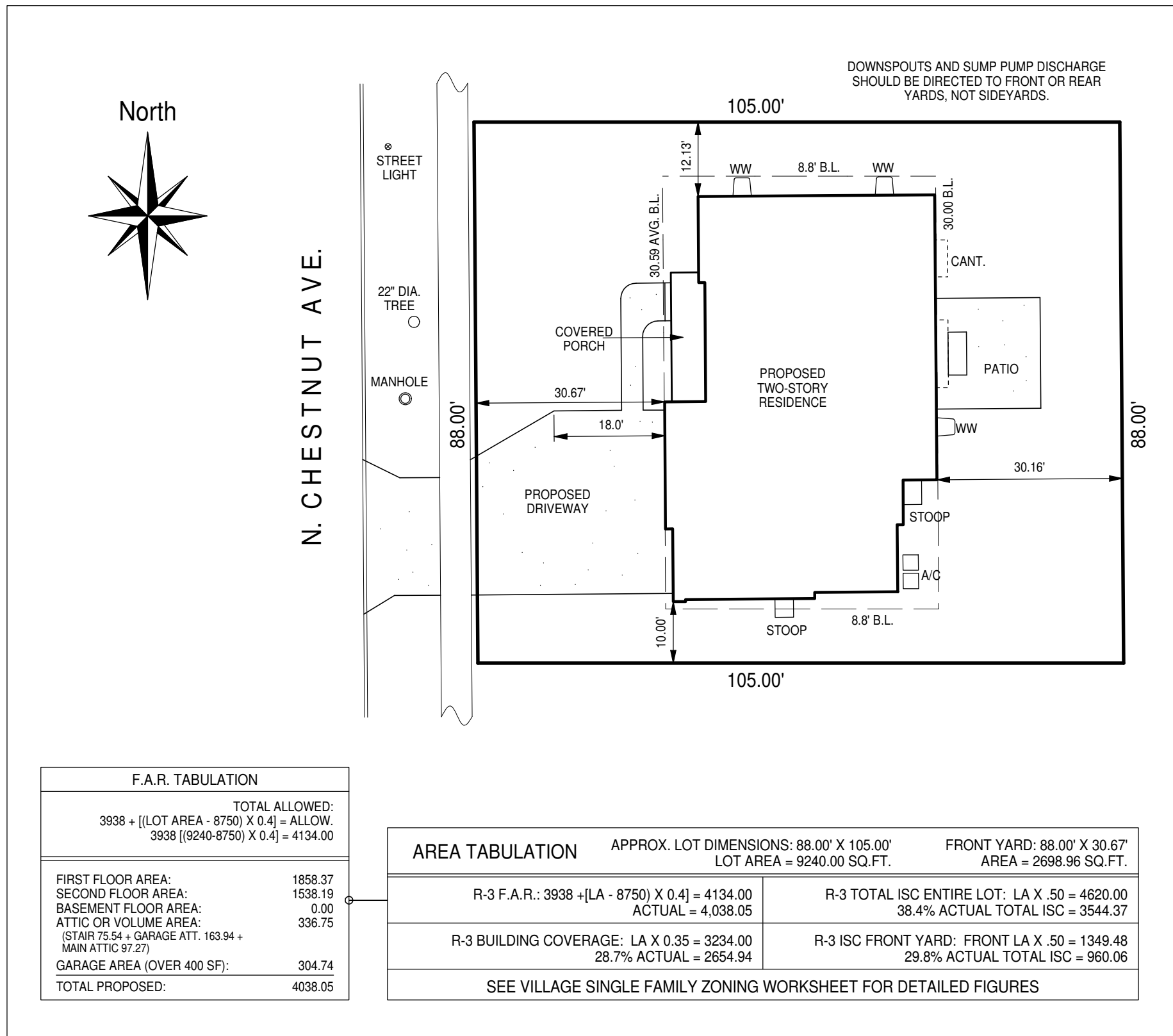


Property front 2
1626 n Chestnut



Property front 3
1620 n Chestnut

MATERIAL SCHEDULE		
MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	ILLINOIS BRICK	SIMCA LUCAS
ROOF	OWNES CORNING	WEATHERED WOOD
SIDING	CEMENT BOARD	CREAM
TRIM	CEMENT BOARD	DARK BROWN
SOFFIT/FASCIA	ALUMINUM	DARK BROWN
GUTTERS/DOWNSPOUTS	ALUMINUM	DARK BROWN
WINDOWS	WINDSOR, DBL. HUNG	DARK BROWN



SITE PLAN

SCALE: 1" = 20' 0"

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2015 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2015 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2015 IECC REQUIREMENTS.

CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	30 OR 13+5
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	10/13
SLAB R-VALUE, DEPTH	10, 2 FT.
CRAWLSPACE WALL R-VALUE	15/19
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	N/A

ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED

- THE FOLLOWING LOCATIONS MUST BE SEALED:
 - > ATTIC ACCESS OPENINGS
 - > RIM JOIST JUNCTURES
- BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST. PROVIDE COPY OF RESULTS TO THE BUILDING DEPT. PRIOR TO SCHEDULING ANY FINAL INSPECTIONS.
- WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR:
 - A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED
 - ALL DUCTS AREA REQUIRED TO BE PRESSURE TESTED.
 - EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
- A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1)
- ALL GAS FIRED FURNACES SHALL BE 80% AFUE MINIMUM
- ALL FIREPLACES SHALL HAVE GASKETED DOORS AND EXTERIOR AIR INTAKE
- ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM
- DWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. PROVIDE WRITTEN REPORT OF RESULTS INCLUDING THE ACH SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO VILLAGE. (2012 IECC R402.4.1.2 AND STATE OF ILLINOIS AMENDMENT)
- ALL HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. PROVIDE WRITTEN COPY TO THE VILLAGE. 2012 IECC R403.6
- BUILDING THERMAL ENVELOPE SHALL BE SEALED AS INSTALLED IN ACCORDANCE WITH THE MFG. INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 OF THE 2012 IECC.

H.V.A.C. NOTE:

MECHANICAL SYSTEM TO BE SOLID DUCTED SUPPLIES AND RETURNS. DUCTS SEALED, INSULATED WHERE REQUIRED AND HILOW RETURNS PROVIDED IN EACH ROOM WHICH REQUIRES RETURN PROVISION- NO UNDER CUT DOORS OR SIMILAR.

RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL. ADOPTED CODES WITH AMENDMENTS AS LISTED BELOW.

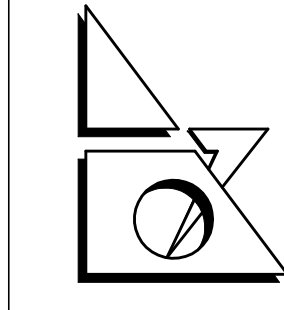
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2014 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

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> OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON
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> THIS DRAWING IS VALID FOR PERMIT ONLY WHEN SEAL IS AFFIXED AND IS INTENDED FOR CONSTRUCTION OF ONE BUILDING ONLY.

GENERAL NOTE:

> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
> ARCHITECT FEES INCURRED DUE TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

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S.G. ARCHITECTS, INC.

STEPHEN L. GAWLIK, PRINCIPLE

No. 001-010162 EXP. 11-30-18

CORPORATE LICENSE

No. 194-000582 EXP. 04-30-19

PROJECT:

CUSTOM
RESIDENCE

1625 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

BUILDER:

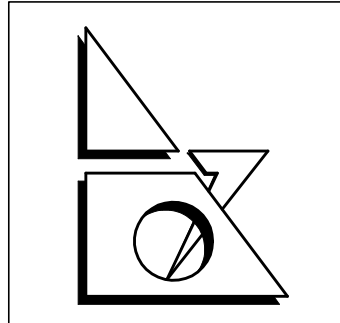
E & J BUILDERS
346 FERNDAL AVE
ELMHURST, IL 60126
PH. 630-479-4556

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	09-19-17	MDS
	PRELIM. REVIEW	
	10-19-17	MDS
	REVERSE / A.R.B.	

JOB NO.	17079
DATE:	09-13-17
DRAWN BY:	MDS
SCALE:	AS NOTED

SHEET NO.	1
-SITE PLAN -STREET STUDY	

OF 9



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010182 EXP. 11-30-18
CORPORATE LICENSE
No. 194-000582 EXP. 04-30-19

PROJECT:

CUSTOM
RESIDENCE
1625 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

BUILDER:

E & J BUILDERS
346 FERNDAL AVE
ELMHURST, IL 60126
PH. 630-479-4556

DATE: BY:

NO. ISSUES AND REVISIONS:

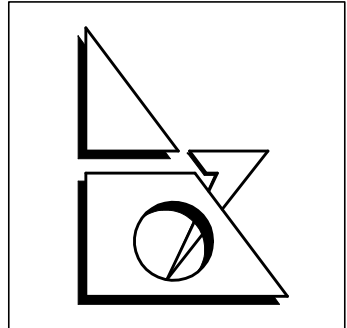
09-19-17 MDS

PRELIM. REVIEW

10-19-17 MDS

REVERSE / A.R.B.

</



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PROJECT:

CUSTOM
RESIDENCE
1625 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

BUILDER:

E & J BUILDERS
346 FERNDAL AVE
ELMHURST, IL 60126
PH. 630-479-4556

DATE: BY:

NO. ISSUES AND REVISIONS:

09-19-17 MDS

PRELIM. REVIEW

10-19-17 MDS

REVERSE / A.R.B.

JOB NO. 17079

DATE: 09-13-17

DRAWN BY: MDS

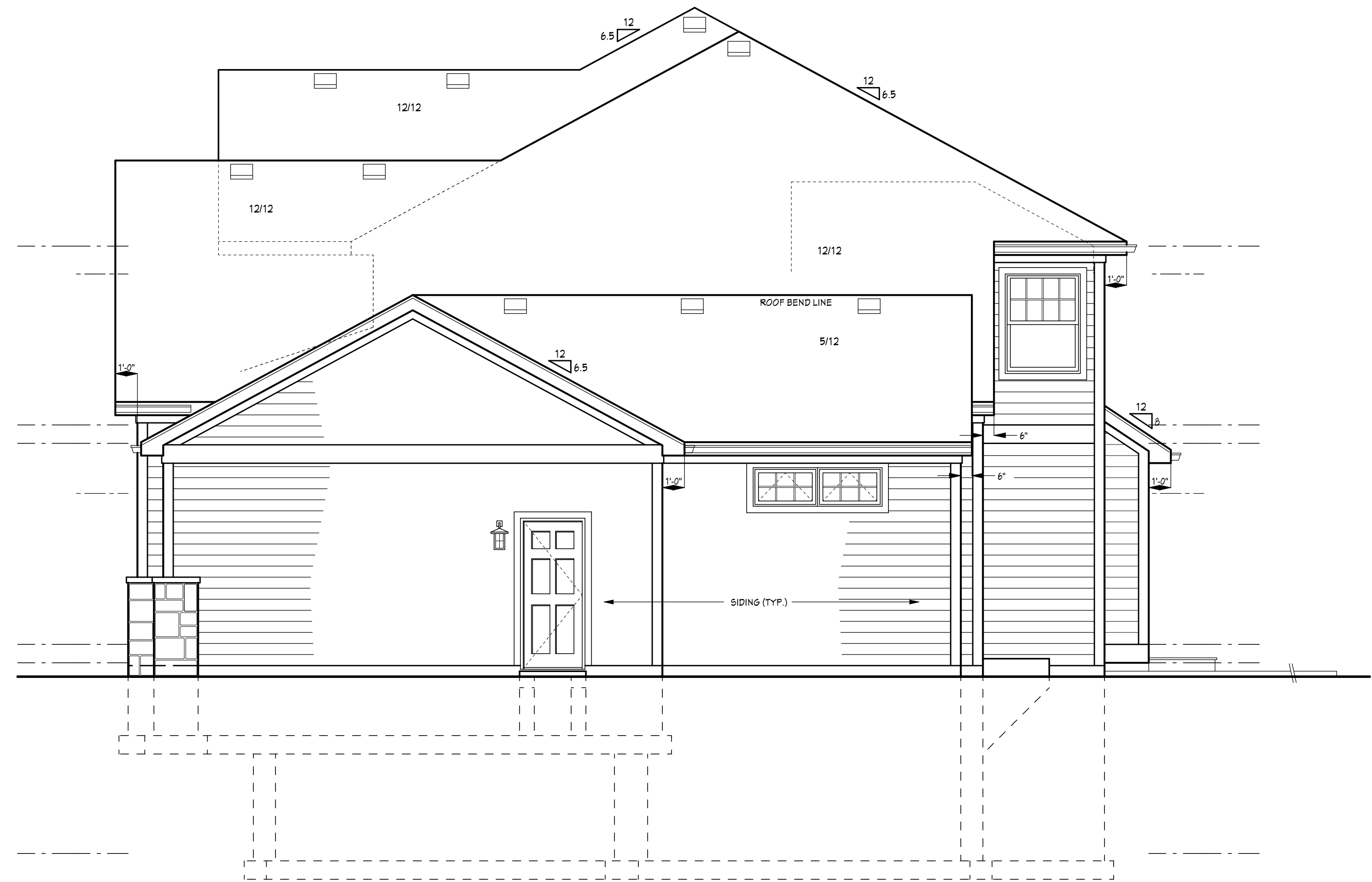
SCALE: AS NOTED

SHEET NO.

