



Agenda
Village of Arlington Heights
Design Commission
Buechner Room, 1st Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 4, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 9/20/16

IV. REPORTS

V. OLD BUSINESS

- A. DC#16-101 - Marathon Gas Station - 102 W. Northwest Hwy.
- Commercial
(project continued from 9/20/16)

VI. NEW BUSINESS

- A. DC#16-108 - 926 N. Hickory Ave. - SF/Teardown
B. DC#16-111 - Lexington Heritage Townhomes - 3216-3240 N.
Old Arlington Heights Rd. - Multi-Family

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 - 9/20/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 9/20/16

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 20, 2016**

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Jose Pareja, JP Architects for 523 S. Rammer Ave.
Michael Bova, Impact Renovations for 523 S. Rammer Ave.
Monica O'Connor, Impact Renovations for 523 S. Rammer Ave.
Jack Boryszewski, MJ&B Contractors for 1611 N. Mitchell Ave.
Tony VanDijk, Emerald Homes for 811 W. Maude Ave.
Greg Belcher, Owner of 638 N. Highland Ave.
Jeff Eichhorn, DeBaker Design Group for 638 N. Highland Ave.
Mike Henderson, STR Partners for *Thomas Middle School*
Stacey Mallek, A.H. School District 25 for *Thomas Middle School*
Lori Bein, A.H. School District 25 for *Thomas Middle School*
Loran Eatman, DDL Property Ltd. for *Pal-Win Shopping Center*
Ross Duncan, BR Design & Architecture for *Pal-Win Shopping Center*
Matthew Mann, Kennedy-Mann Architecture for *Stonebridge Village*
Ben Kennedy, Kennedy-Mann Architecture for *Stonebridge Village*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 23, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF AUGUST 23, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC#16-080 – 523 S. Rammer Ave.**

Jose Pareja, representing *JP Architects*, **Michael Bova** and **Monica O'Connor**, representing *Impact Renovations*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing single story home with a new rear addition and a full second floor addition. The existing one car garage will be converted to a drive-through to access a new two-car detached garage in the rear yard. This project does require zoning variations to allow a 5 foot setback on the south where 6.7 feet is required, a 5.8 foot setback on the north where 6.7 feet is required, and a 20 foot setback on the front where 23.5 feet is required. The Zoning Board of Appeals approved these variations last night.

This project is appearing before the Design Commission due to the existing neighborhood consisting of primarily single story and split level homes, and there are only a few other homes on the block that have been expanded or torn down to build a second story. Overall, the proposed addition is nicely designed. The front elevation has a well-organized and balanced composition. The front porch roof helps the house to relate to the scale of the adjacent single story homes, and the hipped main roof helps to keep the height of the side walls from being too tall. Staff recommends approval with a suggestion to add a portico over the rear patio door to break up the large flat wall. The portico should be detailed similar to the front entry porch.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Pareja reiterated that the proposed design entails keeping the existing one-story element on the first-floor with the garage and eyebrow roof over the front door to create a balance and good aesthetic on the front elevation. The hipped roofs and gables also help to keep the mass down and break up the large roof.

Commissioner Fasolo felt it was a nice design. His only comment was whether or not the trim around the first-floor openings on the north elevation would be the same trim as shown around the windows, and **Mr. Pareja** replied that the trim would match. **Commissioner Fasolo** suggested continuing the stone all the way down the north and south sides of the home.

Commissioner Fitzgerald also felt it was a nice design. He commented that the column parts on the post that hold up the new front porch are a little small, and he suggested beefing them up. He liked Staff's suggestion to add detail over the rear patio door because the rear elevation lacked details similar to the front elevation. He also questioned the size of the door on the south elevation of the garage, which appeared small compared to the windows on the same elevation. **Mr. Pareja** explained that the door is 6-feet 8-inches tall and the windows go up to the 9-foot height; however, the windows could be aligned with the top of the door if necessary. **Commissioner Fitzgerald** felt this was a good idea since this elevation would be visible from the home and the patio. **Commissioner Fitzgerald** also agreed with Commissioner Fasolo's suggestion to continue the stone down the sides of the home.

Chair Eckhardt pointed out that the sill height of the window on the south elevation of the garage would not accommodate an interior work bench. **Mr. Pareja** understood the concern and said that shortening the window up both ways and making it slightly wider would be more traditional for a garage. **Chair Eckhardt** felt the front elevation was nicely designed and he agreed with Commissioner Fitzgerald's concern about the columns needing more muscle. **Mr. Pareja** was not opposed to the suggestion to beef up the columns by making them wider at the bottom with trim details at the top. **Chair Eckhardt** asked about any landscaping down the sides of the home with respect to the suggestion to continue the stone down the side elevations and **Mr. Pareja** replied that shrubs would most likely be located along each side of the home, as well as something in the back of the home.

Mr. Hautzinger commented that because of the zoning variations for side yard setback on both sides of the home, adding stone would add 4 or 5-inches to the width; therefore, he recommended adding landscaping instead of stone down the sides of the home. **Chair Eckhardt** also strongly recommended adding a portico over the rear patio door as suggested by Staff.

The petitioner had no further comments.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 523 S. RAMMER AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 8/04/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO BEEF UP AND MAKE THE FRONT COLUMNS LARGER, TO BE APPROVED BY STAFF.**
- 2. A RECOMMENDATION TO BETTER ALIGN THE WINDOW AND DOOR ON THE SOUTH SIDE OF THE GARAGE.**
- 3. A REQUIREMENT TO ADD SOME TYPE OF DETAIL OVER THE REAR PATIO DOOR, WHETHER IT BE A PORTICO, PERGOLA; SOMETHING TO GIVE THE REAR ELEVATION MORE DETAIL.**
- 4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt clarified the difference between a requirement and a recommendation. **Commissioner Fasolo** suggested adding a requirement for landscaping down the sides of the home, in lieu of not extending the stone.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO AMEND THE MOTION TO ADD THE FOLLOWING:

- 6. A REQUIREMENT TO ADD LANDSCAPING ALONG EACH SIDE OF THE HOME.**

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW**DC#16-096 – 1611 N. Mitchell Ave.**

Jack Boryszewski, representing *MJ&B Contractors* was present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached one car garage to allow construction of a new two story residence with an attached, three car garage. The proposed home does not comply with the R-3 zoning requirements for maximum Floor Area Ratio and building height. The plan will either need to be corrected, or zoning variations will need to be sought. The proposed design does comply with the remaining R-3 zoning requirements. **Mr. Boryszewski** stated that the design would be adjusted to comply with zoning requirements.

The existing neighborhood consists of primarily single story homes with one car attached garages. However, there is a similar scale newer home directly north of the site. It should be noted that the Design Commission has previously approved numerous similar scale teardowns in this neighborhood, although this would be one of the few homes approved with a three-car garage.

Overall, the front elevation is nicely designed, and the front porch is aligned with the face of the garage which works well to keep the focus on the entry instead of the garage. The third car stall is recessed a few feet, which helps to break up the prominence of the garage doors. The scale of the house fit well with the adjacent newer home to the north, and there is abundant space between the single story home to the south. The front porch helps the design to relate to the single story homes on the block.

Staff recommends the following revisions to improve the design:

1. The two dormers on the roof are a nice detail, but they add to the visual height and size of the home. Consider omitting the dormers.
2. The right elevation is highly visible, so it is recommended that the stone base be continued down the side to the door.
3. A window should be added to the side of the garage to break up the wall.
4. Two windows should be added to the second floor on the right side elevation to break up the blank wall.

Mr. Boryszewski explained that he was unaware that the height was measured from grade to the top of the roof; therefore, the roof will be lowered by 6-inches to comply with code. **Chair Eckhardt** clarified that the height is measured from grade to the center line of the roof, which **Mr. Boryszewski** understood. **Mr. Boryszewski** also stated that the 2 roof dormers on the front elevation are strictly a design element to let light into the attic space, and could be eliminated if necessary. He agreed with the suggestion to continue the stone base down the right side elevation to the door, add a window in the garage, and add 2 side windows in the 4th bedroom on the second-floor, right side elevation.

Commissioner Fasolo agreed with all of Staff's comments, with the exception of the dormers, which he preferred to keep. He also questioned if the amount of trim on either side of the 2-car garage was too small to accommodate the exterior lighting. **Chair Eckhardt** agreed that the area appeared a little crowded; however, he felt the trim could be lowered and a larger trim piece added to accommodate a light fixture.

Commissioner Fitzgerald agreed with everything said, including the dormers which he liked and was not opposed to increasing in size.

Chair Eckhardt concurred with the comments made by the other commissioners, and he liked the dormers and felt they should remain. He was curious to know the interior height of the attic space, and **Mr. Boryszewski** was unsure. There were no further comments.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1611 N. MITCHELL AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 8/05/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CONTINUE THE STONE BASE DOWN THE RIGHT SIDE ELEVATION TO THE DOOR TO THE GARAGE.
2. A REQUIREMENT TO ADD A WINDOW ON THE FIRST-FLOOR AT THE GARAGE.
3. A REQUIREMENT TO ADD 2 WINDOWS ON THE SECOND-FLOOR, RIGHT SIDE ELEVATION ON EITHER SIDE OF THE BEDROOM.
4. A REQUIREMENT TO KEEP THE 2 DORMERS ON THE FRONT ELEVATION.
5. A REQUIREMENT TO REDUCE THE SQUARE FOOTAGE TO COMPLY WITH THE MAXIMUM FAR ALLOWED, WITHOUT AFFECTING THE DESIGN, AS WELL AS REDUCE THE HEIGHT OF THE HOME TO COMPLY WITH THE MAXIMUM HEIGHT ALLOWED.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

Jim Elgas, 1626 N. Chestnut Avenue, arrived 10 minutes after the project was approved. He lives on the street behind the site and stated his concerns about drainage and flooding in his backyard with the new home because of similar issues he had with a new home that was built about 10 years ago. **Chair Eckhardt** encouraged him to contact the Village Engineering Department to discuss drainage concerns prior to construction of this new home.

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#16-097 – 811 W. Maude Ave.**

Tony VanDijk, representing *Emerald Homes*, was present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one story home with a one car attached garage to allow the construction of a new two story residence with an attached two car garage. The project does comply with all R-3 zoning requirements.

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 proposed home is large, but numerous similar scale teardowns have been previously approved in this neighborhood, and the proposed home does fit well on the wide lot.

Overall, the proposed home is nicely designed; however, Staff has the following concerns:

1. The size and scale of the proposed garage as it relates to the context of the smaller homes in the neighborhood. It is recommended that the scale of the garage be reduced by changing the roof form or reducing the roof slope. This same design (with modifications) was previously approved by the Design Commission in 2014 down the street at 409 W. Maude Ave, and at that time, Staff expressed concern about the size and scale of the garage. It was suggested to provide two separate 8-foot wide garage doors and jog the front wall of the garage to break up the mass of the large flat garage gable, but the project was approved as submitted.
2. The home directly across the street, which was approved in 2006, has the same basic overall symmetrical design with a center entry and full front porch. From the standpoint of monotony, it would be better if the massing of the proposed design was modified to create a different appearance, possibly asymmetrical.
3. A last suggestion would be to add a 4' x 8' covered portico over the back patio door to break up the scale of the large rear wall.

Staff recommends approval of the proposed design, with consideration of the revisions suggested by Staff.

With regards to the garage, **Mr. VanDijk** stated that they tried to keep the roof pitches all the same on the front elevation; however, he was not opposed to lowering the roof pitch on the garage if necessary. He did not see the similarity of the proposed design with the home directly across the street, as the home across the street is brick and stone. **Chair Eckhardt** added that the home across the street has 5 gables, 2 more than the proposed new home. **Mr. VanDijk** also said that he hesitated to add a covered portico over the rear patio door because of the uncertainty of what the homeowner wants in terms of a deck or patio, and he suggested other options such as the addition of a band board across the rear and down the sides of the home.

Commissioner Fitzgerald felt the design was very nice and he liked the colors. He was okay with the proposed design with regards to the home across the street, and although the gable over the garage looked big, he suggested adding a window or bringing across the trim at the gutter on the front porch to break up that section even more. He liked the idea of adding something over the patio door to break up the flatness and be consistent with the details on the front of the home, even if it were just an overhang with brackets.

Commissioner Fasolo agreed with Staff's comments about the mass of the garage; he suggested 2 separate garage doors instead and reducing the pitch on the garage roof, even though it would not match the rest of the home. He felt the side and rear elevations were void of details, especially the rear elevation, and he suggested at a

minimum to add a band board across the middle of the elevations.

Chair Eckhardt felt the massing of the new home was different enough that monotony was not an issue. He also felt the roof slope of the garage should match the rest of the home; however, lowering the slope to under the eave would be very flat. As an alternative, he suggested adding an architectural element around the windows or a square window in the garage gable, as well as consider lowering the top band. He was not in favor of 2 separate garage doors and felt the garage door design shown in the drawing created the look of 2 doors and it helps to break up the mass of the front elevation. He was in support of adding a small canopy over the patio door on the rear elevation, which the commission has been consistent in asking other petitioners to do, and felt that it would not impact anything the homeowner may choose to do in the backyard.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 811 W. MAUDE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 8/10/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CHANGE THE FACADE OF THE GARAGE, WITH OPTIONS BEING TO BRING THE TRIM BOARD DOWN TO THE GUTTER LINE, ADD A WINDOW, REDUCE THE SLOPE OF THE PEAK OR ADD MORE DETAIL OVER THE GARAGE.
2. THE COMMISSIONERS SUPPORT THE GARAGE DESIGN SHOWN IN THE DRAWING THAT LOOKS LIKE 2 GARAGE DOORS, WHILE THE GARAGE DOOR IS ACTUALLY A SINGLE DOOR GARAGE.
3. A REQUIREMENT TO ADD SOMETHING OVER THE PATIO DOOR ON THE REAR ELEVATION, WHETHER IT BE A SMALL OVERHANG WITH BRACKETS OR SOME DETAIL TO BREAK UP THE FLAT WALL.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger suggested that these requirements be approved by Staff.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO AMEND THE MOTION TO ADD THE FOLLOWING:

6. THAT STAFF APPROVE THE 2 REQUIREMENTS IN THE MOTION ABOUT THE GARAGE AND REAR PATIO DOOR.

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

ITEM 4. SINGLE-FAMILY ADDITION REVIEW

DC#16-098(H) – 638 N. Highland Ave.

Jeff Eichhorn, representing *DeBaker Design Group*, and **Greg Belcher**, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing two-story home with a new rear addition including an attached and detached garage. This project complies with all of the R-3 zoning requirements. The subject property is located within the Historic Arlington Neighborhood Association (HANA) area of Arlington Heights. Additionally, this property was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The Preservation Report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as “Exceptional”, “Notable”, or “Contributing”. The subject house is rated as “Exceptional”.

The existing house is listed in the preservation report as a “Queen Anne” style, and it has an overall beautiful massing and appearance. However, the current exterior is in poor condition. This proposal includes the restoration of the existing house, as well as an extensive expansion of the home. The expanded home fits comfortably on the large lot. The existing exterior design will be enhanced with Victorian style detailing including ornate trim and moldings, and multiple decorative covered porches. The new detached garage structure will share the same style and detailing.

Overall, Staff is very pleased to see that the existing home is not only being saved, but that it is being enhanced to a level of detailing that exceeds its original character. The house will be an exceptional example of historic character in the HANA neighborhood. Staff is recommending approval of the proposed design as submitted.

Chair Eckhardt asked if there was any public comment on the project and there was response from the audience. He also thanked the petitioner for the fabulous 3-dimensional renderings that were submitted for the project.

