



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 14, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 9/23/14

IV. REPORTS

V. OLD BUSINESS

- A. DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown (continued from 9/9/14)
- B. DC#14-058 - Hickory/Kensington Area Design Guidelines (continued from 9/9/14)
- C. DC#14-078 - Sandwich Board Signs - Community Wide(continued from 9/9/14)

VI. NEW BUSINESS

- A. DC#14-086 - 1717 N. Ridge Ave. - SF/Teardown
- B. DC#14-092 - 900 N. Vail Ave. - SF/New
- C. DC#14-097 - 209 S. Chestnut Ave. - SF/Teardown

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 - 9/23/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 9/23/14 DRAFT	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 23, 2014

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald
Jonathan Kubow

Members Absent: Alan Bombick

Also Present: David Szafarz, Downey Szafarz Architects for *407 S. Beverly Ln.*
Adam & Mia Reizer, Owners of *407 S. Beverly Ln.*
Sue Ann Smith, 400 S. Lincoln Ave for *407 S. Beverly Ln.*
John Annett, 411 S. Beverly Ln. for *407 S. Beverly Ln.*
Mike Mroz, 717 E. Mayfair Rd. for *407 S. Beverly Ln.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 9, 2014

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 9, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

1. SINGLE-FAMILY TEARDOWN REVIEW

DC#14-084 – 407 S. Beverly Ln.

Mr. Szafarz, representing *Downey Szafarz Architects*, and **Adam & Mia Reizer**, the homeowners, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story residence with an attached one-car garage to allow the construction of a new two-story residence with an attached, three-car garage. This project does require a zoning variation for the exterior side setback, but otherwise complies with the R-3 zoning requirements.

Overall, the proposed new home is very nicely designed and will be a nice focal point located adjacent to Shagg Park and when viewed upon approach from Mayfair Road. It is a large home, but it is not out of character with many other large homes in the neighborhood, and fits well on the large corner lot. The massing of the home steps down nicely towards the existing adjacent home to the south. It is a great example of applying full architectural detail on all sides of the home.

However, Staff does have concern regarding the proposed two-story entry portico. The style of the two-story portico has a dated feel that is not in character with the Scarsdale neighborhood. As shown on the side elevation, the proposed two-story portico is not in scale with the rest of the design and it projects out too far from the main hipped roof. Staff recommends omitting the two-story entry portico feature, or redesigning it as a one-story portico. Another concern is the amount of driveway pavement being proposed. The side load configuration of the garage is good to reduce the prominence of the proposed 3 car garage, but combined with a circular drive, it results in a large amount of paving. The pavement setback from the south property line is only 3-feet, which is the minimum to comply with code, but it is recommended to provide a greater driveway setback to provide more relief to the adjacent property. Staff recommends that the Design Commission consider the recommended revisions, but approve the proposed design.

Mr. Szafarz explained that this unique site is actually bordered by 3 streets; Beverly Lane, Mayfair Road, and an area of undeveloped Grove Street, which is the reason for the variation request. The site consists of 2 parcels, with the existing home located at the south end of the site. Keeping the existing home was considered; however, the home is in poor condition with flooding in the basement, foundation cracks, water damage on the first-floor, and a low ceiling height in the basement. Design schemes considered for keeping the existing home included locating the garage toward the north end of the site, which would interrupt the adjacent park view.

The proposed site plan includes a side load, 3-car garage, with only 1 stall visible from the front (west) elevation. Two options were considered regarding the amount of pavement. These included a straight driveway instead of the circular drive, which would result in more pavement along the south property line; whereas the circular drive allowed for more landscaping near the south side of the lot.

The adjacent home was considered to help reduce the scale of the new home by locating the one-story garage to the south and by using different elements and materials. The base of the new home will be brick with stone accents, stucco at the second-floor, stucco dormers, and the rooflines will step back, all to help break up the massing of the new home. The 2-story front entry was broken down by adding horizontal textural elements at the lower level and by using both stone and brick materials. **Mr. Szafarz** also said that the brick and stone were kept consistent around the entire home, mostly at the first-floor, and also on the rear elevation. Everything was done in an attempt to break down the massing of the new home.

Commissioner Kubow felt the new home was beautifully designed; however, the 2-story front entry was quite large. He strongly recommended omitting the 2-story entry element, which would help minimize the mass on the front elevation, although he felt it was not entirely necessary. He asked Staff if the project needed Plan Commission or zoning approval. **Mr. Hautzinger** stated that the project did not require Plan Commission review since the 2 lots are under common ownership; however, the project is scheduled for a zoning review in October for a variation for the exterior side yard setback at the north end of the property. The new home will basically be aligned with the existing home to the east.

Commissioner Kubow asked if the existing landscaping at the north end of the site would remain. **Mr. Szafarz** replied that most of the landscaping would be removed because of overgrowth and neglect, with the exception of a few trees; however, new landscaping would be added while keeping some views to the adjacent Shagg Park. **Commissioner Kubow** stated that with the exception of the entry portico, he really liked the new home and that the materials were consistent around the home, and although the new home is big, it was not unusual for this neighborhood. He had concerns about the driveway, which seems unnecessarily large, although he did understand the needs of the family. **Mr. Reizer** explained that there are no sidewalks there, making it difficult to provide the element of play and riding bikes for their 3 little girls. **Chair Eckhardt** asked Staff if the driveway was compliant with the front yard impervious surface requirement, and **Mr. Hautzinger** said that it was. **Commissioner Kubow** had no further comments.

Commissioner Fasolo felt the new home was very nicely designed and the proportions that stepped down to the east were also nice. He felt the front entry portico was a bit excessive and he preferred to see it as a one-story entry. **Mr. Szafarz** explained that alternate designs were studied for the entry portico; however, the homeowners prefer the current option. He also reiterated that they felt a successful job was done of breaking down the verticality of the front entry. **Commissioner Fasolo** suggested reducing the size of the driveway to allow for landscaping to be added between the driveway and the property line. He had no further

comments.

Commissioner Fitzgerald also felt the home was nicely designed and the size was appropriate for one of the major corners in this neighborhood; a lot of the corners have homes this size and some are even larger. He felt the front entry was unusual and seemed very big and not as tailored as the rest of the home, which he has concerns with. He felt the driveway as proposed fit the scale of the new home and could not be reduced without compromising the amount of space required to back out of the garage. He pointed out that the 3-feet being proposed between the driveway and the property line is more than the existing home has now and would allow for landscaping, which would be visible when driving north on Beverly as well as to adjacent neighbors.

Chair Eckhardt felt the driveway was appropriately scaled for the home. He liked the front elevation and the attractive arched 2-story entry, which he could not imagine omitting or lowering because it was a sign and symbol for the front door. Although the entry might look a little long-legged on the north elevation, he was not opposed to it and hoped that an appropriately sized hanging light fixture would be added as well.

Commissioner Fitzgerald asked for clarification on the design and dimensions of the proposed front entry, which **Mr. Szafarz** explained. **Commissioner Fitzgerald** said that he liked the entry a lot better once it was clarified.

PUBLIC COMMENT

Ms. Sue Ann Smith, 400 S. Lincoln Lane, said that she lives directly east of the existing empty corner lot. She asked for clarification on the 3-car garage being proposed. **Mr. Szafarz** explained that the one-car stall would face west and the 2-car stall would face south. **Ms. Smith** felt the new home was gorgeous, although she was sad to see the existing home torn down. She was concerned about the different elevations of the 2 lots and the issue of flooding that currently exists. **Chair Eckhardt** stated that flooding and drainage issues were not under the purview of the Design Commission, and the petitioner is required to submit detailed grading plans to the Village that would be reviewed by the Engineering Department. He added that a homeowner is not permitted to add any more water than what currently drains in any direction on the property. **Ms. Smith** explained that the empty lot at the corner currently floods in the middle and she is concerned that a new home on the lot would redirect water flow into her yard. She wanted to go on record stating that her home is one of the few homes in the area whose backyard and basement have never flooded in 43 years. **Chair Eckhardt** encouraged her to contact Staff after the meeting to obtain a Village contact regarding her drainage concerns.

Mr. John Annett, 411 S. Beverly Lane, said that he lives directly south of the site. He read from a prepared statement (See Attachment 1).

Mr. Mike Mroz, 717 E. Mayfair Road, said that he lives across the street from the site on the corner of Mayfair and Beverly. In addition to supporting everything previously said by John

Annett, he was also very worried about snow removal from the driveway of the new home. He explained that there is an existing problem with some neighbors pushing snow from their driveways onto his front lawn at the corner, and he wanted to understand the snow removal plans for the new home. He also saw a big safety issue with the new driveway accessing onto the intersection of Mayfair and Beverly, for reasons previously stated by Mr. Annett.

There was no further public comment.

Chair Eckhardt referenced the 'Design Guidelines for Single-Family Homes' approved by the Village Board, which is a tool developed for homeowners. These guidelines encourage side load garages, which the new home design complies with and is sympathetic to. He asked Staff for clarification regarding the side yard setback on the south elevation, which **Mr. Hautzinger** explained. **Mr. Annett** said his concern is with the 3' distance between the paved turn around area and the property line on the north side. **Chair Eckhardt** felt the 24' of pavement being proposed for turnaround could be reduced slightly and still provide adequate back-up for turn around. **Mr. Hautzinger** clarified that the 3' setback being proposed is code compliant for driveways on lots over 70' wide, and Staff is recommending more than 3' from a design standpoint. A minimum driveway width of 22' for accessing a side load garage is also required by code, and 24' is being proposed.

Commissioner Fitzgerald said that since the impervious surface coverage requirement has been met and below what is allowed, he was not opposed to what is being proposed. He also asked if the variance request for the north side yard setback has been scheduled yet with the ZBA so the date could be shared with any neighbors who might want to attend. He responded to the previous comments made by the neighbor regarding the fire pit; a wood burning fire pit must be located 25' from any combustible material, and a gas burning fire pit can be around 4' or per manufacturer's recommendations. Although the picture window is 13' from the north property line, as previously stated by the neighbor, there is also additional green space before the actual street. **Commissioner Fitzgerald** felt that many homes in Scarsdale, especially corner homes, are big and significant homes, and he felt the new home was beautifully designed. Additionally, there are some circular driveways on lots of this size in this neighborhood; therefore, he felt the proposed driveway will be in scale with some of the bigger homes in the neighborhood.

Commissioner Fasolo pointed out that the north side yard setback appeared to be consistent with the average setback of the homes facing the street, and all other zoning requirements are compliant. He still felt the front entry element was too tall and would fit better with a one-story portico, and the driveway width could be reduced from 24' to 22'.

Commissioner Kubow agreed with everything stated by Commissioner Fitzgerald. Overall, he felt the home was wonderful, with the exception of the front entry, which will be the most prominent feature of the home. He reiterated that the front entry was too big as currently proposed, and there were many other design features that could replace it that would give the home a better aesthetic value.

Chair Eckhardt was sympathetic to the other commissioners' concerns about the front entry, and felt that a 3D image of the front elevation and entry would help show the columns to be more like table legs and less tied together, and although he did not want to discourage the mass of the front entry, he questioned what an alternative might be. **Chair Eckhardt** also agreed with the suggestion to reduce the driveway turnaround.

Commissioner Fitzgerald asked if the home located at the southeast corner of Central and Beverly had a similar front entry and **Mr. Szafarz** replied that the front entry on that home was all brick and stone without the bottom ledge to help break it up. **Mr. Hautzinger** suggested 2 options: use the standing seam roof and curved form of the bay window element on the north elevation as a single-story entry portico, or push back the 2-story entry element to eliminate the big tall opening, resulting in the entry door becoming recessed about 3-feet and the window above coming out about 3-feet. **Mr. Reizer** stressed the importance of the porch being wide enough to use while watching their children outside and enjoying the neighborhood. He added that they have spent countless hours reconfiguring the home and love the current design, and feel the front entry element will be a gorgeous focal point at the corner. **Commissioner Fitzgerald** felt that pulling the entry columns in would make the openings on the sides look unusual. **Mr. Reizer** did not want the porch to take away from the front entry, which is the focal point of the home.

Ms. Sue Ann Smith, 400 S. Lincoln Lane, asked if she could ask a question. **Chair Eckhardt** reopened the public comment portion of the meeting.

PUBLIC COMMENT

Ms. Sue Ann Smith asked where the driveway of the new home would come out onto the street. She had concerns about this being a dangerous corner with the adjacent park and no sidewalks. **Mr. Szafarz** indicated where the driveway would meet both Beverly and Mayfair, and added that the circular driveway will be less dangerous because it allowed for turnaround instead of backing out. **Chair Eckhardt** agreed because cars would be pulling forward instead of backing out. It was noted by the neighbors that the circular driveway onto Mayfair was putting movement into an area where there currently is none. **Ms. Smith** disagreed with Chair Eckhardt and explained that pulling out onto Mayfair meant that the adjacent park would be behind and to the side of the car, not in front, which is dangerous.

Mr. Annett added that this is a very busy intersection with children, runners, dog walkers and strollers, and the direction in which the circular driveway is used could not be guaranteed. Additionally, nobody would permit another point of access of a driveway into an intersection or adjacent to a park. The entire Grove Street right-of-way is used as a park as much as Shagg Park and as much as the corner lot. He sees as many as 100 dog walkers in one direction through this intersection on a Saturday. It is an incredibly busy intersection. **Ms. Smith** agreed.

Chair Eckhardt closed the public comment.

The commissioners summarized their comments regarding the front entry with only

Commissioner Fasolo not being in favor of the current design. Regarding the depth of the driveway and landscaping requirements, **Commissioner Fitzgerald** was in favor of reducing the turnaround driveway from 24-feet to 23-feet and increasing the side yard setback from 3-feet to 4-feet to allow for landscaping between the driveway and the property line. **Commissioner Kubow** felt the Engineering Department should review the circular driveway issue relative to safety, which **Mr. Hautzinger** explained would be done during the permit review process.

Chair Eckhardt said that he lived in this neighborhood and agreed that this intersection has a lot of movement patterns and cars, making the direction of people unpredictable. He understood the safety concerns about the driveway; however, he agreed with Commissioner Fitzgerald that from an aesthetic standpoint, the circular driveway was appropriate for the scale of the home. He cautioned the petitioner that the Engineering Department could have issues with the driveway once they review it. It was also noted that the a/c unit and generator would be located on the east side of the home, behind the garage.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 407 S. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 9/03/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT THAT THE DRIVEWAY SETBACK FROM THE SOUTH PROPERTY LINE BE INCREASED FROM 3-FEET TO 4-FEET.**
- 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt asked that a 3D image of the front elevation and entry portico be submitted to Staff for the file, to address concerns about the front entry.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

4. A REQUIREMENT THAT A 3-DIMENSIONAL IMAGE OF THE HOUSE SHOWING THE FRONT ENTRY BE SUBMITTED TO STAFF FOR THE PROJECT FILE.

FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. THE MOTION CARRIED.

Mr. Reizer asked for clarification regarding why a 3-D image was required. **Chair Eckhardt** explained that he wanted the 3-D image submitted for the record, relative to the comments previously made by the commissioners, which will be read by other commissions looking at this project. **Mr. Hautzinger** added that Staff would not be reviewing the 3-D image to critique the design, but to demonstrate that the architect and homeowner have viewed the front entry element in 3-D. **Chair Eckhardt** stated for the record that the project has been approved tonight as submitted, with a requirement about the driveway.

ITEM 2. GENERAL MEETING

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

ATTACHMENT 1

John P. Annett – 411 S. Beverly Ln.
 Design Commission meeting on 9/23/14
 Re: 407 S. Beverly Ln.

Good evening. Thank you for the opportunity to address the Design Commission, comment, raise concerns and ask questions at tonight's meeting.

Concerns regarding the house architecture and character of the neighborhood.

The collection of homes built in many areas of Scarsdale includes Easinger houses and William Clarence packet houses, named after their respective builders, and numerous older, custom homes, which all blended into, created, and defined the character of the Scarsdale neighborhood. These homes were built generally between the 1920's and the 1940's. The unique historic character of the neighborhood is defined by these styles, types, materials and sizes of homes. The proposed house definitely does not fit the unique character of the Scarsdale neighborhood. Specifically, the proposed house size, both the footprint and the elevations, are out of character of the neighborhood. The proposed 4,680 SF size is out of character of the neighborhood. This is between 1-1/2 to 3 times the size of typical Scarsdale houses. Some people automatically assume that Scarsdale is a neighborhood of larger houses; it's not. It's a neighborhood of older homes. The proposed 30-foot roof height, which gives the appearance of a 3-story house, is also out of character with the neighborhood. Specifically, a 13' exterior side yard variance is being requested along the north side of the north lot, where a 31.24' measurement is required. Let me be clear. The variance is to construct 18.24' closer to the property line, which is the Grove Street right-of-way line. This variance should be denied. This clearly illustrates that the proposed 4,680 SF house is too large and is out of character of the neighborhood. Why are we requesting any variance on the north side when we are crowding construction to fit on the south side? People using Shagg Park, the tot lot, and the Grove Street right-of-way, will only be 13' from the front room picture window. This is unacceptable. The north property line of the north lot is actually the south right-of-way line of Grove Street. What setback is required from the Grove Street right-of-way? Apparently, 31.24'. As a result of the reduced side yard setback to 13', I have a serious safety concern with vehicle and pedestrian site distances at the adjacent intersection with the house that is clearly too close to the Grove Street and Mayfair Road right-of-way. The proposed house architecture and materials are out of character of the neighborhood. Specifically, the proposed brick and stone combination is mismatched and unattractive and out of character of the neighborhood. The stucco is an unattractive choice of material and used nowhere else in the Scarsdale neighborhood. Out of character of the neighborhood. The weathered wood roof, reference the material schedule, is out of character of the neighborhood. Additionally, the drawings indicate asphalt shingles, which are used typically in the neighborhood. What color and material will this 30' high roof be?, which will be visible throughout the neighborhood. The excessive roof area and excessive roof height are out of character of the neighborhood. The 2-story entry portico is out of character of the neighborhood. Eliminate any entry portico. Eliminate the roof

dormers, which contribute to the 3-story appearance of the house. The proposed 3-car garage is excessive and is significantly out of character of the neighborhood. A 2-car garage is the typical maximum with both garages facing the street. A side load garage configuration is definitely out of character of the neighborhood and adds unnecessary additional pavement. Additionally, there is an existing non-conforming building code setback violation and driveway construction dating back to 1946 when the house was constructed. A house too large for the lot was constructed in 1946. This is historical precedence. This practice cannot be allowed to continue.

Additionally, the Village clearly indicated and acknowledged in their initial review, to minimize the amount of paving regarding the proposed circular driveway and garage driveway. This should result in no more than a 2-car garage facing the street, similar to all other homes in the neighborhood. Reference the photographs in the material packet. The Village clearly indicated and acknowledged in their initial review, to increase the 3' distance from the south property line to the edge of the driveway. This distance should be increased to the building setback requirement of 9.72' or greater. I suggest the 15' minimum distance to the edge of driveway or other such distance to match where the driveway enters the garage. This would allow for green space and construction of a swale for drainage. This would also provide for a buffer, room for landscaping and for snow removal. The non-conforming building setback dates back to 1946 when the house was constructed. Very important note here. If the house was built to the proper setback in 1946, 9.72' or greater, then today the edge of the existing and proposed driveways would be constructed at 9.72' or greater. I suggest the 15' distance to the edge of driveway or other such distance to match where the driveway enters the garage. Please ensure that all current Village codes are followed and enforced. A mistake was clearly made in 1946. However, this does not permit the mistake to continue today and into the future. Why is driveway construction even being allowed in the side yard outside the building setback between 407 and 411? My driveway on 411 is not outside my building setback. The edge of my driveway matches the edge of my home. Plain and simple; precedent.

The proposed roof height and 3-story appearance are out of character of the neighborhood. There is a grade difference of between 2 and 3' across the 2 lots, which can be misleading when reviewing the building elevations. I am requesting the Village to review the topography and calculated measures. The proximity of Shagg Park; there will be an adverse visual impact adjacent to Shagg Park and the neighborhood for all users of Shagg Park. Shagg Park is surrounded by a certain style, size and character of house. Specifically, Bezinger and Tackett houses as previously mentioned. The proposed house is out of character of the houses surrounding Shagg Park. I question the need for the enormous circular driveway adding a second point of access, and an unacceptable increase in impervious area. Out of character of the neighborhood.

I wish to raise a significant safety concern regarding the proposed circular driveway. The existing intersection already has 10 points of access, 4 points of roadway access, the Beverly Lane and Mayfair Road intersection, 2 pedestrian points of access, unimproved Grove Street east and west, park access for Shagg Park at the northeast corner, and 3 adjacent driveways, 10

total. The end of the circular driveway would add an eleventh point of access. Not only that, but the point of access would be within the intersection. This would never be permitted by any Village. Additionally, vehicles at the end of the driveway would obstruct sight distances at the intersection. This is unacceptable. Please don't create a hazardous and unsafe condition at an already busy intersection used by pedestrians, joggers, dog walkers, strollers, bicycles, school children and vehicles. Excessive paving and excessive impervious areas are not environmentally sustainable design features in accordance with Village policy. Why not keep open green space? Out of character of the neighborhood.

The Village clearly indicated and acknowledged in their initial review to minimize the amount of paving regarding the proposed circular driveway and garage driveway. The Village clearly recognizes the problem with increased run-off and the unsightly visual impact of excessive paving. The Village clearly recognizes this as out of character of the neighborhood. The proposed 3-car garage and side load configuration are significantly out of character of the neighborhood. Has the architect taken into account the great difference between the 2 lots which will affect the building elevations, contributing to out of character of the neighborhood? The proposal indicates a fire pit in the rear yard. Is this allowed by zoning? Special Use permit? I thought the EPA prohibited the open burning of leaves, the incineration of materials and other such uses of fire pits. Does the Arlington Heights Fire Department review plans for access and side yard setbacks? Do they require fire lanes? Underground storage tanks are permitted by the State Fire Marshall; is similar permitting required by the Village for outdoor fire pits? The fire pit is a health and safety and environmental issue, contributing to out of character of the neighborhood. I wish to remind everyone, this is Scarsdale, the Scarsdale neighborhood, not Scarsdale Estates. They are entirely different neighborhoods with entirely different characteristics. We are in fact, talking about the character of the neighborhood.

Based on my concerns for the unique historic character of the Scarsdale neighborhood dating back nearly 100 years, which this proposal clearly does not fit, the adverse design issues related to the size, height, architecture, materials, look, mass and square footage of the proposed house, the unnecessary 2-story entry portico, the non-conforming side yard driveway construction setback, the north yard design setback variance request, the excessive number and configuration of the proposed garages, the adverse visual impacts to Shagg Park and the neighborhood, the proximity of Shagg Park, and 3 significant safety concerns, all of which contribute to and support the out of character of the neighborhood concerns, and which will adversely alter the look and feel on Beverly Lane, Mayfair Road, Linden Lane, Lincoln Lane, Shagg Park and the entire Scarsdale neighborhood and its residents for all generations to come. I request the Design Commission to reject in its entirety, the plan for the proposed 407 development. Renowned architect Ludwig Mies Van der Rohe's design philosophy was wonderfully simple, less is more. Simply stated, repurpose the existing 407 house. Thank you for your no vote tonight. At future meetings, I am willing to discuss or am able to discuss in detail, issues such as sidewalks, which was brought up. There are no sidewalks in Scarsdale, part of the reason why we live there. There are significant drainage problems; there are several other engineering problems with these 2 properties. I can discuss some tonight, but you said to save those for future meetings, but there are significant engineering issues. Thank you.



Item: DC#14-042 - 1805 N. Fernandez Ave. - SF/Teardown

Department: Planning & Community Development

This project was continued from the September 9, 2014 meeting per the petitioner's request.