3

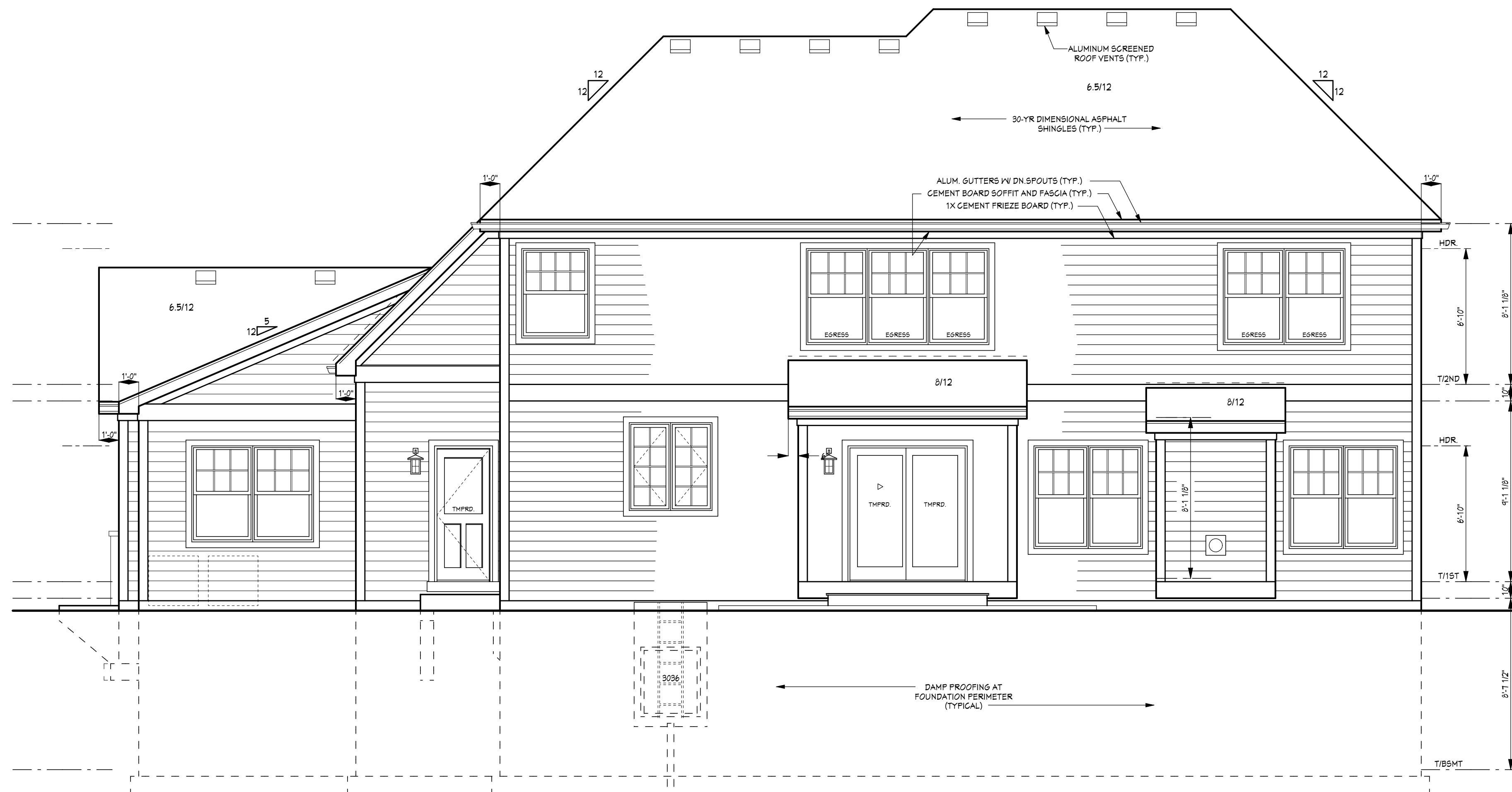
3-REAR ELEVATION
3-RIGHT SIDE ELEV.

OF 9



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"

1625 w Chestnut



Trim



Siding



Stone



Roof



Windows



Item: DC#17-121 - St. James Parish - 831 N. Arlington Heights Rd.

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing church building and corresponding site improvements.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for St. James Parish located at 831 N. Arlington Heights Road. This recommendation is subject to compliance with the plans received on 9/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the limestone parapet coping design be enhanced with additional stone or brick detailing for a more substantial cap on the large walls.
2. It is recommended that the wall area under the gable on the east elevation be bumped out slightly to break up the large flat wall. The edges of the bumped out wall should be detailed with limestone quoins to match the existing building.
3. It is recommended that the limestone sign on the west elevation be omitted, and provide clerestory windows or other architectural detailing to fill the large wall space.
4. It is recommended that the trash enclosure be made of brick to match the building, and provide landscaping around the enclosure.
5. It is recommended that foundation landscaping be provided around the perimeter of the building. The plantings should be layered and consist of a mix of shrubs and perennials.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission

or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

7. The petitioner is required to meet all landscape and parking requirements per Chapter 28.

8. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report

Exhibits

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: St. James Parish
Project Address: 831 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: October 13, 2017

PETITIONER INFORMATION:

DC Number: 17-121
Petitioner Name: Matt Hichens
Petitioner Address: Newman Architecture
1730 Park Street, Suite 115
Naperville, IL 60563
Meeting Date: October 24, 2017

Requested Action(s):

1. Approval of the proposed architectural design for an addition to an existing church building and corresponding site improvements.

ANALYSIS

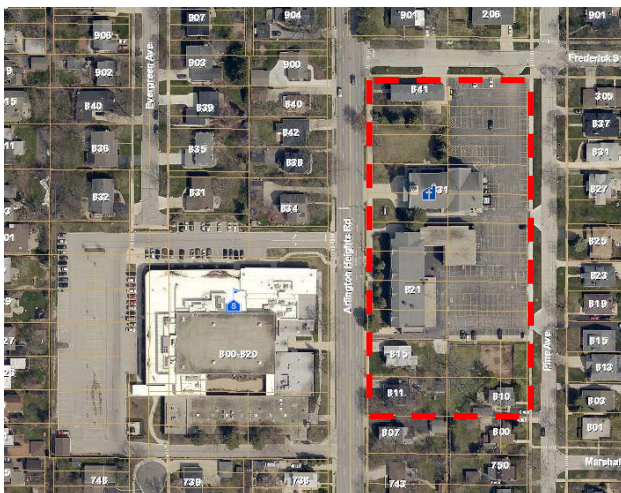
Summary:

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."

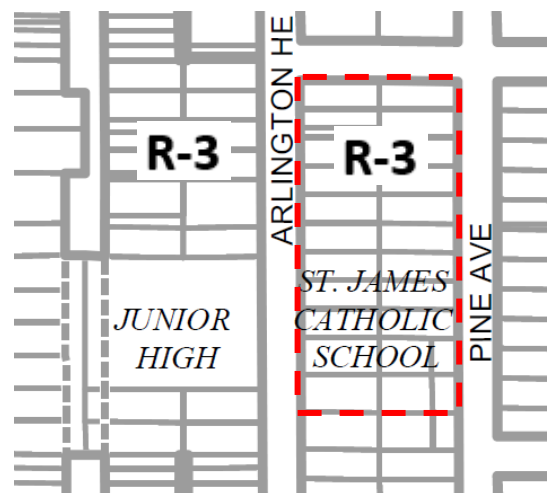
The petitioner is proposing to build a 6,431 sf addition to an existing 7,064 sf church building for a total of 13,495 sf. The proposed addition includes a new accessible building entrance, lobby, and gathering area on the south end of the building, as well as an expanded seating area within a new building addition on the east. The scope of the project also includes extensive site work to create a new parking lot on the south end of the church, adjacent to the new entrance, as well as an expanded parking area on the north side of the building. An existing three-story school building and two single-family houses are proposed to be demolished to create space for the new south parking lot and a storm water detention basin. An existing two-story rectory building at the northwest corner of the site will remain.

This project requires Plan Commission review and Village Board approval for the following: amendment to an existing Special Use, amendment to the Comprehensive Plan, approval as a Planned Unit Development, consolidation of the zoning lots, and a variation for the quantity of off-street parking.

Site:



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-3, One Family Dwelling District	St. James Parish	Institutional
North	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached

Historic Preservation:

The church building (831 N. Arlington Heights Road), school building (821 N. Arlington Heights Road), and the single-family house facing Arlington Heights Road (811 N. Arlington Heights Road) were all included in a Community Preservation Report that was prepared for Arlington Heights by the School of the Art Institute of Chicago in 2004. All of the properties in the report are ranked by their historical value as: "Exceptional", "Notable", or "Contributing". The church building is listed as "Exceptional", whereas the school building and single-family home are listed as "Contributing".

The petitioner reported that the existing school building is not being used to its fullest, and it has become a burden to keep viable. Demolition of the school building will not only allow for construction of the new parking area, but it will also create an obstructed view of the beautiful church building from Arlington Heights Road.

Architectural Design:

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

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

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

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

Mechanical Unit Screening:

One new mechanical unit will be located on grade on the north side of the building. The unit will be fully screened from view by masonry walls to match the building.

Trash Dumpster Screening:

A new trash dumpster enclosure is proposed to be located in the parking lot on the north side of the building. The enclosure is proposed to be built with wood fencing material. The enclosure will be highly visible, so it is recommended that it be made of brick to match the building. Additionally, landscaping should be provided around the enclosure.

Landscaping:

As part of the zoning approval process, Staff and the Plan Commission will perform a detailed review of the landscaping. The petitioner is required to comply with code requirements for 4" caliper shade trees in all parking islands, a continuous three-foot high parking lot screening along the roadways, and landscaping around the detention basin.

The existing parking area is a large asphalt surface with no landscaped islands or perimeter landscape screening, so the new trees and shrubs throughout the parking area will be a nice improvement. However, the petitioner has not included any foundation plantings around the perimeter of the building. It is recommended that foundation landscaping be provided. The plantings should be layered and consist of a mix of shrubs and perennials.