Mr. Eichhorn stated that the existing home is located on a large lot that will allow for ample green space even with the proposed addition and new garage. The only expansion to the north will be the new detached garage, and a new side porch is being proposed on the south elevation, which acts as the backyard. Other elements of the Queen-Anne style are also being incorporated such as the square turret, round turret, corbels, decorative millwork around the windows, panels, brackets, cedar shake shingles in the gables, dentil inspired moldings, etc. They propose to use the forms of the existing home and add details familiar with the Queen-Anne style.

Commissioner Fasolo felt the home was nicely designed with a lot of details and very impressive. He commented that the overhangs above the second-floor windows appear deep enough for birds to nest and ice to accumulate, and he suggested reducing the overhangs. He had no further comments.

Commissioner Fitzgerald felt the design was perfect.

Chair Eckhardt agreed with the other commissioners, and he again thanked the petitioner for the 3-dimensional drawings that help show what is being created. With regards to the depth of the overhangs, he felt the petitioner should go with what is authentic and in keeping with the Queen-Anne style. He felt the home was great and had no further comments.

PUBLIC COMMENT

Patti Brauer, lives directly across the street from the site. She appreciated how their neighborhood came together and she thanked the petitioner for the attention to detail being proposed on the addition. She hoped that the project

goes through without any issues.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 638 N. HIGHLAND AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 8/10/16 AND RECEIVED 8/11/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A RECOMMENDATION TO LOOK AT THE LEDGES ON TOP OF THE WINDOWS TO SEE IF THEY SHOULD REMAIN THE SAME OR BE REDUCED.**
- 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 5. COMMERCIAL REVIEW**DC#16-094 – Thomas Middle School – 1430 N. Belmont Ave.**

Mike Henderson, representing *STR Partners*, and **Stacey Mallek** and **Lori Bein**, representing *Arlington Heights School District 25*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for an addition to an existing middle school. The addition will be located on the south end of the school and includes a new gymnasium, locker rooms, entry lobby, and an expanded administrative office area. The scope of the project also includes replacement of an existing parking lot with a new expanded parking lot and corresponding landscaping. This project requires Plan Commission review and Village Board approval as a Special Use in the R-3 Zoning District and for zoning variations from yard setbacks, building height, and parking requirements.

The proposed addition is nicely designed in a contemporary style that should blend in seamlessly with the existing building architecture, using matching materials and similar detailing. The addition is set back behind the existing building and is located across from Green Slopes Park, so it will not impact the streetscape of adjacent single-family residences. All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller, which will be screened by a brick clad screen wall that is nicely integrated into the building design.

New landscaping is proposed along Belmont to provide screening of the new parking lot, and trees are proposed within the new parking lot islands. As part of the Plan Commission process, additional trees will be required in order to comply with the code requirement for a 4" caliper shade tree at the end of all parking rows, with two trees provided where there is a double row of parking. Landscaping is proposed along the new building wall at the north end of the entry plaza, but additional landscaping is suggested along the building wall at the south end of the entry plaza.

Staff recommends approval of the proposed addition with the suggestion to add landscaping on the south end of the plaza.

Stacey Mallek summarized the scope of the project that includes the new addition at the south end of the school and new gymnasium, locker room, entry lobby and expanded office area. The existing gymnasium will be transformed into 5 new classroom spaces, a band room and music room. The new gymnasium space will allow for additional P.E. classes and accommodate anticipated enrollment growth. In terms of the design, she referred to their architect.

Mike Henderson stated that the original school building was built in the 1960's, and more modern style additions were added about 15 years ago. The proposed addition will connect the 2 wings of the building, picking up on the modern character of the additions as well as on the original building, with an intention to tie the entire design together. The existing main entry will be expanded and relocated to the south end of the building, with the new entrance being a larger version of the current entrance on Belmont Avenue. The new gymnasium is actually shorter than the current gymnasium on the second-floor that will be converted to a music room and classrooms. **Chair Eckhardt** asked for clarification of the two brick colors being proposed, red and gray. **Mr. Henderson** reviewed the areas of red brick and gray brick being proposed on the new addition to match the existing brick, and added that the building also has areas of gray brick on the Arlington Heights Road facade.

Commissioner Fasolo felt it was a nice design and he liked the incorporation of the existing materials and colors to tie everything together. He pointed out the existing solar panels on the roof and asked if additional solar panels were being proposed, and **Mr. Henderson** replied that none were being proposed at this time. **Commissioner Fasolo** also asked if any green features were being proposed and **Ms. Mallek** replied that current energy features such as

the solar panels and wind turbine were funded by grants and used as part of the science program for students to study. **Commissioner Fasolo** had no further comments.

Commissioner Fitzgerald really liked the design and felt it would fit in beautifully with what is there and make it look even better. He agreed with Staff's comments to add more landscaping along the building at the south end of the entry plaza.

Chair Eckhardt concurred with the comments made by the commissioners. He felt the addition was nicely designed and very logical in its site planning, and he understood the importance of the separation of the gymnasium from the rest of the school. He also felt that a good job was done in using the existing materials on the addition, and he liked the varying heights of the addition, and how the mass was broken down and nicely camouflaged the volume of the gym behind the entrance with the screening roof.

Chair Eckhardt asked if anyone from the public wanted to comment on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR AN ADDITION TO THE EXISTING THOMAS MIDDLE SCHOOL LOCATED AT 1430 N. BELMONT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 8/02/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO ADD ADDITIONAL LANDSCAPING ALONG THE SOUTH END OF THE NEW ENTRY PLAZA, TO BE APPROVED BY STAFF.**
- 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Mr. Hautzinger asked the petitioner if they had any concerns about the requirement to add landscaping along the south end of the new entry, and the petitioner said there were none.

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

ITEM 6. COMMERCIAL REVIEW

DC#16-101 – Marathon Gas Station – 1706 W. Northwest Highway

There was no one present on behalf of the project. The commissioners made a motion to move the discussion to the end of the meeting.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO MOVE THE DISCUSSION OF DC#16-101, MARATHON GAS STATION, TO THE END OF THE AGENDA.

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

ITEM 7. COMMERCIAL REVIEW

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

Loran Eatman, representing *DDL Property Ltd*, and **Ross Duncan**, representing *BR Design & Architecture*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to renovate the exterior façade of the existing Pal-Win Shopping Center located at the intersection of Palatine Road and Windsor Drive. There are no site improvements proposed at this time.

The existing shopping center has a white EIFS stucco façade with a grid of reveal joints and an irregularly undulating parapet wall that overhangs clear anodized storefronts below. The parapet wall is trimmed with a red coping, and the tenant wall signage is predominantly individual internally illuminated red letters mounted on a continuous raceway. The proposed façade renovation includes simplifying the parapet wall heights, and adding a decorative cornice detail around the top of the wall. The grid of reveals will be changed to a simpler pattern that outlines each major section of the façade. The proposed color palette is light gray for the majority of the wall, with two tones of darker gray EIFS colors used as accent banding. The petitioner was encouraged to study alternate color schemes to visually break up the large light gray façade, but they have reported their intention to keep the façade simple to allow maximum flexibility for different size tenant spaces and signage.

Overall, the proposed façade is a nice update to the existing outdated style, and the gray color scheme is consistent with current design trends.

With regards to landscaping, the existing landscaping is in good condition and there is a well-established landscape hedge to screen the parking area along the road frontages. A few of the landscape islands are missing the required 4" caliper shade trees which is a maintenance upkeep matter that should be addressed. It is recommended that a variety of colorful landscaping be added at the northwest corner of the site, in front of the existing sign wall. The existing parking lot light poles are red; painting the poles gray to match the new façade should be considered.

With regards to signage, the petitioner intends for the majority of the tenants to keep the existing red backlit letter signage for a consistent look, although some tenants may have individually branded signage. Staff recommends that the existing large sign wall at the northwest corner of the site be removed and replaced with a new code compliant, multi-tenant monument style decorative ground sign. The existing large wall blocks visibility of the retail center, and has a dated appearance. The petitioner has submitted a letter committing to the replacement of the ground sign within one year of the issuance of the façade renovation permit. All new signage is required to comply with Chapter 30, Sign Code, and separate sign permits are required for all signage.

Overall, Staff is recommending approval with a recommendation to add landscaping at the northwest corner of the site, replace the existing ground sign and wall at the northwest corner of the site, and consider painting the existing red parking lot poles.

Commissioner Fitzgerald asked for clarification on the letter submitted by the petitioner stating their commitment to the replacement of the ground sign within one year. **Mr. Hautzinger** explained that review of the ground sign would not be brought before the Design Commission if the sign is code compliant; Staff is just making the commissioners aware of the situation and welcoming any comments.

Mr. Eatman stated that the shopping center is currently 50% vacant and the proposed improvements are an attempt to attract new tenants. New tenants will most likely be local businesses, however; a large national tenant has signed

a lease for a large space in the center. **Chair Eckhardt** asked about signage for larger tenants and **Mr. Eatman** replied that although they are hopeful for more large tenants, most of the spaces will be smaller tenants. **Chair Eckhardt** also asked about the type of signage mounting being considered, and **Mr. Duncan** replied that ideally, tenant signage will meet the sign code, approximately 2 square feet per lineal foot of frontage. He added that the existing wall signs are currently on a raceway, with new signage to be located higher up on the elevation and centered vertically within the facade. The proposed facade renovations are meant to take advantage of existing architectural elements, such as some step backs within the facade, as well as introduce more traditional elements to better fit in with the community and attract future tenants.

Commissioner Fitzgerald liked what was being proposed and felt the existing retail center would benefit from the renovations. He asked about lighting of the wall signs and **Mr. Duncan** replied that all of the wall signs would be interior lit with channel letters. **Commissioner Fitzgerald** was okay with the colors being proposed and the design, which is clean and simple. He preferred that the existing parking light poles be painted a neutral color, and he was not opposed to updating the existing ground sign as opposed to replacing it with a new multi-tenant sign.

Commissioner Fasolo felt the proposed renovations were a good improvement for the existing shopping center. He suggested breaking up the large amount of white at the top of the facade by adding the gray color into some of the white sections. **Mr. Duncan** was concerned about how that would affect signage for a tenant who takes 2 spaces. **Commissioner Fasolo** pointed out the red storefront mullions shown on some of the renderings, and **Mr. Duncan** clarified that all of the storefronts would be clear anodized. **Chair Eckhardt** asked if the existing accent lights on the facade would be removed and **Mr. Duncan** said that the lights would be removed and new signage would be centered in that location. **Commissioner Fasolo** agreed that the existing red parking lot poles should be painted a gray tone, and he also agreed with Staff about a new multi-tenant sign and additional landscaping at the northwest corner of the site.

Chair Eckhardt said that his first reaction to the proposed renovations was that it appeared top heavy with nothing holding up the big band of EIFS. He felt this was a unique look that he was not accustomed to seeing; however, he felt the petitioner made a good effort to work with the existing building. He supported Staff's suggestion to paint the existing red parking lot poles a neutral color, and he was okay either way about keeping the existing ground sign or replacing it with a new multi-tenant sign. He also asked if it was the petitioner's intention to try to coordinate all tenant signage to be the same color, and **Mr. Duncan** replied that their goal is for all tenants to have red signs for recognition and uniformity; however, national tenants' signs may be different.

Commissioner Fasolo asked about the small metal building located at the southeast side of the property. **Mr. Duncan** replied that this is a storage building that was constructed by the previous owner who still maintains the use of it for a number of years; however, no renovations are being proposed for it. He added that they are contemplating painting the parking light poles black; however, they are not opposed to painting them a color to balance with the colors on the building. **Commissioner Fitzgerald** said his preference was to paint the light poles black.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE FAÇADE RENOVATION TO THE PAL-WIN SHOPPING CENTER LOCATED AT 1401-1457 E. PALATINE ROAD. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED ON 9/06/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT TO PAINT THE EXISTING RED PARKING LOT LIGHT POLES EITHER BLACK OR GRAY.**
2. **A RECOMMENDATION TO PROVIDE LANDSCAPING AT THE NORTHWEST CORNER OF THE SITE IN FRONT OF THE EXISTING SIGN WALL.**

3. WITH REGARDS TO THE EXISTING GROUND SIGN, THE PETITIONER SHALL COME BACK WITHIN ONE YEAR WITH A NEW GROUND SIGN OR NEW MULTI-TENANT GROUND SIGN, TO BE REVIEWED BY STAFF AND THE DESIGN COMMISSION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fitzgerald questioned whether the recommendation to provide landscaping in front of the existing ground sign or new ground sign should be requirement. **Chair Eckhardt** replied that the sign code requires a certain amount and type of landscaping at the base of ground signs, and he questioned whether a new multi-tenant ground sign should be brought back to the Design Commission for review. **Mr. Hautzinger** questioned if a requirement to provide additional landscaping in front of the existing sign wall made sense if the petitioner is replacing ground sign and wall with a new multi-tenant sign in the future. He suggested providing some seasonal, colorful landscaping for a short term solution. **Mr. Eatman** said that because the new national tenant would be moving in by the end of year, it made more sense to fit the new landscaping to the new ground sign, as opposed to removing and replacing the new landscaping in the future. **Commissioner Fitzgerald** agreed, and wanted to be sure that additional landscaping was provided, whether the existing ground sign remains or is replaced with a new multi-tenant sign. He did not want the petitioner to spend money on landscaping and then tear it out.

Chair Eckhardt asked the commissioners how they felt about reviewing or not reviewing any new ground sign for the shopping center. He felt this was a significant location that is very visible and he was interested in seeing what is on the property. **Mr. Hautzinger** clarified that Staff does not conduct design review of code complaint signage outside of the Downtown, although signs associated with a redevelopment are reviewed as part of the overall plan, and the commission can condition this project approval on the new monument sign coming back for review by the Design Commission. **Mr. Eatman** stated that they previously submitted to the Village their intent for the new ground sign to be of similar design to the facade. **Chair Eckhardt** felt that it would not be a hardship to ask the petitioner to bring the sign back to the Design Commission because it would not hold up the facade renovation.

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

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

COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTION.

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

ITEM 8. COMMERCIAL REVIEW

DC#16-101 – Marathon Gas Station – 1706 W. Northwest Highway

Since the petitioner did not show up tonight, the commissioners made a motion to continue the project.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO CONTINUE THE REVIEW OF THE *MARATHON GAS STATION* PROJECT (DC#16-101) TO THE NEXT MEETING THAT THE PETITIONER CAN ATTEND.

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

ITEM 9. MULTI-FAMILY PRELIMINARY REVIEW

Stonebridge Village Apartments – 400-900 W. Rand Rd.

Matthew Mann & Ben Kennedy, representing *Kennedy-Mann Architecture*, were present on behalf of the project.

Matthew Mann stated that their client, *The Connor Group*, has purchased Stonebridge Apartments and are in the process of transitioning it to Stonebridge Luxury Apartments. The client has asked them to only look at the roof portion of the six buildings, which they feel are a little dull. The client will be cleaning all the building facades, adding a new canopy to each building, adding new signage, updating the interior design for each building and lobby, and adding a community center to the back of the space. The townhomes located directly north of the sixth apartment building are also part of the property.

Mr. Mann explained that they initially presented 2 design options to Staff, which were directed to them by their client; however, since that time, the client has chosen to go with a pitched roof idea, which they understand will require a height variation. Photos of surrounding properties and various panoramic views from the site were also presented. **Mr. Mann** asked the commissioners for their feedback about the pitched roof design.

Chair Eckhardt liked the pitched roof scheme on the six buildings and he supported a variance to allow it. He felt the large white areas of the facade needed further study to give it some design, and they were very vertical. He suggested adding some horizontal back into the buildings at an appropriate location, such as trim under the windows.