BACKGROUND

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

RECOMMENDATION

It is recommended the Design Commission approve the new single-family home to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14 and the following:

1. Recommend adding metal roofing to the bay window on the right side elevation.
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
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1805 N. Fernandez Ave.
Project Address: 1805 N. Fernandez Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2014

PETITION INFORMATION:

DC Number: 14-042
Petitioner Name: Sean Rafferty, Greenscape Homes
Petitioner Address: 4355 Weaver Parkway
Warrenville, IL 60555
Meeting Date: August 12, 2014

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 to allow the 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 8,910 square feet and the proposed residence will have 3,602 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30 feet Side: 7 feet Side: 7.3 feet Rear: 43 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,002 SF	3,602 SF
Building Lot Coverage	3,119 SF	2,170 SF
Impervious Surface Coverage Total	4,455 SF	3,210 SF

The proposed design is generally nicely done with varying roof lines, varied materials, and good proportions. The hipped main roof helps to diminish the overall height and mass of the proposed home as it relates to the adjacent single story homes. The proposed third car garage is of some concern, but it is set back a few feet from the front of the home which helps minimize its appearance. The architectural details on the front of the home are continued on the side and rear elevations such as: decorative window grilles in all double hung windows, stone base wall treatment, metal accent roofing, windows on the side of the garage, and continuous horizontal trim bands. The only comment on the design is to provide metal roofing at the bay window on the right side of the home.

The existing neighborhood consists of primarily single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The hipped main roof and single story front porch help the design of the proposed house to fit into the neighborhood. Finally, although this neighborhood is predominantly single story homes, it should be noted that there are a few other similar scale, newer two story home on the block.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1805 N. Fernandez Avenue. This recommendation is subject to compliance with the architectural plans dated 5/18/14 and received on 5/13/14, and the following:

1. Recommend adding metal roofing to the bay window on the right side elevation.
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

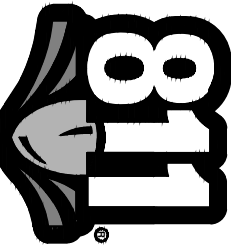
addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit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

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

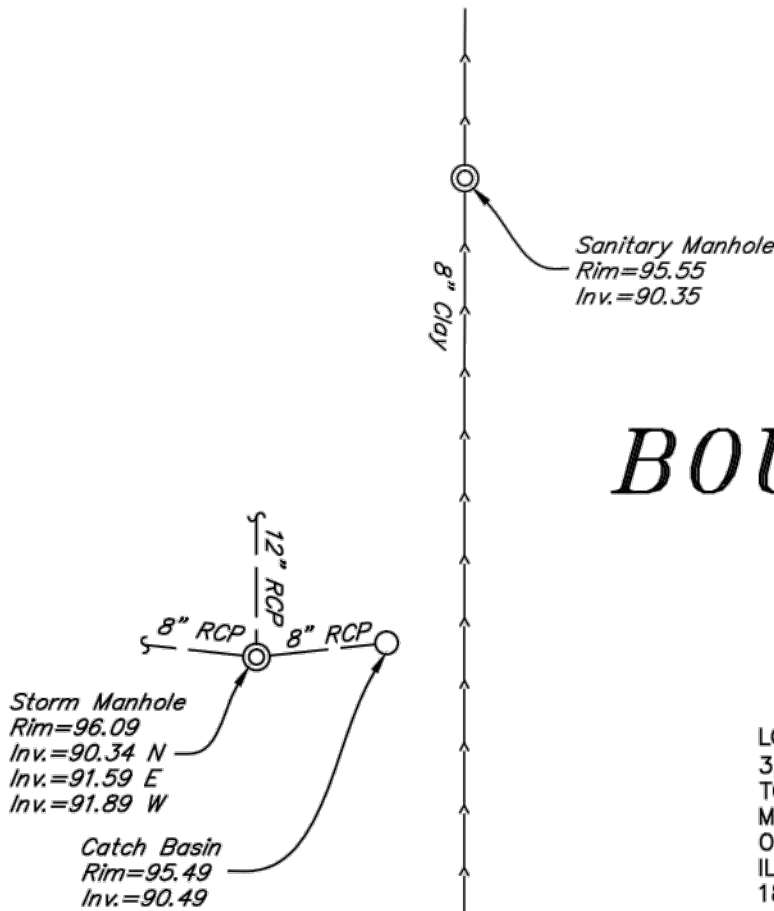
August 5, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-042



FOR REVIEW ONLY – NOT FOR CONSTRUCTION



BOUNDARY SURVEY

WITH TOPOGRAPHY

OF

LOT 6 IN BLOCK TWO (2) IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 1816395.

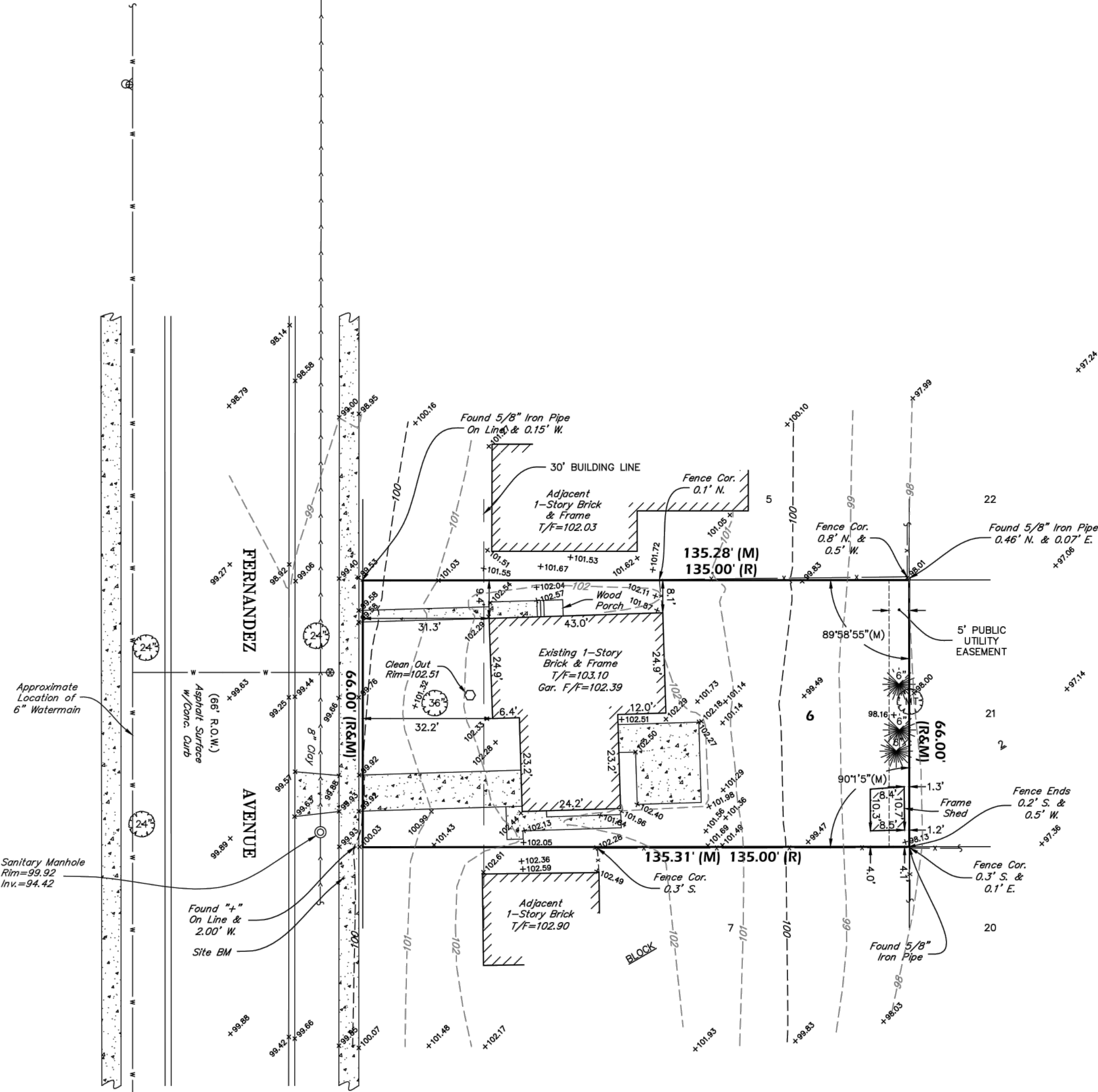


SCALE: 1"=20'

BLOCK SETBACKS OF FERNANDEZ AVENUE:

1839	30.0'
1835	32.0'
1831	32.0'
1823	30.5'
1817	33.2'
1809	32.0'
1805	31.3'
1801	29.6'
1735	31.5'
1731	33.5'
1717	30.5'
1701	33.5'
1611	32.5'
1601	31.0'

Avg. = 31.7'



BENCHMARK

CUT CROSS IN WALK AT THE SOUTHWEST CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S 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.

AREA OF SURVEY:

CONTAINING 8,929± SQ. FT.

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

STATE OF ILLINOIS) ss
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 20TH DAY OF MARCH, 2014.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/14

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

PROFESSIONAL DESIGN FIRM NO. 184--004196



SYMBOL LEGEND

- (R) - RECORD DATA
- (M) - MEASURED DATA
- - MANHOLE
- - CATCH BASIN
- ⊗ - WATER VALVE
- ⊙ - HYDRANT
- ⊕ - BUFFALO BOX
- XXX.XX - EXISTING ELEVATION
- - CONCRETE SURFACE
- - EXIST. CONTOURS
- *** - FENCE LINE
- > - SANITARY SEWER
- > - STORM SEWER
- W--- - WATERMAIN
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED



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

PREPARED FOR: Greenscape Homes, LLC
JOB ADDRESS: 1805 Fernandez Avenue
Arlington Heights, IL

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: SMR FLD. BK./PG. NO.: 108/61
COMPLETION DATE: 3--22-14 JOB NO.: 149154
REVISED:

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CIVIL 1 OF 4

C-1

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GREENSCAPE HOMES, LLC

058

DRAWN BY:

ISSUE DATE:

04/23/14

REV #	DATE	DESCRIPTION

SITE DEVELOPMENT PLAN
1805 N. FERNANDEZ
ARLINGTON HEIGHTS, ILLINOIS



**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



PROPOSED FRONT SETBACK FOR
1805 N. FERNANDEZ AVENUE = **31.70'**

<u>SITE ZONING SUMMARY</u>	
RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	N/A
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	23.94
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	8929
PROPOSED LOT BLD COVERAGE (SF):	2361
PROPOSED LOT BLD COVERAGE (%):	26.4%
MAXIMUM LOT IMPIEVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPIEVIOUS COVERAGE (SF):	3656
PROPOSED LOT IMPIEVIOUS COVERAGE (%):	41%

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

BENCHMARK

CUT CROSS IN WALK AT THE SOUTHWEST CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:

AVERAGE GRADE AT FRONT BUILDING LINE = $(101.83+101.83/2)=101.83$

MAX ELEVATION AT MIDPOINT OF ROOF: $101.83 + 25' = 126.83$

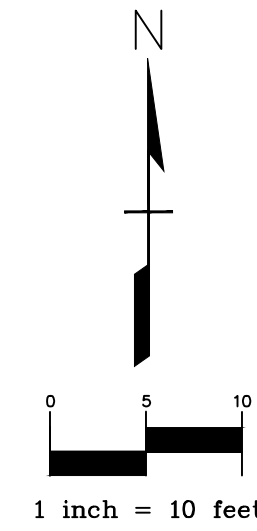
PROPOSED ELEVATION AT MIDPOINT OF ROOF: $102.50 + 23.94' = 126.44$

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
BL	Reverse Brick Ledger
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
BS	Bottom of Siding
WW	Top of Window Well
RM	Rim (Flow Line of Curb Frames)
IV	Invert
— — —	Existing Contour
— 800 —	Proposed Contour
→	Slope to Drain
	Overflow Route
— o — o — o —	Silt Fence (SF)
— x —	Tree Protection (TP)
(DS)	Downspout
(SP)	Sump Pump Discharge

OTHER CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE VILLAGE STANDARDS (MATCH EXISTING PLAN AND PROFILE)
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES
3. NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.



1 inch = 10 feet

J.U.L.I.E.
Joint
Utility
Locating
Information for
Excavators
CALL 811



Know what's **below**.
Call before you dig.

Property to Left 3
1823 N Fernandez



Property to Left 2
1817 N Fernandez



Property to Left 1
1809 N Fernandez



Subject Property
1805 N Fernandez



Property to Right 1
1801 N Fernandez



Property to Right 2
1743 N Fernandez



Property to Right 3
1731 N Fernandez



N. Fernandez Ave



Property Across 3
1810 N Fernandez

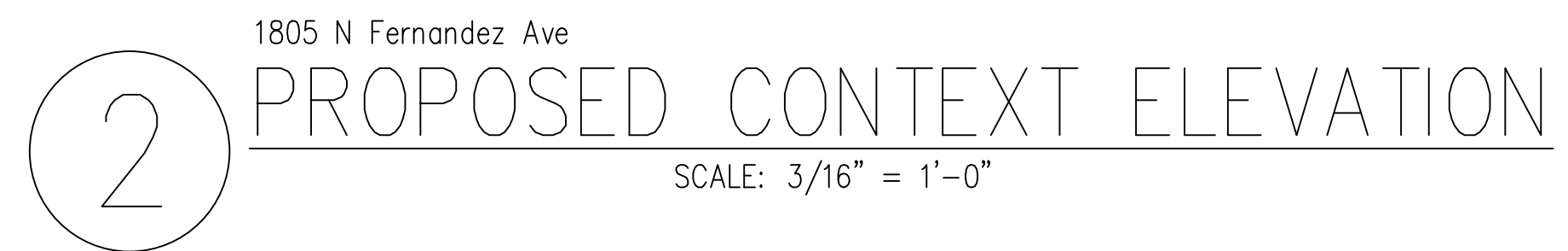


Property Across 2
1806 N Fernandez



Property Across 1
1802 N Fernandez

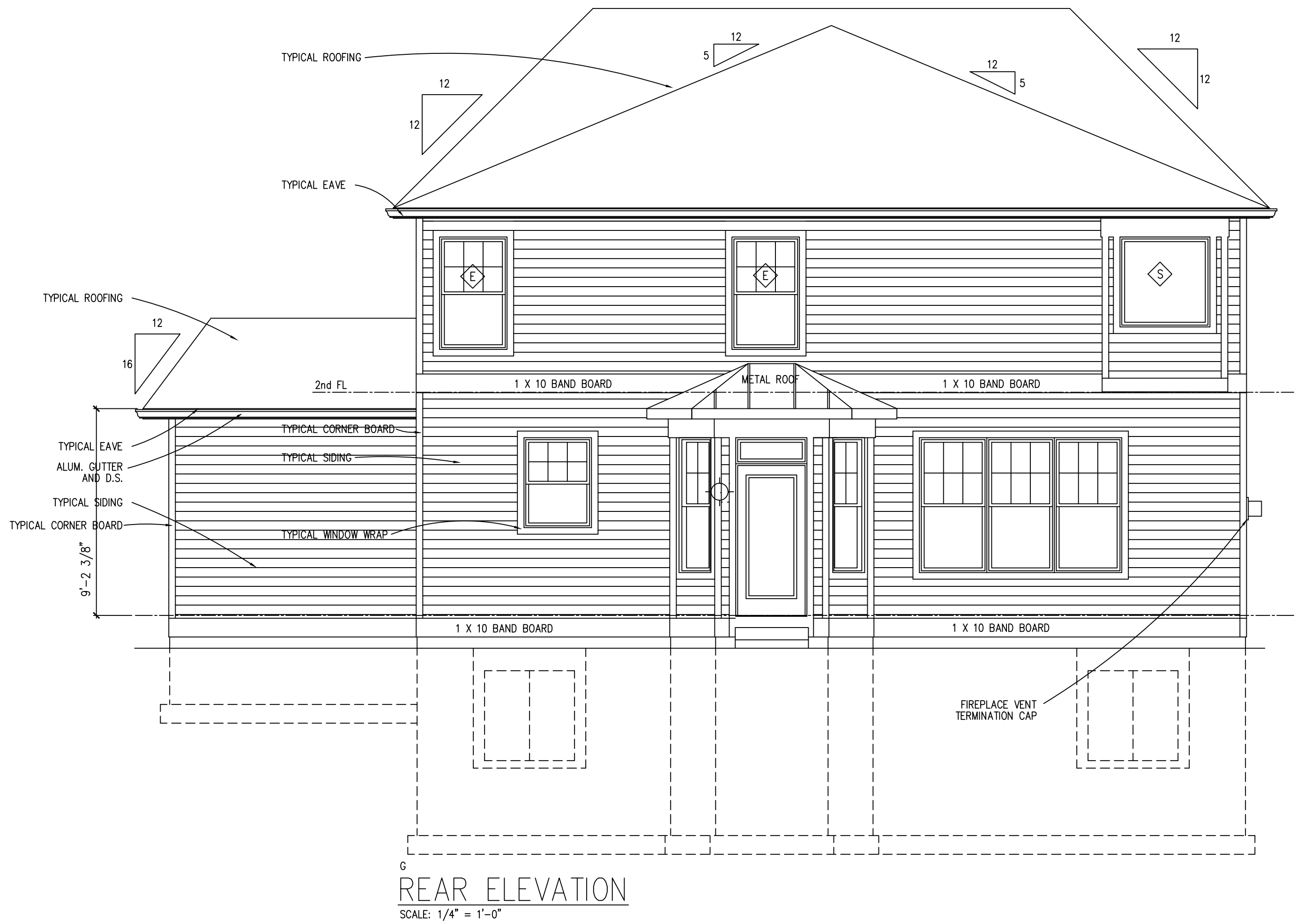
W. Maude Ave



MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

ISSUE DATE: 5-2-14
DRAWN BY: SMR
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A3.2



ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



CUSTOM

MANCHESTER II G 0113-37-3394
1805 N FERNANDEZ
ARLINGTON HTS, IL

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A3.1



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



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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
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**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



CUSTOM

MANCHESTER II G 0113-37-3394
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ARLINGTON HTS, IL

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ISSUE DATE:
5-2-14

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A3.2

1805 N Fernandez Ave Arlington Heights
Material Schedule

Roof	Landmark	Weathered Wood
Metal Roof	Alsco	Terra Bronze
Siding	James Hardie	Monterey Taupe
Stone	Fond Du Lac	Country Squire
Gutters/Trim/Fascia	Norandex	White
Windows	Silver Line	White
Front Door	Stained	Dark Walnut



Item: DC#14-058 - Hickory/Kensington Area Design Guidelines

Department: Planning & Community Development

This project was continued from the September 9, 2014 meeting due to a lack of quorum.

REQUESTED ACTION

Approval of the proposed Hickory/Kensington Area Design Guidelines.

UPDATE

On June 24, 2014, Staff presented the proposed Hickory/Kensington Area Design Guidelines to the Design Commission for approval. At that time, the Design Commission raised the following questions and concerns:

1. The Design Commission expressed concern about expansion of Recreation Park to Northwest Highway, as shown on the Comprehensive Plan.
 - a. **Response:** There are two existing automotive repair buildings on Northwest Highway at the south end of Recreation Park. In 1993, the Village Board amended the Comprehensive Plan to change those properties from Commercial to Parks. The two automotive repair buildings have been owned by the Arlington Heights Park District for many years. The Park District Board has approved a Master Plan for Recreation Park which includes demolition of the two existing buildings and expansion of Recreation Park to Northwest Highway. The Master Plan was developed with extensive neighborhood input. The Shell gas station on the corner of Northwest Highway and Belmont Avenue is privately owned and will remain as a Commercial property.
2. The Design Commission expressed concern about demolition of the original existing buildings within the Hickory/Kensington Area, and questioned if any of the existing buildings are worth saving for reuse within the new development.
 - a. **Response:** The Planning Staff and TIF Consultant have surveyed the Hickory/Kensington area. The area has been designated by the Village Board as a TIF district with the stated goal to redevelop these properties. A photo slideshow of the existing buildings has been prepared for review with the Design Commission. Staff maintains the position that none of the original existing buildings offer potential for adaptive reuse within the Hickory/Kensington Area Plan.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed Hickory/Kensington Area Design Guidelines dated June 2014.

ATTACHMENTS:

Description	Type
Staff Report	Report
Hickory/Kensington Area - Existing Buildings Survey	Exhibits
Hickory/Kensington Design Guidelines	Exhibits

MEMO

DATE: August 26, 2014
TO: Chairman Eckhardt and Members of the Design Commission
FROM: Steve Hautzinger, Design Planner
RE: **DC Number: 14-058, Hickory/Kensington Area Design Guidelines**

Requested Action:

Approval of the proposed Hickory/Kensington Area Design Guidelines.

Background:

In 2013, the Village Board adopted Ordinance 13-001, amending the Comprehensive Plan and adopting the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Also in 2013, the Village Board approved rezoning portions of the area to start implementation of the plan. Finally, the Village Board approved hiring a consultant to conduct a feasibility study for creating a TIF District for the area, and on July 21, 2014, the Hickory/Kensington TIF was approved by the Village Board.

Consistent with recommendations contained in the Hickory/Kensington Area Plan, Design Guidelines for the Hickory/Kensington Area have been developed by the Planning and Community Development Department and are being submitted to the Design Commission for review and approval. The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of quality, character, and cohesiveness for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

Update:

On June 24, 2014, Staff presented the proposed Hickory/Kensington Area Design Guidelines to the Design Commission for approval. At that time, the Design Commission raised the following questions and concerns:

1. The Design Commission expressed concern about expansion of Recreation Park to Northwest Highway, as shown on the Comprehensive Plan.
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Recommendation:

It is recommended that the Design Commission approve the proposed Hickory/Kensington Area Design Guidelines dated June 2014.