RECOMMENDATION:

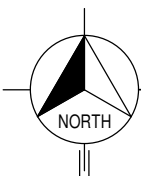
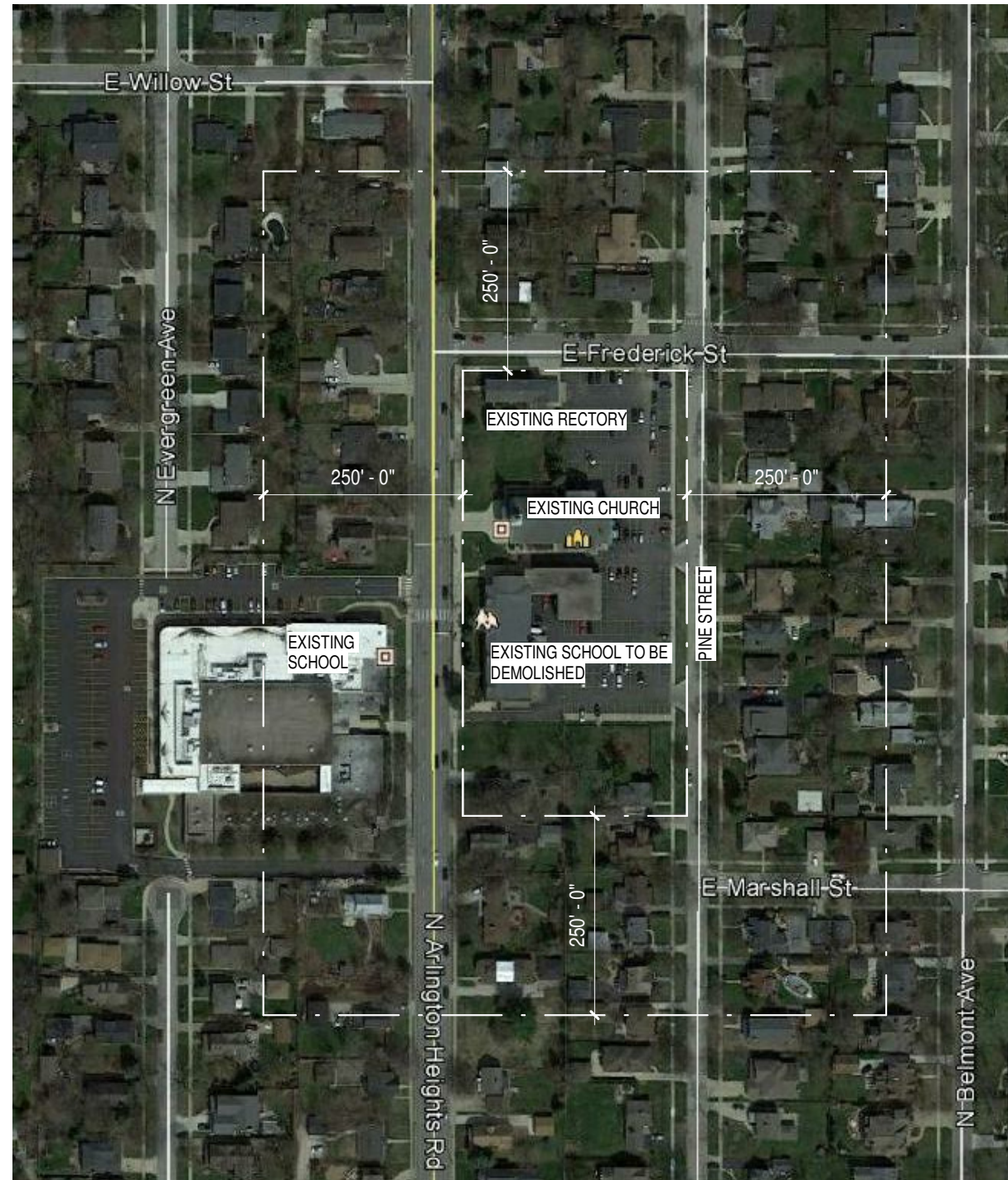
It is recommended that the Design Commission approve the proposed architectural design for *St. James Parish* located at 831 N. Arlington Heights Road. This recommendation is subject to compliance with the plans received on 9/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the limestone parapet coping design be enhanced with additional stone or brick detailing for a more substantial cap on the large walls.
2. It is recommended that the wall area under the gable on the east elevation be bumped out slightly to break up the large flat wall. The edges of the bumped out wall should be detailed with limestone quoins to match the existing building.
3. It is recommended that the limestone sign on the west elevation be omitted, and provide clerestory windows or other architectural detailing to fill the large wall space.
4. It is recommended that the trash enclosure be made of brick to match the building, and provide landscaping around the enclosure.
5. It is recommended that foundation landscaping be provided around the perimeter of the building. The plantings should be layered and consist of a mix of shrubs and perennials
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
7. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
8. All signage must meet code, Chapter 30.

_____, October 13, 2017

Steve Hautzinger AIA, Design Planner

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 17-121



ST. JAMES PARISH CHURCH ADDITION AND RENOVATION

LOCATION MAP

SCALE : 1" = 200'-0"

 **newman architecture**
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09/27/17



PROPERTY NORTH OF CHURCH ALONG ARLINGTON HEIGHTS ROAD



CHURCH PROPERTY ALONG ARLINGTON HEIGHTS ROAD



CHURCH PROPERTY ALONG ARLINGTON HEIGHTS ROAD



CHURCH PROPERTY ALONG ARLINGTON HEIGHTS ROAD



PROPERTY SOUTH OF CHURCH ALONG ARLINGTON HEIGHTS ROAD



PROPERTY SOUTH OF CHURCH ALONG ARLINGTON HEIGHTS ROAD



PROPERTY SOUTH OF CHURCH ALONG ARLINGTON HEIGHTS ROAD



SCHOOL AND PARISH CENTER ACROSS ARLINGTON HEIGHTS ROAD FROM CHURCH



SCHOOL AND PARISH CENTER ACROSS ARLINGTON HEIGHTS ROAD FROM CHURCH



SCHOOL AND PARISH CENTER ACROSS ARLINGTON HEIGHTS ROAD FROM CHURCH



PROPERTY NORTH OF CHURCH ALONG ARLINGTON HEIGHTS ROAD

SITE PHOTOS - WEST ELEVATION



CHURCH PROPERTY ALONG FREDERICK STREET



CHURCH PROPERTY ALONG FREDERICK STREET



PROPERTY ACROSS FROM CHURCH ON FREDERICK STREET

SITE PHOTOS - NORTH ELEVATION



PROPERTY SOUTH OF CHURCH ALONG PINE STREET



CHURCH PROPERTY ALONG PINE STREET



CHURCH PROPERTY ALONG PINE STREET



CHURCH PROPERTY ALONG PINE STREET



CHURCH PROPERTY ALONG PINE STREET



PROPERTY ACROSS FROM CHURCH ON PINE STREET



PROPERTY ACROSS FROM CHURCH ON PINE STREET



PROPERTY ACROSS FROM CHURCH ON PINE STREET

SITE PHOTOS - EAST ELEVATION



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PROJECT NAME:
DESIGN COMMISSION
**CHURCH ADDITION
AND RENOVATION**
831 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FOR
ST. JAMES PARISH
AND
THE ARCHDIOCESE OF CHICAGO

DRAWING TITLE:
SITE PHOTOS

PROJECT NO.: 2017028 DATE: 9/27/17

A2

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: tmolloy@ejmolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF

PARCEL 1:
THE NORTH 62 FEET OF THE SOUTH 190 FEET OF THE WEST 165 FEET (EXCEPT A STRIP ALONG THE WEST OF SAID TRACT USED FOR A ROAD) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 62 FEET OF THE SOUTH 190 FEET OF THE EAST 88 FEET OF THE WEST 253 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO THE NORTH 62 FEET OF LOT 19 IN BLOCK 5 IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION ON THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1901 AS DOCUMENT NO. 3188548.

PARCEL 3:
THE NORTH 64 FEET OF THE SOUTH 137 FEET OF THE EAST 88 FEET OF THE WEST 253 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THE SOUTH 64 FEET OF THE NORTH 126 FEET OF LOT 19 IN BLOCK 5 IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1901 AS DOCUMENT NO. 3188548.

PARCEL 5:
LOTS 1 THROUGH 18, BOTH INCLUSIVE, IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1901 AS DOCUMENT NO. 3188548.

PARCEL 6:
THE NORTH 64 FEET OF THE SOUTH 137 FEET OF THE WEST 165 FEET (EXCEPT A STRIP ALONG THE WEST OF SAID TRACT USED FOR A ROAD) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE PERTAINING TO PARCELS 1, 2, 3, 4 AND 5, AS REFERENCED IN SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR TITLE INSURANCE ORDER NUMBER 287436 WITH AN EFFECTIVE DATE OF AUGUST 16, 2017:

NO SURVEY RELATED MATTERS

TAX PARCEL PERMANENT INDEX NUMBERS:

03-29-108-004-0000
03-29-108-009-0000
03-29-108-010-0000
03-29-108-011-0000
03-29-108-012-0000
03-29-108-014-0000
03-29-108-015-0000
03-29-108-019-0000
03-29-108-020-0000
03-29-108-021-0000
03-29-108-022-0000

TITLE COMMITMENT PERTAINING TO PARCEL 6: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE PERTAINING TO PARCEL 6, AS REFERENCED IN SCHEDULE B OF FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR TITLE INSURANCE ORDER NUMBER 287436 WITH AN EFFECTIVE DATE OF JUNE 15, 2017:

NO SURVEY RELATED MATTERS

TAX PARCEL PERMANENT INDEX NUMBERS:

03-29-108-013-0000

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE COMMONLY KNOWN ADDRESS OF THE PROPERTY IS 811-841 N. ARLINGTON HEIGHTS ROAD AND 810-818 N. PINE AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY-PANES NO. 17031C0203A, WITH A MAP REVISION DATE OF AUGUST 19, 2008, SHOWS THAT THE SOUTHERN PORTION OF THE PROPERTY FALLS WITHIN SHADDED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND THAT THE NORTHERLY PORTION OF THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PORTION OF THE PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. SEE DRAWING FOR APPROXIMATE LIMITS OF ZONE X AND SHADDED ZONE X.

TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 147,222 SQUARE FEET OR 3.3797 ACRES.

TABLE A - ITEM 6(A) & 6(B) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE OWNER. OUR EXAMINATION OF THE OFFICIAL VILLAGE OF ARLINGTON HEIGHTS ZONING MAP FINDS THE PROPERTY TO BE ZONED "R-3".

TABLE A - ITEM 7(A) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A - ITEM 7(B)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: SEE DRAWING FOR THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

TABLE A - ITEM 7(C) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: SEE DRAWING FOR THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF VISIBLE FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 137 EXISTING PAINT STRIPPED PARKING SPACES INCLUDING 6 DESIGNATED HANDICAP PARKING SPACES.

TABLE A - ITEM 10(A) STATEMENT AS TO DIVISION OR PARTY WALLS: SURVEYOR FINDS NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.

TABLE A - ITEM 11 STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.

TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

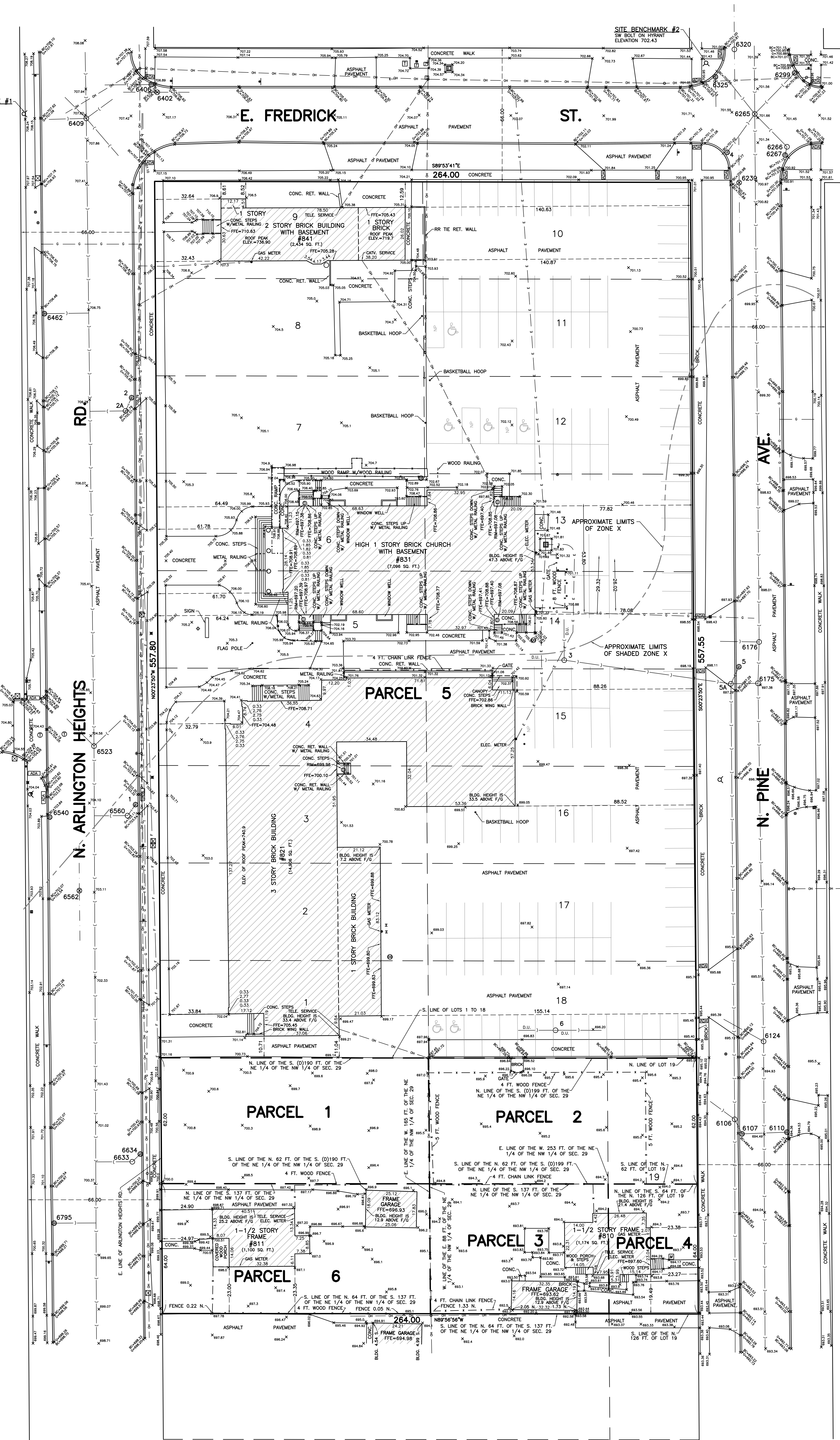
TABLE A - ITEM 18 STATEMENT OF WETLAND AREAS: SURVEYOR FINDS NO INDICATION OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES ON THE PROPERTY.

TABLE A - ITEM 19 STATEMENT OF OFFSITE EASEMENTS: SURVEYOR FINDS NO OFFSITE EASEMENTS OR SERVICES IMPROVING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS.

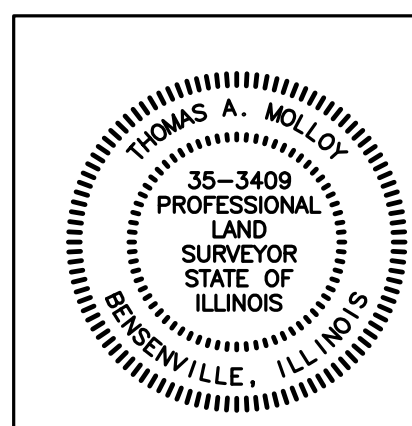
TABLE A - ITEM 20 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

LEGEND:

- | | |
|--------------------------------------|-----------------------------|
| Manhole | Telephone Vault |
| Storm Catch Basin/Inlet | Electric Meter |
| Fire Hydrant w/B-Box | Mailbox |
| Water Valve Vault | I Beam Post |
| Light Pole | Underground Electric Lines |
| Traffic Sign | Per Point Markings |
| Utility Pole w/Overhead Wire | Underground Gas Lines |
| Utility Pole w/Light & Overhead Wire | Per Point Markings |
| Anchor for Power Pole | Underground Telephone Lines |
| Traffic Signal Pole | Per Point Markings |
| Electric Vault | Depressed Curb |
| Concrete Filled Post | No Parking |
| Clean Out | Finished Floor Elevation |
| Drain | Dead |
| Gas Valve | ADA |
| Telephone Manhole | ADA Rumble Strip |
| Telephone Pedestal/Box | Back of Curb Elevation |
| | Gutter Elevation |
| | Hard Surface Elevation |
| | Ground Elevation |



STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:
THE CATHOLIC BISHOP OF CHICAGO, A CORPORATION SOLE OF ILLINOIS;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;



SIGNED AT BENSENVILLE, ILLINOIS THIS 21ST DAY OF SEPTEMBER, A.D. 2017
EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
VALID ONLY WITH EMBOSSED SEAL (EXPIRES NOVEMBER 30, 2018 AND IS RENEWABLE)



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(630) 420-1600 FAX (630) 420-1987 www.newmanarchitecture.com

PROJECT NAME:

DESIGN COMMISSION

CHURCH ADDITION AND RENOVATION

831 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FOR
ST. JAMES PARISH

AND
THE ARCHDIOCESE OF CHICAGO

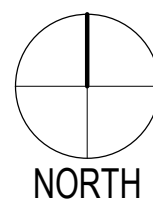
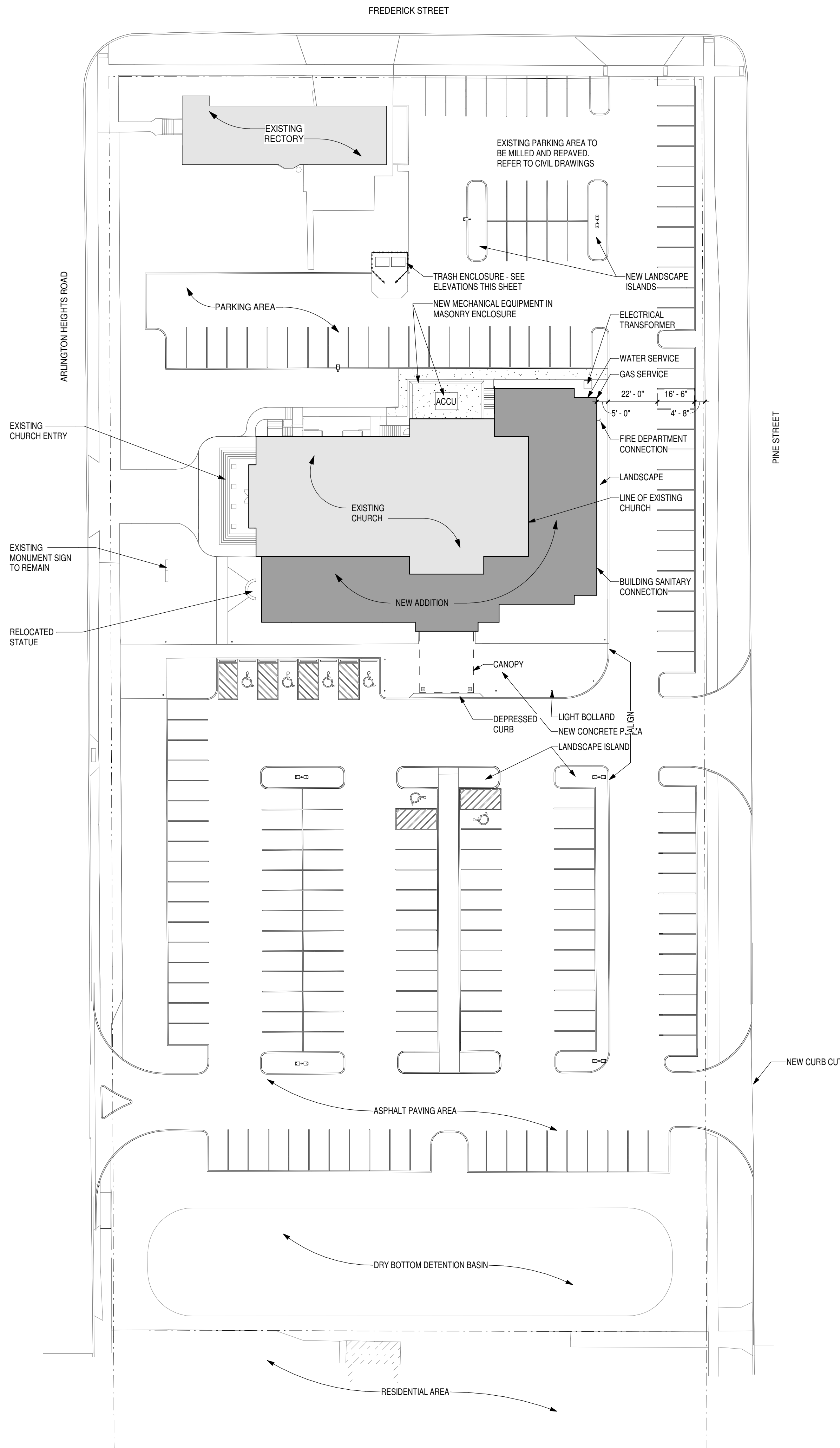
DRAWING TITLE:

ARCHITECTURAL DEMOLITION PLAN, NEW SITE PLAN AND LOCATION MAP

PROJECT NO.: 2017028

DATE: 9/27/17

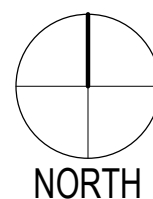
A3



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

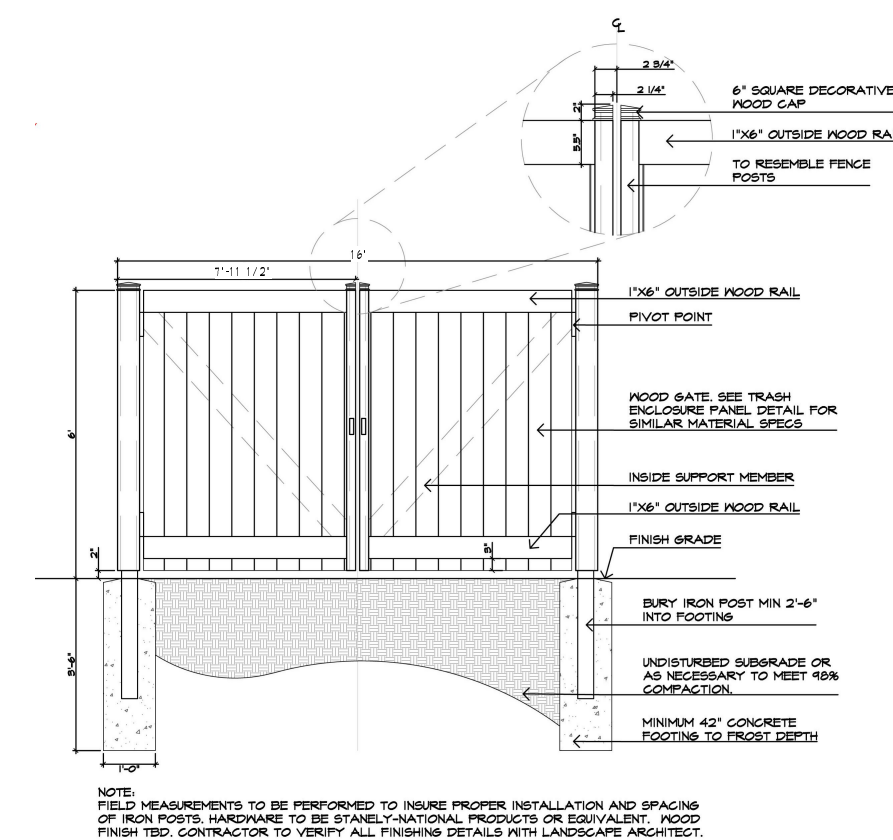
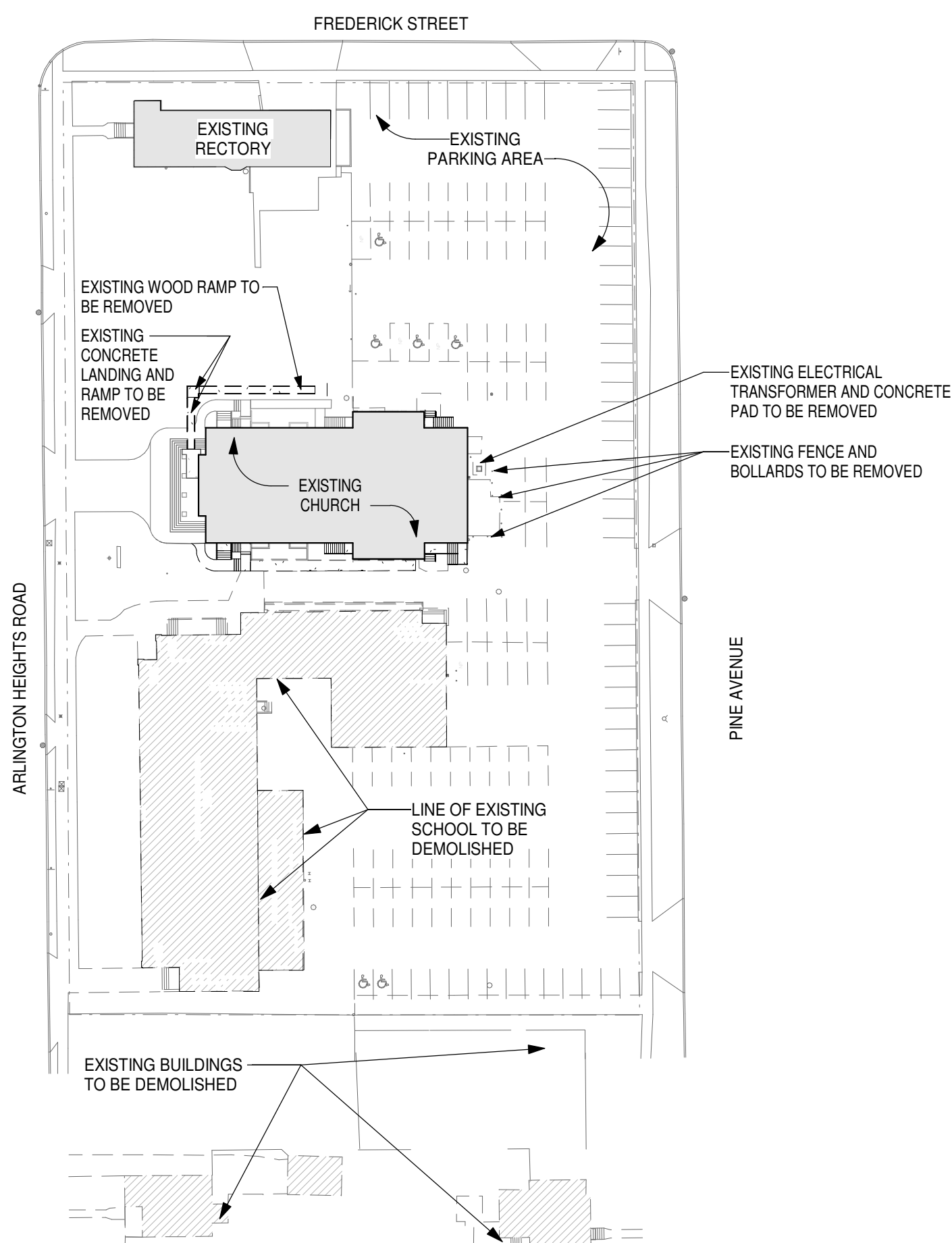
0' 15' 30' 60'



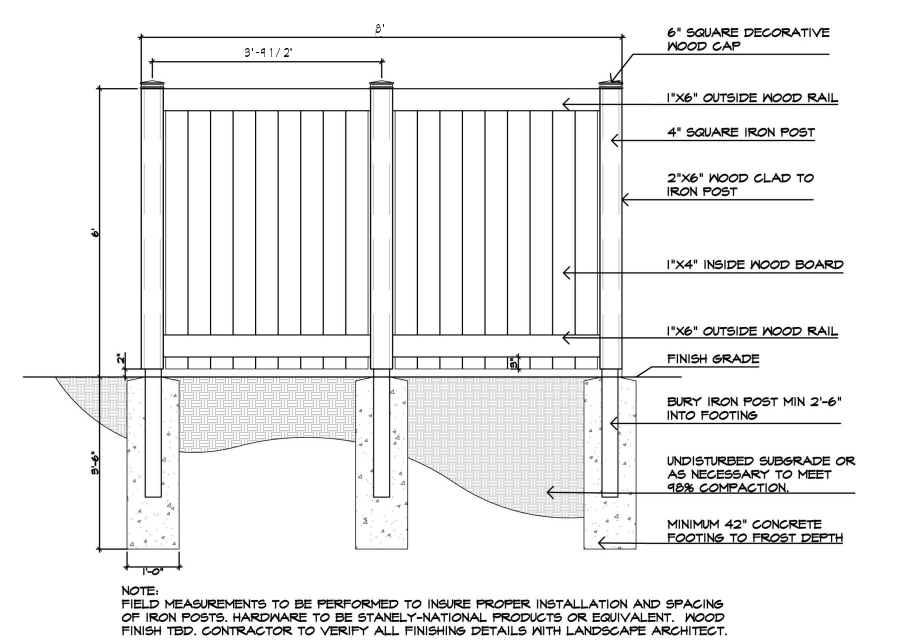
ARCHITECTURAL SITE DEMOLITION PLAN

SCALE: 1" = 60'-0"

0' 30' 60' 120'



1
A3 TRASH ENCLOSURE - FRONT
SCALE: 1/4" = 1'-0"



2
A3 TRASH ENCLOSURE - SIDE
SCALE: 1/4" = 1'-0"

PLANTING LEGEND

- Existing Tree, typical.
- Shade Tree, typical.
- Ornamental Tree, typical.
- Shrub, typical.
- Turf Seed, typical
- Turf Seed Limit Line, typical

PLANTING NOTES

1. Seed limit line is approximate. Seed to limits of grading and disturbance.
Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. Existing tree locations are based on the latest available aerial photography. Locations will be verified with forthcoming tree survey.
8. Refer to specifications for additional conditions, standards and notes.

PLANT MATERIAL LIST

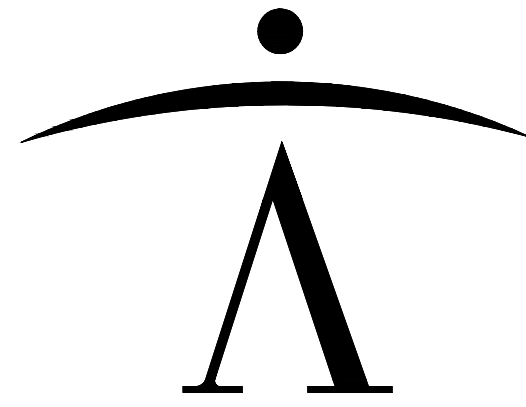
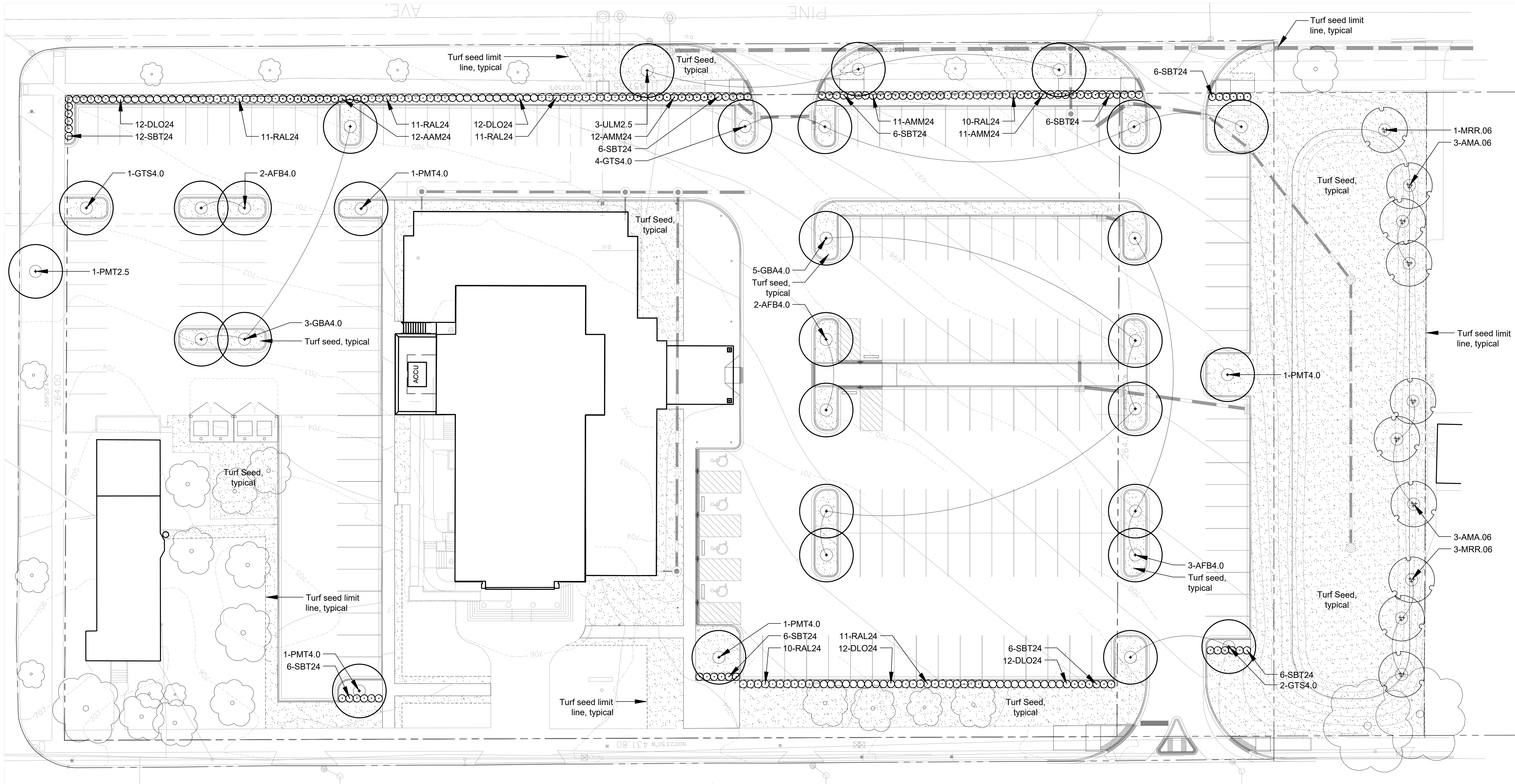
Code	Botanical Name	Common Name	Size	Qty
Shade Trees				
AFB4.0	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	4" C	7
GBA4.0	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	4" C	8
GTS4.0	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Thornless Honeylocust	4" C	7
PMT4.0	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	4" C	4
PMT2.5	Platanus x acerifolia 'Morton Circle'	Exclamation! London Planetree	2 1/2" C	1
ULM2.5	Ulmus japonica x wilsoniana 'Morton'	Accolade™ Elm	2 1/2" C	3

Intermediate Trees

AMA.06	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' HT	6
MRR.06	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	6' HT	4

Deciduous Shrubs

AMM24	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry*	24" HT	46
DLO24	Diervilla lonicera *	Dwarf Bush-honeysuckle	24" HT	48
RAL24	Ribes alpinum "	Alpine Currant	24" HT	64
SBT24	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	24" HT	59