Commissioner Fitzgerald liked the idea of adding panels under the windows to help break up the façade; however, he was unsure if he liked the existing color of the spandrels versus the extreme contrast of white being shown. He felt that a contrast was a great idea and he liked the direction it was going in; however, he did not want to see white. Because of the scale and bulk of the building and the fact that a variation is already required for the roof height, he suggested going even taller than what was being shown tonight, which he felt still appeared extremely flat. **Mr. Mann** asked if the commissioners were opposed to a steeper pitch on the two roofs, and **Commissioner Fitzgerald** said that he was not opposed to this. **Chair Eckhardt** suggested breaking up the long ridge of the roof with some up-and-down rhythm.

Commissioner Fasolo agreed with the comments and suggestions made by the other commissioners, including varying the long ridge. He felt the pitched roof design tied together with the adjacent properties to the north and across the street, and that going a little higher should not be an issue because the adjacent properties have higher pitches as well. He also asked if there was a way to tie the double roofs together, and he was concerned about the large blank walls on the ends of the building. **Chair Eckhardt** asked the petitioner to come back with a roof plan when the project is formally reviewed.

Mr. Hautzinger asked if the townhome buildings were being updated as well, or if the details from the townhomes were intended to be brought onto the six apartment buildings. The petitioner replied that they were not aware of any changes being proposed for these buildings other than the idea to add pitched roofs to the apartment buildings versus a flat roof.

There were no further comments.

ITEM 10. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 8:35 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#16-101 - Marathon Gas Station - 102 W. Northwest Hwy. - Commercial

Department: Planning & Community Development

REQUESTED ACTION

1. Approval of the proposed architectural design for the exterior renovation of an existing gas station building in the Downtown (B-5) Zoning District.

RECOMMENDATION

It is recommended that the Design Commission **approve** the proposed architectural design for renovations to the *Marathon Gas Station* located at 102 W. Northwest Highway. This recommendation is subject to compliance with the rendering and material samples dated 8-18-16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. The EIFS sill detail shall be lowered to run continuously around the walls and under the windows.
2. The EIFS sill detail shall be a lighter color than the wall, similar to Synergy color #3098 "Cresecent".
3. The back of the building, exposed conduits, and downspouts shall be painted to match the new EIFS wall color.
4. A screen shall be provided to conceal the trash dumpster from public view.
5. Replace dead landscaping and infill voids to provide continuous 6 foot tall landscaping in the bed along the north property line. The plantings shall be limited to 18 inches in height within 12 feet of the street intersection.
6. Improve the existing landscape planter at the southwest corner of the site with new curbs or landscape blocks and trim, replace, infill the plantings as required.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to

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

8. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Marathon Gas Station
Project Address: 102 W. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: September 13, 2016

PETITION INFORMATION:

DC Number: 16-101
Petitioner Name: Irfan Patel
Petitioner Address: 102 W. Northwest Highway
Arlington Heights, IL 60005
Meeting Date: September 20, 2016
Revised Meeting Date (continued): October 4, 2016

Requested Action(s):

1. Approval of the proposed architectural design for the exterior renovation of an existing gas station building in the Downtown (B-5) Zoning District.

ANALYSIS:

Summary

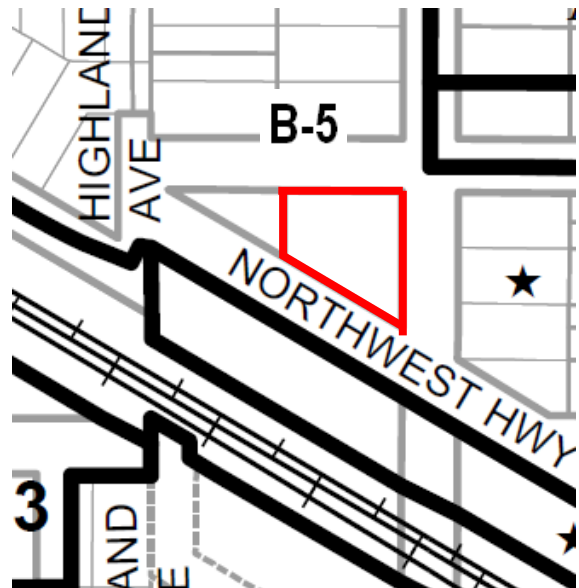
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is proposing to renovate the exterior of an existing Marathon gas station building in Downtown Arlington Heights. The existing fuel pumps and canopy will remain, but they are planned to be converted from the "Marathon" brand to "Mobil" branding. The existing ground sign will also be changed to a new Mobil sign. This property received Plan Commission and Village Board approval in 1982 as a Special Use for a gasoline service station with a mini-mart.

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-5, Downtown District	Marathon Service Station	Mixed Use
North	B-5, Downtown District	Office Building	Mixed Use
South	P-L, Public Land District	Metra Commuter Parking	Government or Institutional
East	B-5, Downtown District	Multi-Family Residential Condominium	Mixed Use
West	B-5, Downtown District	Office Building	Mixed Use

Architectural Design:

The original building exterior was clad in white corrugated metal panels with white storefront window frames. The petitioner is proposing to cover over the metal siding with a tan (color #3105, "Sandman") EIFS synthetic stucco, with a stone base around the bottom. The existing white "QUIK MART" signage band is proposed to remain. The petitioner is in the process of installing the EIFS, so the building walls are currently covered with exterior insulation and the first rough coat of gray stucco.

The design includes an EIFS sill detail to cap the stone base. Currently, the sill detail terminates at the sides of the windows, but it is recommended that the sill detail be lowered to run continuously under the windows, creating a window sill as well as a continuous cap for the stone base. Additionally, it is recommended that the EIFS sill detail be a contrasting lighter color #3098 "Crescent", to simulate the appearance of a stone band.

The back of the building is painted CMU, which will be repainted to match the new EIFS color. Overall, the proposed makeover will be a nice improvement to the existing building.

Dumpster Screening:

There is an existing trash dumpster located on grade behind the building facing Vail Avenue. Village Design Guidelines require that all trash dumpsters be screened from public view. The dumpster is clearly visible from Vail Avenue, so a fenced screen is required to conceal the dumpster from view.

Landscaping:

The landscaping is required to comply with the originally approved landscape plan from 1982 which includes a continuous row of 6 foot tall landscaping along the north property line to screen the back of the building. Currently, some of the landscaping in that area is either missing or dead. The dead landscaping needs to be replaced, and the voids need to be infilled. Please note, the landscaping within the easternmost 12 feet of this bed needs to be limited to 18 inches in height to maintain visibility at the street intersection.

The landscape planting bed at the southwest corner of the site is in poor condition and needs to be improved. The edge of the bed should be improved with new curb or landscape blocks, and the landscape plantings should be trimmed, replaced, and infilled as needed.

Signage:

Signage has not been submitted for review, but the new signage will be required to comply with Chapter 30, Sign Code requirements for Downtown signage, and separate sign permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for renovations to the *Marathon Gas Station* located at 102 W. Northwest Highway. This recommendation is subject to compliance with the rendering and material samples dated 8-18-16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. The EIFS sill detail shall be lowered to run continuously around the walls and under the windows.
2. The EIFS sill detail shall be a lighter color than the wall, similar to Synergy color #3098 "Cresecent"
3. The back of the building, exposed conduits, and downspouts shall be painted to match the new EIFS wall color.
4. A screen shall be provided to conceal the trash dumpster from public view.
5. Replace dead landscaping and infill voids to provide continuous 6 foot tall landscaping in the bed along the north property line. The plantings shall be limited to 18 inches in height within 12 feet of the street intersection.
6. Improve the existing landscape planter at the southwest corner of the site with new curbs or landscape blocks and trim, replace, infill the plantings as required.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
8. All signage must meet code, Chapter 30.

September 13, 2016

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-101

RECEIVED

AUG 18 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

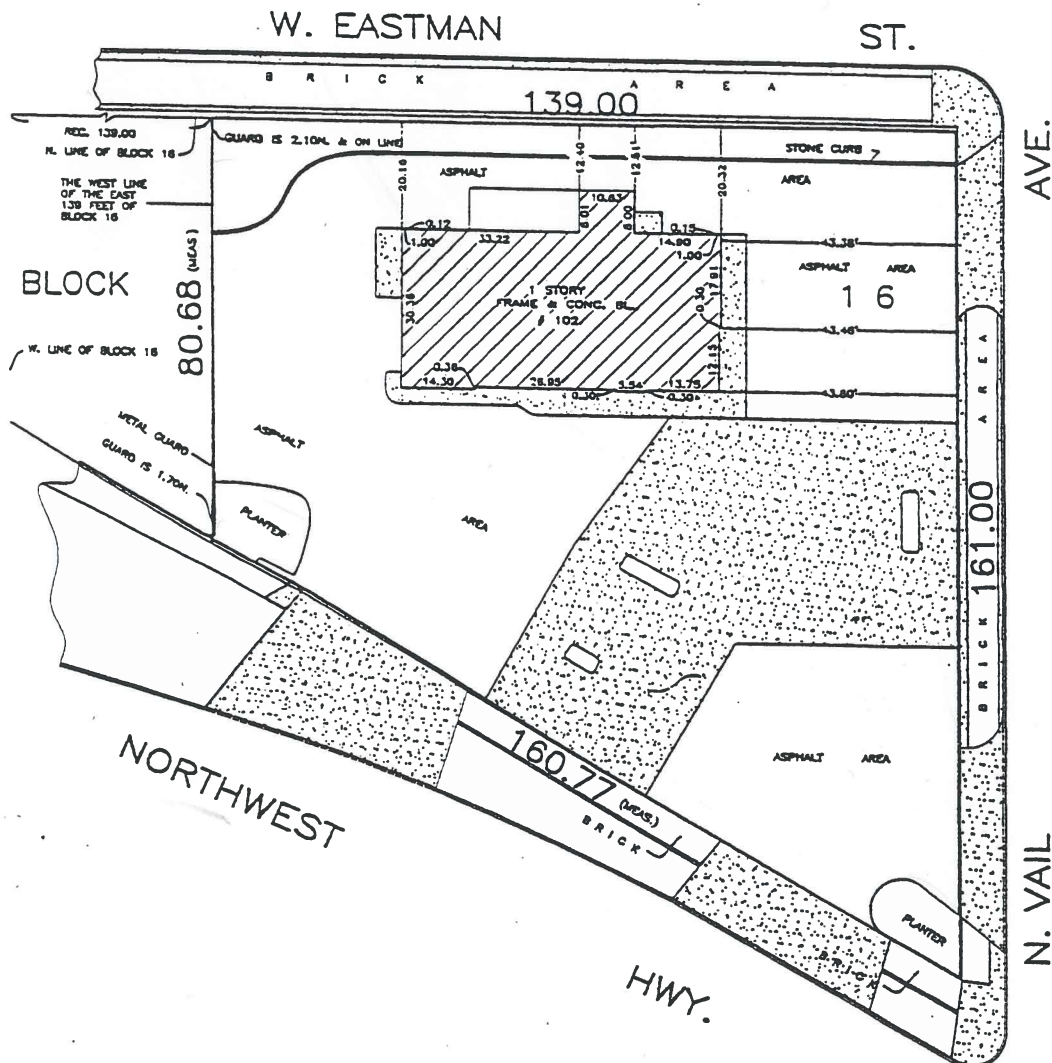
MM SURVEYING CO., INC.
PLAT OF SURVEY
OF

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

PHONE: 773/282-5900
FAX: 773/282-9424



THE EAST 139 FEET (AS MEASURED ALONG THE NORTH LINE THEREOF) OF BLOCK 16 IN TOWN OF DUNTON (NOW THE VILLAGE OF ARLINGTON HEIGHTS) A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



ORDER NO. 58827
SCALE: 1 INCH = 20 FEET
DATE: NOVEMBER 22, 2002

ORDERED BY: KOVITZ, SHIFRIN & NESBIT

STATE OF ILLINOIS }
COUNTY OF COOK }

WE, M M SURVEYING CO., INC., DO
HEREBY CERTIFY THAT WE HAVE LOCATED
THE BUILDING ON THE ABOVE PROPERTY.

REG. ILL. LAND SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK }

WE, M M SURVEYING CO., INC., DO
HEREBY CERTIFY THAT WE HAVE SURVEYED
THE ABOVE DESCRIBED PROPERTY AND THAT
THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY.

REG. ILL. LAND SURVEYOR

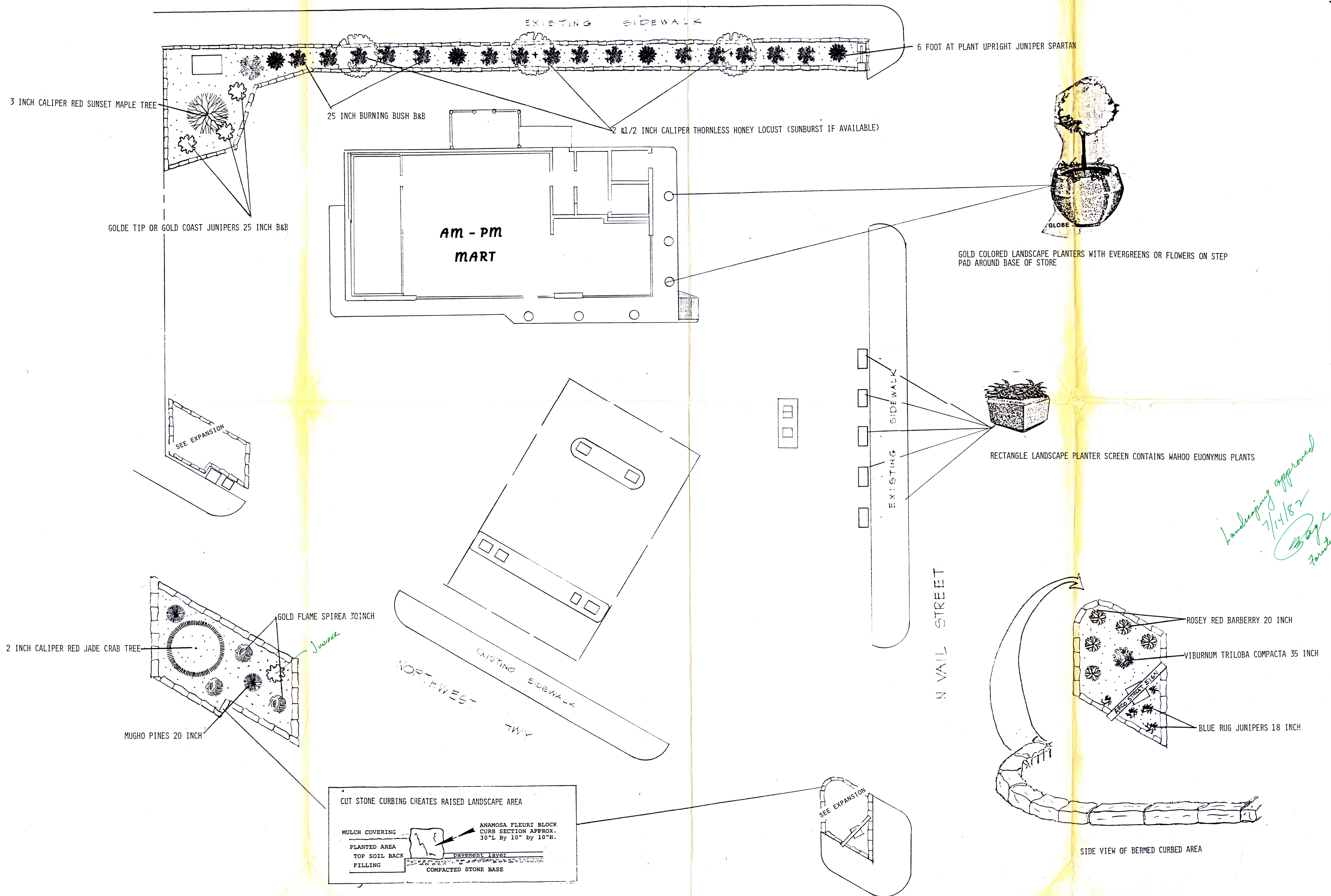


EASTMAN STREET

NEW LANDSCAPE AREA

CREATED BY EXCAVATION OF EXISTING PAVEMENT; BACK FILLING WITH BLACK TOP SOIL WITHIN AREA FORMED BY STONE BLOCK CURBINGS

GROUND AREAS WITHIN ALL PLANTED BEDS COVERED WITH CRUSHED FACE BRICK OVER PLASTIC SHEETING TO PREVENT WEED GROWTH



ARCO Petroleum Products Company
Division of AtlanticRichfield Company

CONVERSION MINI MARKET #2
OF EXISTING SERVICE STATION AT
NORTHWEST HWY & N VAIL STREET, ARLINGTON HEIGHTS, ILL.