Hickory/Kensington Area Existing Buildings Survey

August 26, 2014



Looking Northwest on Northwest Highway –
Cassidy Tire & Service



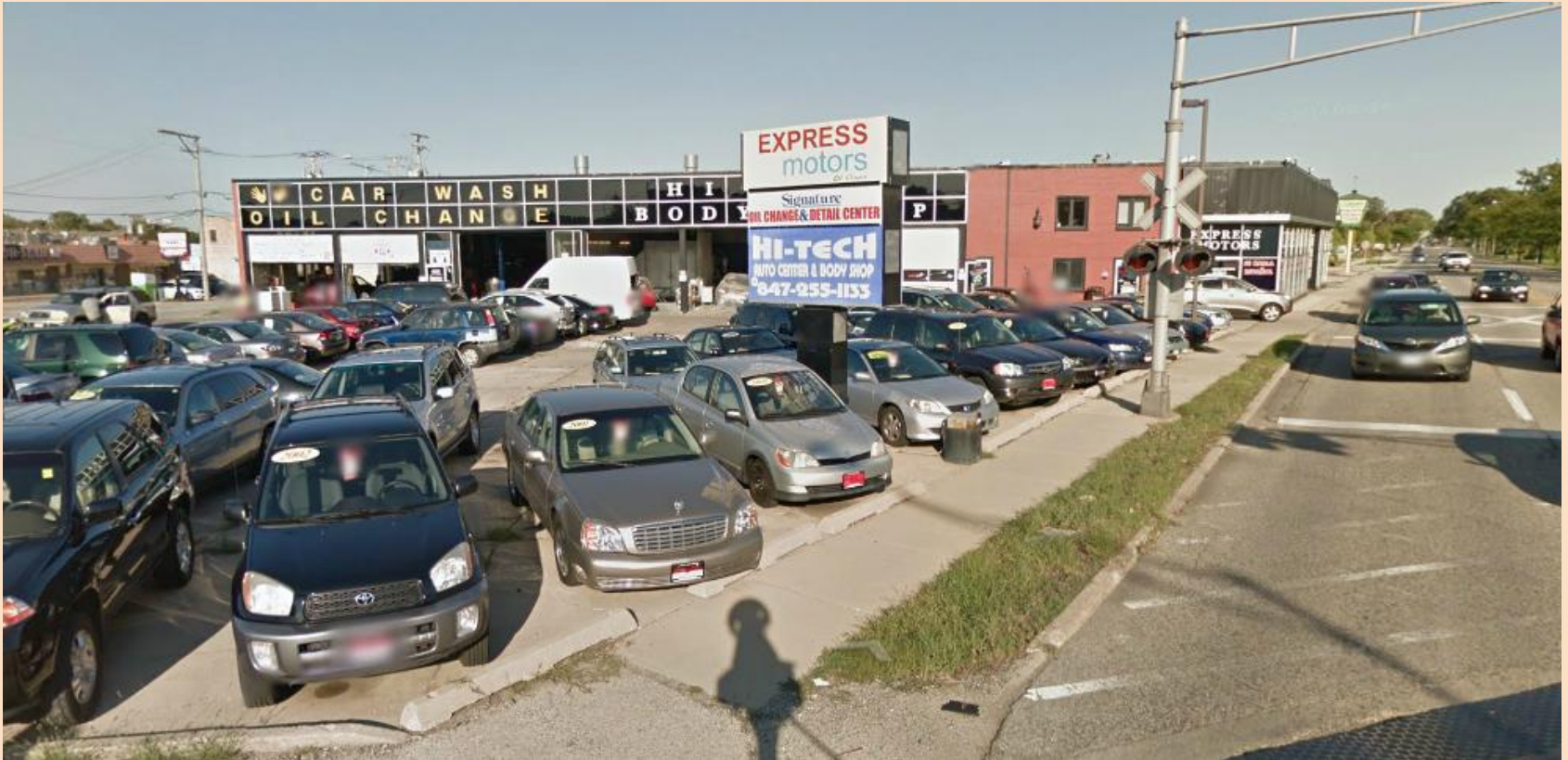
Looking North from Northwest Highway



Looking North from Northwest Highway



Looking North on Northwest Highway –
Express Motors



Looking East from Northwest Highway –
Express Motors



Looking Southwest from Kensington Road –
Express Motors



Looking South from Kensington Road



Looking Southeast from Kensington Road –
Mariano's



Looking Northwest from Kensington Road



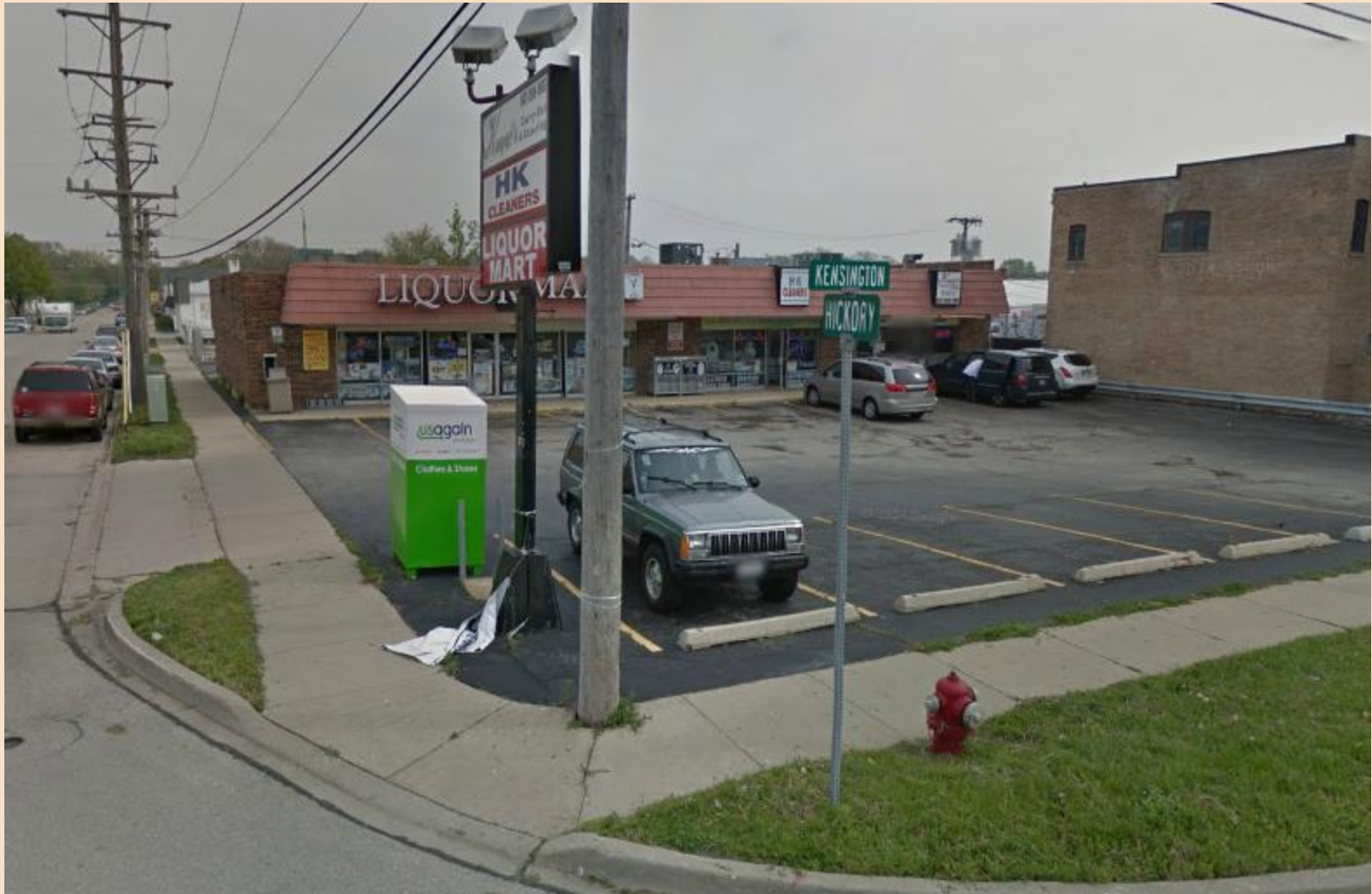
Looking Northwest from Kensington Road –
Beverly Lanes Bowling Alley



Looking Northwest from Kensington Road



Looking North from Kensington Road



Looking North at Intersection of Kensington Road
and Hickory Avenue



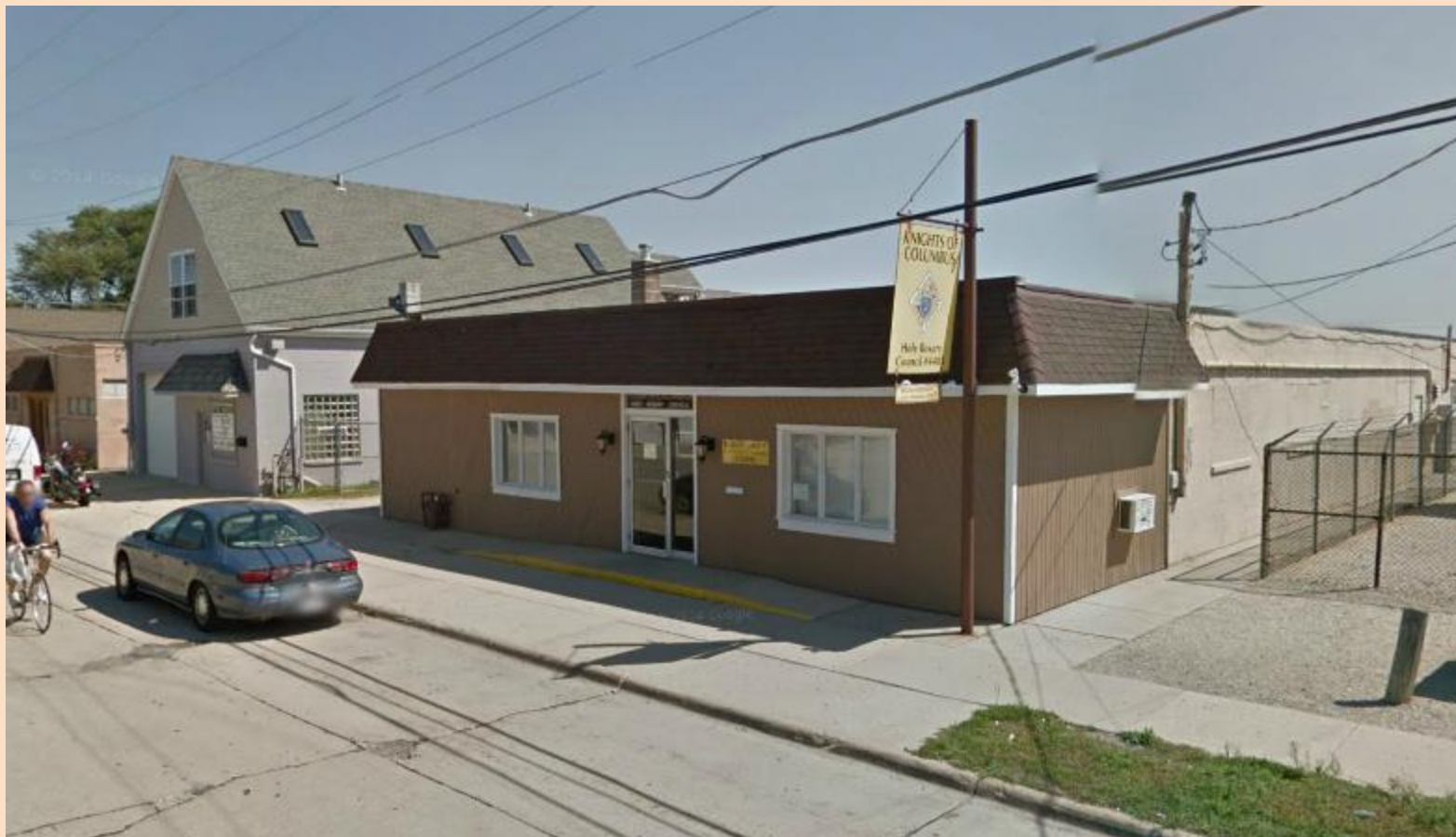
Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



Looking East from Hickory Avenue



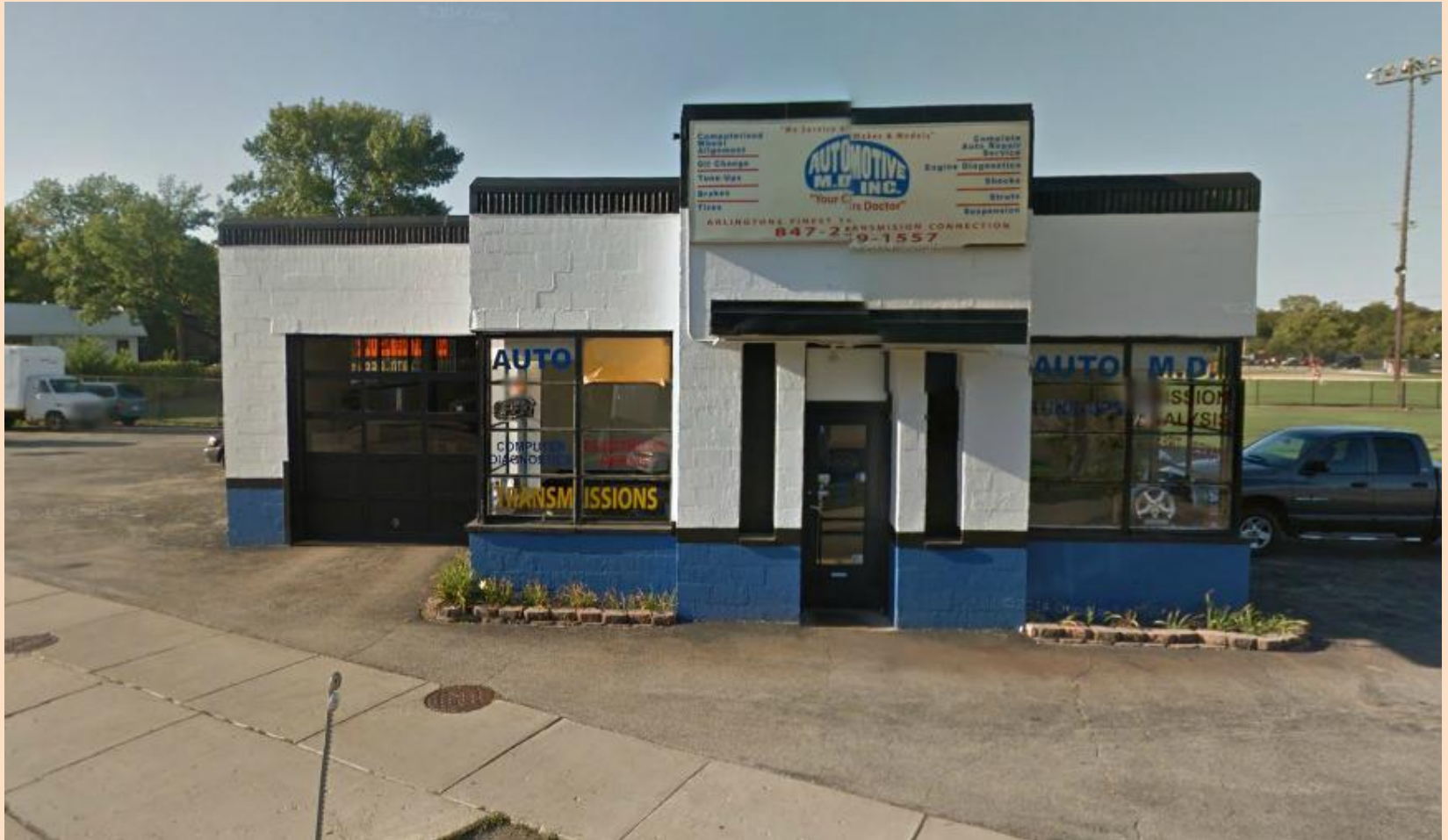
Looking Southwest from Hickory Avenue



Looking Northwest from Hickory Avenue



Looking North from Northwest Highway towards Recreation Park



Looking North from Northwest Highway towards Recreation Park

Hickory / Kensington Area Design Guidelines



Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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1. Introduction

In 1991, the Village Board amended the Comprehensive Plan and designated the Hickory/Kensington area as a redevelopment project area as part of the Comprehensive Planning Program. The Hickory/Kensington area is defined by Dryden Avenue on the east, Miner Street on the north, Northwest Highway on the south, and Belmont Avenue on the west (refer to Figure 1).

In November, 1993 the Village Board adopted Ordinance 93-096, approving the Hickory/Kensington Redevelopment Plan. Since that time, much of the area has either redeveloped or is in the process of redeveloping, with the exception of the middle or Core area as illustrated below. In 2013, the Village Board adopted the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Subsequently, a portion of the area has been rezoned to allow for mixed use and residential development.



Figure 1. Map of Plan Area

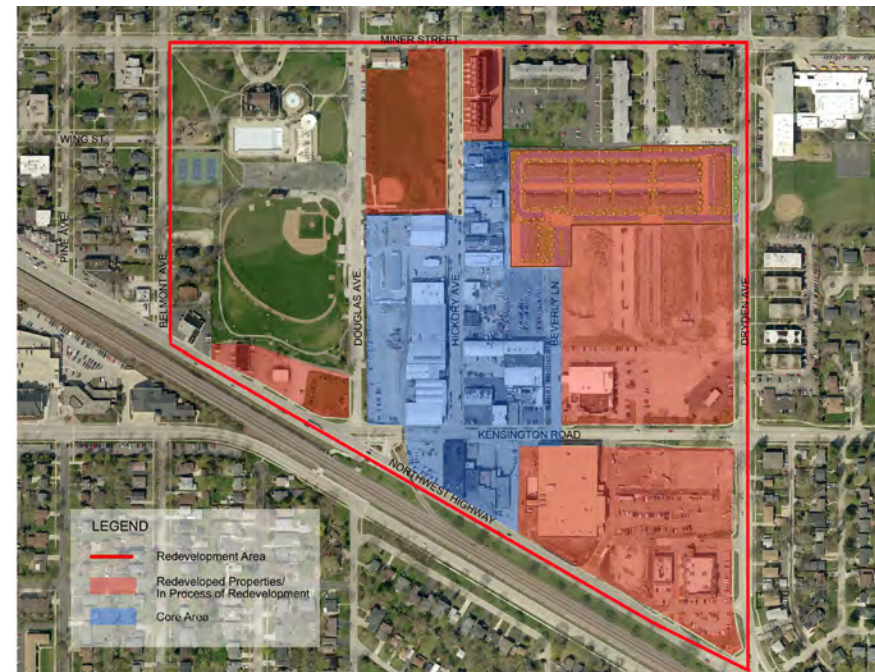


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

The Core area is designated to be redeveloped as mixed use commercial and residential with the intent to create a new, vibrant mixed use neighborhood. The plan below illustrates the established zoning throughout the overall development and core areas. New developments will be required to comply with the appropriate zoning requirements (R-6, R-7, B-2 / B-3) as well as the requirements of the Hickory/Kensington Overlay Zone.

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

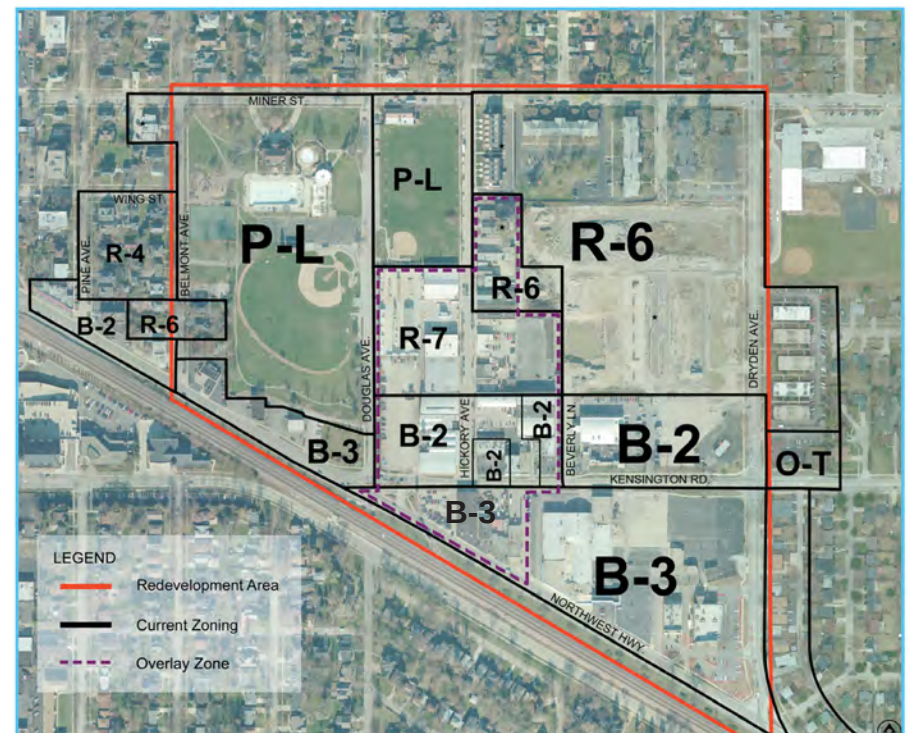


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

Per the direction of the Village Board, these Design Guidelines have been developed by the Village of Arlington Heights Planning and Community Development Department, and are approved by the Arlington Heights Design Commission.

The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of **quality, character**, and **cohesiveness** for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

Design Guidelines, by definition:

- Design, “the way in which something is planned and made.”
- Guidelines, “an official recommendation indicating how something should be done...”

3. Design Goals and Objectives

The focus of these Design Guidelines is on the architectural and streetscape requirements **for the Core Area**. The overall character and style envisioned for the Core area will be a **clean and modern** aesthetic. However, to ensure a cohesive overall character throughout the entire Hickory/Kensington area, context and compatibility of the Core area with the completed portions of the development area will be an important consideration of these guidelines.

Hickory/Kensington Area Plan

Vision Statement

A vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable, pedestrian friendly environment.

Design Goals and Objectives

- Develop a modern architectural aesthetic that is unique to Arlington Heights.
- Establish a modern streetscape aesthetic that is inviting and interesting.
- Implement exceptional architecture and urban design to create a unique, interesting, and vibrant place
- Create a walkable, pedestrian friendly neighborhood.
- Establish continuity throughout the development area by expanding upon completed portions of the development.
- Encourage sustainable development including, but not limited to, the use of bioswales for storm water management, green buildings, and energy efficient street lighting.

The Core Area is divided into four main zones:

- Mixed Use Zone
- High Density Residential Zone
- Moderate Density Residential Zone
- Commercial Zone

The Design Guidelines are arranged according to these four main zones in order to address the unique design requirements for each zone. Streetscape design standards are another focus of these design guidelines. The streetscape standards established in these Design Guidelines will apply throughout the Core Area and will serve as a common thread to tie all of the zones together.



Figure 4. Current Comprehensive Plan

The Core Area plan envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings of 3 to 5 stories along Hickory Avenue from just north of Wing Street to Campbell Street. South of Campbell Street to Kensington Road would include mixed use development with commercial on the first floor and residential above, 4 to 5 stories. South of Kensington Road through to Northwest Highway would remain as commercial, with the western portion within the core area as a potential redevelopment site for new commercial.

The site plan and renderings below illustrate the type and scale of development envisioned.



Figure 5. Conceptual Build Out Plan



Figure 6. Conceptual Site Plan



Figure 7. Conceptual Street View of Hickory Looking South

4. Mixed Use Zone (B-2) & High Density Residential Zone (R-7)

The Mixed Use and High Density Residential zones are located along Hickory Avenue, starting at Kensington Road going north (refer to Figure 4 on page 5). The architectural style for these zones shall be fresh, clean, and modern. A modern aesthetic will be unique to Arlington Heights and will establish a distinctive identity for the Hickory/Kensington neighborhood core. Buildings fronting Kensington Road shall include first floor commercial space. Restaurants and service uses compatible with a mixed use neighborhood are encouraged.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- Mixed Use zone **B-2**: 4 – 5 stories, 40' minimum height, and 60' maximum height.
- High Density Residential zone **R-7**: 3 – 5 stories, 35' minimum height, and 55' maximum height.

Architectural Design Features:

- Flat roofs with deep horizontal projected cornices (Figures 8 & 10).
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood (Figures 10 & 12).
- Clean details.
- Expansive use of glass.
- Simple geometric forms (Figure 9).
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as: glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figures 8 & 9).

Street Level, Commercial space:

- The first floor shall have a distinctive appearance from the floors above.
- Expansive use of glass to promote pedestrian interaction with the business storefronts.
- Adequate wall area for signage shall be provided above the storefronts (Figure 11).

Character Images



Figure 8. Flat roofs and projected horizontal cornices establish a modern aesthetic.



Figure 9. Simple geometric forms and extruding volumes provide a visual hierarchy.



Figure 10. Non-traditional window patterns and metal framed canopies & balconies create a clean, modern appearance.

Street Level Character Images



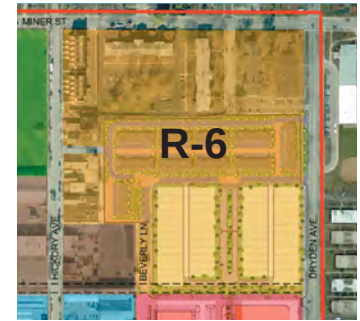
Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.



Figure 12. Exposed steel framing evokes an industrial, but modern feel.

5. Moderate Density Residential Zone (R-6)

The Moderate Density Residential zone is located between the high density residential zone and the existing moderate density residential area along Hickory Avenue to the north (refer to Figure 4 on page 5). The moderate density residential zone will serve as a transition in architectural style from the modern high density residential zone to the existing, traditionally designed residential areas.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- 3 stories, 30' minimum height, and 40' maximum height.

Architectural Style / Character:

- Blend of modern and traditional forms (Figures 17-20).
- Can be traditional in form, but with a clean modern appearance (Figure 17-20).
- 4-sided architecture. Side and rear elevations shall be developed to a similar level of detail as the front elevations.

Suggested Design Features:

- Primarily flat roofs.
- Simple geometric massing.
- Exposed metal bays with simple, modern geometries.
- Regular window spacing to complement the existing adjacent traditional style developments.
- Building Materials should have a crisp and clean appearance, such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figure 20).

Existing Residential Context



Figure 13. 177-197 N. Hickory Rowhomes



Figure 14. 177-197 N. Hickory Rowhomes



Figure 15. Arlington Crossings Townhomes, along Dryden Avenue



Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area



Figure 17. Blending traditional gable roofs with flat roofs provides an aspect of comfort to the modern aesthetic.



Figure 18. A mix of brick and stone masonry with simplified modern detailing complements the adjacent traditional homes.



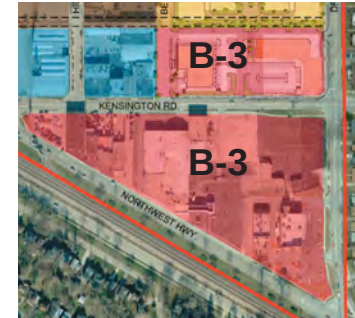
Figure 19. Flat roofs and simple geometric massing create an overall modern look.