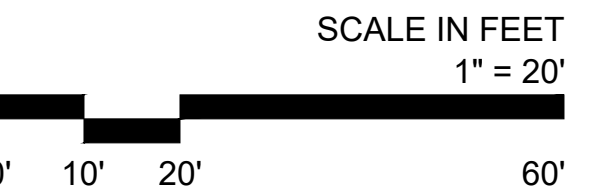
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(630) 420-1600 FAX (630) 420-1987 www.newmanarchitecture.com



PROJECT NAME:
VILLAGE SUBMITTAL
**CHURCH ADDITION
AND RENOVATION**
820 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FOR
ST. JAMES PARISH
AND
THE ARCHDIOCESE OF CHICAGO

DRAWING TITLE:
PLANTING PLAN



NORTH
PROJECT NO.: 2017028 DATE: 9/21/17



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PROJECT NAME:

DESIGN COMMISSION

**CHURCH ADDITION
AND RENOVATION**

831 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FOR
ST. JAMES PARISH

AND
THE ARCHDIOCESE OF CHICAGO

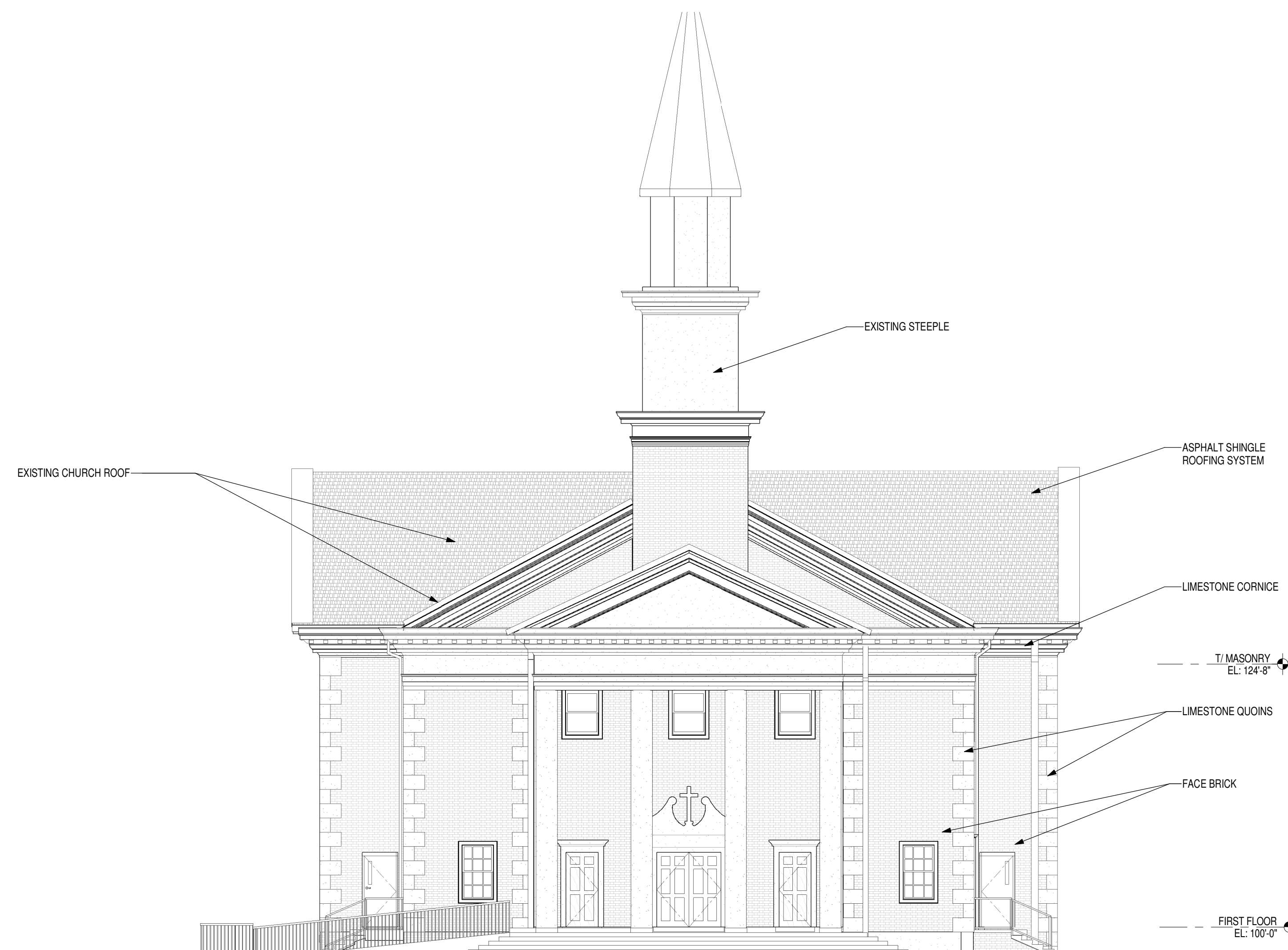
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EXISTING ELEVATIONS

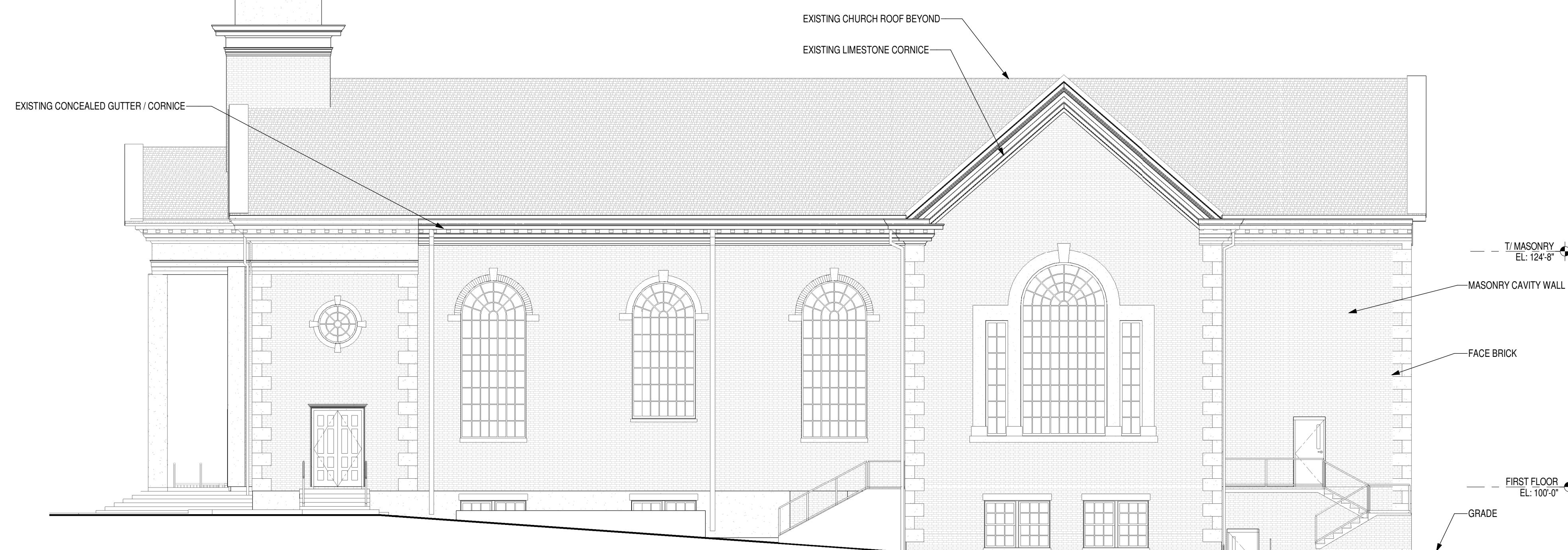
PROJECT NO.: 2017028

DATE: 9/27/17

A4-1E



1
A4-1E **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



2
A4-1E **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



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PROJECT NAME:

DESIGN COMMISSION

**CHURCH ADDITION
AND RENOVATION**

831 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FOR
ST. JAMES PARISH

AND
THE ARCHDIOCESE OF CHICAGO

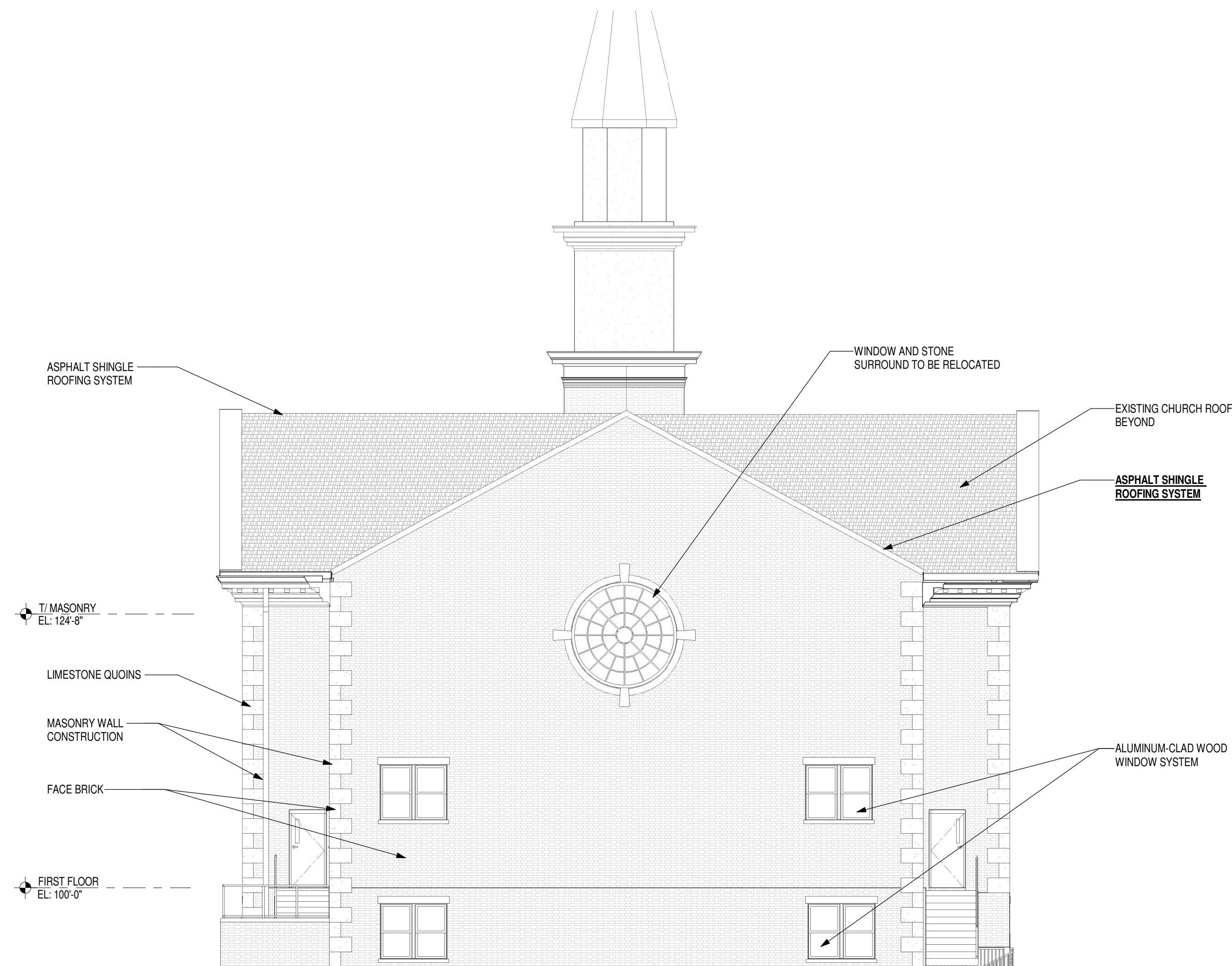
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EXISTING ELEVATIONS