PENCO ASSOCIATES
LANDSCAPE DESIGN PLAN



Landscape approved
7/14/82
B. Sage
For - V.A.H.

Original Exterior



Existing Condition



Proposed Design, 8-18-16



EIFS Sill Detail



Exposed Trash Dumpster and Missing Landscaping



Existing Landscape Planters



MATERIAL LIST

1. Petitioner Name: Irfan Patel
2. Date: September 20, 2016
3. Project: Marathon Gas Station
4. Location: 102 W. Northwest Highway

Proposed Marathon Gas Station Renovation:

EIFS: Senergy, color #3105 "Sandman", Classic texture

Stone: Boral, Versetta Stone, Tight-Cut, color "Plum Creek"

Storefront: Existing painted white frames with clear vision glass to remain.



Item: DC#16-108 - 926 N. Hickory Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 926 N. Hickory Avenue. This recommendation is based on the architectural plans received on 9/16/16, and the following:

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

ATTACHMENTS:

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Livesay Residence
Project Address: 926 N. Hickory Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 29, 2016

PETITION INFORMATION:

DC Number: 16-108
Petitioner Name: Mark & Lisa Livesay
Petitioner Address: 1651 N. Highland Ave.
Roselle, IL 60172
Meeting Date: October 4, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence and detached garage to allow construction of a new two and a half 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 6,463 square feet and the proposed residence will have approximately 2,968 square feet. This project received approval of the following zoning variations by the Zoning Board of Appeals on September 19, 2016:

- A 0.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with a side yard setback of 4.8 feet from the north property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eave.
- A 0.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with a side yard setback of 4.8 feet from the south property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eave.
- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 49-ft. wide, 6,463 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.
- A 60 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 2,968 square feet instead of the maximum allowed 2,908 square feet.
- A 25 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) and Table 5.3-2 (Building Coverage) to allow 2,287 square feet of building lot coverage where a maximum of 2,262 square feet is allowed.

	ALLOWED	PROPOSED
Setbacks	Front: 21.8 feet Side: 5.0 feet Side: 5.0 feet Rear: 30 feet	Front: 21.8 feet Side: 4.8 feet Side: 4.8 feet Rear: 42.7 feet
Building Height	25 feet to the midpoint	approx. 22.5 feet to the midpoint
FAR	2,908 SF	2,968 SF
Building Lot Coverage	2,262 SF	2,267 SF
Impervious Surface Coverage Total	3,232 SF	2,921 SF

The proposed house is nicely designed with varying roof forms, nice materials, and full architectural detailing on all sides of the house. However, there are two primary concerns with the design:

1. **Front loading garage.** With the exception of one house on this block, all of the houses have either detached garages or attached garages located on the back of the house. The one new house on the block with an attached front loading garage was approved by the Design Commission in 2015. It should be noted that there have been numerous teardowns previously approved in this neighborhood, many of which have front loading garages. However, for designs with front loading garages, Staff and the Design Commission have consistently recommended that the front entry portico or porch extend in front of the garage wall to keep the focus on the entrance, instead of the garage doors. The proposed design has the front porch recessed approximately 6 feet behind the garage wall.
2. **Building Height.** The building height is measured to the midpoint of the roof, and the proposed design complies with the 25 foot maximum height. However, the proposed design is a 2 1/2 story arrangement which does get quite tall at the ridge as compared to the existing adjacent houses. The Design Commission should evaluate the scale of the proposed house with the context of the block.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 926 N. Hickory Avenue. This recommendation is based on the architectural plans received on 9/16/16, and the following:

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

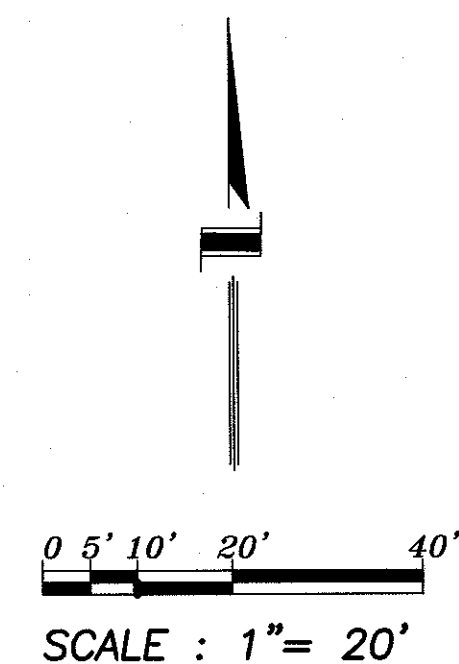
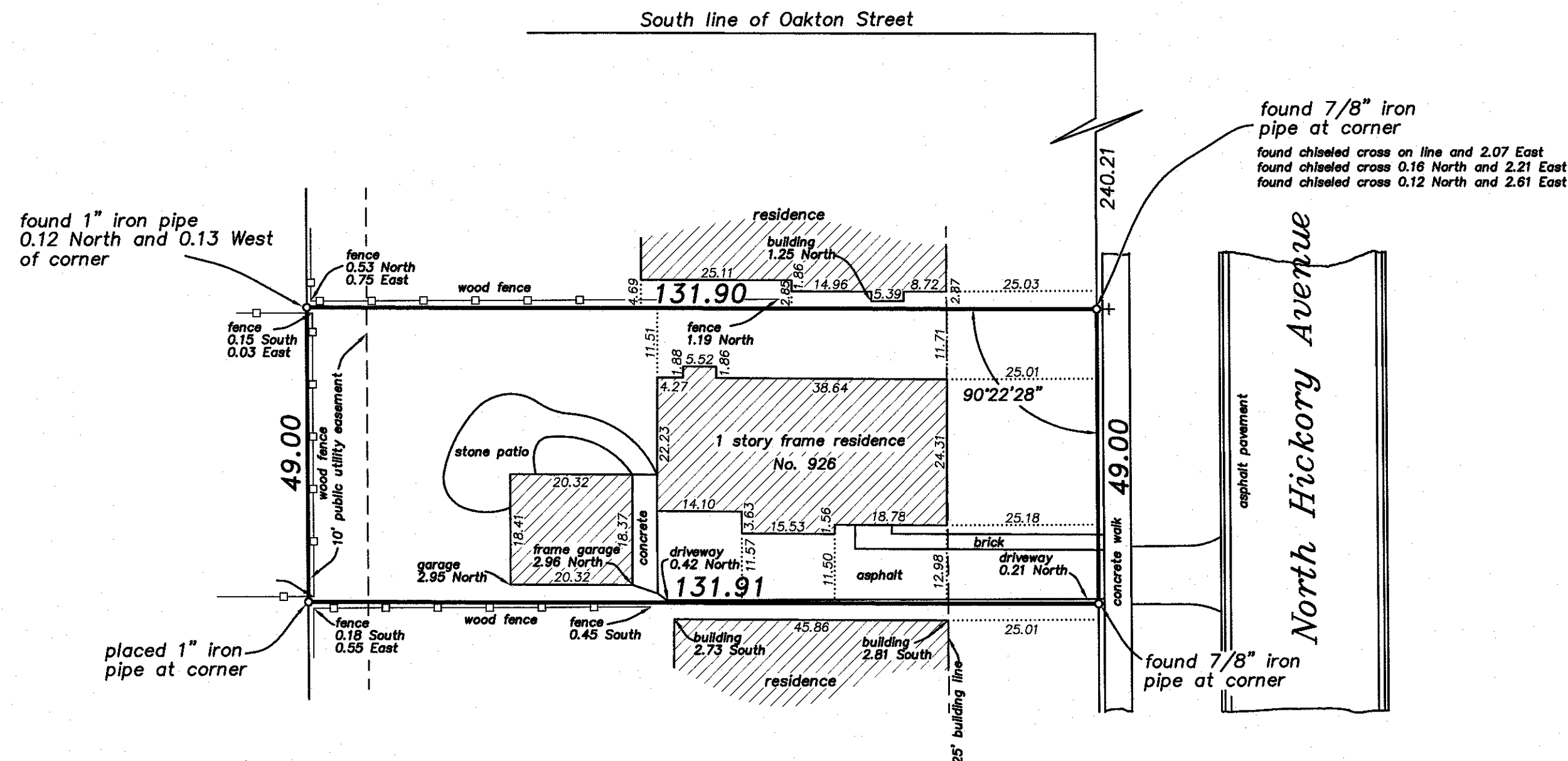
September 29, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-108

Plat of Survey of

Lot 6 in C. A. Goelzs' Country Club Addition, being a Subdivision of the West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 (except the South 428.50 feet thereof) of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof registered as Document No. 1321858, in Cook County, Illinois.



State of Illinois }
County of Cook } SS.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 29th day of April, 2015

by David R. Bycroft
as Illinois Professional Land Surveyor No. 2846

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

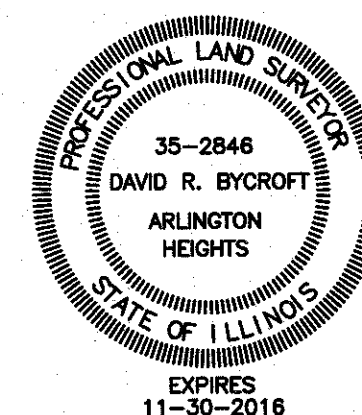
For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed April 28, 2015.

Commonly known as 926 North Hickory Avenue, Arlington Heights, Illinois.

All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.

The area of the property surveyed equals 6463 square feet.



Design Firm #184-005910
Expires April 30, 2017

FILE NO. 15-6433

for:
Mark Livesay

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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MISCELLANEOUS NOTE:

- All demolition required shall include wall framing and all associated material, including but not limited to: Electrical, Mechanical, Plumbing
- All work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.
- All demolition work required is to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.

- Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

Certification

Livesay Residence

L&A # 2015

926 N. Hickory Ave.
Arlington Hts., IL 60004
847.338.3549

New Residence

DATE: SHEET INDEX:

Documents Title - Certification
4/T1 - Drawing Index
8/T1 - Zoning/Codes
12/T1 - Typ. Wall Sec.
16/T1 - Site Plan