Figure 20. Simple, modern geometry combined with traditional brick offers a sense of comfort to the area.

6. Commercial Zone (B-3)

The Commercial Zone is located along Kensington Road, between Dryden Street and Northwest Highway (refer to Figure 4 on page 5). A large portion of the commercial zone has already completed redevelopment. The guiding requirement for the architectural style of the remaining sites shall be to coordinate with and complement the existing context of the completed buildings.



Building Height:

- 1 or 2 stories

Architectural Design Features:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Existing Commercial Context



Figure 21. Mariano's Fresh Market, 802 E. Northwest Highway



Figure 22. Multi-tenant Retail along Kensington Road



Figure 23. Walgreens and Multi-Tenant Retail at Northwest Highway and Dryden Avenue

7. Sustainability / Green Technology

Per the Village Board goal to “promote green based policies and services”, sustainable design and construction methods are encouraged throughout the development area. There are numerous sustainable design strategies to consider which offer many benefits such as enhancing building occupants’ comfort and convenience, reducing energy and water consumption, aiding in the management of storm water, reducing air pollution, and minimizing construction waste.

Alternative Transportation:

- Promote the use of public transportation.
- The Arlington Heights Metra commuter rail station and Pace Bus stops are 1/2 mile from the Hickory / Kensington site.
- Encourage covered bicycle storage facilities on site for building occupants.



Green (vegetated) Roofs offer many benefits:

- Improves roof insulation which reduces energy consumption and improves occupant comfort.
- Extends the life of roofing membranes
- Helps manage storm water
- Reduces local heat island effects



Optimize Building Energy Performance:

- Efficient Mechanical Systems
- Energy Efficient Appliances and Lighting Fixtures
- Enhanced Building Envelope Insulation

Construction Materials:

- Consider environmentally friendly building products which contain at least 25% postconsumer recycled content.
- Use construction materials that are extracted, processed, and manufactured within 500 miles of the site.
- Responsibly manage construction waste to divert materials taken off of the site from landfills.

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

ENERGY **OPTIMIZATION**



8. Streetscape

Streetscape improvements will be incorporated throughout the Hickory/Kensington area. The improvements will include items such as special paving, benches, trash receptacles, street trees, lighting and tree grates. The streetscape is designed to reduce maintenance by using materials such as concrete for the walkways with stamped concrete at key intersections. The overall style of the streetscape will be a clean and modern aesthetic. Below is a map identifying the area where the streetscape elements will be implemented, as well as a conceptual street view.



Figure 24. Map of pending streetscape application

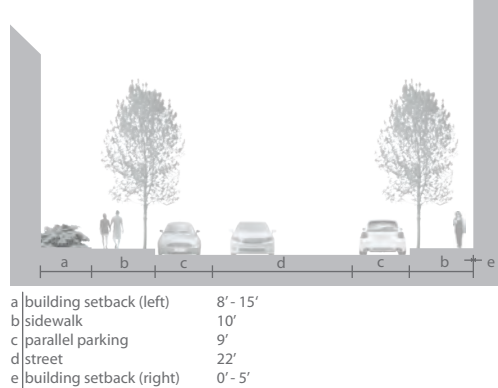


Figure 25. Conceptual street view of Hickory looking south

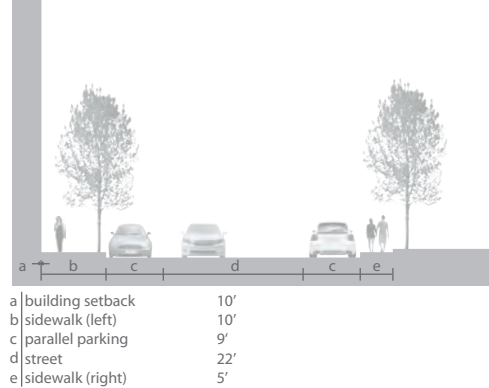
Street Sections

Cross sections for Campbell Street, Hickory Street, Douglas Avenue and Kensington Road have been designed to guide development and establish dimensions for landscaping and walkways. New development shall provide for sidewalks pursuant to the cross sections for each street delineated.

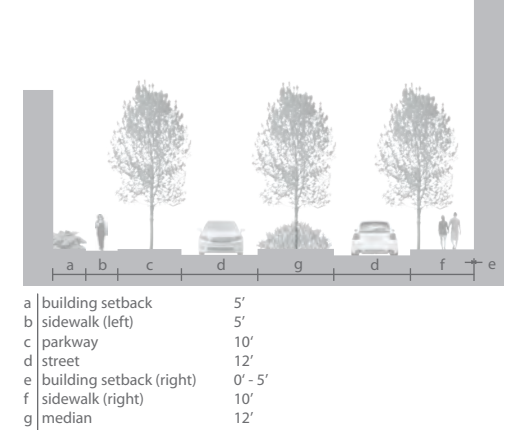
Hickory Avenue, Campbell Street



Douglas Avenue



Kensington Road



Streetscape Elements

The street network is on a grid with the key intersection located at Hickory Avenue and Campbell Street. The detail below includes curb bump outs, with stamped concrete at the bump outs only, along with stained concrete in the crosswalks. Concrete should be utilized for the walkways with decorative stamped concrete and curb bump outs at key intersections. These details are required at all intersections throughout the Hickory/Kensington core area. The Hickory/Kensington plan calls for extending Campbell Street from Douglas Avenue to Dryden Avenue.

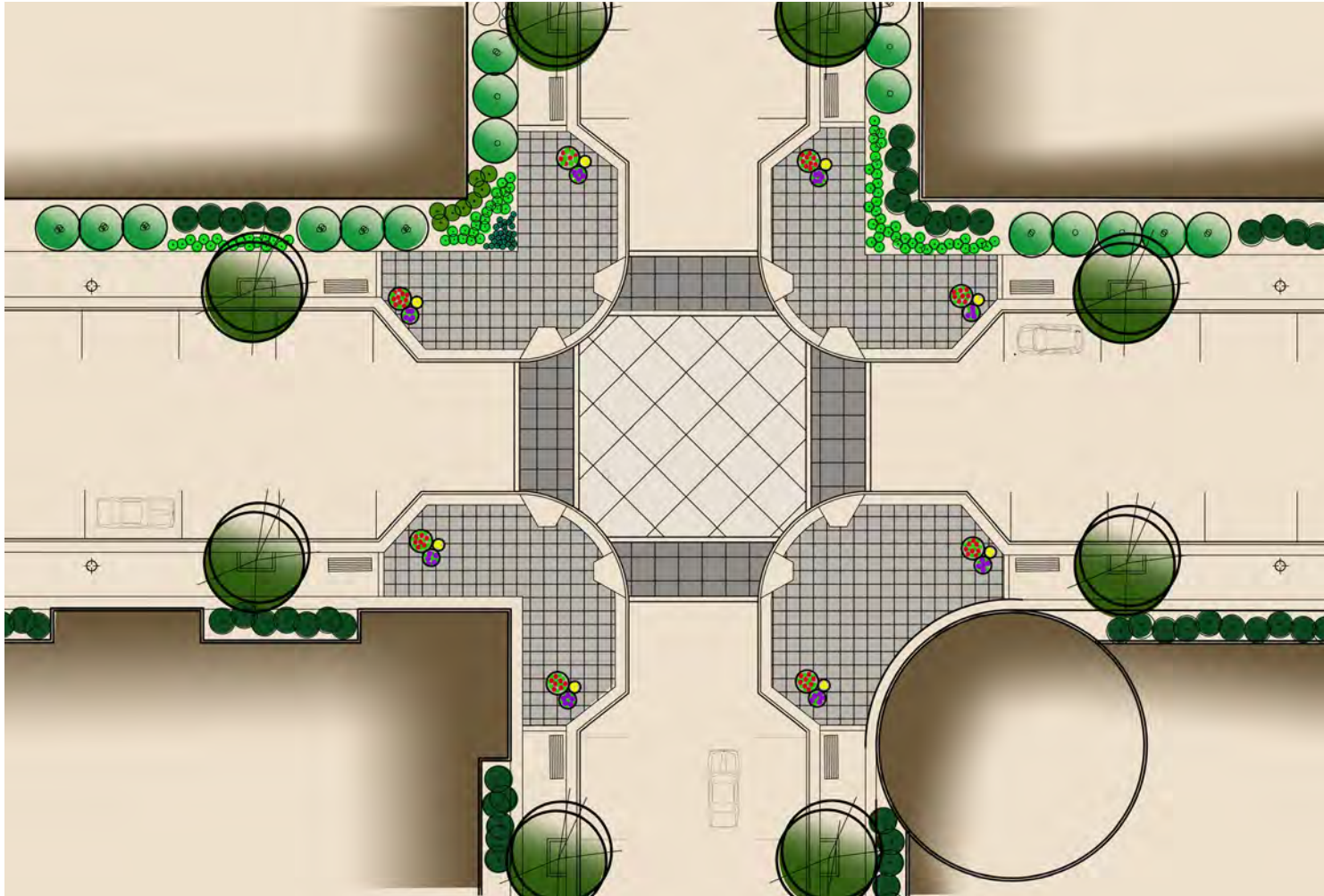


Figure 26. Curb bump out of Hickory Avenue and Campbell Street

Design Features

The use of street trees and other types of plant material along each corridor are important elements to help define the street edge and help soften the building mass as well as complement the architecture. Landscaping, along with lighting and street furniture will reinforce the modern design theme of the area. Landscaping will be used to add texture, color, form and seasonal interest and will be used to provide visual screening of undesirable views such as parking lots. The use of streetscape elements such as light fixtures, benches, trash receptacles and stamped concrete at key intersections will enhance and articulate the area. The streetscape is designed to be **low maintenance and cost effective**. Streetscape furnishings shall consist of contemporary furnishings in order to carry out the modern aesthetic.

- Install colored stamped concrete at the corners of key intersections along with curb bumpouts
- Paving colors will be tones of gray to establish a fresh modern look
- Utilize concrete for the walkways
- Implement decorative lighting within or along the right-of-way
- incorporate shade trees on public right-of-way that are spaced 35-40 feet apart
- Incorporate street furnishings that include benches, trash cans and raised planters

Kensington Road Improvements

Along Kensington Road, landscaped medians should be incorporated where feasible. Medians will help provide visual connectivity for the south commercial district and the north commercial/mixed use. A few of the benefits that medians can provide include:

- **Environmental**—landscaped medians incorporate trees and other plantings that help reduce the urban heat island effect.
- **Stormwater management**—medians collect and store stormwater, reducing the amount that enters storm sewers.
- **Aesthetics**—median plantings contribute to the “greening” and beautification .

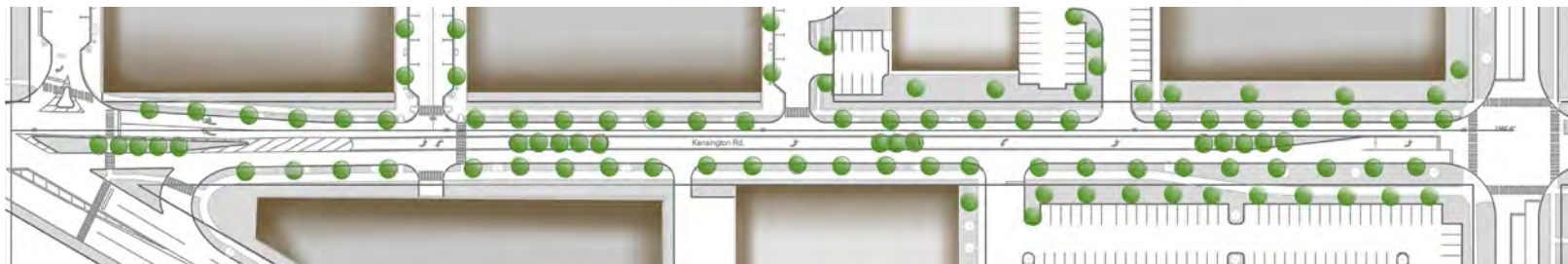


Figure 27. Kensington Road

Site Furnishings

The overall style of the site furnishings will complement the architecture and will consist of a clean and modern aesthetic.

Benches

- Clean, modern geometry
- Steel finish
- Should be carefully and conveniently located



Trash Receptacles

- Clean, modern geometry
- Steel finish
- Complement bench and site furnishings package



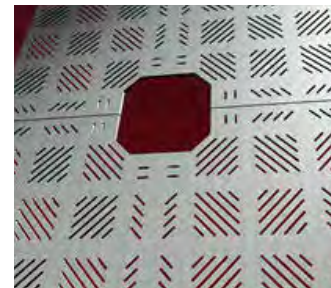
Colored Stamped Concrete

- Grey color
- Located at key intersections



Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant



Bike Racks

- Simply designed with minimal visual impact
- Design consistent with bench and trash receptacle
- Shall be conveniently located but separate from pedestrian walks



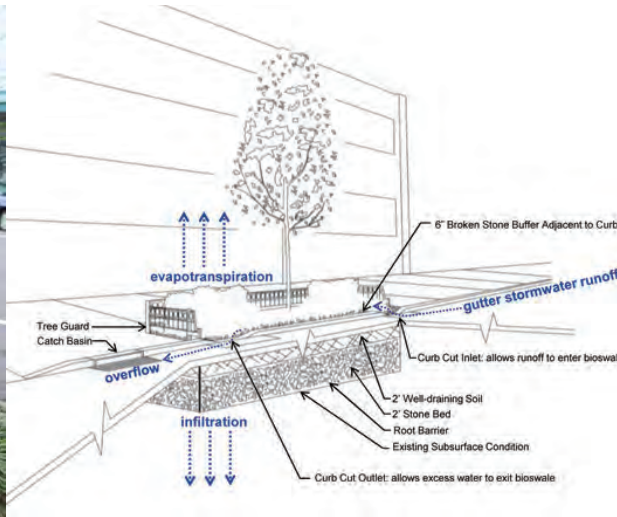
Pervious Pavement

- Explore the use of pervious pavement for parking lots
- Reduce water run-off
- Environmental benefits



Bio-Swales

Bio-swales are planting beds designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides and are filled with vegetation. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids in the trapping of pollutants. In addition to filtering runoff, bio-swales will absorb some of the water which will reduce run-off. Bio-swales will be incorporated into the streetscape within the core area.



The application of the recommended design treatments and details defined in this document can help establish a unified modern theme and unique visual image of the Hickory/ Kensington area. The use of the brick pavers at key intersections, light poles, and other site elements are essential in achieving a consistent level of corridor detail and beautification.

9. Summary

The design standards set forth in these Design Guidelines will serve to direct the overall aesthetic quality of the development of the Hickory/Kensington area towards the creation of a vibrant, mixed use neighborhood with a fresh and modern aesthetic that will be unique to Arlington Heights, and will provide new housing and commercial opportunities in a walkable, pedestrian friendly environment.



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Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
www.vah.com



Item: DC#14-078 - Sandwich Board Signs - Community Wide

Department: Planning & Community Development

This project was continued from the September 9, 2014 meeting due to comments made by the Design Commission.

BACKGROUND

On April 22, 2014, the Design Commission recommended approval to the Village Board to allow Sandwich Board Signage in the Downtown (B-5) zoning district. On May 19, 2014, the Village Board approved Ordinance 14-022, thereby officially amending Chapter 30 to allow Sandwich Board Signage in the Downtown. At that time, the Village Board requested that Staff begin a study to evaluate the possibility of allowing sandwich board signage for businesses throughout Arlington Heights. On June 24, 2014, Staff led a preliminary discussion with the Design Commission and determined that this is an issue that they would like to explore further. Since the June 24 meeting, the Design Commission has continued discussion of this matter on August 26 and September 9 in order to allow all Design Commission members to be present for the discussion.

POSSIBLE OPTIONS

Based on feedback from the Design Commission and staff research, we offer the following options for possible revisions to the Sign Code.

OPTION 1: Make no change to current code.

Sandwich board signs would continue to not be allowed outside of the Downtown, and sandwich board signs made of plastic would remain "discouraged" in the Downtown (B-5).

OPTION 2: Modify the Sign Code to allow Sandwich Board Signs outside of the Downtown, and to prohibit Sandwich Board Signs made of plastic in the Downtown.

Modify the sign code to allow sandwich board signs in all Business zoning districts (B-1, B-2, B-3, & B-4), as well as continuing to allow them in the Downtown (B-5) zoning district. Sign permits will not be required for sandwich board signs in the B-1, B-2, B-3, & B-4 zoning districts. Also, the Design Commission recommends modifying the sign code to prohibit sandwich board signs made of plastic in the Downtown (B-5). See attached proposed Chapter 30 Text Amendments dated 10-14-14.

RECOMMENDATIONS

It is recommended that the Design Commission recommend approval to the Village Board for sign code revisions as follows:

1. Modify the current code as outlined in Option 2.
2. Prohibit sandwich board signs made of plastic in the Downtown (B-5), per Design Commission recommendations.

ATTACHMENTS:

Description	Type
Staff Report	Report
Proposed Chapter 30 Text Amendments	Exhibits
Sandwich Board Signage - Community Wide Survey	Exhibits
Staff Research	Exhibits

COMMUNITY-WIDE SANDWICH BOARD SIGNAGE

DC 14-078 | October 14, 2014

REPORT

- A. Background
- B. Possible Options
- C. Conclusions
- D. Recommendations

ATTACHMENTS

Proposed Chapter 30 Text Amendments, dated October 14, 2014
Sandwich Board Signage Community Wide Survey, dated June 24, 2014
Staff Research of Other Communities, dated August 26, 2014

COMMUNITY-WIDE SANDWICH BOARD SIGNAGE

DC 14-078 | October 14, 2014

A. BACKGROUND:

On April 22, 2014, the Design Commission recommended approval to the Village Board to allow Sandwich Board Signage in the Downtown (B-5) zoning district. On May 19, 2014, the Village Board approved Ordinance 14-022, thereby officially amending Chapter 30 to allow Sandwich Board Signage in the Downtown. At that time, the Village Board requested that Staff begin a study to evaluate the possibility of allowing sandwich board signage for businesses throughout Arlington Heights. On June 24, 2014, Staff led a preliminary discussion with the Design Commission and determined that this is an issue that they would like to explore further. Since the June 24 meeting, the Design Commission has continued discussion of this matter on August 26 and September 9 in order to allow all Design Commission members to be present for the discussion.

Staff presented the following information for discussion:

ISSUES: When evaluating this proposal, the Design Commission should consider the following issues:

- Arlington Heights' Image:
 - Would Sandwich Board signs throughout the Village create the type of image desired for Arlington Heights?
 - Arlington Heights' primary competitors for retail business are:
 - Deer Park. Sandwich Board Signs are **not allowed**.
 - Mount Prospect. Sandwich Board signs are allowed in **Downtown only**.
 - Schaumburg. Sandwich Board signs are allowed in **Downtown only**.
- Sign Blight:
 - Would allowing Sandwich Board signs throughout Arlington Heights create an overabundance of signage? How much signage is too much?
 - As determined by a Visual Preference Survey conducted in 2012, respondents prefer a limited amount of tastefully designed signage in lieu of an overabundance of signage.
 - Businesses are currently allowed: ground signs, wall signs, canopy/awning/marquee signage, and temporary "event" signage. Temporary signs are typically ground mounted signs or wall mounted banners.

RESEARCH: Staff reviewed nine select communities' sign codes for comparison.

Of the nine (9) communities surveyed:

- Two (2) of the communities do not allow sandwich board signs at all.
- Three (3) of the communities allow sandwich board signs in the Downtown area only.
- Four (4) of the communities allow sandwich board signs throughout all Business Districts, but require signs to be located adjacent to the building or within a short distance from the building entrance.

Staff also conducted a survey of Arlington Heights for sandwich board signs currently being used illegally outside of the Downtown. Many examples were found, and photos of existing signs were presented to the Design Commission. Some were nicely designed and tastefully located along business storefronts, but many others were poor in appearance and located along roadways. Keeping the positive image of Arlington Heights as a priority, Staff does not recommend allowing sandwich board signs (outside of the Downtown) to be in the public way along streets or in parking lots and landscape islands. If sandwich board signs are to be considered in zoning districts outside of the Downtown, then it is recommended that they be required to be adjacent to the building entrance. It is cautioned that code enforcement of sandwich board signs throughout Arlington Heights will be difficult if regulations are complex. In regards to Removable Hanging Signs, it is Staff's opinion that the character of this type of signage is unique to the Downtown pedestrian environment, and they are not recommended community wide.

As a result of the preliminary discussion, the Design Commission reported general support of allowing sandwich board signs for businesses outside of the Downtown, but with guidelines to control them. The Design Commission requested that Staff prepare code language for review.

On August 26, 2014, Staff presented proposed Chapter 30 Text Amendments to the Design Commission for sandwich board signs in the B-1, B-2, B-3, and B-4 zoning districts. The Design Commission decided to continue the discussion to the September 9, 2014 Design Commission meeting. However, one item of concern was raised regarding the use of pre-engineered plastic sandwich board signs. The Design Commission expressed that they would prefer that pre-engineered plastic sandwich board signs be “prohibited” instead of just “discouraging” them. Staff explained that “discouraging” plastic sandwich board signs is a requirement that was directed by the Design Commission during the previous Design Commission review of the Downtown sandwich board signs. At that time, Staff recommended that plastic sandwich board signs be prohibited, but the Design Commission decided to simply “discourage” plastic sandwich board signs in response to comments from local businesses that preferred to use the pre-engineered plastic signs.

In the Downtown, Staff had previously recommended prohibiting plastic sandwich board signs due to their appearance, location on public sidewalks, permits required, and the Downtown being a relatively small area to enforce. However, outside of Downtown, Staff recommended allowing plastic sandwich board signs because they will be very difficult to enforce due to their location on private property and permits will not be required. Enforcement efforts of sandwich board signs outside of the Downtown will likely be limited to the location of sandwich board signs only.

On September 9, 2014, the Design Commission directed Staff to revise the proposed Chapter 30 Text Amendments to “prohibit” sandwich board signs that are made of plastic, in lieu of “discouraging” them. The Design Commission also directed Staff to amend the recently adopted Downtown (B-5) Sandwich Board Sign requirements to “prohibit” sandwich board signs made of plastic.

B. POSSIBLE OPTIONS:

Based on feedback from the Design Commission and staff research, we offer the following options for possible revisions to the Sign Code.

OPTION 1: Make no change to current code.

Sandwich board signs would continue to not be allowed outside of the Downtown, and sandwich board signs made of plastic would remain “discouraged” in the Downtown (B-5).

OPTION 2: Modify the Sign Code to allow Sandwich Board Signs outside of the Downtown, and to prohibit Sandwich Board Signs made of plastic in the Downtown.

Modify the sign code to allow sandwich board signs in all Business zoning districts (B-1, B-2, B-3, & B-4), as well as continuing to allow them in the Downtown (B-5) zoning district. Sign permits will not be required for sandwich board signs in the B-1, B-2, B-3, & B-4 zoning districts.

Also, the Design Commission recommends modifying the sign code to prohibit sandwich board signs made of plastic in the Downtown (B-5).

See attached proposed Chapter 30 Text Amendments dated 10-14-14.

C. CONCLUSIONS:

As with any code amendment, the Village will need to monitor the outcome for any unforeseen issues. If undesirable issues were to arise, then recommendations will be made to correct the issues.

D. RECOMMENDATIONS:

It is recommended that the Design Commission recommend approval to the Village Board for sign code revisions as follows:

1. Modify the current code as outlined in Option 2.
2. Prohibit sandwich board signs made of plastic in the Downtown (B-5), per Design Commission recommendations.