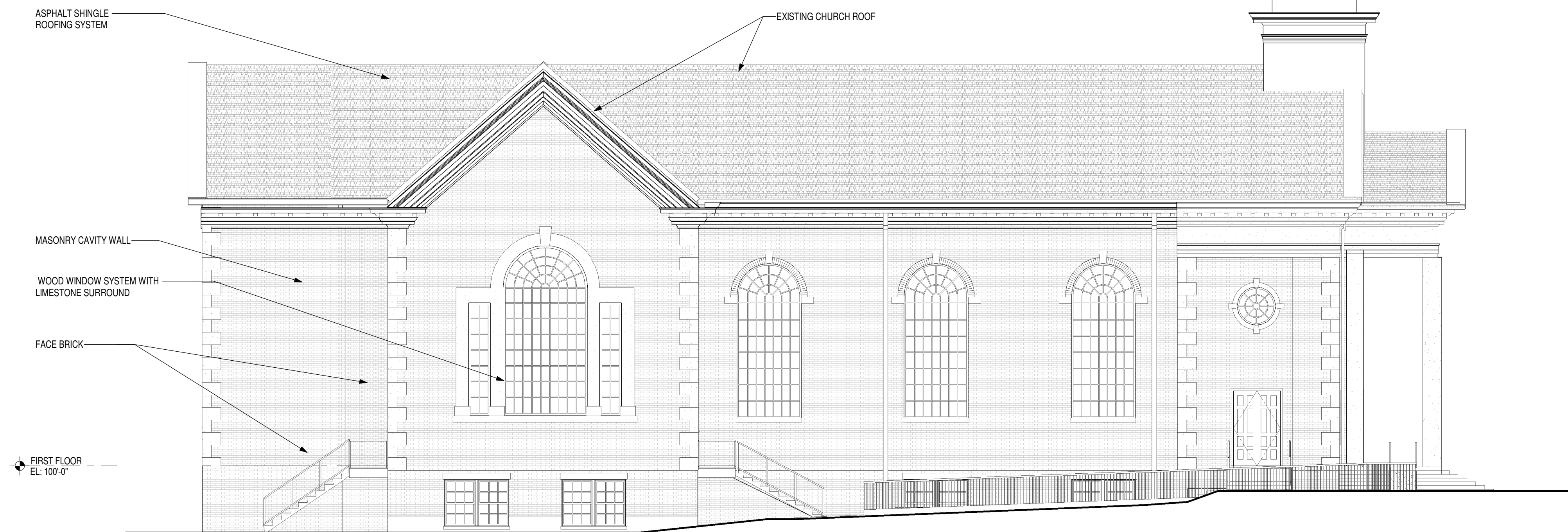
PROJECT NO.: 2017028

DATE: 9/27/17

A4-2E



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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT NAME:

DESIGN COMMISSION

**CHURCH ADDITION
AND RENOVATION**

831 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FOR
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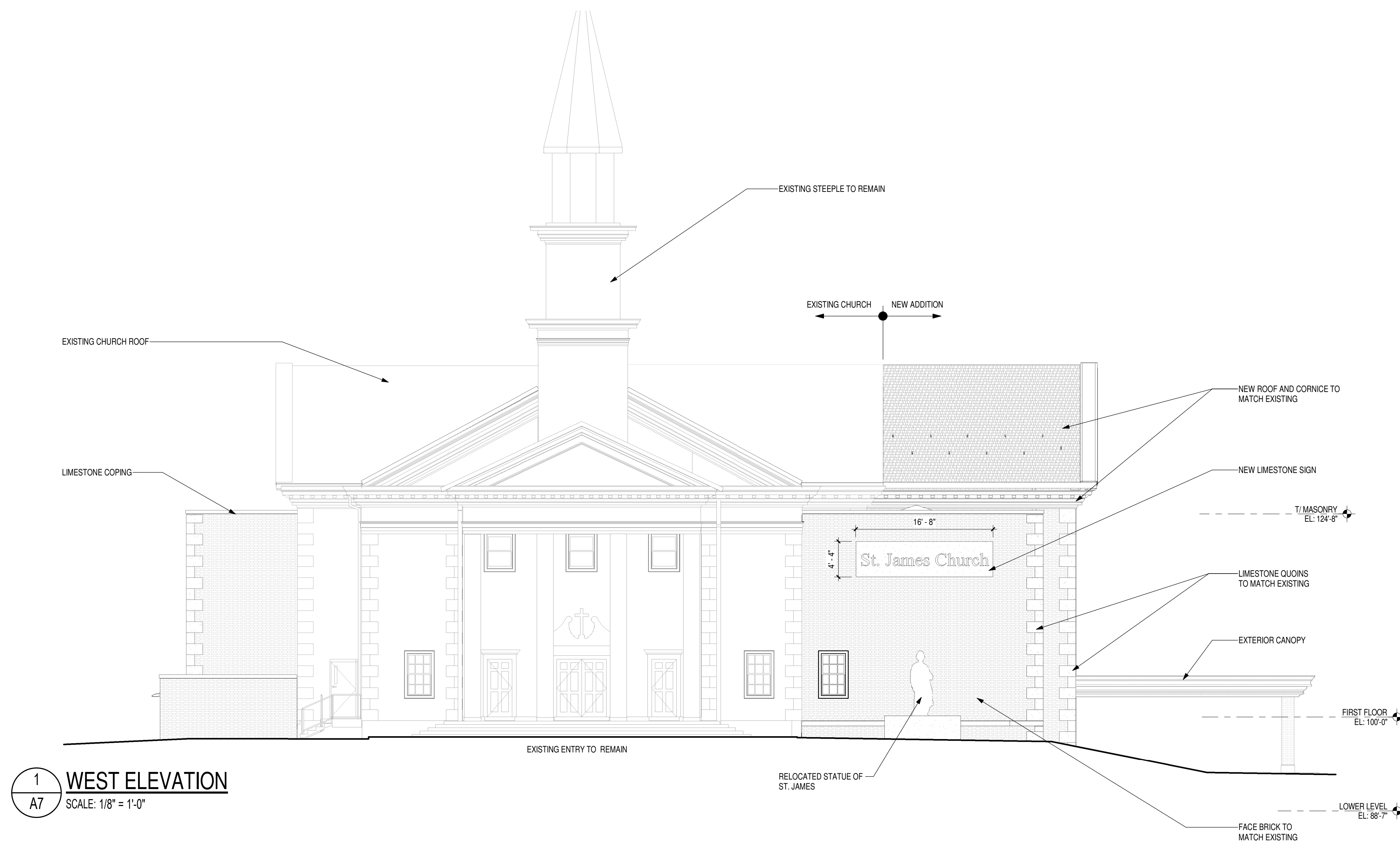
DRAWING TITLE:

EXTERIOR ELEVATIONS

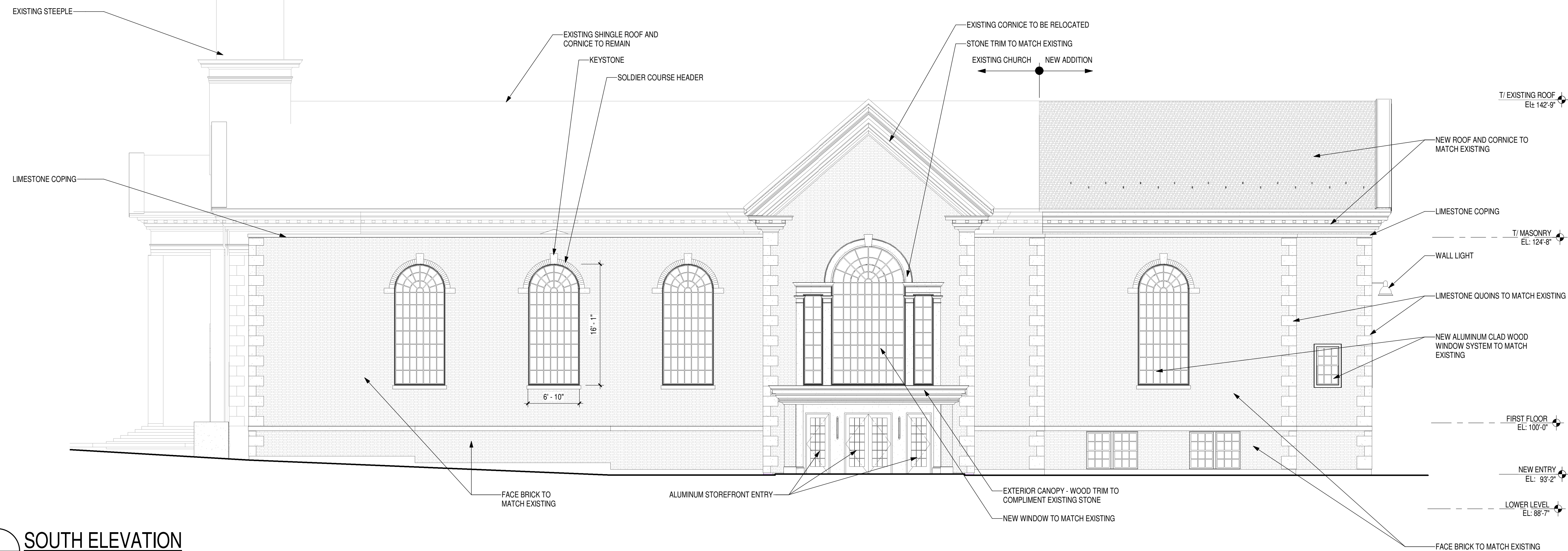
PROJECT NO.: 2017028

DATE: 9/27/17

A7



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT NAME:

DESIGN COMMISSION

**CHURCH ADDITION
AND RENOVATION**

831 N. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

FOR
ST. JAMES PARISH

AND
THE ARCHDIOCESE OF CHICAGO

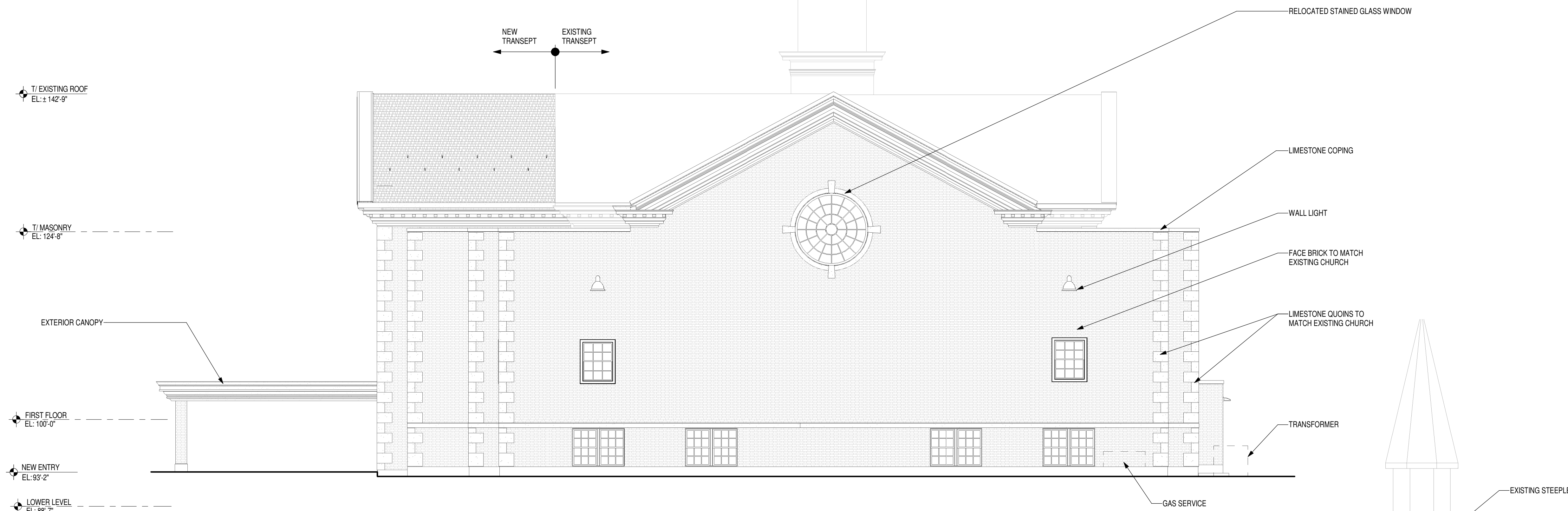
DRAWING TITLE:

EXTERIOR ELEVATIONS

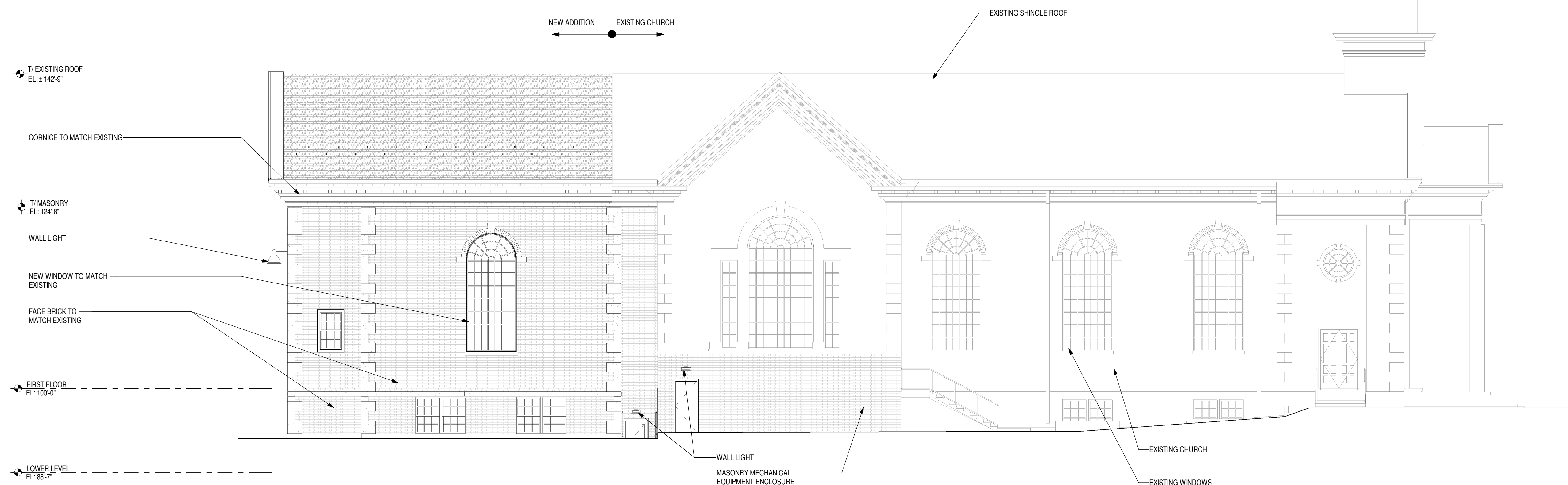
PROJECT NO.: 2017028

DATE: 9/27/17

A8



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



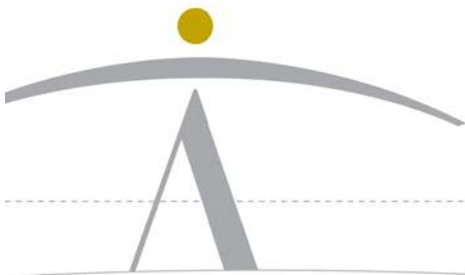
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ST. JAMES PARISH CHURCH ADDITION AND RENOVATION
AERIAL VIEW - LOOKING NORTHEAST



ST. JAMES PARISH CHURCH ADDITION AND RENOVATION
 PERSPECTIVE VIEW - LOOKING NORTH



newman architecture

1730 Park Street, Suite 115
Naperville, Illinois 60563-2621
T 630.420.1600 F 630.420.1987
newmanarchitecture.com

September 28, 2017

Re: **St James Parish – Design Commission Application**
Addition / Renovation at Existing Church
831 North Arlington Heights Road

List of Exterior Building Materials

1. Petitioner Name: St. James Church
2. Date: September 28, 2017
3. Project: Addition / Renovation at Existing St. James Church
4. Location: 831 N. Arlington Heights Road

Institutional / Churches / Hospitals / Schools:

Face Brick: Match existing face brick – BrickCraft -Cutawba

Stone Quoins, Coping, Trim: Indiana Limestone

Windows: Aluminum Clad Wood Windows to match existing wood windows – White aluminum

Glazing: Clear, with stained glass panels on interior to complement existing stained glass

Entry Door: White painted aluminum to match windows

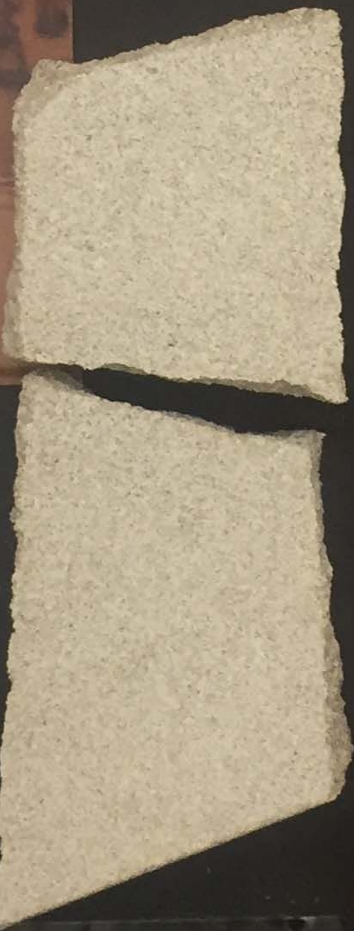
Asphalt Shingles: Match existing remaining shingles – weathered wood

Metal Trim: Bone White to match painted trim



ALUMINUM

WINDOW CLADDING



LIMESTONE TRIM



SHINGLES



FACE BRICK

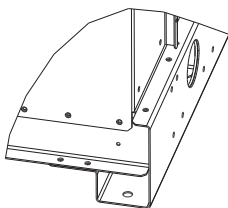
ST. JAMES CHURCH EXTERIOR MATERIALS

38AP065,070 UNITS

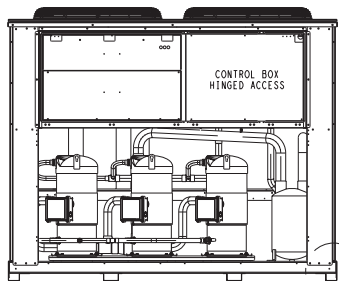
UNIT		STANDARD WEIGHT, lb (kg)	CENTER OF GRAVITY, in. (mm)		HEIGHT, in. (mm)	SERVICE VALVE CONNECTIONS, in. (mm)			SERVICE VALVE LOCATIONS CIRCUIT B ONLY, in. (mm)	
						Suction		Liquid	Suction	
			X	Y	H	Circuit A	Circuit B		S1	S2
Standard	38APS065	2333 (1058)	36.2 (919)	43.6 (1108)	73.0 (1854)	—	2 ⁵ / ₈ (67)	7/ ₈ (22)	9.26 (235.2)	20.81 (528.6)
	38APD070	2450 (1111)	50.9 (1293)	40.6 (1031)	73.0 (1854)	1 ⁵ / ₈ (41)	2 ¹ / ₈ (54)	7/ ₈ (22)	12.85 (326.4)	14.04 (356.6)
Low Sound	38APS065	2387 (1083)	36.2 (919)	43.6 (1108)	78.5 (1994)	—	2 ⁵ / ₈ (67)	7/ ₈ (22)	9.26 (235.2)	20.81 (528.6)
	38APD070	2522 (1144)	50.9 (1293)	40.6 (1031)	78.5 (1994)	1 ⁵ / ₈ (41)	2 ¹ / ₈ (54)	7/ ₈ (22)	12.85 (326.4)	14.04 (356.6)

NOTES:

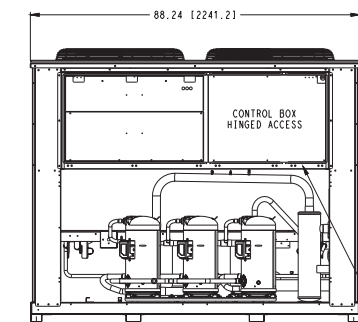
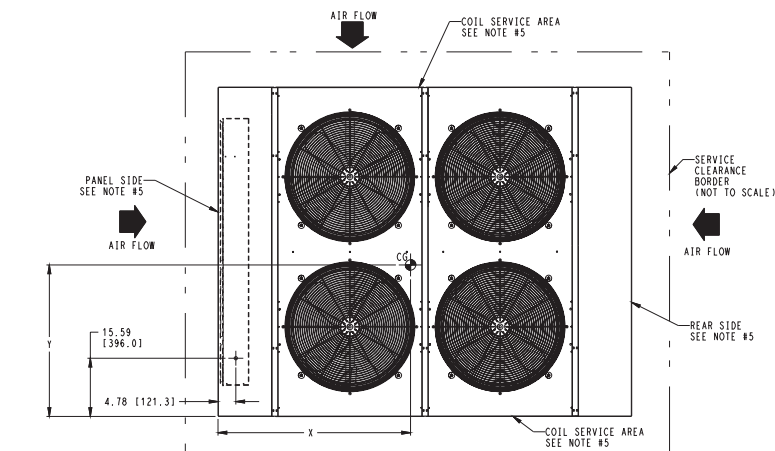
1. Be sure to use a wet rag and remove all valve cores before brazing field piping.
2. Do not cap or otherwise obstruct the liquid line temperature relief.
3. A 7/8 in. (22.4 mm) diameter hole is provided for locating field power wiring. Actual hole size required depends on field wire sizing.
4. A 0.524 in. (13.309 mm) diameter hole is used for mounting unit.
5. Unit must have clearances as follows:
Top - Do not restrict.
Panel Side - 48 in. (1219 mm) per NEC.
Sides and End - 6 ft. (1828.8 mm) from solid surface for airflow.
Sides - 8 ft. (2438.4 mm) required for coil service area.
Coil End - 42 in. (1067 mm) from solid surface for airflow.
6. Unit height (dimension H) for the low sound fan option includes the fan stack.
7. Installation in a pit is not recommended.
8. Unit can be handled using crane. Refer to service installation instructions.
9. Dimensions shown in inches (mm).
10. Weight does not include refrigerant charge.



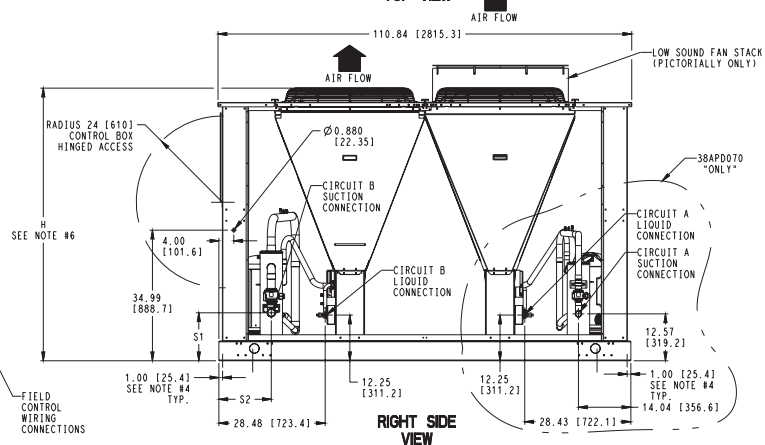
DETAIL A

FRONT VIEW
(38APS065)

SEE DETAIL A

FRONT VIEW
(38APD070)1.50 (38.1)
SEE NOTE #4
TYP.1.50 (38.1)
SEE NOTE #4
TYP.

TOP VIEW



RIGHT SIDE VIEW