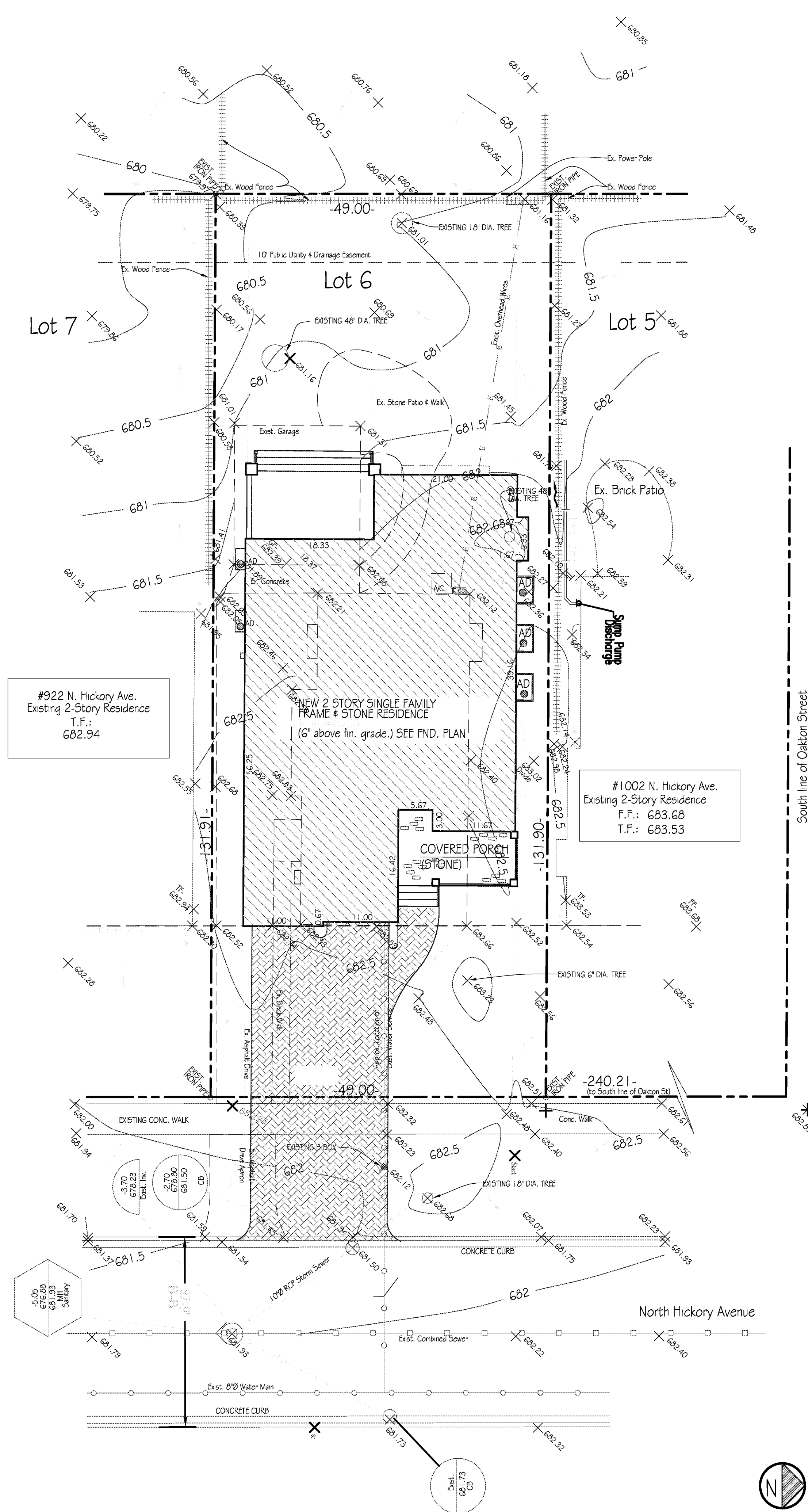
T1



Livesay Residence

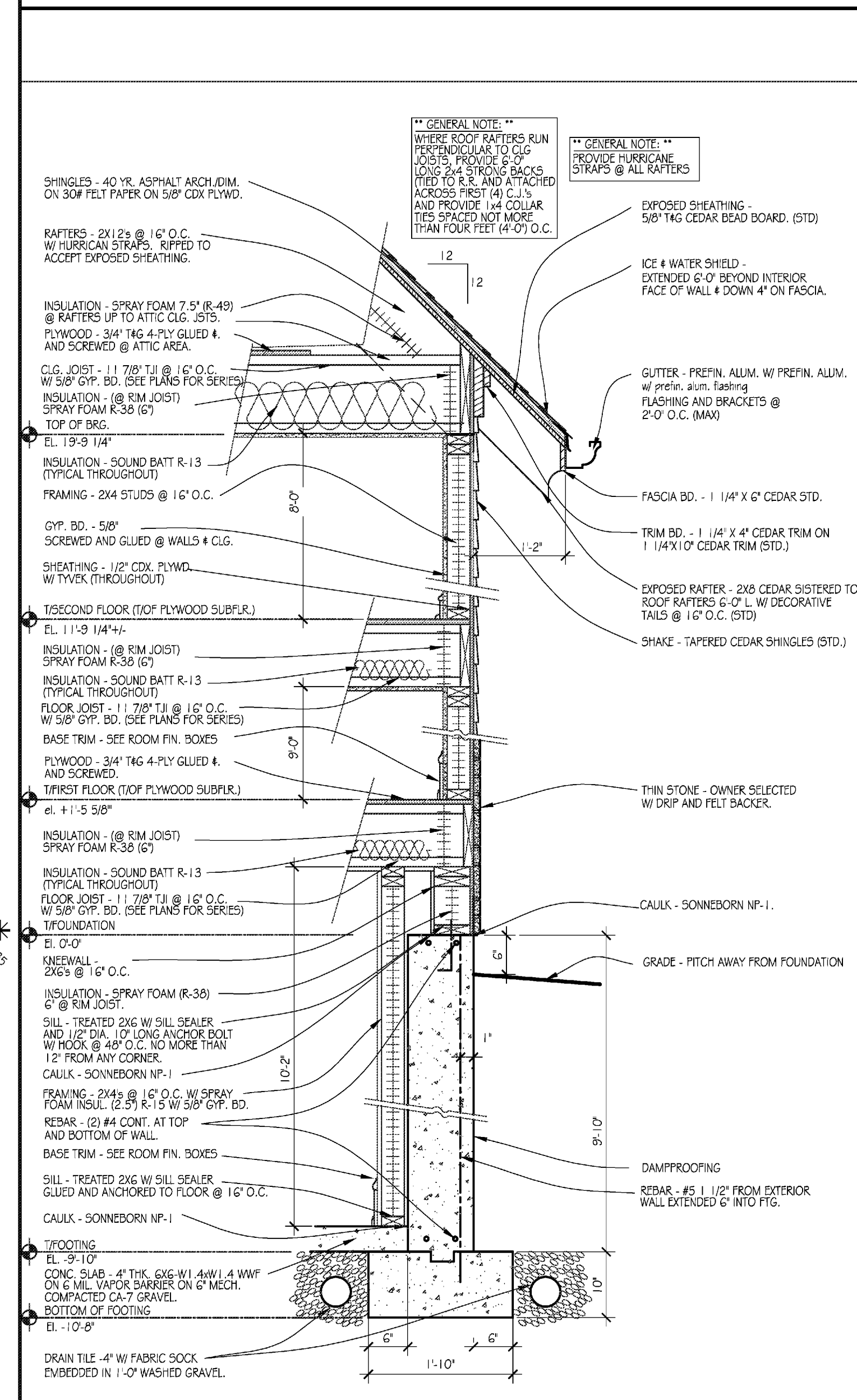
926 N. Hickory Ave.

Arlington Heights, IL



16 Site Plan

scale: 1" = 10'-0"



12 Typical Wall Section

scale: 1/16" = 1'-0"

** ALTERNATES/ADDITIONAL WORK **

* ALL ALTERNATES/ADDITIONAL WORK SHALL BE INCLUSIVE OF ALL WORK REQUIRED FOR A PROPER AND COMPLETE INSTALLATION FOR THE REQUIRED WORK AND ANY WORK ASSOCIATED WITH THE PROPOSED ALTERNATE WORK, AND ANY WORK AFFECTED BY THE ALTERNATE OR ADDITIONAL WORK.

* WORK STATED IN ALTERNATE IS GENERAL, AND NOT INCLUSIVE OF ALL WORK REQUIRED. SHOULD THE CONTRACTOR REQUIRE ADDITIONAL DETAIL OR INFORMATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER PRIOR TO BID. OTHERWISE, ALL WORK REQUIRED SHALL BE INCLUDED WHETHER, STATED - IMPLIED - OR REQUIRED PER CODE.

ALTERNATE BID #1 - RADIANT HEAT
PROVIDE AN ADDITIONAL ALTERNATE BID AMOUNT TO INCORPORATE A WATER RADIANT BOILER HEATING SYSTEM. WORK SHALL INCLUDE, BUT NOT LIMITED TO:
-BASEMENT - RADIANT PIPING IN CONCRETE SLAB W/ 2" RIGID INSULATION BENEATH. NOT INCLUDING STORAGE AND WINE ROOM. (1 ZONE TOTAL)
-FIRST FLOOR - PROVIDE TUBING, 1 1/2" GYP. CRETE, SLEEPERS AND ADDITIONAL WALL PLATE TO ACCOMMODATE GYP. CRETE. (2 ZONES TOTAL)
-SECOND FLOOR - PROVIDE TUBING, 1 1/2" GYP. CRETE, SLEEPERS AND ADDITIONAL WALL PLATE TO ACCOMMODATE GYP. CRETE. (3 ZONES TOTAL)
ALL WORK SHALL BE PROVIDED IN ALTERNATE BID AMOUNT TO PROVIDE A COMPLETE AND OPERATING SYSTEM, WHETHER SPECIFICALLY STATED ABOVE, IMPLIED OR NOT STATED, IF IT IS A REQUIREMENT AND ACCESSORY FOR A COMPLETE INSTALLATION, AND AS REQUIRED BY ANY AND ALL TRADES.

6

Alternate Bids / Additional Work

scale: (none)

Zoning Review: (R-3 Single-Family Residential District)

Total square foot-Lot: 6582.0 sf

SETBACKS: REQUIRED PROPOSED

House

Front yard: 25'-6" 25'-6"
(Average / Block) (Average / Block)

Side yard: (North) 5'-0" 5'-0"

Side yard: (South) 5'-0" 5'-0"

Rear yard: 30'-0" 40'-1"

Allowed Proposed

ISC (Entire Lot) (50%) 3620.10 sf 2939.00 sf

ISC (Front Yard) (50%) 637.50 sf 554.00 sf

Max Lot Coverage: (35%) 2303.70 sf 2146.00 sf

Max. Ht. (median) 25'-0" 22'-10"

Max. Floor to area ratio: 2961.90 sf 2954.00 sf

BUILDING CODE INFORMATION:

INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS - 2000

ILLINOIS PLUMBING CODE W/ AMENDMENTS - 2004

INT'L - MECHANICAL W/ AMENDMENTS - 2003

NEC NATIONAL ELECTRIC CODE W/ AMENDMENTS - 2005

VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE - CURRENT

8

Zoning / Codes

scale: (none)

8 Zoning / Codes

scale: (none)

- T1- Alternates / Additional Work
Zoning / Codes
Typical Wall Section
Site Plan
- A1- Specifications
- A2- Foundation Plan
Roof Plan
- A2a- Finished Basement Plan
Attic Plan
Trim Legend
Door Schedule
Fireplace Detail
- A3- First Floor Plan
Door Schedule
Trim Legend
First Floor Elec., Mech., & Room Finish Plan
- A4- Second Floor Plan
Door Schedule
Trim Legend
Second Floor Elec., Mech., & Room Finish Plan
Stair Detail
- A5- Window Schedule
Light & Vent Schedule
East Elevation
South Elevation
- A6- Window Schedule
West Elevation
North Elevation
Plumbing Riser Diagram
- A7- North / South Building Section
Typical Wall Section - One Story
Typical Wall Section - Garage
East / West Building Section

4 Typ. Sheet Numbering Layout



914 N. Hickory



918 N. Hickory



922 N. Hickory



926 N. Hickory
Subject Property



1002 N. Hickory



1006 N. Hickory



1010 N. Hickory

NORTH HICKORY AVENUE



925 N. Hickory



921 N. Hickory



917 N. Hickory



922 N. Hickory

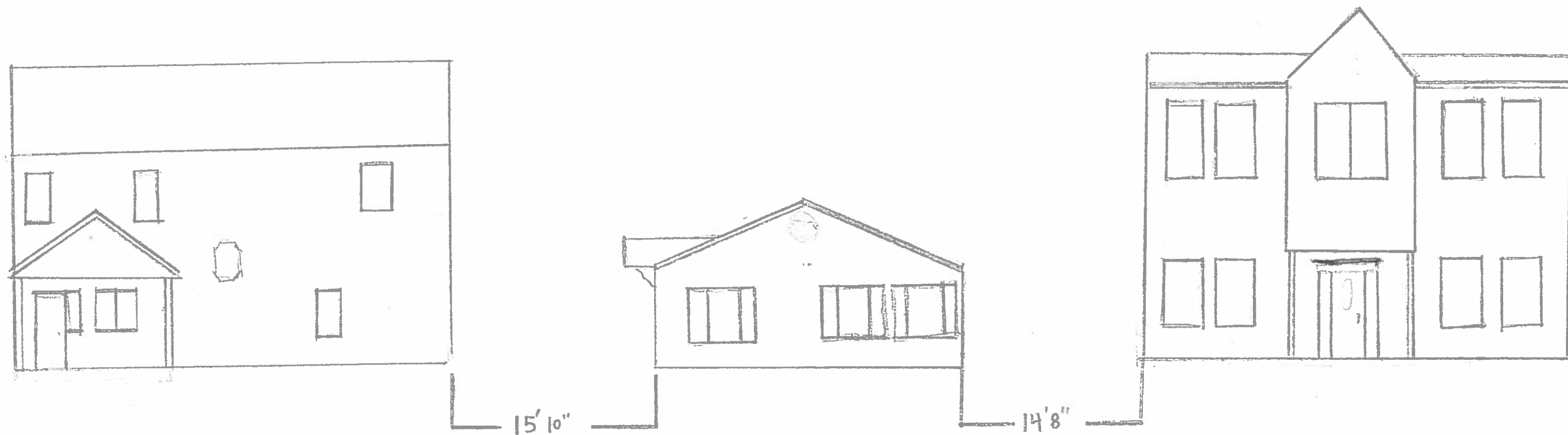
926 N. Hickory

1002 N. Hickory

Existing Context

SCALE 1/8" = 1'

EXISTING CONDITIONS



926 N. Hickory

FILE

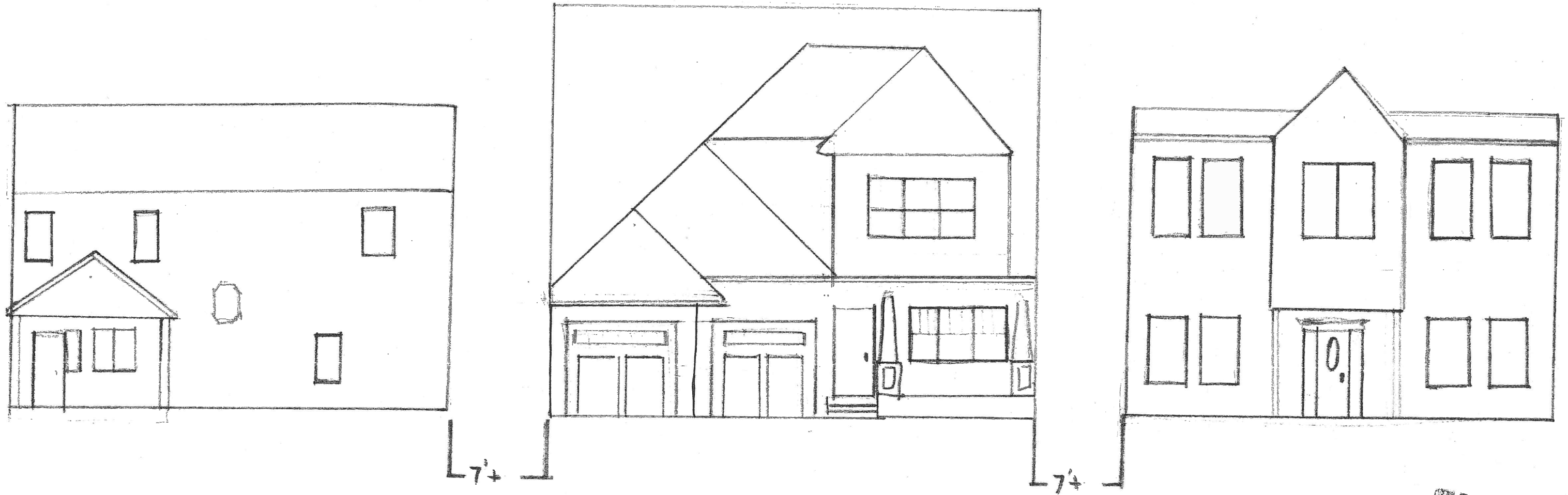
RECEIVED

SEP 16 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SCALE 1/8" = 1'

Proposed Construction



926 N. Hickory

1/8" = 1'-0"

FILE

RECEIVED

SEP 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Window Schedule					
Tag	Type	Unit	Vent	Approx. Win. Ht. 1/2 sill above sub-floor	Comments
W1	Dbl. Hung Composite	(3) 3359	Vent	2'-1" +/-	
W2	Awning Composite	(2) 2925	Vent	4'-1" +/-	
W3	Awning	3725	Vent	6'-4" +/- @ First Fl. 4'-1" +/- @ 2nd Fl. (Vanes at 2nd Fl.)	• Provide 4" spacing btw windows and door @ 2nd Fl.
W4	Dbl. Hung Composite	(2) 3771	Vent	1'-1" +/-	• Mill together w/ 4" spacing btw windows
W5	Transom Dbl. Hung Composite	(3) 4117 (3) 4165	Fixed	1'-7" +/-	• Mill together w/ 4" spacing btw windows
W6	Dbl. Hung Composite	(3) 3359	Vent	2'-1" +/-	• Mill together w/ 4" spacing btw windows
W7	Dbl. Hung Composite	(3) 2141	Vent	3'-5" +/-	
W8	Dbl. Hung	2941	Vent**	(Vanes at Attic)	Arch Head Window ** Ventry w/ center
W9	Dbl. Hung Composite	(2) 3347	Vent	3'-1" +/-	• Mill together w/ 4" spacing btw windows
W10	Dbl. Hung Composite	(2) 3759	Vent	2'-1" +/-	• Mill together w/ 4" spacing btw windows
W11	Dbl. Hung	2547	Vent	3'-1" +/-	
W12	Dbl. Hung Egress	3757	Vent	3'-4" +/-	1/2 sill 3'-4" Max. above bsmt. slab. Provide gratic cover & ladder
W13	Transom	2517	Fixed	6'-8" +/-	
* Contractor shall verify final window sizes with Elevations, Rough Opening Heights, Pella Rep., Owner & Architect, prior to ordering windows.					
* All window hardware in oil - rubbed bronze / black iron					
* Provide invisible screens					
* Provide white interior lining					
* Windows to be pre-primed					
* All work shall be included to provide new windows					
Work shall include, but not limited to: casing, taping, painting, insulation, caulk, drywall, and trim.					

- All window sizes are per Pella.
- All window sizes are per Pella Architect Series w/ S.D.I.'s.
- All windows to be alum. clad wood windows w/ cased jambs, sill, head, & trim.
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue.
- The units must be operable from the inside to a full clear opening without the use of a key or tool.
- Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44" above the floor. (or 36" if code dictates.)
- All egress or rescue windows from sleeping rooms must have a net clear opening of 5.7 s.f.
- The minimum net clear opening height shall be 24".
- The minimum net clear opening width shall be 20".
- Glazing: provide safety glazing at all required locations including tubs where the glazing is less than 48" inches above the drain inlet.
- Window wells with a vertical depth greater than 44 inches below the adjacent ground level shall be equipped with a permanently affixed ladder or steps visible with the window in the fully operable position. Rungs at least 12" wide, at least 3" from wall; spaced no more than 18" on center vertically for full height of window well.
- Provide a permanent affixed ladder in area well ladder may encroach a maximum 6" into require min. well width
- Provide a minimum net clear area of nine (9) sq. ft. with a min. horizontal projection and a width of 36" for area wells.
- Verify stained glass inserts with Owner, prior to ordering.