Sandwich Board Signage Community Wide Survey

June 24, 2014

- Poor Location – Near Road
- Hazardous – Blocking Sidewalk





- Location Near Entrance
- Cheap Material



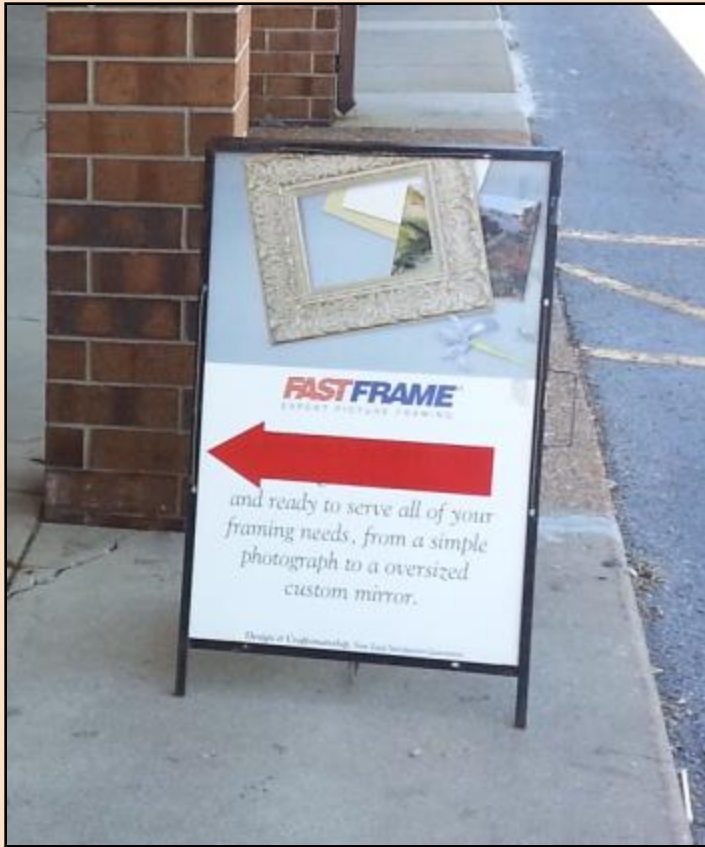
- Location Near Entrance
- Cheap Material/Poor Design



- Location Near Entrance
- Cheap Material/Poor Design



- Poor Location – Near Road
- Cheap Material/Poor Design



- Location Near Entrance
- Professionally Branded Message



- Location Near Entrance
- Cheap Material





- Two Signs at One Business



- Poor Location – Near Road



- Poor Location – Near Road
- Poor Appearance - Lack of Maintenance

- Location Near Entrance





- Location Near Entrance



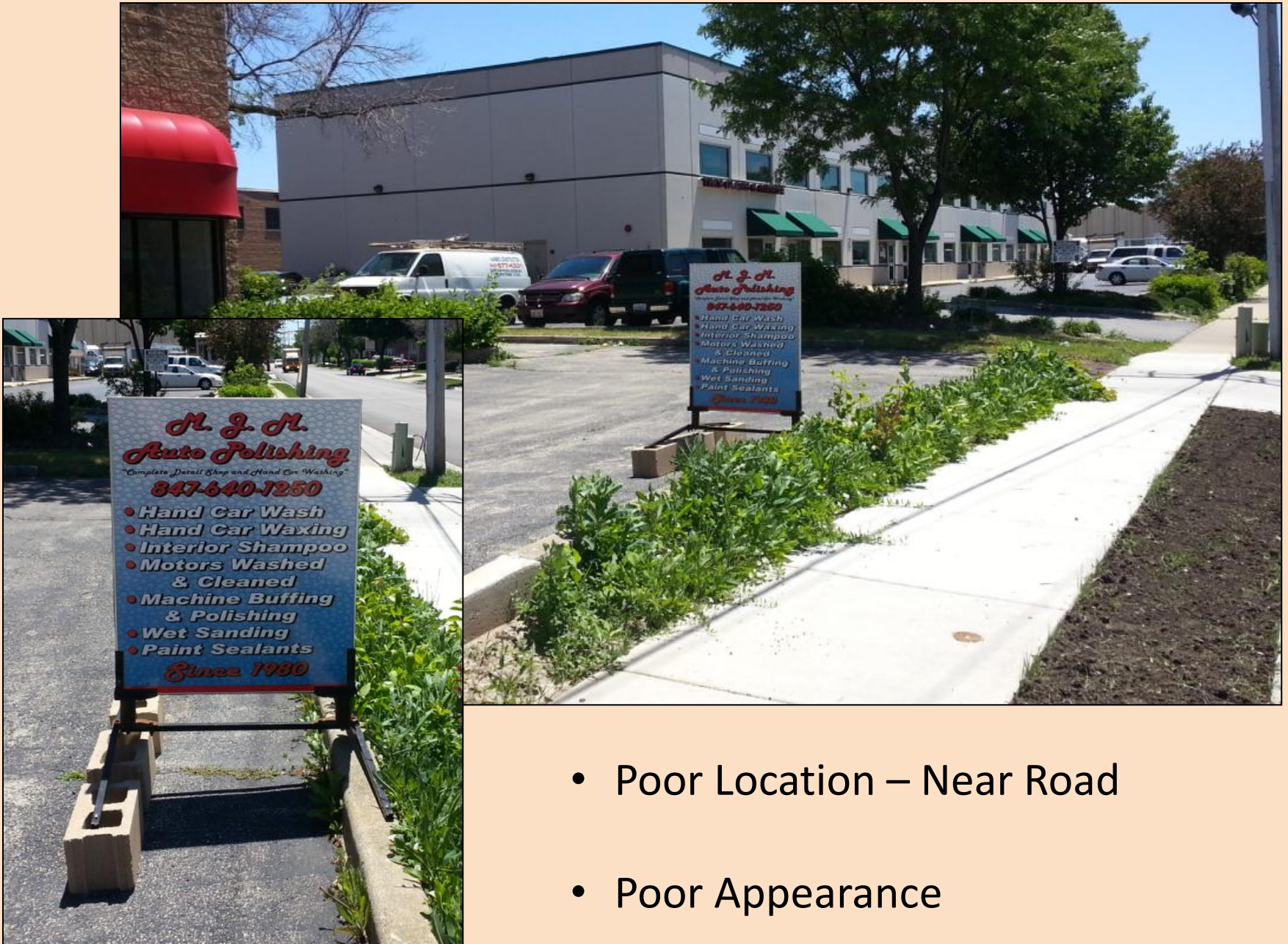
- Location Near Entrance
- Hazardous – Blocking Sidewalk



- Location Near Entrance
- Hazardous – Blocking Sidewalk and Doorway



- Location Near Entrance
- Two Signs at One Business



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance – Lack of Maintenance



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Poor Appearance



- Poor Location – Near Road
- Cheap Material/Poor Design



- Poor Location – Near Road
- Cheap Material/Poor Appearance





- Poor Location – Near Road
- Cheap Material/Poor Design

Open Discussion

**STAFF RESEARCH
OF
OTHER COMMUNITIES**

Municipality	Does your code allow sandwich board signs in commercial or business districts?	Are such signs allowed only in downtown, other business districts, or both?	Do you require a permit?	Do you require a hold-harmless agreement and insurance?	Where are sandwich board signs allowed?	Total Square Footage	Height	Width	Number of Signs Allowed	Limits on Location	Limits on How Long Signs Can be Posted	Maximum Distance of Sign from Building/ Façade	Space Required for Pedestrian Mobility
Buffalo Grove Deer Park	Yes. No.	Both.	Yes. Must renew each year.	No.	Private Property & Public Sidewalks.	6 sq. ft.	4'	Not specified.	1 per business. 1 additional sign if business front exceeds 300 feet.	Adjacent to building.	Business hours.	Not specified.	3'
Evanston	Yes.	Both.	Yes. Must renew each year.	Both.	Private Property & Public Sidewalks.	4 sq. ft.	4'	Not specified.	1	Cannot block building entrances, car doors, nike racks, or parking meters.	Business hours.	Not specified.	9' Downtown. 8' other locations.
Mount Prospect	Yes.	Downtown Only.	Yes.	Both.	Public & Pvt (no permit for Pvt)	6 sq. ft.	4'	Not specified.	1		Business hours.	1'	5'
Naperville	Yes.	Both.	No.	Insurance required.	Private Property & Public Right of Way.	6 sq. ft.	5'	Not specified.	1		Business hours.	5' from bldg entrance.	Can't obstruct ped mobility.
Oak Park	Yes.	Downtown & Neighborhood Commercial. Not Corridors.	No permit if on private property. Permit required if in public way.	No.	Public & Pvt (no permit for Pvt)	6 sq. ft.	4'	Not specified.	1	20' from next A-Frame.	Business hours.	15' from bldg entrance.	5'
Palatine	Yes. Allowed as a temporary "Event Sign".	Both.	Yes.	No.	Private property & Public Right of Way.	8 sq. ft.	4'	Not specified.	1 per 100 feet.		1 week at a time. Four times per year.	None.	
Rolling Meadows	No.												
Schaumburg	Yes.	Downtown Only.	No.	Hold-Harmless Agreement Only.	Private Property Only.	9	3'	Not specified.	1	In front of business entrance, but cannot face a roadway.	None.	None.	3'
Other Communities													
Barrington	Yes.	Both.	No.		Private Property & Public Right of Way.	6 sq. ft.	Any dimension not to exceed 6 sq. ft.	Any dimension not to exceed 6 sq. ft.	1	At the individual tenant space, not to be displayed on common property in multiple tenant centers	No.	No.	5' clear.
Carpentersville	Yes.	Both.	No.	None.	Private property only.	Maximum size 24" x 36" per side with display copy on two sides, not to exceed 12 square feet total.	36"	24"	1	May be placed anywhere on the property, but shall not create an obstruction for vehicular and pedestrian traffic, and shall not obstruct the vision of drivers.	Signs may be placed in front of a business during the hours of operation of the business on a daily basis and taken in nightly.	Anywhere on the private property.	The signs shall not create an obstruction for pedestrian traffic. No specific clearance stated in the code.
Des Plaines	No.												
Hoffman Estates	No.												
Lincolnshire	No.												
Northbrook	Yes.	Both.	Yes.		Private Property Only.	Max. 20 sq. ft.	N/A.	N/A.	1	30 days.	Require a temporary Use Permit.	Must be set back 6 ft. from front lot line.	N/A.
Park Ridge	Yes.	Both.	No.	Insurance Only.	Private Property & Public Right of Way.	24 sq. ft. (12 sq. ft. per face).	No maximum height.	No maximum height.	1	Not located in streets, not blocking pedestrian traffic.	9 a.m. - 9 p.m.	N/A.	Cannot obstruct pedestrian traffic.
Skokie	Yes.	Both.	Yes.	None.	Private Property & Public Right of Way.	6 sq. ft.	4 ft.		1 sign per business.	Within 10 ft. of the center of the primary entrance.	None - remove in high winds and 2" of snow.	Within 10 ft. of the center of the primary entrance.	5 ft.
Streamwood	Yes.	Both.	Yes.		Private Property Only.	32 sq. ft.	Less than 15 ft.	Not applicable as long as total sq. ft. met.	1 per zoning lot.	Private property only.	We deem them temporary signs; 30 days per zoning lot; 4x per year.	N/A.	N/A; may not block pedestrian or motor access.



Item: DC#14-086 - 1717 N. Ridge Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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 1717 N. Ridge Avenue. This recommendation is subject to compliance with the architectural plans dated 8/01/14 and received on 9/04/14, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1717 N. Ridge Ave.
Project Address: 1717 N. Ridge Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 7, 2014

PETITION INFORMATION:

DC Number: 14-086
Petitioner Name: Peter McGovern
Petitioner Address: TP Carpentry
6823 W. Gunnison Ave. Apt. GA
Harwood Heights, IL 60706
Meeting Date: October 14, 2014

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 to allow the construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,076 square feet and the proposed residence will have 4,068 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.7 feet Side: 6.7 feet Rear: 30 feet	Front: 32.5 feet Side: 10.06 feet Side: 10.82 feet Rear: 42.9 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,068 SF	4,068 SF
Building Lot Coverage	3,176 SF	2,426 SF
Impervious Surface Coverage Total	4,538 SF	3,281 SF

The existing neighborhood consists of primarily single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The design of the home is nicely articulated with varied roof forms and materials, and a single story front porch. The hipped main roof form helps to diminish the height of the side walls, and the side yard setbacks exceed the minimum requirements, which helps to buffer the new two story home between the adjacent single story homes. Although the neighborhood is predominantly single story homes, there are five other similar scaled two story homes on this block.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1717 N. Ridge Avenue. This recommendation is subject to compliance with the architectural plans dated 8/01/14 and received on 9/04/14, and the following:

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

October 7, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services,
Charley Craig, Building Services, Petitioner, DC File 14-086

PLAT OF SURVEY

WITH TOPOGRAPHY

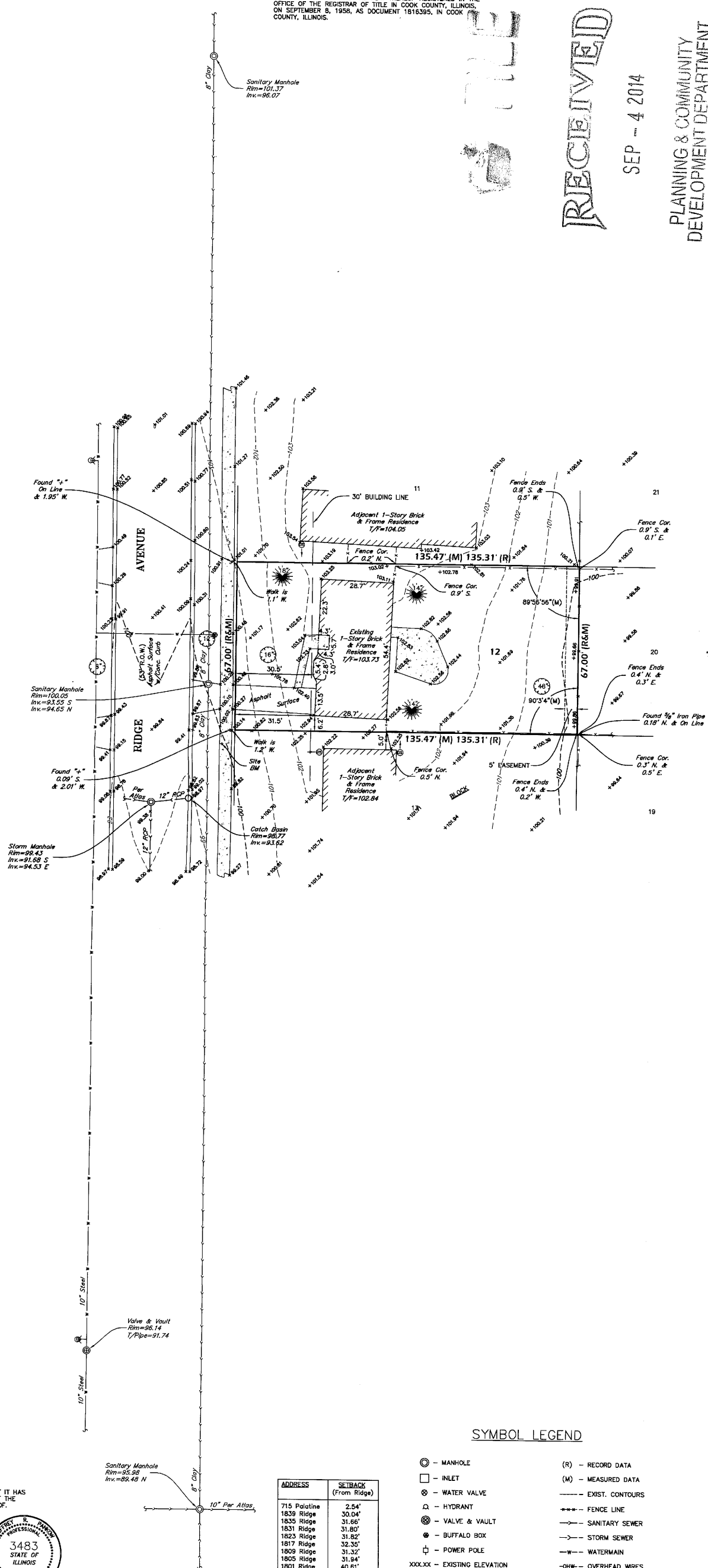
OF

LOT 12 IN BLOCK 1, IN HASBROOK SUBDIVISION UNIT NUMBER 3, OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE IN COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT 1818395, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=20'

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



BENCHMARK
CROSS CUT IN WALK AT SOUTHWEST CORNER OF SITE.
ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S 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.

AREA OF SURVEY:
CONTAINING 9,078± SQ. FT.

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

STATE OF ILLINOIS ss

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 17TH DAY OF JUNE, 2014.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/14

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
PROFESSIONAL DESIGN FIRM NO. 184-004196



ADDRESS	SEIBACK (From Ridge)
715 Palatine	2.54'
1839 Ridge	30.04'
1835 Ridge	31.66'
1831 Ridge	31.80'
1823 Ridge	31.82'
1817 Ridge	32.35'
1809 Ridge	31.32'
1805 Ridge	31.94'
1801 Ridge	40.61'
1735 Ridge	30.87'
1729 Ridge	24.68'
1701 Ridge	31.08'
1611 Ridge	33.57'
1601 Maude	25.90'

SYMBOL LEGEND

- - MANHOLE
- - INLET
- ⊗ - WATER VALVE
- ⊕ - HYDRANT
- ⊗ - VALVE & VAULT
- ⊙ - BUFFALO BOX
- ⊕ - POWER POLE
- XXX.XX - EXISTING ELEVATION
- - DEPRESSED CURB
- ▨ - CONCRETE SURFACE
- ⊙ - DOWNSPOUT
- (R) - RECORD DATA
- (M) - MEASURED DATA
- - EXIST. CONTOURS
- - FENCE LINE
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- OHW- - OVERHEAD WIRES
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED



PREPARED FOR: McGovern
JOB ADDRESS: 1717 N. Ridge Avenue
Arlington Heights, IL

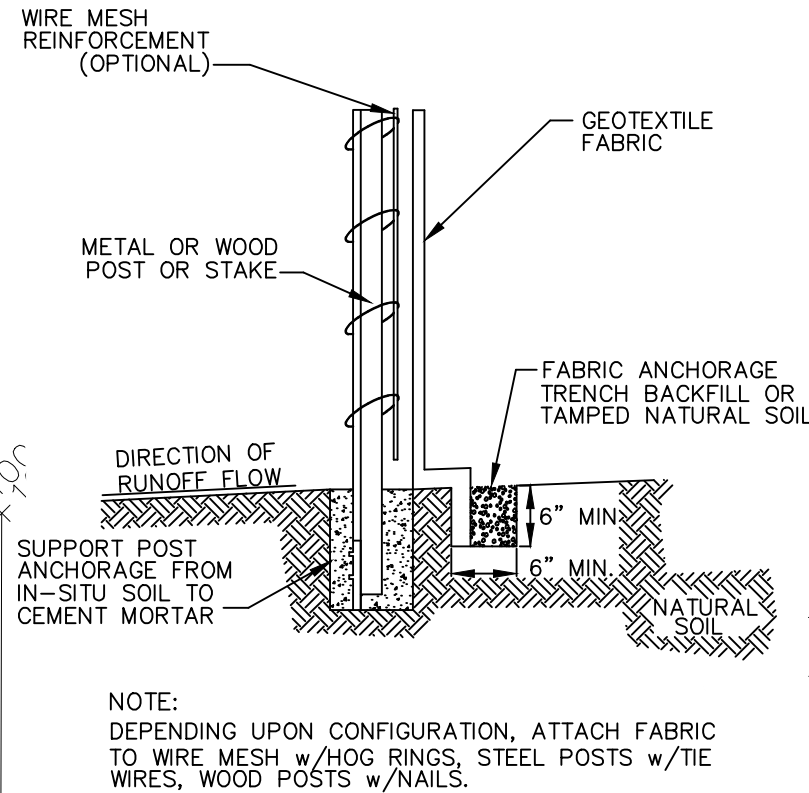
Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: SMR
COMPLETION DATE: 7-1-14
REVISED:
FLD. BK./PG. NO.: 115/57
JOB NO.: 149550

LEGEND

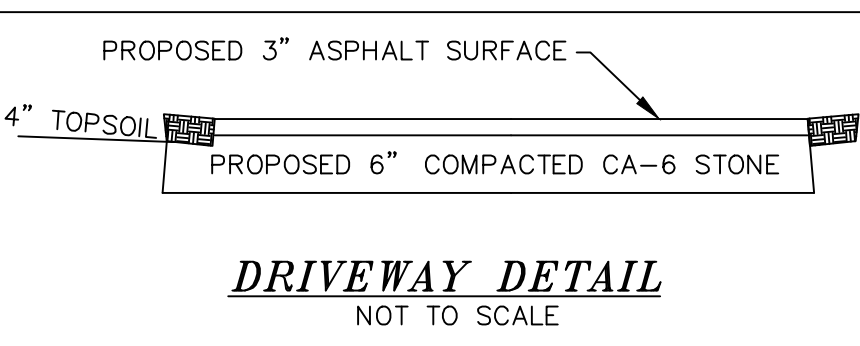
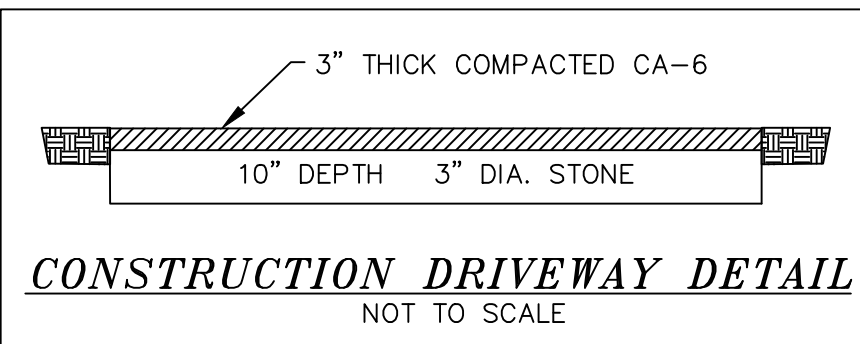
TYPICAL DETAILS FOR
SILT FENCE CONSTRUCTION

- 689 EXISTING GRADE
689 PROPOSED GRADE
STORM SEWER
SANITARY SEWER
WATER MAIN
734 26 EXISTING SPOT GRADE
689.0 PROPOSED SPOT GRADE
SILT /CONSTRUCTION FENCE
DS DOWNSPOUT
STORM SEWER MANHOLE INLET
SANITARY SEWER MANHOLE
ELECTRIC METER
GAS METER
FIRE HYDRANT
UTILITY POLE
CONIFEROUS TREE
DECIDUOUS TREE
WATER VALVE
CORRUGATED METAL PIPE
UTILITY POLE
B-BOX
LIGHT ON GROUND OR WALL
WOOD FENCE



SITE ENGINEERING PLAN

LOT 12 IN BLOCK 1, IN HASBROOK SUBDIVISION UNIT NUMBER 3, OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE IN COOK COUNTY, ILLINOIS, ON SEPTEMBER 8, 1958, AS DOCUMENT 1816395, IN COOK COUNTY, ILLINOIS.



NOTES:

- 1) WATER SERVICES IS TO BE 1 1/2" DIA. COPPER, TYPE K, PRESSURE TAP EXISTING MAIN. ADD SPIGOT AT FOUNDATION FOR SITE WATER SOURCE DURING CONSTRUCTION.
- 2) SANITARY SERVICE TO BE 6" PVC SDR 26 @ 1.0% MIN. ADD WYE OR TEE TO EXISTING SANITARY MAIN PER VILLAGE REQUIREMENTS.
- 3) SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
- 4) ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- 5) A CHAIN LINK CONSTRUCTION FENCE & SILT FENCE IS TO BE PLACED AROUND THE ENTIRE SITE FOR EROSION CONTROL AND DEBRIS CONTROL.
- 6) OFFSITE / ROW AREAS DISTURBED ARE TO BE RESTORED TO THE ORIGINAL CONDITION AND SLOPED.
- 7) ALL PARKWAY TREES ARE TO BE PROTECTED PER THE VILLAGE TREE PROTECTION STANDARDS.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES.
- 9) GRADING ALONG THE PERIMETER OF THE ENTIRE LOT SHALL MEET THE EXISTING GRADES.
- 10) ANY PUBLIC SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER THE VILLAGE STANDARD DETAIL.
- 12) NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.
- 13) WATER TRUCK TO BE ON-SITE DURING DEMOLITION TO WET DOWN STRUCTURE TO BE DEMOLISHED. WATER AS NECESSARY TO PREVENT DUST FROM LEAVING THE SITE.
- 14) ALL WATER PUMPED OR OTHERWISE DISCHARGED FROM SITE DURING CONSTRUCTION TO BE FILTERED.
- 15) IF EXISTING DRIVEWAY CURB DEPRESSION IS NOT USED, REMOVE AND REPLACE W/ BARRIER CURB TO MATCH EXISTING CURB PROFILE. SAW CUT OR RE-POUR DEPRESSION CURB FOR NEW DRIVE LOCATION.
- 16) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- 17) STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- 18) OPEN CUT EXISTING ROAD TO CONSTRUCT SANITARY SERVICE REPAIR ROAD TO MATCH EXISTING CROSS SECTION OR DIRECTED BY THE VILLAGE ENGINEER.
- 19) VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
- 20) IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
- 21) ALL SANITARY SEWER AND WATER MAIN WORK AND MATERIALS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATION FOR THE WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION.