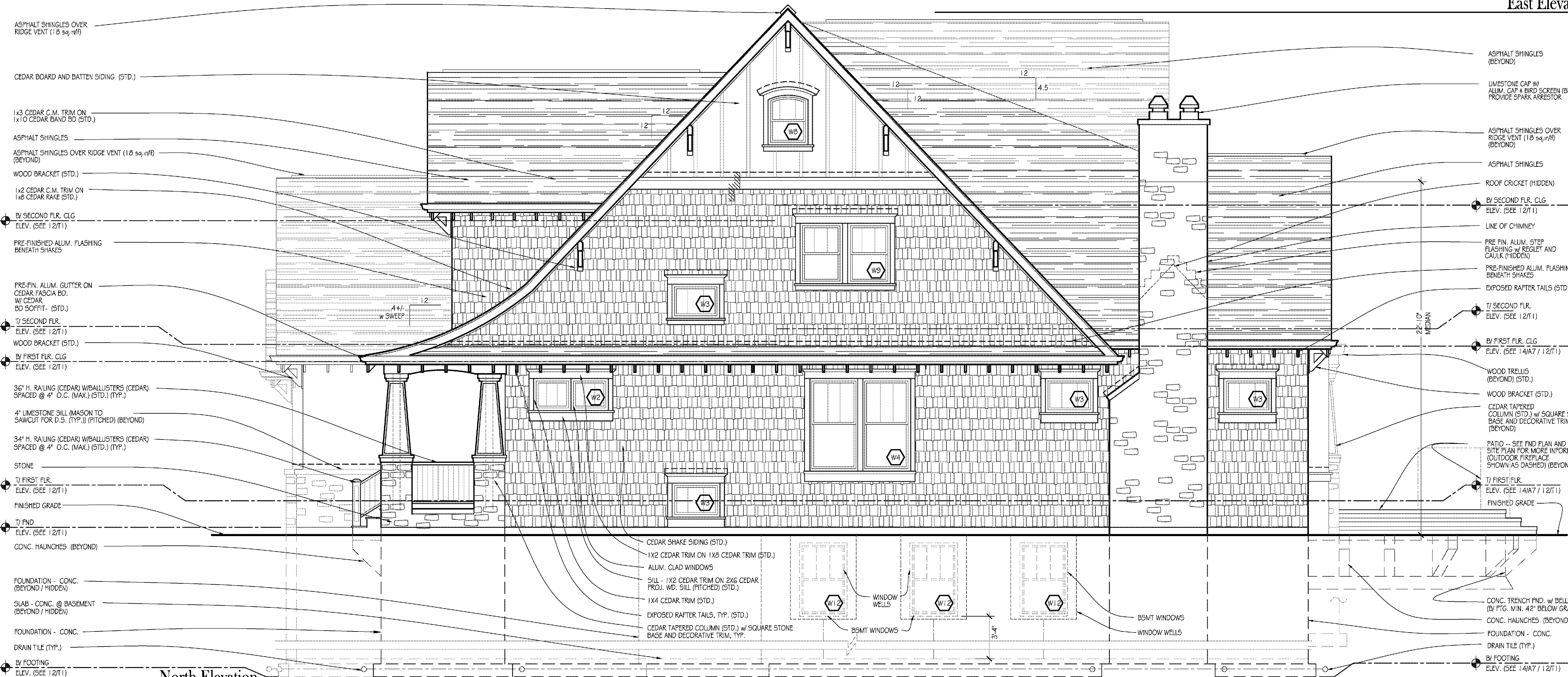
13 Window Schedule

scale: no scale

	Room	Light (8%)		Vent (4%)		Mech		Room	Light (8%)		Vent (4%)		Mech
	Size	Req'd	Act.	Req'd	Act.	Cfm		Size	Req'd	Act.	Req'd	Act.	Cfm
	1482	29.64	55.20	29.64	29.75	NR							
							Master Bedroom	275	22.00	46.40	11.00	30.40	NR
Kitchen/Breakfast	342	27.36	39.80	13.68	19.90	NR	Master Bath	142	NR	-	NR	-	100
Great Room	365	29.20	109.60	14.60	77.60	NR	Master Toilet	18	NR	-	NR	-	50
Powder Room	39	NR	-	NR	-	50	Bedroom 1	143	11.44	26.40	5.72	13.20	NR
Computer Room	88	7.04	42.80	3.52	25.40	NR	Hall Bath	36	NR	-	NR	-	75
Dining Room	213	17.04	18.20	8.52	9.10	NR	Hall Dressing	38	NR	-	NR	-	75
							Bedroom 2	133	10.64	34.80	5.32	17.40	NR

14 Light & Vent Schedule

scale: no scale



16 North & East Elevations

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

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LIRA & ASSOCIATES

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Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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MISCELLANEOUS NOTE:

- All demolition required shall include wall framing and all associated material, including but not limited to: Electrical, Mechanical, Plumbing
- All work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.
- All demolition work required is to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected by it.
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- All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

Livesay Residence

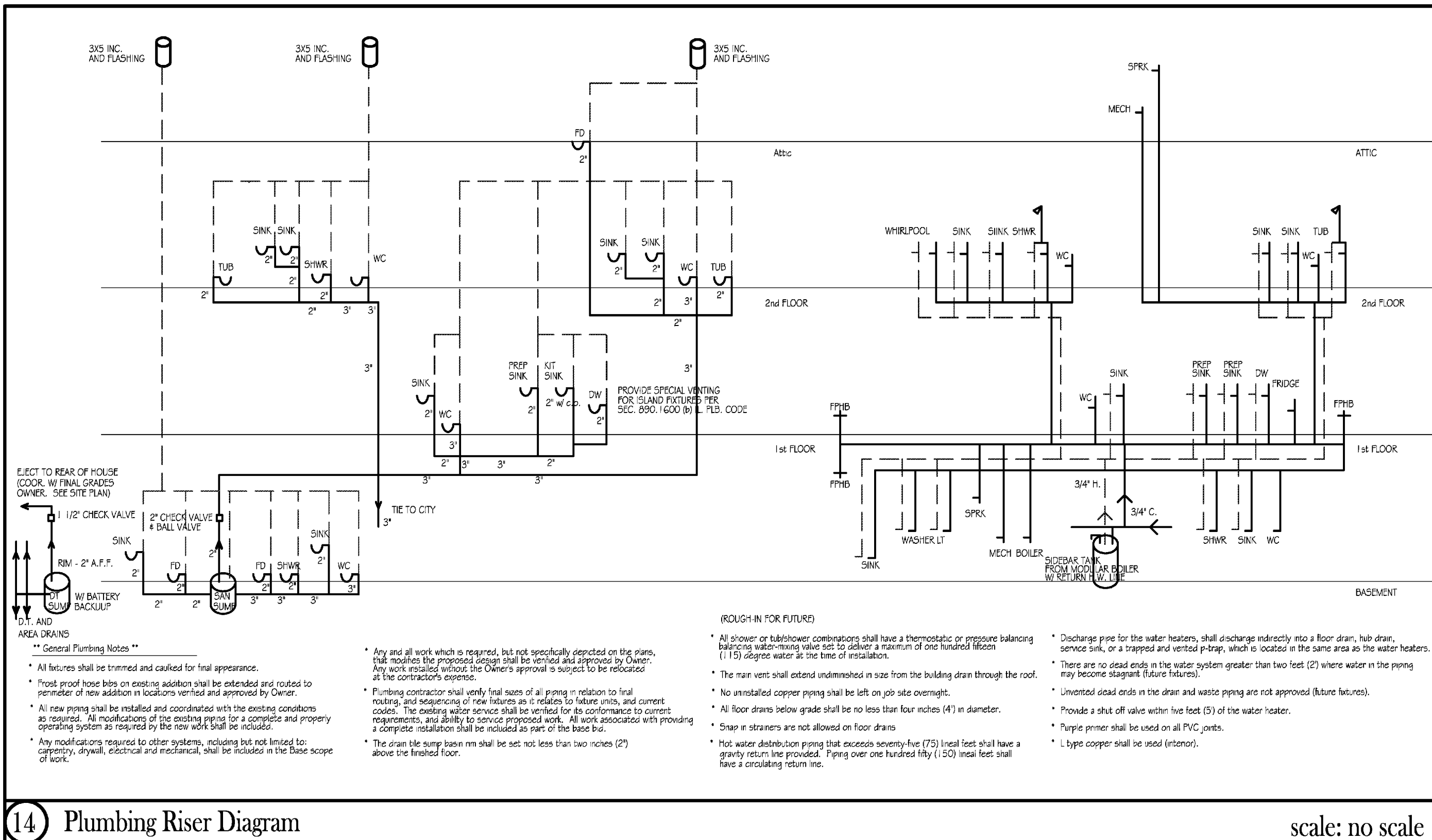
L&A # 2015

926 N. Hickory Ave.
Arlington Hts., IL 60004
847.338.3549

New Residence

DATE: Documents
SHEET INDEX:
10/A5 - Light & Vent
14/A5 - Window Schedule
16/A5 - North & East Elevations

A5



14 Plumbing Riser Diagram

scale: no scale

MATERIAL COLOR LEGEND:

MATERIAL	COLOR
ASPHALT SHINGLES	DRIFT WOOD
PRE-FIN. ALUM. GUTTER	HERITAGE CREAM
WOOD BRACKETS	HERITAGE CREAM
CEDAR FASCIA BD.	HERITAGE CREAM
CEDAR VENTED SOFFIT	HERITAGE CREAM
CEDAR TRIM, RAKE AND RAKE TRIM	HERITAGE CREAM
CEDAR FRIZZE	HERITAGE CREAM
CLAD WINDOWS	HERITAGE CREAM

MATERIAL	COLOR
STONE	WOOD RAISED PANEL MOLDING
WOOD RAISED PANEL MOLDING	COLUMNS
BAKED BOARD AND BATTEN SIDING	CEDAR BOARD AND BATTEN SIDING
CEDAR SHAKE SIDING	TRELLIS
CEDAR GUARD RAIL AND BALUSTERS	

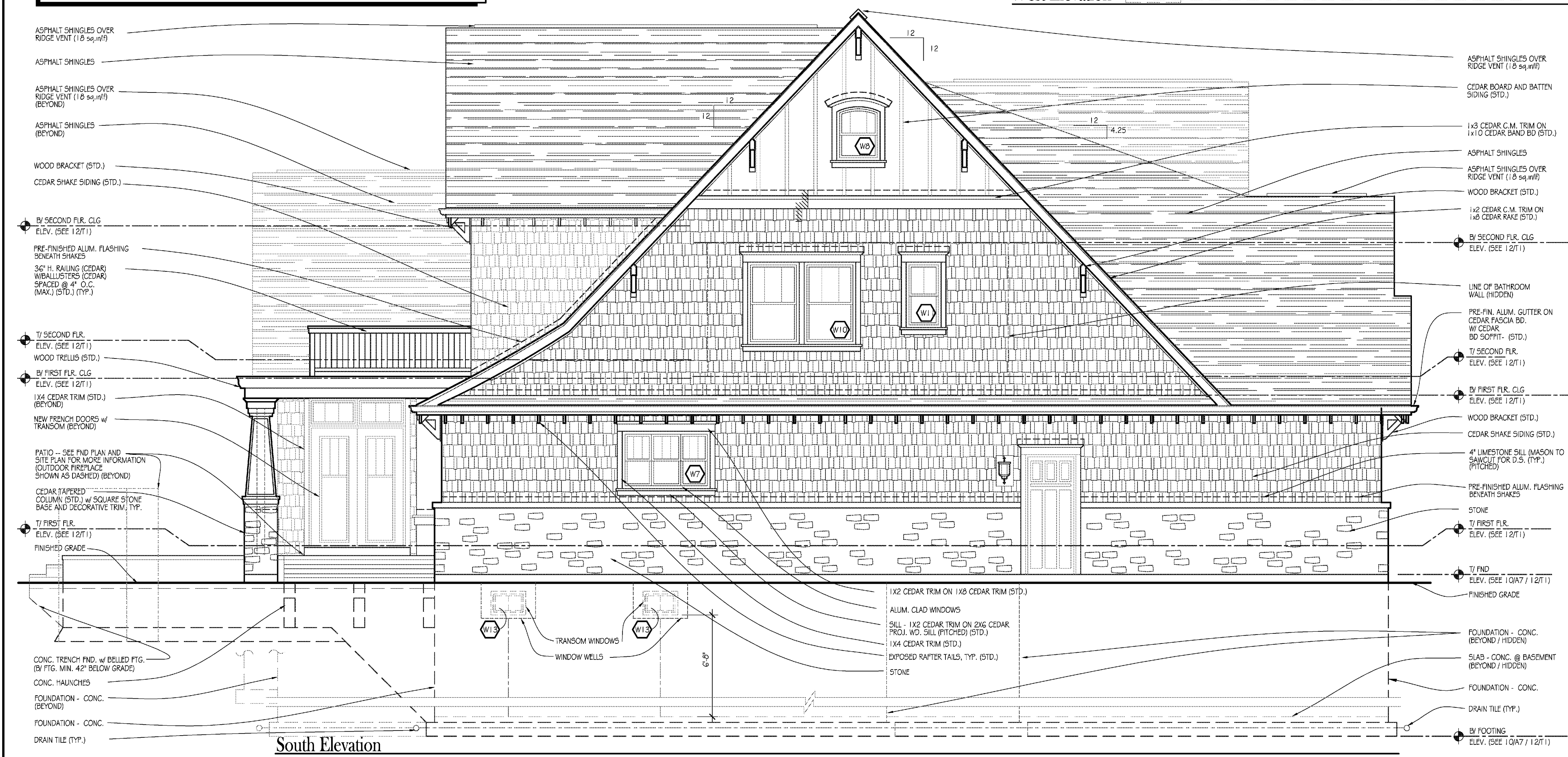
COLOR
FON DU LAC
HERITAGE CREAM
HERITAGE CREAM
HERITAGE CREAM
BROWN
GREEN
HERITAGE CREAM
HERITAGE CREAM

General Elevation Notes:

- All notes typical for construction throughout each elevation.
- Material designations for new asphalt shingles, new gutters, new trim bds., and new alum. casing to be installed on existing house throughout are not shown for clarity of new addition structure. (Verify work to be done on existing w/ client)
- Work on existing portion of house shall be consistent with work depicted on new addition.
- Downspouts shall be located and provided as required. Coordinate with final grades, and owner prior to installation, extend a max. of 10'-0" from house.
- Depiction of shakes/siding is for representational purposes only. Actual coursing/spacing may differ from shakes/siding shown.

GENERAL NOTE:

All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.