BENCHMARK

CROSS CUT IN WALK AT SOUTHWEST CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S 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.

AREA OF SURVEY:

CONTAINING 9,076± SQ. FT.

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

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 17TH DAY OF JUNE, 2014.

TOTAL LOT AREA: 9,076.49 sf
Existing Impervious: 0.00 sf (00.00%)
Total Proposed Impervious: 3,026.02 sf (33.34%)
Total Increased Impervious: 3,026.02 sf (33.34%)

I, JAMES E. KOZIOL, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION WITH KNOWLEDGE OF THE EXISTING SURVEYS.

I, ALSO CERTIFY THAT THE DEVELOPMENT OF THE SUBJECT SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OR SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES AND WILL NOT DAMAGE OTHER PROPERTIES.

DATED THIS ____ DAY OF _____ 20 ____ A.D.

062-41326

JAMES E. KOZIOL
ILLINOIS REGISTERED PROFESSIONAL ENGINEER (EXP. 11-30-15)
(2 PAGES)



KOZIOL ENGINEERING SERVICES
Professional Engineers
1621 OGDEN AVE.
LIBERTY, IL 60532
630/435-8686
CIVIL / CONSULTING ENGINEERS

SCALE	REV	DATE	PREPARED
1"=10'	0	8/22/14	JEK
1717 N. Ridge Ave. ARLINGTON HEIGHTS, IL			
PAGE			
1 of 2			

- PROPOSED CONTRACTOR ON SITE PARKING
PROPOSED MATERIAL LAY DOWN AREA

100YR OVERLAND FLOW ROUTE

SITE PLAN & TREE PRESERVATION PLAN



PROPERTY TO LEFT 3
1801 N. RIDGE AVE.



PROPERTY TO LEFT 2
1735 N. RIDGE AVE



PROPERTY TO LEFT 1
1729 N. RIDGE AVE



SUBJECT PROPERTY
1717 N. RIDGE AVE



PROPERTY TO RIGHT 1
1701 N. RIDGE AVE



PROPERTY TO RIGHT 2
1611 N. RIDGE AVE



PROPERTY TO RIGHT 3
1601 N. RIDGE AVE

N. RIDGE AVE



PROPERTY ACROSS 1
1730 N. RIDGE AVE



PROPERTY ACROSS 2
1720 N. RIDGE AVE



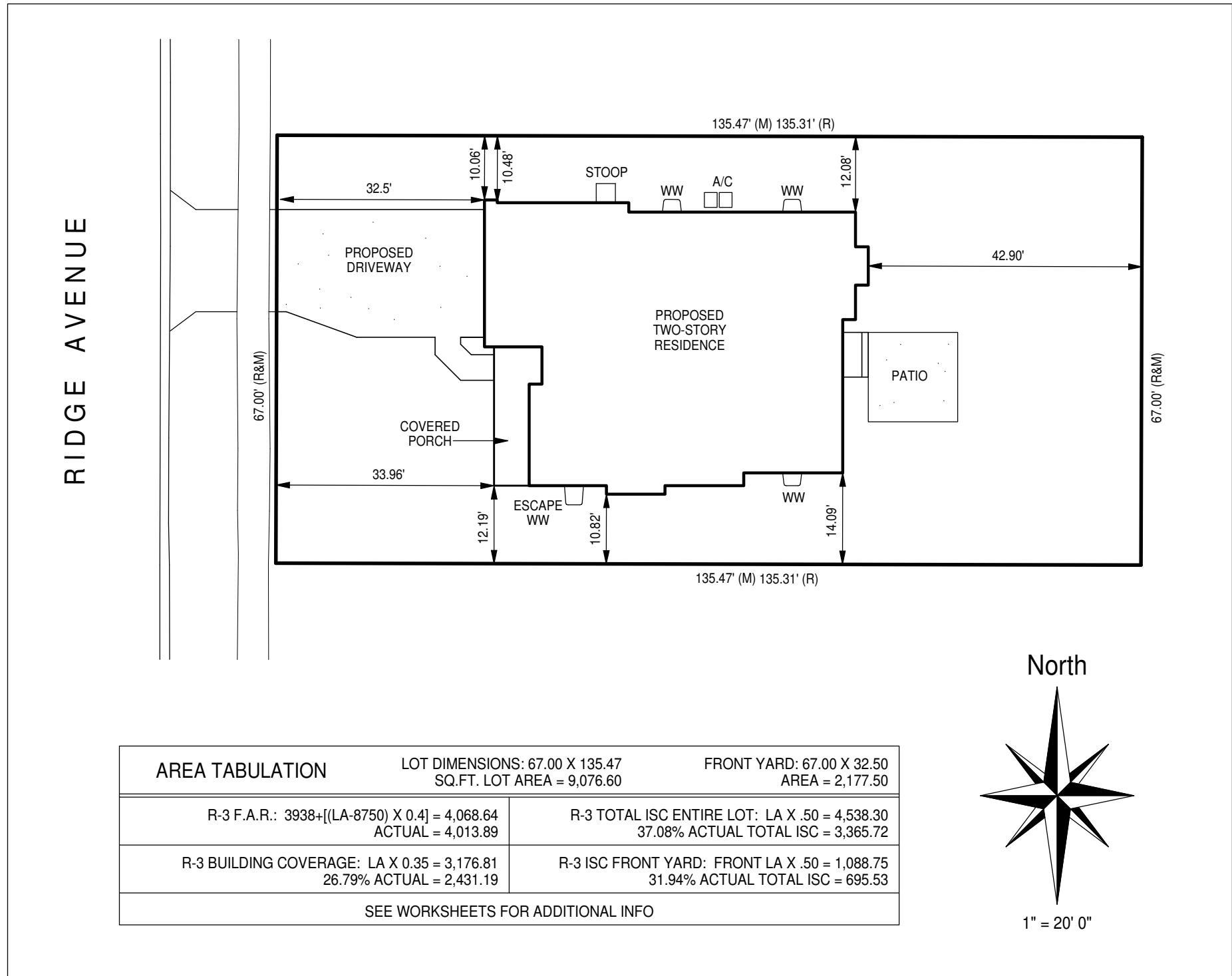
PROPERTY ACROSS 3
1704 N. RIDGE AVE

WILE

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SEP - 4 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



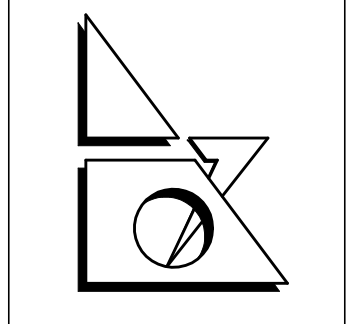
SITE PLAN

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 2012 IECC CODE. THE VALUES LISTED HEREON ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE PRESCRIPTIVE VALUES SET FORTH IN THE 2012 IECC FOR ZONE 3 RESIDENTIAL CONSTRUCTION. (A "RESCHECK" IS NOT REQUIRED WHEN USING THE PRESCRIPTIVE METHOD.)											
INSTULATION AND FENESTRATION REQUIREMENTS BY COMPONENT						AMENDED IECC R402.1.1					
FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SOGC	CEILING R-VALUE		WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR OVER UNHEATED INTERIOR SPACES OR UNFINISHED BASEMENT R-VALUE	FINISHED BASEMENT WALL R-VALUE	SLAB PERIMETER R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE	
			FLAT	CATHE- DRAL							
0.32 AND SHALL CARRY THE U.S. DEPT. OF ENERGY'S ENERGY STAR RATING	0.55	NR	R-49	R-38	R-13.45	R-21	R-13/17	R-30	R-15	R-1 AND 4 FEET	R-30
SEE VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS CHAPTER 32 FOR ANY ADDITIONAL INFORMATION RELATED TO THIS TABLE											
EQUIVALENT U-FACTORS											
FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-VALUE		FRAME WALL U-FACTOR		MASS WALL R-VALUE	FLOOR OVER UNHEATED INTERIOR SPACES OR UNFINISHED BASEMENT U-VALUE	FINISHED BASEMENT WALL U-VALUE	CRAWL SPACE WALL U-VALUE		
		FLAT	CATHE- DRAL	2X4 WALLS	2X6 WALLS						
0.32 AND SHALL CARRY THE U.S. DEPT. OF ENERGY'S ENERGY STAR RATING	0.55	0.020	0.026	0.060	0.048	0.082	0.033	0.067	0.033		
SEE VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS CHAPTER 32 FOR ANY ADDITIONAL INFORMATION RELATED TO THIS TABLE											
ADDITIONALLY: > ALL GLAZING SHALL BE LOW-E TYPE PER VILLAGE REQUIREMENT > ALL GAS FIRED FURNACES SHALL BE 90% AFUE MINIMUM > ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM > PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED FOR EACH SEPARATE HEATING AND COOLING SYSTEM > A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS > WOOD BURNING FIREPLACES ARE REQUIRED TO HAVE GASKETED DOORS AND DRAW COMBUSTION AIR FROM THE EXTERIOR. > BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST OR A COMPONENT-BY-COMPONENT INSPECTION PER IECC TABLE 402.4.2											

ENERGY CONSERVATION NOTES:			
THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2012 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2012 IECC REQUIREMENTS.			
CEILING R-VALUE	WOOD FRAME WALL R-VALUE	WOOD FRAME WALL R-VALUE	
	MASS WALL R-VALUE		20 OR 13+5
FLOOR R-VALUE			13/17
	BASEMENT WALL R-VALUE		30
SLAB R-VALUE, DEPTH			15/19
CRAWLSPACE WALL R-VALUE			10, 2 FT.
FENESTRATION U-FACTOR			15/19
SKYLIGHT U-FACTOR			0.32
GLAZED FENESTRATION SHGC			0.55
			NR
ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED			
1. THE FOLLOWING LOCATIONS MUST BE SEALED: > ATTIC ACCESS OPENINGS > RIM JOIST JUNCTURES 2. BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY: > BLOWER DOOR TESTING -OR- > COMPONENT-BY-COMPONENT INSPECTION PER TABLE 402.4.2 3. WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED 4. 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. 5. A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1) 6. ALL FIREPLACES SHALL HAVE GASKETED DOORS AND EXTERIOR AIR INTAKE 7. ALL GAS FIRED FURNACES SHALL BE 90% AFUE MINIMUM 8. ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM 9. 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. 10. 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			
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) 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) 2005 NATIONAL ELECTRIC CODE 2004 STATE OF ILLINOIS PLUMBING CODE											
BUILDING DEPARTMENT NOTE:											
> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G. ARCHITECTS, INC. > OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON > S.G. ARCHITECTS, INC. IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS OR OMISSIONS. > 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 DO TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.											



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

718 OGDEN AVE., SUITE 200
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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.

© 2014 S.G. ARCHITECTS, INC.

THESE DRAWINGS HAVE BEEN PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THE STATE, COUNTY, CITY, OR VILLAGE TO WHICH THEY ARE SUBMITTED.

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC.
STEPHEN L. GANNIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-15
001-010162 EXP. 11-30-14



MATERIAL SCHEDULE		
MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	ILLINOIS BRICK	NATURAL
ROOF	OWNES CORNING	WEATHERED WOOD
SIDING	CEMENT BOARD	HEATHERED MOSS
SOFFIT/FASCIA	ALUMINUM	ARCTIC WHITE
GUTTERS/DOWNSPOUTS	ALUMINUM	WHITE
WINDOWS	WINDSOR, DBL. HUNG	WHITE

PROJECT:

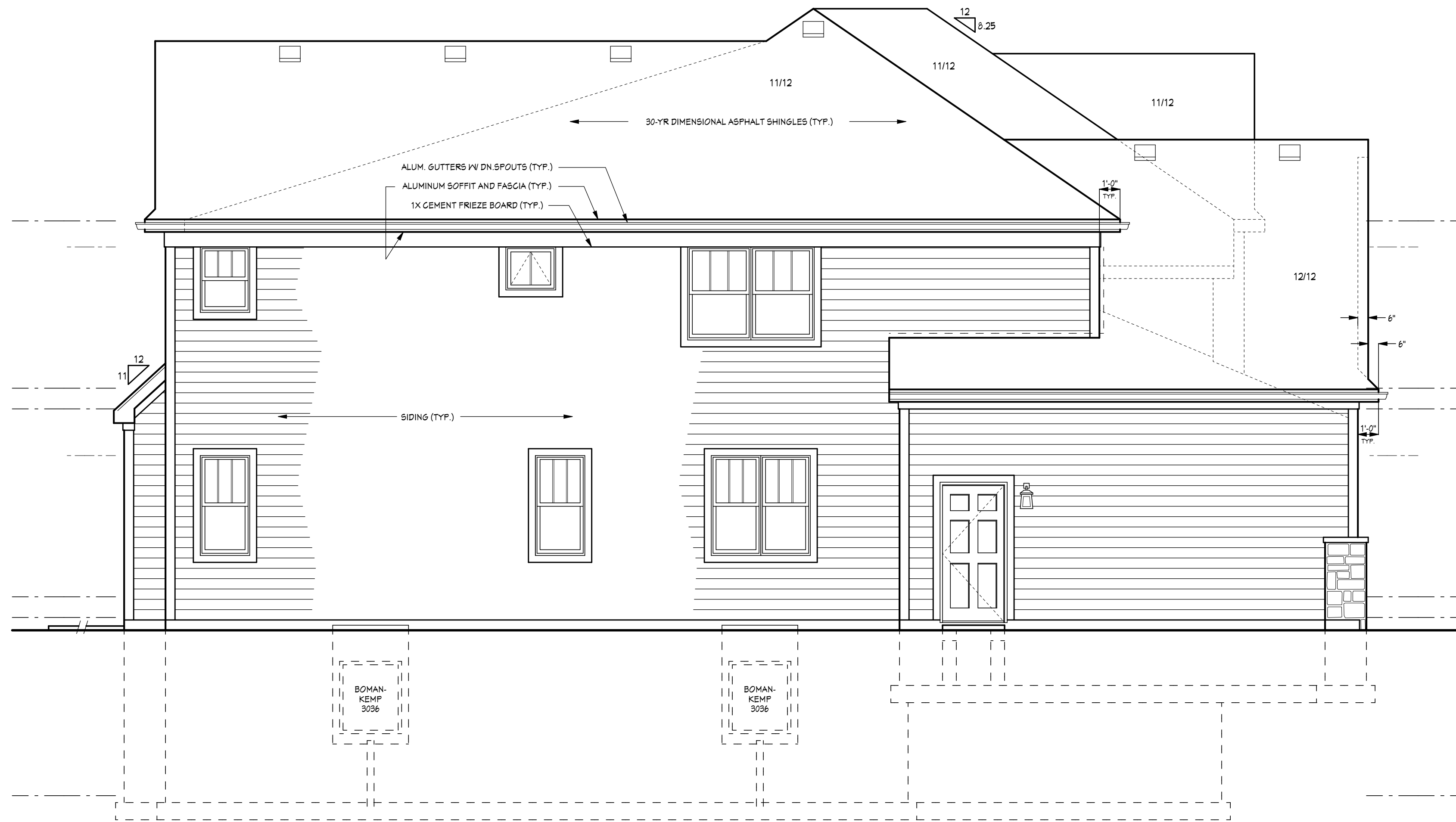
CUSTOM RESIDENCE
LOT 6
1717 N RIDGE AVENUE
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
PH. 630.272.9142
FAX 708.867.6941

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	08-01-14	MDS
	PRE-ARB REVIEW	
	08-20-14	MDS
	REV. GARAGE RIGHT	
	09-04-14	MDS
	REV. GRG LEFT/WL DESIGN REV	

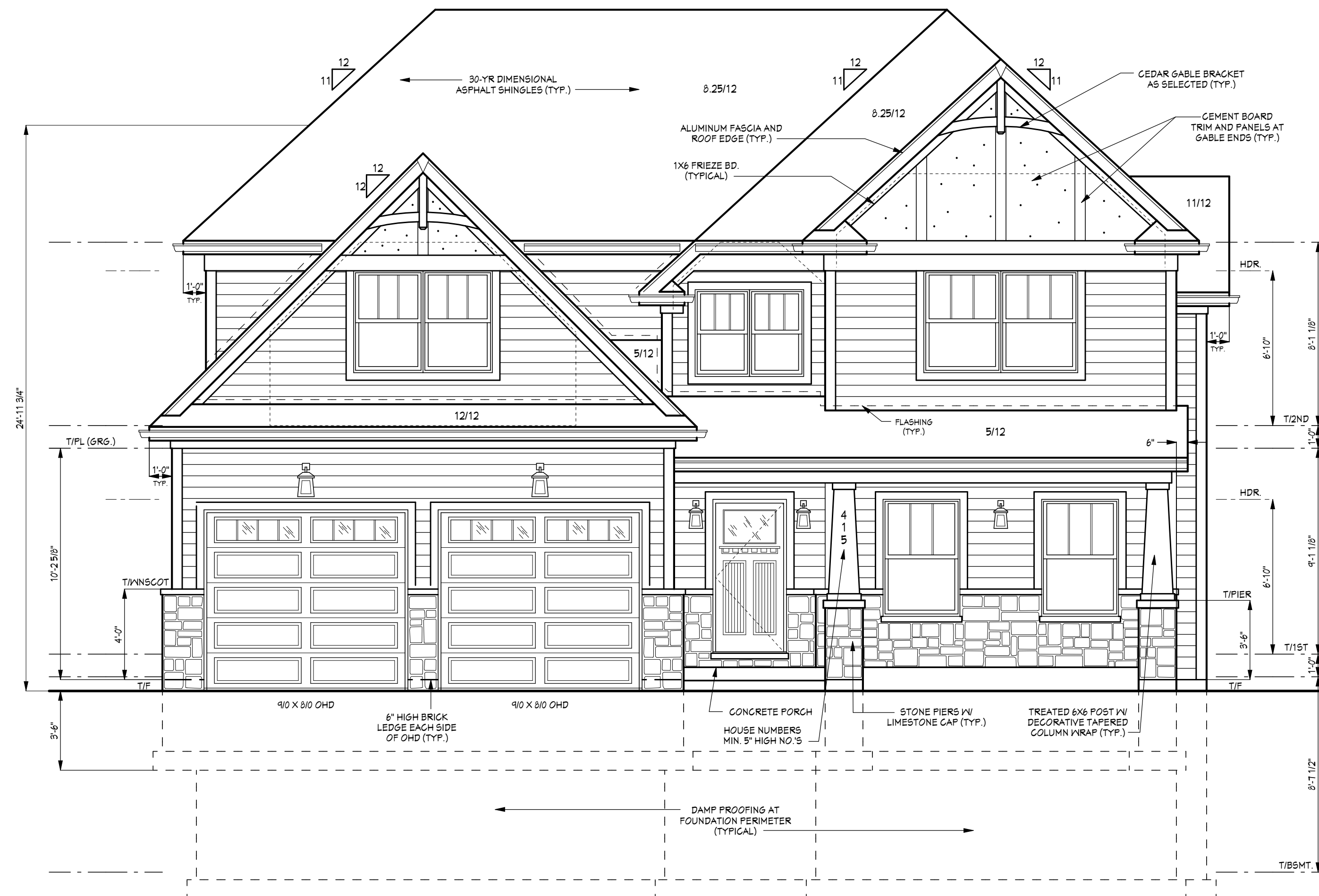
JOB NO. 14051
DATE: 07-31-14
DRAWN BY: MDS
SCALE: AS NOTED

SHEET NO.	1
>SITE PLAN >ELEVATION STUDY	
OF 8	



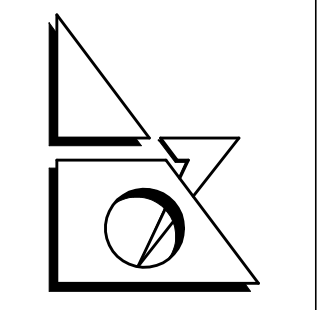
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

718 OGDEN AVE., SUITE 200
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECT'S 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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THESE DRAWINGS HAVE BEEN PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THE STATE, COUNTY, CITY, OR VILLAGE TO WHICH THEY ARE SUBMITTED.

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GANNIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-15
001-010162 EXP. 11-30-14

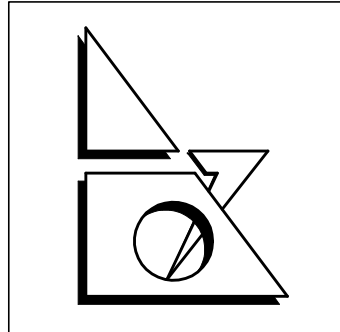
PROJECT:

CUSTOM
RESIDENCE
LOT 6
1717 N RIDGE AVENUE
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
PH. 630.272.9142
FAX 708.867.6941

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	08-01-14	MDS
	PRE-ARB REVIEW	
	08-20-14	MDS
	REV. GARAGE RIGHT	
	09-04-14	MDS
	REV. GRG LEFT/WIL DESIGN REV	

JOB NO.	14051
DATE:	07-31-14
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	2
>FRONT ELEVATION >LEFT SIDE ELEV.	OF 8



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

718 OGDEN AVE., SUITE 200
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GANNIK, PRINCIPLE
CORPORATE LICENSE No. 184-000562 EXP. 04-30-15
001-010162 EXP. 11-30-14

PROJECT:

CUSTOM
RESIDENCE
LOT 6
1717 N RIDGE AVENUE
ARLINGTON HEIGHTS

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
PH. 630.272.9142
FAX 708.867.6941

DATE: BY:

NO.	ISSUES AND REVISIONS:	BY:
08-01-14	PRE-ARB REVIEW	MDS
08-20-14	REV. GARAGE RIGHT	MDS
09-04-14	REV. GRG LEFT/WIL DESIGN REV	MDS

JOB NO. 14051

DATE: 07-31-14

DRAWN BY: MDS

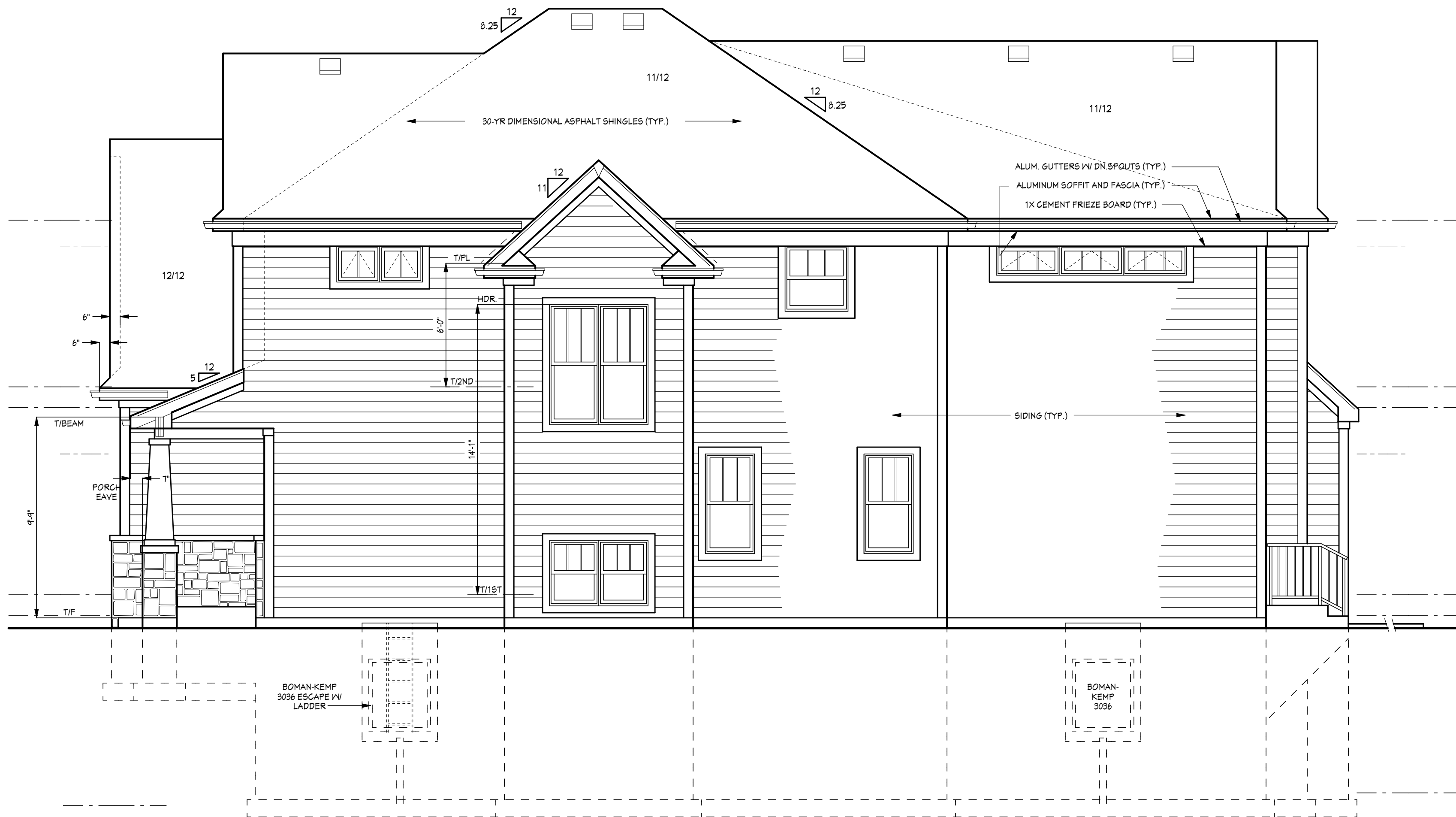
SCALE: AS NOTED

SHEET NO.