16 South & West Elevations

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



West Elevation

Window Schedule						
Tag	Type	Unit	Vent	Approx. Win. Ht. w/ sill above sub-floor	Comments	
W1	Dbl. Hung Composite	(3) 3359	Vent	2'-1" +/-		
W2	Awing Composite	(2) 2925	Vent	4'-1 1/2" +/-		
W3	Awing	3725	Vent	6'-4 1/2" +/- @ First Fl. 2'-1 1/2" +/- @ 2nd Fl. (Varies at 2nd Fl.)	* Provide 4" spacing btw windows and door @ 2nd Fl.	
W4	Dbl. Hung Composite	(2) 3771	Vent	1'-1 1/2" +/-	* Mull together w/ 4" spacing btw windows	
W5	Dbl. Hung Composite	(3) 4117	Fixed	1'-7" +/-	* Mull together w/ 4" spacing btw windows	
W6	Dbl. Hung Composite	(3) 4165	Vent	2'-1" +/-	* Mull together w/ 4" spacing btw windows	
W7	Dbl. Hung Composite	(3) 2141	Vent	3'-5" +/-		
W8	Dbl. Hung Composite	2941	Vent**	(Varies at Attic)	Arch Head Window ** Ventry w/ owner	
W9	Dbl. Hung Composite	(2) 3347	Vent	3'-1" +/-	* Mull together w/ 4" spacing btw windows	
W10	Dbl. Hung Composite	(2) 3759	Vent	2'-1" +/-	* Mull together w/ 4" spacing btw windows	
W11	Dbl. Hung	2547	Vent	3'-1" +/-		
W12	Dbl. Hung Egress	3757	Vent	3'-4" +/-	* Mull together w/ 4" spacing btw windows	
W13	Transom	2517	Fixed	6'-5" +/-		

* Contractor shall verify final window sizes with Elevations, Rough Opening Height, Pella Rep., Owner & Architect prior to ordering windows.

- All window hardware in oil-rubbed bronze / black iron
- Provide invisible screens
- Provide white interior lining
- Windows to be pre-primed
- All work shall be included to provide new windows
- Work shall include, but not limited to: casing, taping, painting, insulation, caulk, drywall, and trim.
- All window sizes are per Pella.
- All window sizes are per Pella Architect Series w/ S.D.L's.
- All windows to be alum. clad wood windows w/ cased jambs, sill, head, & trim.
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue per Pella.
- The units must be operable from the inside to a full clear opening without the use of a key or tool.
- Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44" above the floor. (or 36" if code dictates.)
- All egress or rescue windows from sleeping rooms must have a net clear opening of 5.7 s.f.
- The minimum net clear opening height shall be 24".
- The minimum net clear opening width shall be 20".
- Glazing: provide safety glazing at all required locations including tubs where the glazing is less than 48" inches above the drain inlet.
- Window wells with a vertical depth greater than 44 inches below the adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Rungs at least 1 1/2" wide, at least 3" from wall; spaced no more than 18" on center vertically for full height of window well.
- Provide a permanent affixed ladder in area well ladder may encroach a maximum 6" into room's min. well width.
- Provide a minimum net clear area of nine (9) sq. ft. with a min. horizontal projection and a width of 36" for area wells.
- Verify stained glass inserts with Owner, prior to ordering.

Window Schedule

scale: no scale

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LIRA & ASSOCIATES

2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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MISCELLANEOUS NOTE:

- All demolition required shall include wall framing and all associated material, including but not limited to: Electrical, Mechanical, Plumbing
- All work to be demolished shall be the responsibility of each individual contractor to make the necessary adjustments, temporary/permanent as required to complete work required.
- All demolition work required is to be verified with existing conditions prior to any work performed. Should any trade require additional information regarding demolition work, the contractor is to contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

Livesay Residence

L&A # 2015

926 N. Hickory Ave.
Arlington Hts., IL 60004
847.338.3549

New Residence

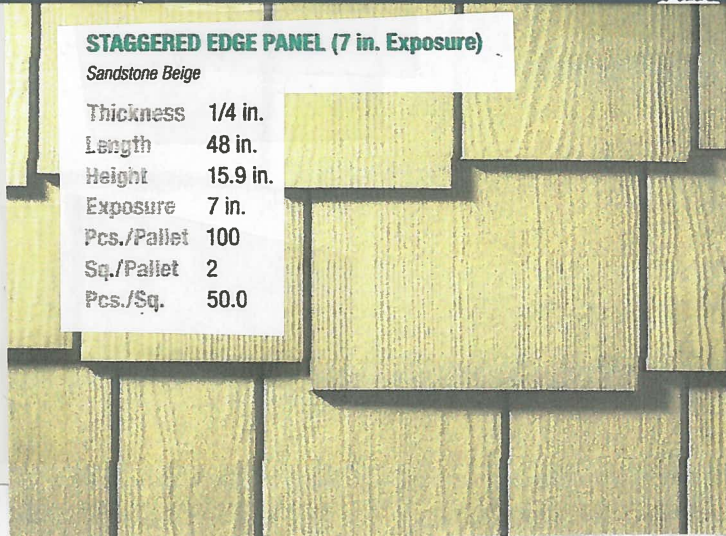
DATE:	SHEET INDEX:
Documents	4/A6 - Window Schedule 14/A6 - Plumbing Riser Diagram 16/A6 - West & South Elevations

A6

ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK			
ROOF	ASPHALT SHINGLES	GAF	PEWTER GRAY
SIDING	STAGGERED EDGE S	JAMES HARDY	WEB GRAY
GUTTERS/TRIM/FASCIA	ALUMINUM	ALSIDE	NATURAL LINEN
WINDOWS	WOOD/ALUMINUM	MARVIN	TO MATCH TRIM
GARAGE DOOR	METAL	CLOPAY	WEB GRAY
STONE	THIN STONE	EDEN STONE	WEATHERED EDGE

**STAGGERED EDGE PANEL (7 in. Exposure)***Sandstone Beige*

Thickness 1/4 in.
 Length 48 in.
 Height 15.9 in.
 Exposure 7 in.
 Pcs./Pallet 100
 Sq./Pallet 2
 Pcs./Sq. 50.0



NATURAL LINEN

WEB GRAY SW7075

UO 10



Item: DC#16-111 - Lexington Heritage Townhomes - 3216-3240 N. Old Arlington Heights Rd. - Multi-Family

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural designs for the multi-family townhomes at the proposed Lexington Heritage Subdivision.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural designs for the Lexington Heritage Townhome Subdivision located at 3216-3240 N. Old Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received 9/16/16, landscape plans received 9/27/16, 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. Consider adjusting the siding colors to provide a bit more contrast.
2. Consider changing the shutter and front door colors between the two palettes to provide more interest.
3. Vary the garage door style and/or color between the two different exterior color options
4. Establish the application of the two different exterior color options, either alternating or clustering.
5. The optional bay windows on the side of the three-story buildings should be provided as standard to enhance the side elevations, and the bays should include one of the specialty siding treatments, either shake or board & batten style.
6. The development identification signage shall be revised to comply with Chapter 30, Sign Code.
7. Consider adding some specialty paving at key areas, such as at the entry driveways.

8. The proposed internal roadway lighting should be decorative to complement the architecture of the buildings.

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents
Site Photos

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT MULTI-FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Lexington Heritage Subdivision – Townhomes
Project Address: 3216-3240 N. Old Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: September 27, 2016

PETITION INFORMATION:

DC Number: 16-111
Petitioner Name: Tom Meyer
Petitioner Address: Lexington Homes LLC
1731 N. Marcey St., Suite 200
Chicago, IL 60614
Meeting Date: October 4, 2016

Requested Action(s):

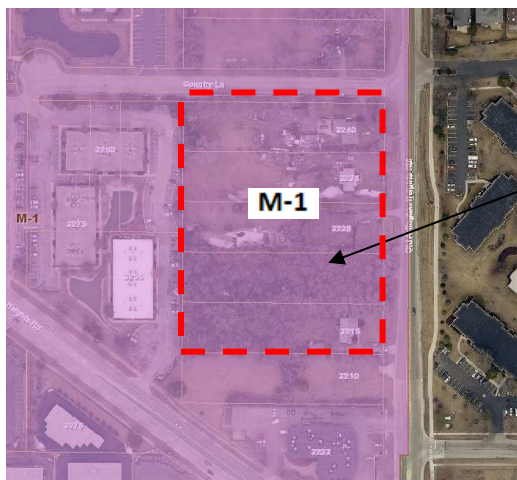
1. Approval of the proposed architectural designs for the multi-family townhomes at the proposed Lexington Heritage Subdivision.

ANALYSIS:

Summary

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

Lexington Heritage is a proposed townhome subdivision consisting of nine buildings with a total of 48 attached townhome units. Three of the nine buildings will be three stories with rear loading garages, and the remaining six buildings will be two stories with front loading garages. The subject site consists of five land parcels that have a combined area of approximately 4.59 acres (200,000 sf). At this time, four of the five lots are developed with single family homes (to be demolished), and the fifth lot is vacant. This project requires Plan Commission review and Village Board approval for: rezoning from M-1 (Research, Development, and Light Manufacturing District) to R-6 (Multi-Family Dwelling District), amendment to the Village's Comprehensive Plan, Plat of Resubdivision, Planned Unit Development, repeal of the existing Old Arlington Heights Road Overlay Zone, and various corresponding zoning variations. Plan Commission review is currently scheduled for October 26, 2016.



Zoning Map



Aerial of Subject Property

Architectural Designs:

The proposed townhomes are traditional in appearance with a variety of exterior materials including brick, vinyl siding, and asphalt shingles. The proposed designs incorporate a variety of siding profiles including horizontal siding, shake siding, and board & batten siding which adds interest to the appearance. Two exterior material palettes are proposed. The color palettes are very similar, but they have slightly different brick, siding, and roofing colors.

Overall, the proposed designs have a nice appearance, and are well done. The side elevations of the two-story buildings are nicely developed, and there is an adequate level of detailing on the rear elevations. The design style and detailing is consistent between the two-story and three-story buildings, which will provide a nice cohesive feeling for the development.

However, the following suggestions should be considered to enhance the overall appearance:

1. The two color schemes may be too similar.
 - Consider adjusting the siding colors to provide a bit more contrast.
 - Consider changing the shutter and front door colors between the two palettes to provide more interest.
 - The garage doors are prominent on the front of the two-story buildings, so the style and/or color of the garage doors should be varied between the two different palettes.
2. The application of the two color palettes needs to be established. Should it be alternated with the same palette on every other building, or should the palettes be applied in clusters, such as groups of three?
3. The optional bay windows on the side of the three-story buildings should be provided as standard to enhance the side elevations. Furthermore, the bays should include one of the specialty siding treatments, either shake or board & batten style.

Landscaping:

The existing site contains numerous trees that are proposed to be cleared to accommodate the proposed development. Through the Plan Commission review, the quality of the existing trees will be evaluated, and opportunities to preserve quality trees will be explored. Abundant new landscaping is proposed throughout the site. The petitioner has already responded to a first round of Staff landscape comments, and overall the landscaping plan is nicely designed.

The following suggestions should be considered to enhance the landscape design:

1. Consider adding some specialty paving at key areas, such as at the entry driveways.
2. The proposed internal roadway lighting should be decorative to complement the architecture of the buildings.

Signage:

Chapter 30, Sign Code allows development identification signs which display the name of the project. Permanent ornamental signs or entry gates are permitted only at one point of ingress to the development from each adjacent street, with one sign on each side of the point of ingress being allowed. Signs are limited to 25 square feet in area and 6 feet in height.

The proposed “Lexington Heritage” monument style sign is simple, but it is nicely designed and it will fit well with the character of the development. The size complies with code, but the proposed location at the northeast corner of the site is not allowed. The sign should be moved to the entry drive from Old Arlington Heights Road, and a second sign is recommended to be located at the entry drive from Country Lane.

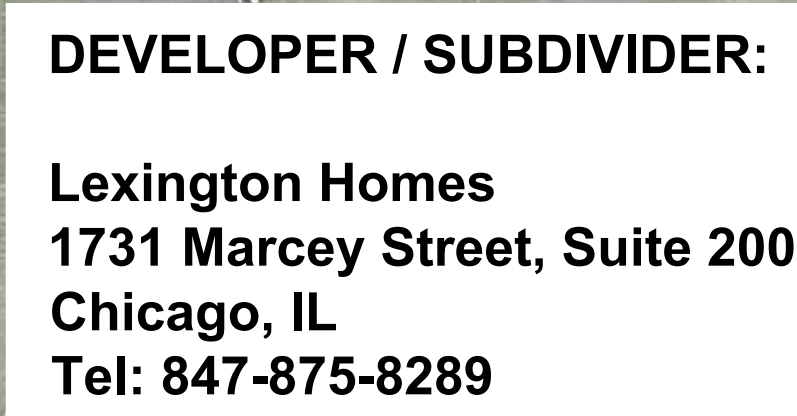
RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural designs for the *Lexington Heritage Townhome Subdivision* located at 3216-3240 N. Old Arlington Heights Road. This recommendation is subject to compliance with the architectural plans received 9/16/16, landscape plans received 9/27/16, 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. Consider adjusting the siding colors to provide a bit more contrast.
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Steve Hautzinger AIA, Design Planner
Planning and Community Development