3

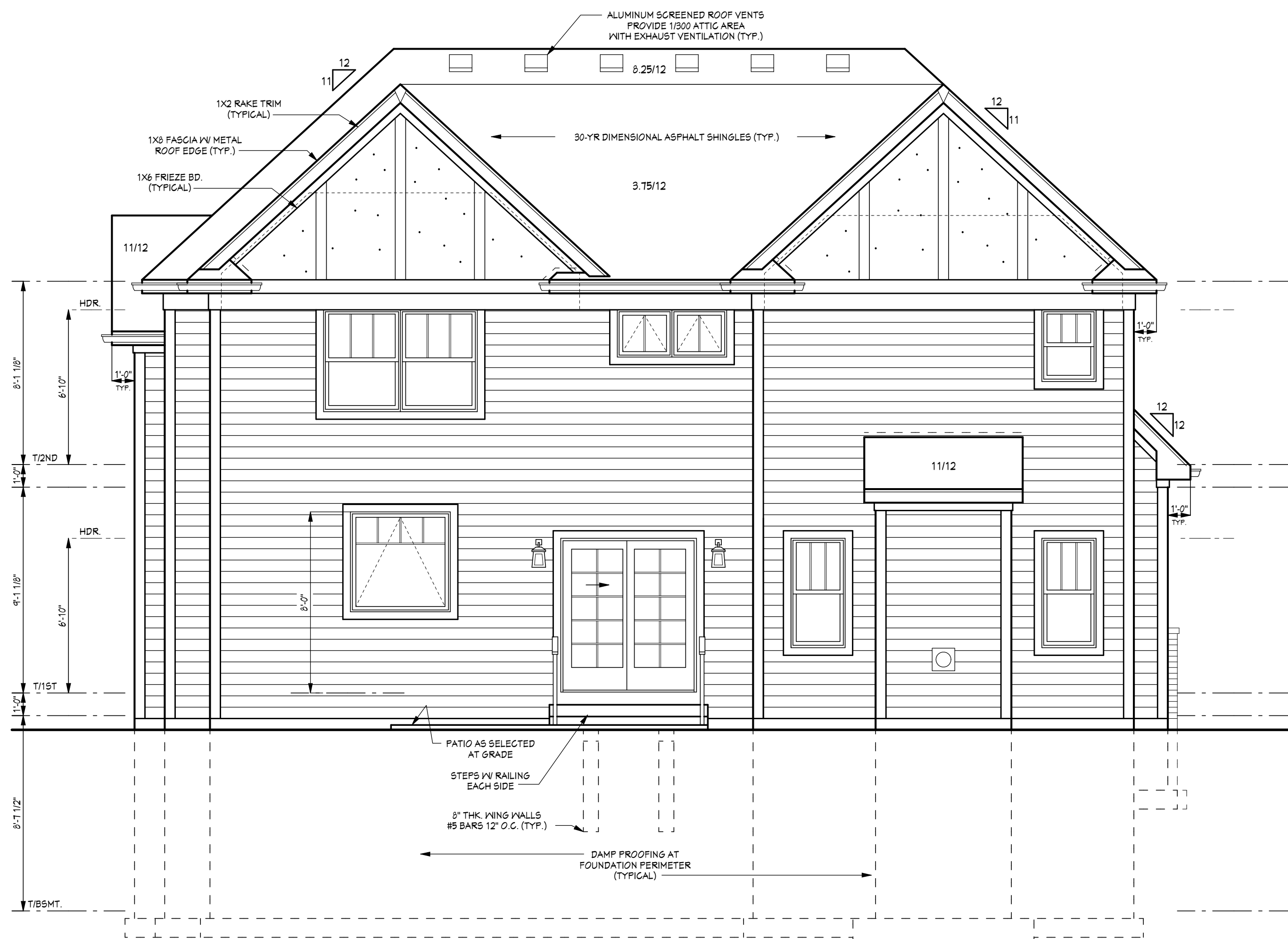
3-REAR ELEVATION
3-RIGHT SIDE ELEV
3-ATTIC FLOOR PLAN

OF 8



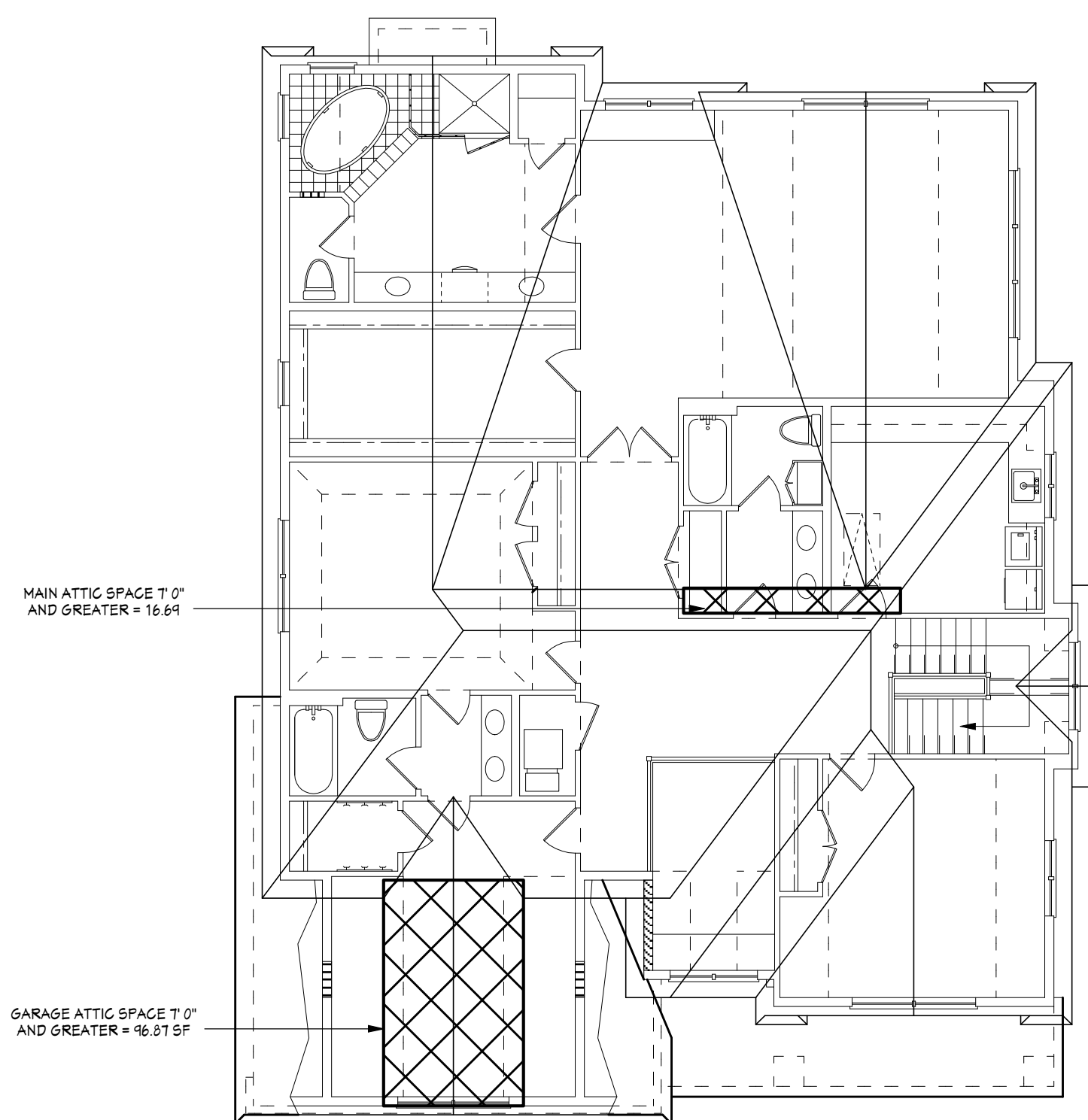
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"



ATTIC FLOOR PLAN

TOTAL ATTIC AREA 7' 0" OR GREATER = 113.56

SCALE: 1/8" = 1' 0"



Item: DC#14-092 - 900 N. Vail Ave. - SF/New

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 900 N. Vail Avenue. This recommendation is subject to compliance with the architectural plans dated 10/2/14 and received 10/2/14, and the following:

1. A recommendation to relocate the proposed garage to the rear yard, either attached or detached.
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	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sugar Residence
Project Address: 900 N. Vail Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 7, 2014

PETITION INFORMATION:

DC Number: 14-092
Petitioner Name: Bruce Miller
Petitioner Address: Trademark Builders
32 W. Sherman St.
Palatine, IL 60067
Meeting Date: October 14, 2014

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two story residence, with an attached two car garage, on an existing vacant corner lot in the "Historical Arlington Neighborhood Association" (HANA) historic area of Arlington Heights. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,894 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 27.12 feet Side: 5 feet Exterior Side: 10 feet Rear: 30 feet	Front: 27.25 feet Side: 5.3 feet Exterior Side: 10.16 feet Rear: 33.66 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	2,970 SF	2,894 SF
Building Lot Coverage	2,310 SF	1,963 SF
Impervious Surface Coverage Total	3,630 SF	3,040 SF

The proposed house is very nicely designed, and the historic style will fit in very well amongst the existing historic homes in the neighborhood. The only concern with the proposed design is the placement of the attached two car garage in the front yard on the corner of the street intersection. Typically, the primary living part of the home is located facing the corner, with the garage either attached or detached in the rear yard. Having the garage door only, without an entry door, facing Vail Avenue is not in context with the neighborhood. The garage elevation is very nicely designed, and the steep roof slopes are very attractive, but without a corresponding front entry, it is a concern.

It is recommended that the garage be relocated to the rear yard, either attached or detached. There are three large parkway trees along the Elm Street side of the property which will need to be coordinated with the location of the driveway. A few examples of newer homes in the neighborhood with garages located in the rear yard are shown below.



Image 1. 824 N. Highland Avenue. Detached garage in the rear yard.



Image 2. 905 N. Chestnut Avenue. Detached garage in the rear.



Image 3. 1001 N. Highland Avenue. Detached garage in the rear.

If the Design Commission finds the proposed garage configuration to be acceptable, then one minor recommendation to improve the Vail Avenue elevation would be to add a window in the Study/Office facing Vail Avenue.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 900 N. Vail Avenue . This recommendation is subject to compliance with the architectural plans dated 10/2/14 and received 10/2/14, and the following:

1. A recommendation to relocate the proposed garage to the rear yard, either attached or detached.
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 7, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charlie Craig, Building Services, Petitioner, DC File 14-092

KNOWN AS: 900 N. VAIL AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

50.00' = Rec.
49.97' = Meas.
S 00°04'55" E

20.56'
Frame Garages
T/F = 712.22'

14.0' Vacated Public Alley
& Public Utility Easement

25.0' = Rec. 25.0' = Rec. 25.0' = Rec. 25.0' = Rec.

49.97' S 00°04'55" E

Found Iron Pipe
On line & 0.98' E

Asphalt Drive

18" Curb & Gutter

5.0' Concrete Walk

L-21

L-20

Vacant Lots

132.03' S 89°31'52" E

Found Iron Pipe

Wood Fence

Found Iron Pipe
0.04' N. & 0.20' W.

L-19

Existing Retaining Wall

132.03' S 89°31'52" E

Found Iron Pipe

Existing Stone Retaining Wall

Not Included

25.0' = Rec. 25.0' = Rec. 25.0' = Rec. 25.0' = Rec.

S 00°04'55" E
50.00' = Rec.
49.97' = Meas.

49.97' S 00°04'55" E

18" Curb & Gutter

DATE _____
BY Roy G. Lammie
ILLINOIS REGISTERED LAND SURVEYOR NO. 2290



Property to Left 1
Street Corner



Subject Property
No Address



Property to Right 1
906 N. Vail



Property to Right 2
910 N. Vail



Property to Right 3
916 N. Vail

Vail Avenue



Property Across 1
Street Corner



Property Across 2
903 N. Vail



Property Across 3
903 N. Vail



Property to Left 1
901 N. Highland



Subject Property
No Address

Elm Street

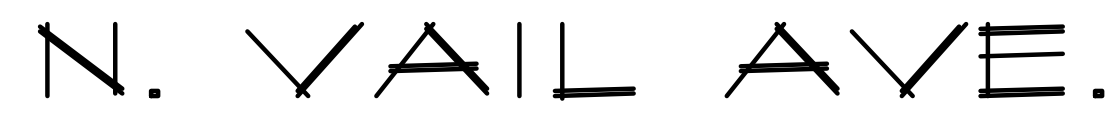


Property Across 1
115 W. Elm



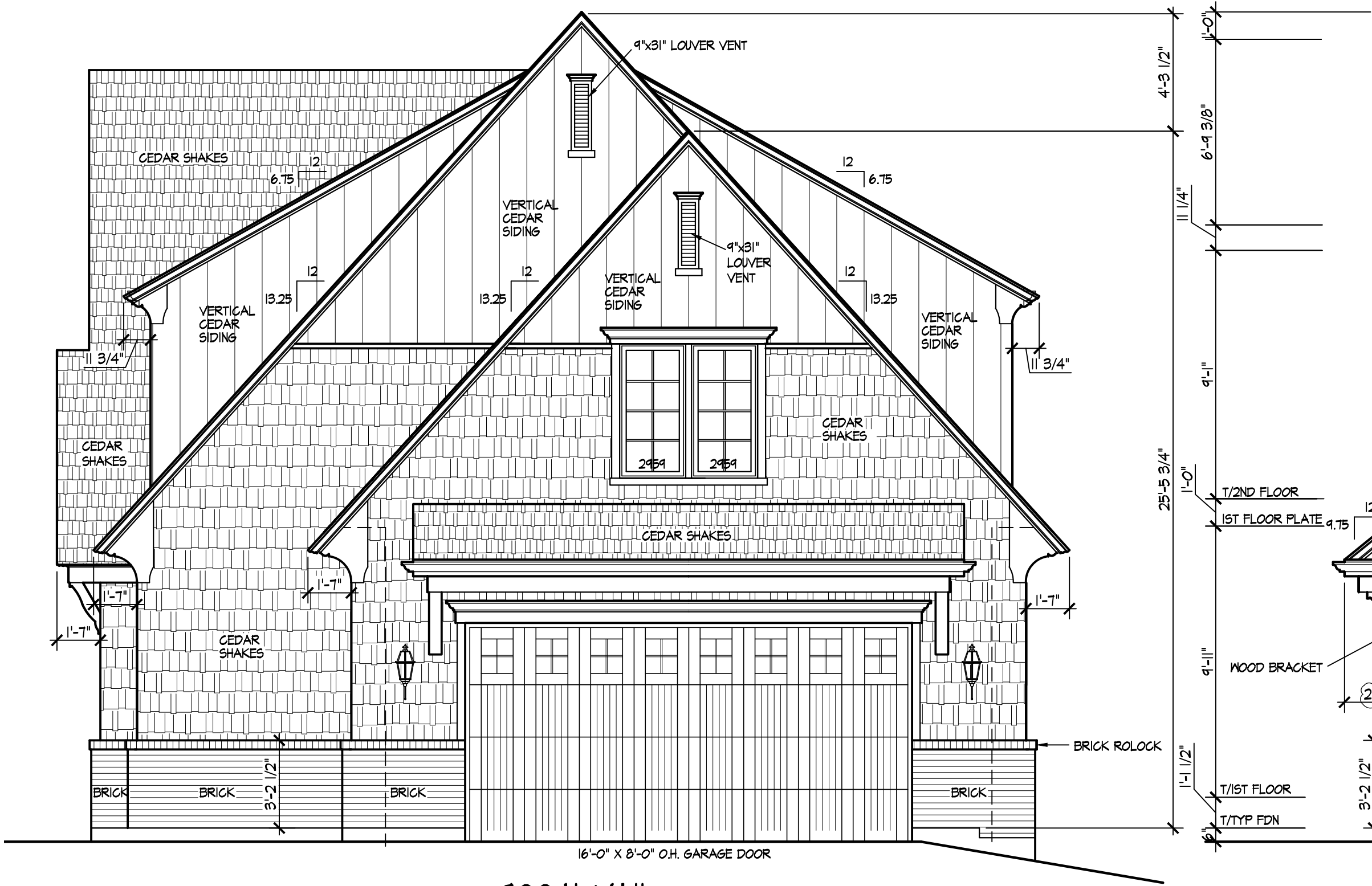
Property Across 2
830 N. Vail

Site plan for a residential property at the intersection of Elm Street and N. Vail Avenue. The plan shows a 'PROP. RESIDENCE #900 N. VAIL' with a 'PROP. PATIO 252.00 S.F.' and a 'PROP. DRIVE 520.02 S.F.'. It includes setbacks of 5.00', 10.00', 27.20', and 30.00' from the property lines. Trees are marked with diameters of 25', 34', and 22'. A north arrow and scale of 1" = 20' are provided.



List of primary colos, textures and materials to be used:
Brick: Colonial Brick Corp. - Yorktown Antique to be painted or stained white to match color of siding
Roof: Natural cedar shake
Siding: Cedar shake to be stained white
Siding: Cedar board and batten to be stained white
Trim and Fascia: Cedar to be stained white
Gutters: Aluminum to be white
Windows: Black clad

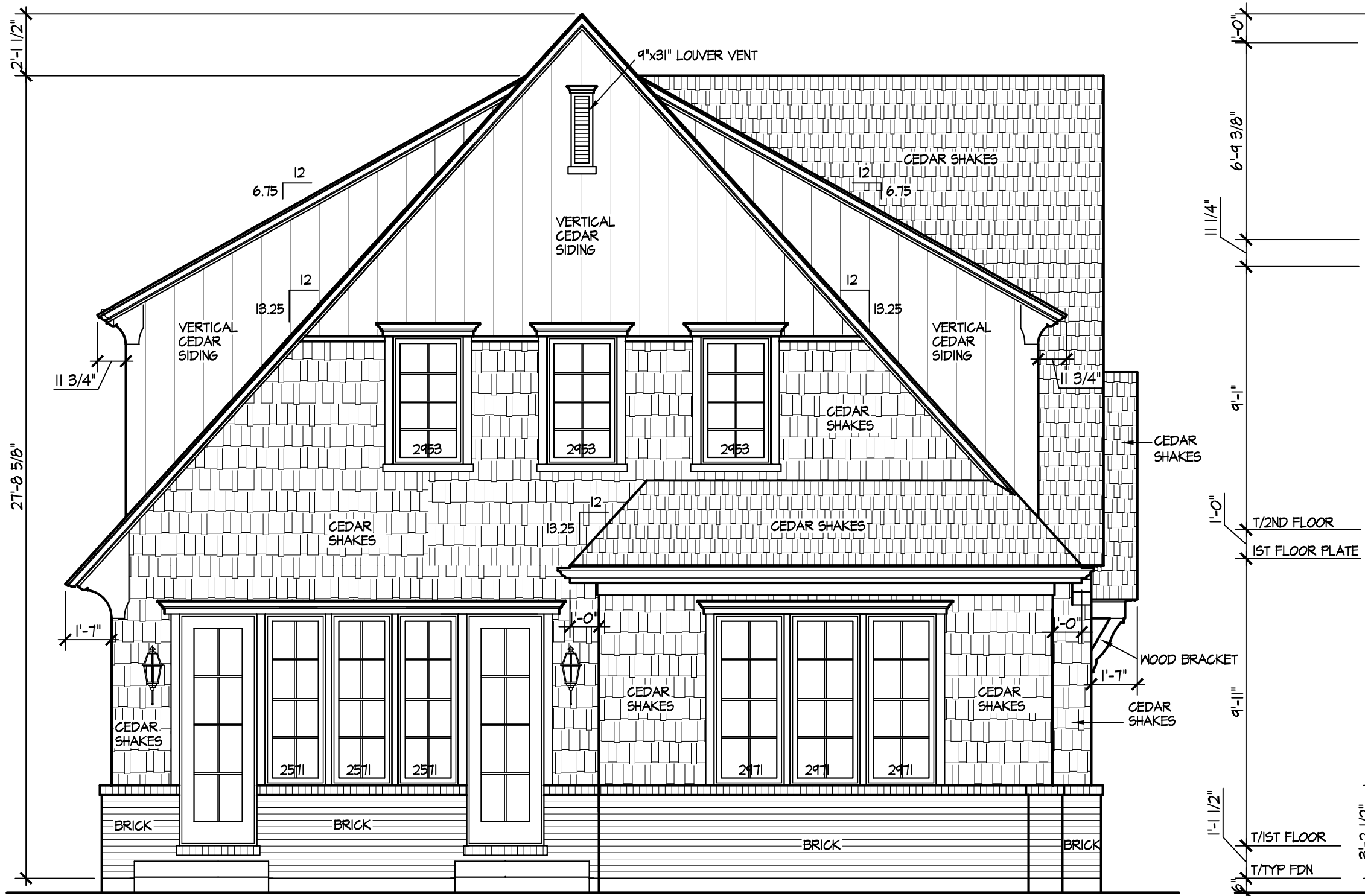
MATERIAL TYPE	MANUFACTURER	COLOR
Brick	Colonial Brick Corp.	Yorktown Antique/ stained white
Roof		Natural cedar shake
Siding (Cedar Shakes)	various	stained white
Siding (Cedar Board and batten)	various	stained white
Trim and Fascia:	various	stained white
Gutter (Aluminum)	various	white
Windows	Pella Designer Series	Black clad



900 N. VAIL
EAST ELEVATION
SCALE: 1/4"=1'-0"



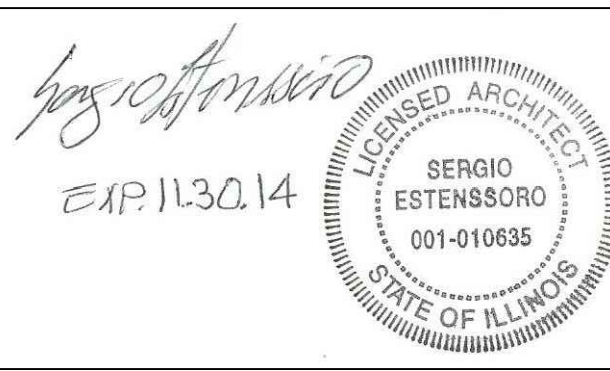
900 N. VAIL
REAR ELEVATION
SCALE: 1/4"=1'-0"



900 N. VAIL AVE.
LEFT ELEVATION
SCALE: 1/4"=1'-0"



900 N. VAIL
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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ARCHITECTS (DESIGN FIRM REGISTRATION #184-001-0388) DESIGNER (SERGIO ESTENSORO REGISTRATION #001-010635) 808 W. HICKORY ST. LINCOLN, IL. 60521 (630) 655-9066

Bruce Miller Residence

400 N. VAIL STREET

ARLINGTON HEIGHTS

01 10-02-14 CHANGES PER VILLAGE

Original: 09-10-14

Date: 10-02-14

Issued For Permits:

Issued for Const:

Sheet No:

1 of 4



Item: DC#14-097 - 209 S. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 209 S. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans dated 9/19/14 and received 9/22/14, and the following:

1. A recommendation to omit the large attic space from above the garage and blend the garage roof with the bungalow form.
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	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 209 S. Chestnut Ave.
Project Address: 209 S. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 7, 2014

PETITION INFORMATION:

DC Number: 14-097
Petitioner Name: Bruce Miller
Petitioner Address: Trademark Builders
32 W. Sherman St.
Palatine, IL 60067
Meeting Date: October 14, 2014

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and detached garage to allow the construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,990 square feet and the proposed residence will have 2,682 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25.86 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 28.25 feet Side: 5.16 feet Side: 5.16 feet Rear: 48.70 feet
Building Height	25 feet to the midpoint	21 feet to the midpoint
FAR	3,146 SF	2,682 SF
Building Lot Coverage	2,447 SF	2,028 SF
Impervious Surface Coverage Total	3,495 SF	2,933 SF

The existing neighborhood has many historic bungalow style homes mixed in with a variety of one and two story homes. The homes in the neighborhood have a mix of front loading and detached garages, with the majority being detached. The primary form of the proposed house has a very nice, sloping bungalow style which would fit in very well in the neighborhood. However, the proposed two car, front loading, attached garage has a large attic roof that is very prominent and detracts from the nice bungalow form. The best option would be a detached garage in the rear, but if an attached garage is desired, then it is recommended to omit the large attic roof from above the garage to diminish its appearance and shift the focus towards the main body of the house.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 209 S. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans dated 9/19/14 and received 9/22/14, and the following:

1. A recommendation to omit the large attic space from above the garage and blend the garage roof with the bungalow form.
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 7, 2014

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Diana Mikula, Interim Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services,
Charlie Craig, Building Services, Petitioner, DC File 14-097



Phone: 708-549-7017

Boyes Land Surveying

Registered: Illinois
Wisconsin

Plat

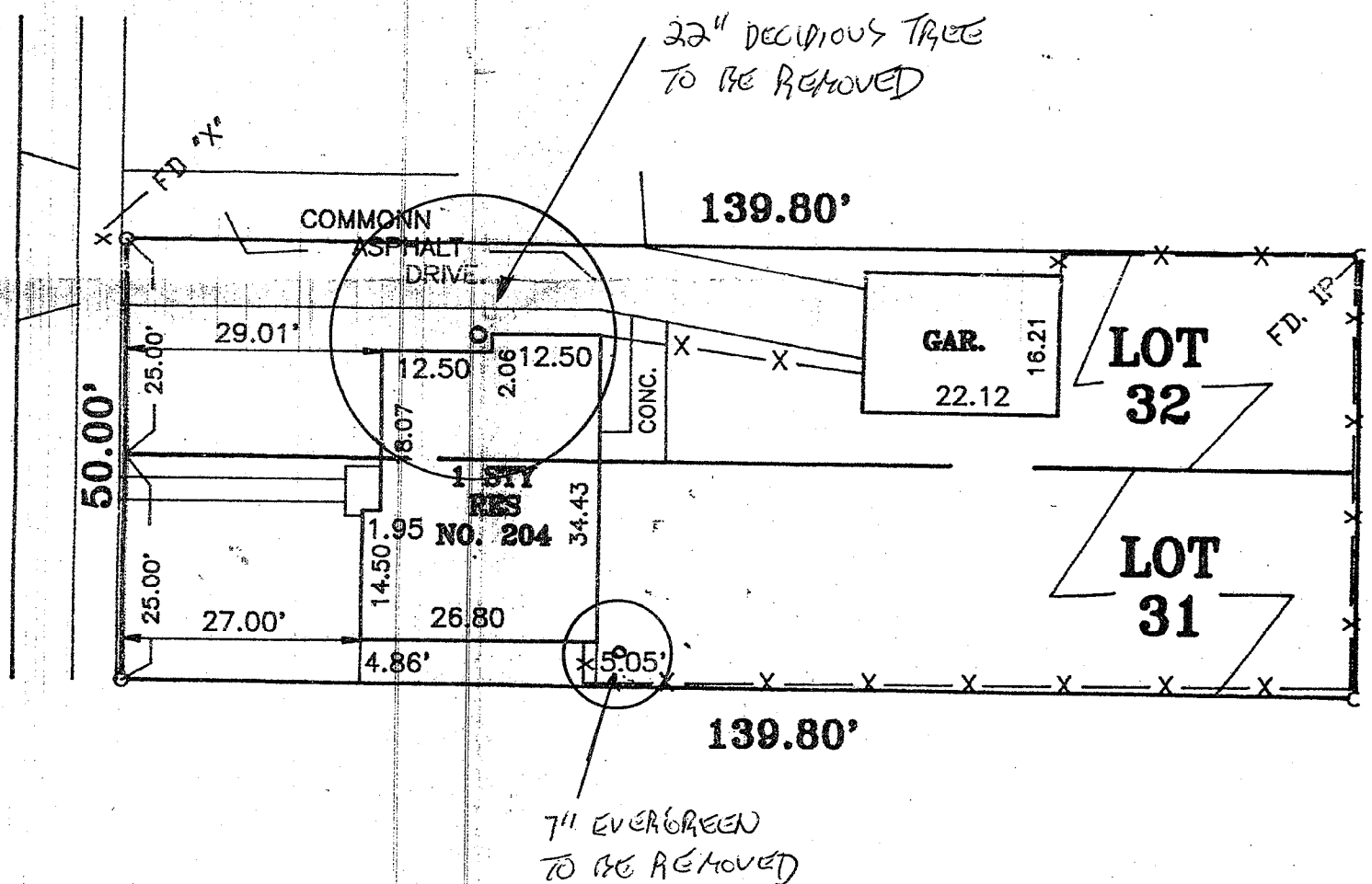
OF

LOTS 31 AND 32 IN CAROLINE FIANE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 18.4 ACRES OF THE NORTH 30.1 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 805.9 FEET OF THE NORTH 405 FEET OF SAID NORTH QUARTER OF SECTION 31) IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'

S. CHESTNUT AVE.



ORDERED BY: MIDWEST CAPITOL MORTGAGE

ORDER NO: 93-581

BOYES LAND SURVEYING
15445 OAK SPRING RD.
LIBERTYVILLE, IL 60048



STATE OF ILLINOIS) SS
COUNTY OF LAKE)

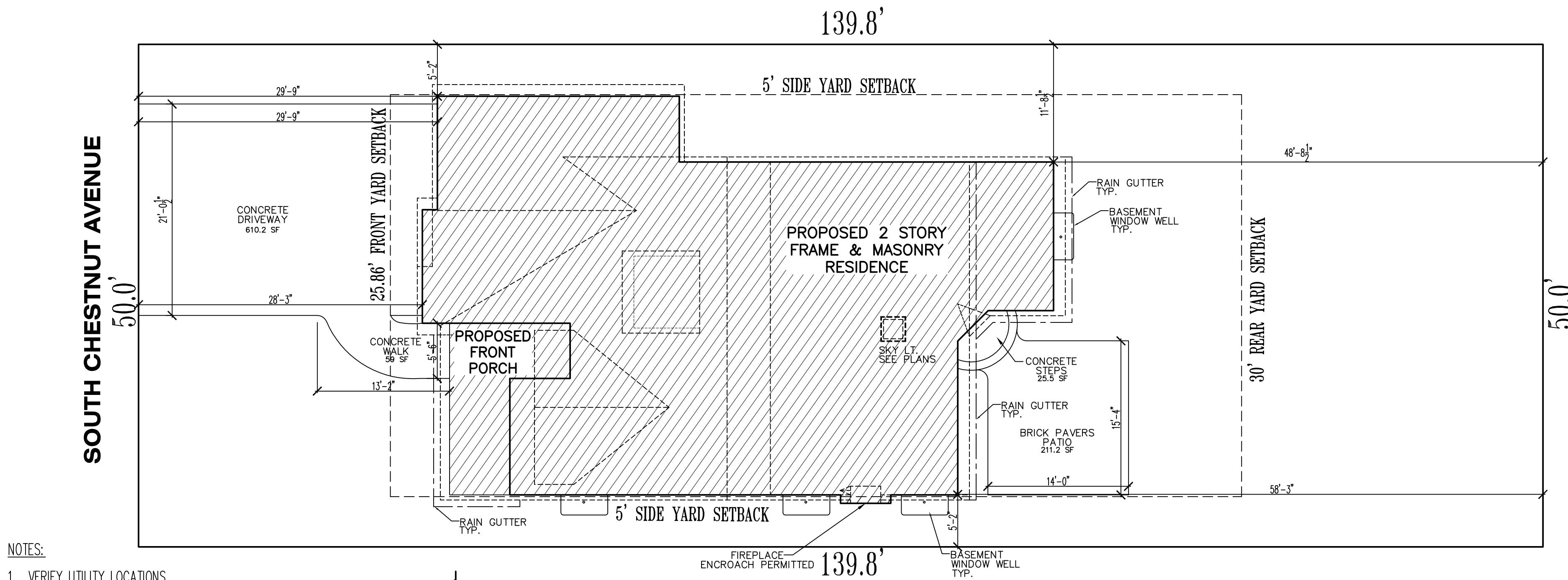
I, JAMES R. BOYES, AN ILLINOIS REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

THIS _____ DAY OF _____ A.D. 19 _____

ILLINOIS REGISTERED LAND SURVEYOR NO. 2519

DUBOIS RESIDENCE

209 SOUTH CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL



NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

SITE PLAN

DRAWING INDEX

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A101	FIRST FLOOR PLAN, SECOND FLOOR PLAN
A200	FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A201	FRONT ELEVATION, CONTEXT ELEVATIONS
A300	ROOF PLAN
E101	FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

BUILDING LOT COVERAGE

AREA OF LOT	6,990 S.F.
ZONING DISTRICT	R-3
MAXIMUM LOT COVERAGE	35%
ALLOWABLE LOT COVERAGE	2,446.5 S.F.
PROPOSED LOT COVERAGE	2,019.3 S.F.
PROPOSED LOT COVERAGE	0.288 OR 29% ✓

FLOOR AREA RATIO

AREA OF LOT	6,990 S.F.
ZONING DISTRICT	R-3
MAXIMUM F.A.R.	45%
ALLOWABLE FLOOR AREA	3,145.5 S.F.
PROPOSED FLOOR AREA	1,883.8 S.F.
1st FLOOR W/ GARAGE	-400 S.F.
2nd FLOOR	1,175.3 S.F.
FRONT PORCH	135.5 S.F.
ATTIC (CLG. > 7'-0")	323.0 S.F.
TOTAL FLOOR AREA	3,117.6 S.F.
PROPOSED F.A.R.	0.446 OR 44% ✓

IMPERVIOUS SURFACE COVERAGE

AREA OF LOT	6,990 S.F.
ZONING DISTRICT	R-3
MAXIMUM IMPERVIOUS COVERAGE	55%
ALLOWABLE IMPERVIOUS	3,844.5 S.F.
PROPOSED IMPERVIOUS	2,925.2 S.F.
PROPOSED IMPERVIOUS	0.418 OR 42% ✓

NOTE TO CONTRACTORS

ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE

NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION FIGURE(1) IECC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.

AS SPECIFIED BY THE CODE, OPTION 1, WAVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHHECK".

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2012 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
- ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 983 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TYPES OF SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - POST CONSTRUCTION TEST - LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - ROUGH IN TEST (RECOMMENDED) : TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 6 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ROUGHED IN SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SHGC OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION.
- ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

- INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
- INTERNATIONAL FIRE CODE, 2009 EDITION
- INTERNATIONAL MECHANICAL CODE, 2009 EDITION
- INTERNATIONAL FUEL GAS CODE, 2009 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
- NATIONAL ELECTRICAL CODE, 2005 EDITION
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
- ILLINOIS PLUMBING CODE, 2004 ADDITION
- CITY OF ARLINGTON HEIGHTS AMENDMENTS

ARCHITECT'S CERTIFICATION

"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 all applicable codes."

001-018291 11/14

Cert. No. Exp. Date

DESIGN LOADING VALUES

ROOF 30 PSF LIVE LOAD WALLS 20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING 20 PSF LIVE LOAD 25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR 60 PSF LIVE FOR EXTERIOR BALCONY 30 PSF WIND FOR 30 FT. AND ABOVE
40 PSF LIVE FOR FLOORS, DECKS, STAIRS SOIL 3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS.
- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS).
- ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS).
- VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME).
- ALL EXTERIOR WALKOUT OR ENCLOSURE BASEMENT FRAME WALLS 6'-1/2" WITH 1" INSUL SHEATHING.
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS.
- ALL POROCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5/8" & 7/8" AIR ENTRAINED.
- SOILS REPORT PROVIDED BY OTHERS SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT, CONTACT ARCHITECT IF LESS THAN 3,000 PSF.

WINDOW NOTES:

- TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
- TOP OF WINDOWS 3/4" ABOVE SUB-FLOOR
- FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITH 2" OR EXCEEDED
- PROVIDE (2) 2" X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS 4-1/2" (2x4 WITH 1" SHEATHING)
- ALL EXTERIOR BRICK WALLS 9-1/2" (2x4 W/ 1" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR BRICK WALLS 6" (2x4 W/ 1/2" SHEATHING)
- ALL EXTERIOR BRICK WALLS 11" (2x4 W/ 1/2" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- PROVIDE 5/8"x1/2"x5/16" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9" WIDE WITH BRICK ABOVE.
- PROVIDE 8/4"x1/2" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BRICK ABOVE.
- PROVIDE 7/4"x3/8" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BRICK ABOVE.
- PROVIDE 9/4"x9/16" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BRICK ABOVE.
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL 2 X 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE HEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPURCE, PINE FIR #2 STANDARD)
- ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE HEW FIR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPURCE, PINE FIR #2 STANDARD)
- THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST TO BE BY TRUSJOIST MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- # = (2) 2 X 4 IN INTERIOR PARTITIONS W/OBL. JST. BELOW UNLESS OTHERWISE NOTED
- □ = POINT LOAD FROM ABOVE W/OBL. JST. BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 8'-0" TALL TO BE 2 X 6 BRIST O.C. STUD WALLS
- ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
- MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
- PRECLOSING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SCOFFS, DROP CEILINGS AND COVE CEILINGS
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
 - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES

- STAIRS SHALL HAVE MAXIMUM 7'-3/4" RISES HEIGHTS & MINIMUM 10" TREAD DEPTHS
- GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- PROVIDE A MINIMUM OF 6'-6" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEML POST

ELECTRICAL NOTES

- KITCHEN OUTLETS MAXIMUM 40' O.C., ALL OUTLETS ABOVE COUNTER TOP TO BE GFI
- OUTLETS WITHIN 72" OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET
- ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- PROVIDE 36" DEEP X 30" WIDE X 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2 X 6 STUDS.
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHAMBERS
- ABOVE GROUND WASTE - SDR 40 PVC OR CAST IRON
- BELOW GROUND WASTE - TYPE L COPPER, NO LEAD SOLDER
- ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
- BELOW GROUND WATER - TYPE K COPPER
- COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- TEST AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- UNDERGROUND SANITARY SHALL BE 4" MIN.
- HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

SYMBOLS:

- TELEVISION JACK
- ⊕ DUPLEX OUTLET
- ⊕ QUAD. OUTLET
- ⊕ EXHAUST FAN, VENTED TO EXTERIOR
- ⊕ EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
- ⊕ DIRECTIONAL RECESSED CAN LT.
- ⊕ RECESSED CAN LIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ EXTERIOR SPOT LT. WITH MOTION DET.
- ⊕ FAN/LIGHT CEILING MOUNTED FIXTURE
- ⊕ AUDIO SYSTEM OUTLET JACK
- ⊕ TELEPHONE JACK
- ⊕ SWITCHED DUPLEX OUTLET
- ⊕ SWITCH
- ⊕ GAS HOOKUP
- ⊕ FROST PROOF HOSE BIB
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ A/C HARD WIRED CARBON MONOXIDE DETECTOR W/BATTERY BACKUP
- ⊕ 110V SMOKE DETECTOR WIRED IN SERIES W/BATTERY BACKUP RUN ON DEDICATED CIRCUIT
- ⊕ SHOWER HEAD
- ⊕ FLOOR DRAIN
- ⊕ 5 SHELVES
- ⊕ 1 SHELF, 1 ROD
- ⊕ SPRINKLER HEAD



Property to Left 2
219 W. George



Property to Left 1
205 S. Chestnut



Subject Property
209 S. Chestnut



Property to Right 1
215 S. Chestnut



Property to Right 2
217 S. Chestnut



Property to Right 3
221 S. Chestnut

S. Chestnut Avenue



Property Across 1
216 S. Chestnut

Under contract by
petitioner for
future teardown



Property Across 2
210 S. Chestnut

Under marketing
agreement by
petitioner for
future teardown



Property Across 3
206 S. Chestnut



10
A201

LEFT SIDE NEIGHBOR ELEVATION

1/6"=1'-0"

30
A201

FRONT ELEVATION

1/6"=1'-0"

60
A201

RIGHT SIDE NEIGHBOR ELEVATION

1/6"=1'-0"

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

FRONT ELEVATION
CONTEXT ELEVATIONS

DUBOIS RESIDENCE
209 SOUTH CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN	08-07-14 NM	08-05-14 NM	08-29-14 BU		
PRELIMINARY DESIGN	09-12-14 NM	09-15-14 NM	09-15-14 NM	09-15-14 NM	
DESIGN DEVELOPMENT					
PERMIT REVIEW					
REVISION					

ALA

Job Number:
14142

Sheet Number:
A201

File Name:
14142201

MATERIAL SCHEDULE

HORIZONTAL SIDING:

- * MANUFACTURER: JAMES HARDI
- * COLOR: WHITE
- * FIBER CEMENT

BOARD & BATTEN:

- * MANUFACTURER: JAMES HARDI
- * COLOR: WHITE
- * FIBER CEMENT

ROOFING:

- * MANUFACTURER: CAF
- * COLOR: PEWTER GREY

TRIM/SOFFIT/FASCIA:

- * MANUFACTURER: LP SMART TRIM
- * COLOR: WHITE

STONE:

- * MANUFACTURER: MICHAELS STONE
- * COLOR: FONDUCLAC WHITE

GUTTER:

- * MANUFACTURER: ALUMINUM
- * COLOR: WHITE

WINDOWS:

- * MANUFACTURER: SEMCO
- * COLOR: WHITE

ELEVATION NOTES:

DO NOT SCALE ELEVATIONS. VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH

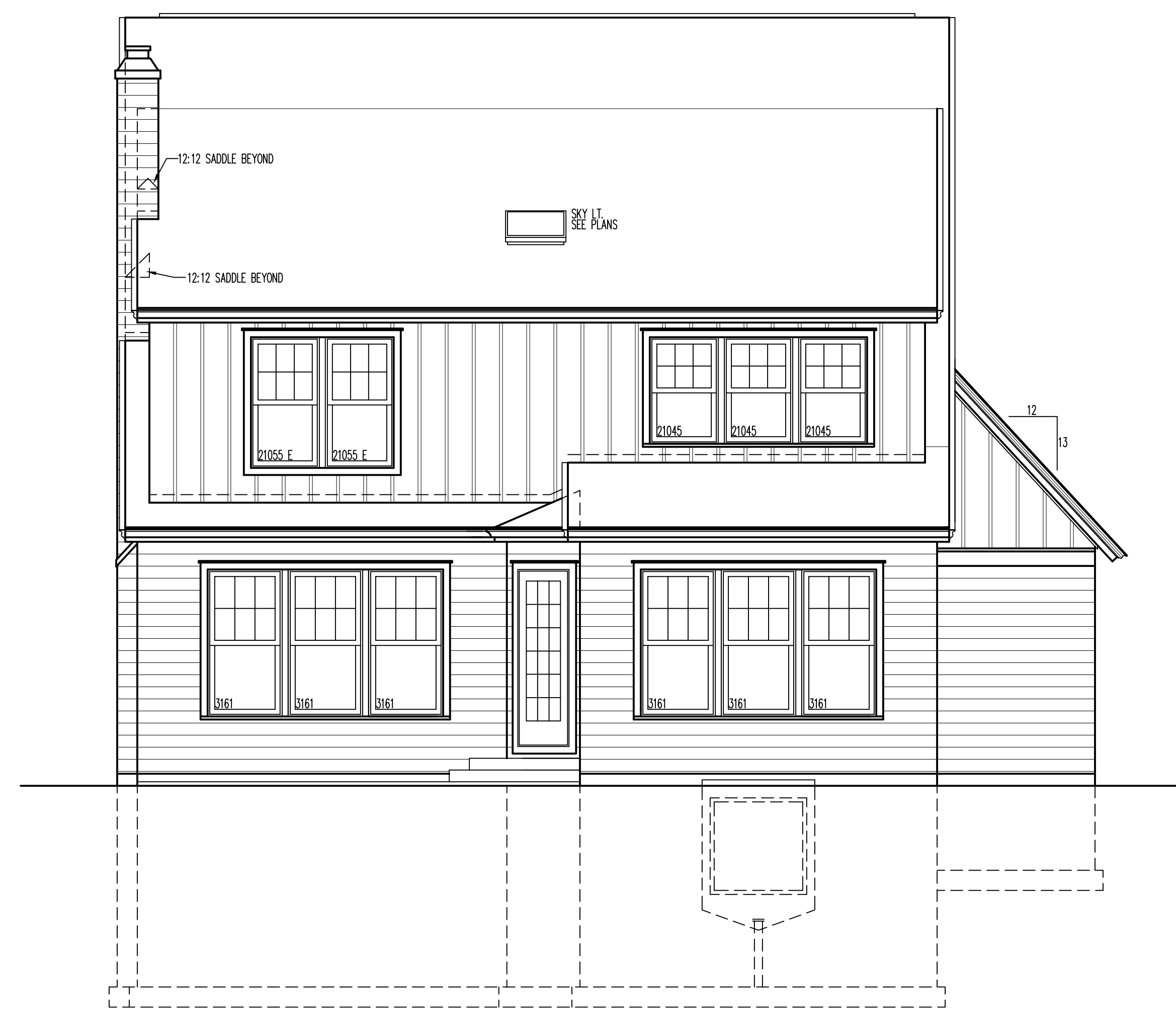
- * ANY DISCREPANCIES WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF
- * STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP
- * RETAINING A COMMON EAVE DISTANCE. SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON
- * ELEVATIONS IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM,
- * ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES:

- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
- * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
- * EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
- * WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
 - WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

"E" - EGRESS WINDOW



DESIGN STAGE	REVISIONS	DATE	BY	APP
CONCEPTUAL DESIGN	1	08-07-14 NM	08-05-14 NM	08-29-14 BU
PRELIMINARY DESIGN	2	08-07-14 NM	08-05-14 NM	08-29-14 NM
DESIGN DEVELOPMENT	3	08-07-14 NM	08-05-14 NM	08-29-14 NM
PERMIT PREP	4	08-07-14 NM	08-05-14 NM	08-29-14 NM
REVISION	5	08-07-14 NM	08-05-14 NM	08-29-14 NM

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FRONT ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

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Job Number: 14142
Sheet Number: A200
File Name: 14142200