c: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-111



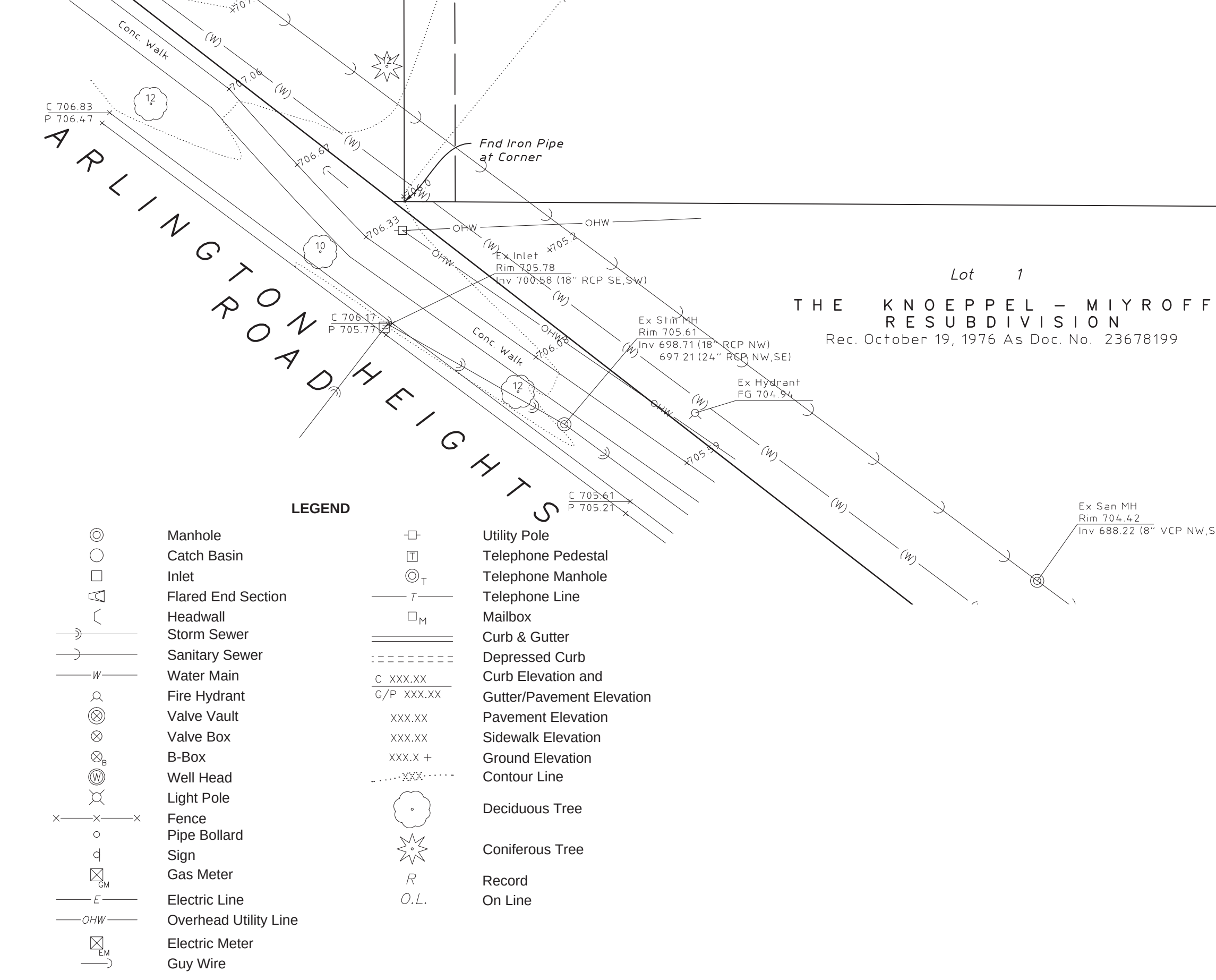
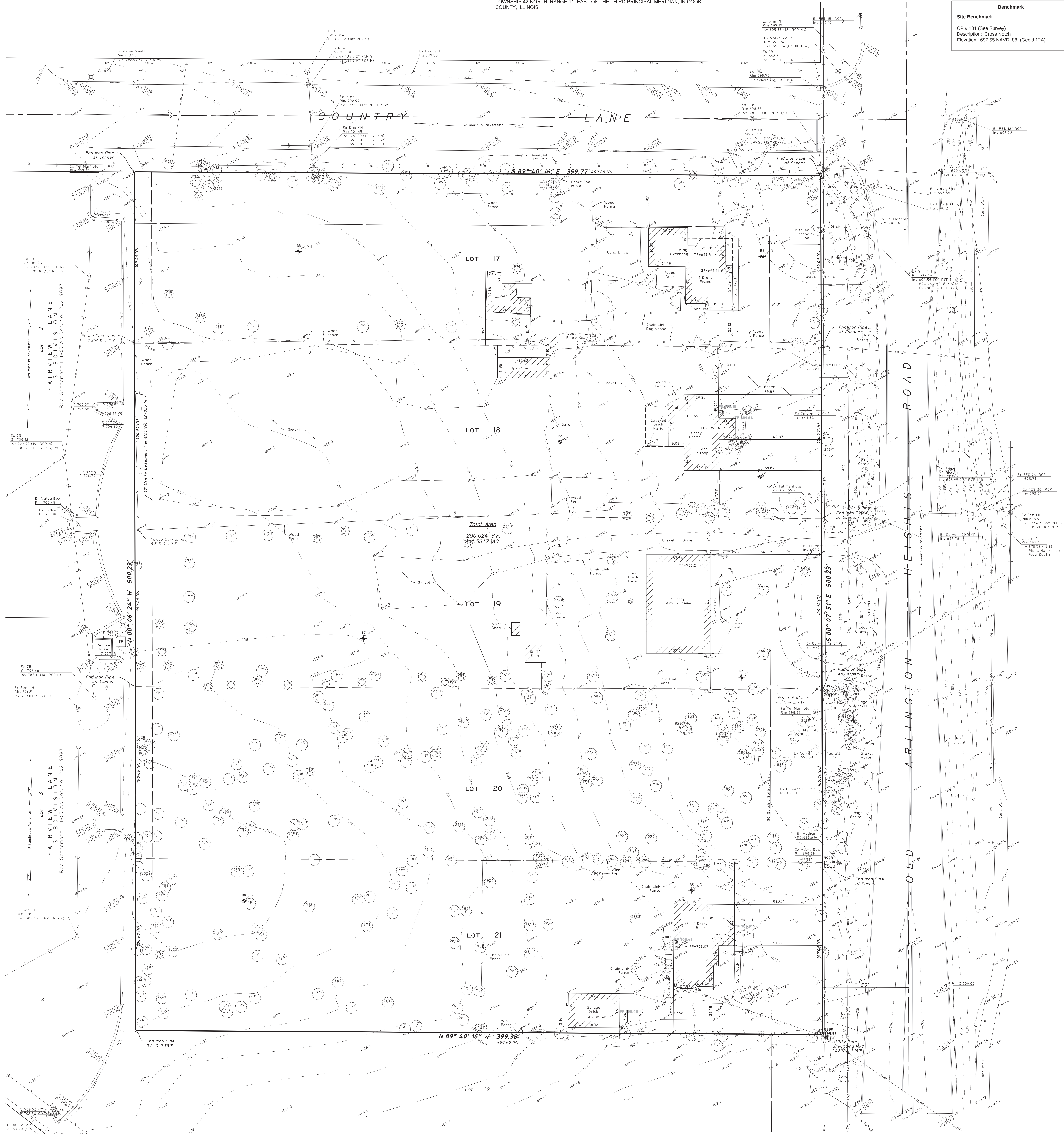
LOTS 17, 18, 19, 20, AND 21 IN FREEDOM SMALL FARMS, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION

Benchmark
Site Benchmark
CP # 101 (See Survey)
Description: Cross Natch
Elevation: 697.55 NAVD 88 (Geoid 12A)



Scale: 1" = 20'



Utility Pole	Utility Pole	Utility Pole	Utility Pole	Utility Pole
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Surveyor's Notes:
1. Field work was completed on April 28, 2016.
2. The horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. Utility information shown hereon is based on field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-882-0123).

Ordered By: Lexington Homes
Order No.: 16003 Lot No. 17-21

State of Illinois)
County of Cook) SS:
This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.
Schaumburg, Illinois, May 6, 2016
By: [Signature]
Head Professional Land Surveyor No. 3695

EXPIRES 11-30-16

Project Manager: LAK
Engineer: JWG
Date: 2016-06-05
Project No: 16003
Sheet 1

DEVELOPER / SUBDIVIDER:

Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL
Tel: 847-875-8289
Fax: 773-60-0301

PREPARED BY:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
1304 N. Plum Grove Road
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

VILLAGE OF ARLINGTON HEIGHTS

33 S Arlington Heights Rd
Arlington Heights, IL 60005
Tel: 847-368-5000

PRELIMINARY PLAT OF SUBDIVISION

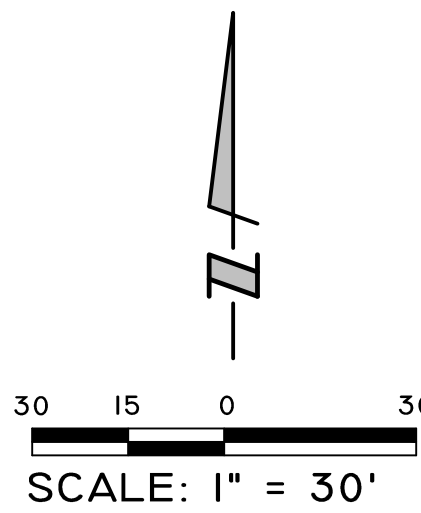
OF

LEXINGTON HERITAGE

LEGAL DESCRIPTION

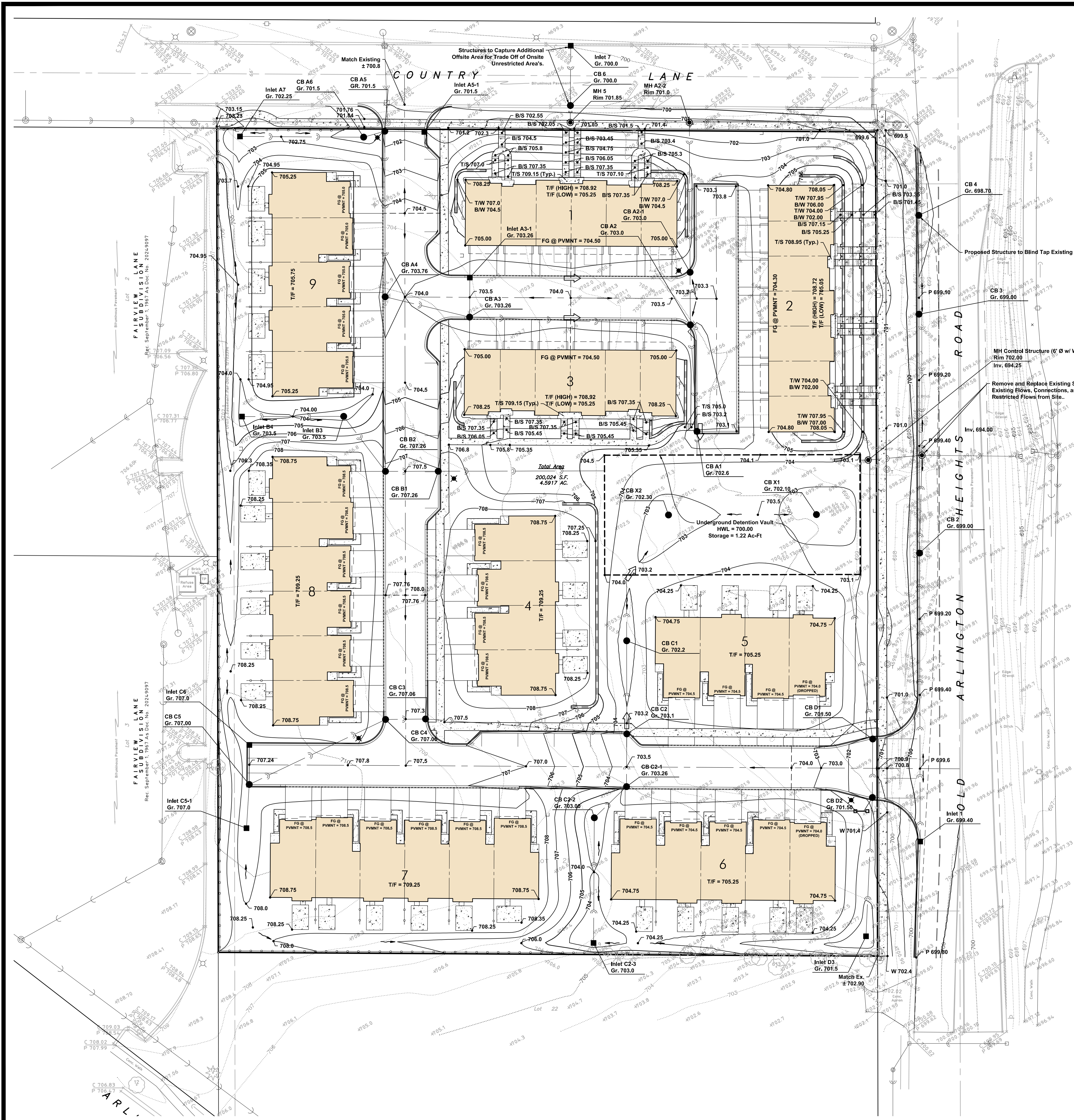
LOTS 17, 18, 19, 20, AND 21 IN FREEDOM SMALL FARMS, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SHEET 1 OF 1



HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com



A. Definitions and Constraints:

Site Area	4.59 Ac
Drainage Tributary Area	4.59 Ac
Release Rate	0.18 CFS/Ac
Allowable Release Rate	0.83 CFS
Site HWL (High Water Level)	700.00
Detention Vault Area	11,272 SF
Detention Vault Height	5.00 Ft
Restrictor Elevation	694.25
Restrictor Size	3.630 Inches
Restrictor Type	Orifice w/ Hood

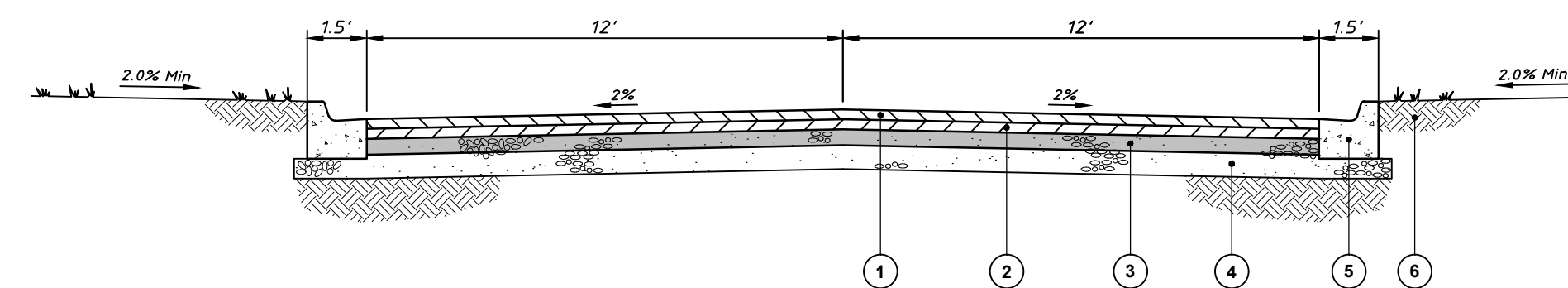
B. Coverage Summary:

	Sq. Ft	Acre	%	C - Factor
EXISTING Impervious Area=		0.00	0%	0.95
EXISTING Pervious Area=	200,024	4.59	100%	0.50
EXISTING Total=	200,024	4.59		0.50

	Sq. Ft	Acre	%	C - Factor
PROPOSED Impervious Area=	109,565	2.52	55%	0.95
PROPOSED Pervious Area=	90,459	2.08	45%	0.50
PROPOSED Total=	200,024	4.59		0.75

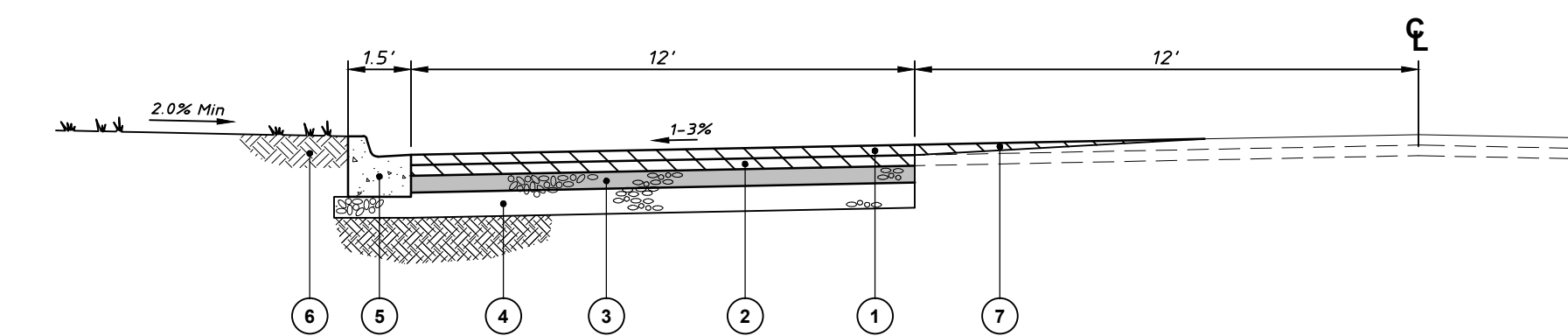
D. Storage:

	Storage (Ac-Ft)
Required	1.215
Using Bulletin 70 Rainfall Table	1.215
Proposed	1.220
Detention Provided	1.220



- 1 Bituminous Concrete Surface Course - Mix D, N50 - 2"
- 2 Bituminous Concrete Binder Course - N50 - 2.25"
- 3 Bituminous Concrete Binder Course - N30 - 5"
- 4 Aggregate Base Course, Type B, Crushed Limestone CA-6 - 4"
- 5 Combination Concrete Curb and Gutter, Type B-6.12
- 6 6" Topsoil and Sod

ONSITE PRIVATE ROAD
CROSS SECTION - B6.12



- 1 Bituminous Concrete Surface Course - Mix D, N50 - 2"
- 2 Bituminous Concrete Binder Course - N50 - 2.25"
- 3 Bituminous Concrete Binder Course - N30 - 5"
- 4 Aggregate Base Course, Type B, Crushed Limestone CA-6 - 4"
- 5 Combination Concrete Curb and Gutter, Type B-6.12
- 6 6" Topsoil and Sod
- 7 Butt Joint

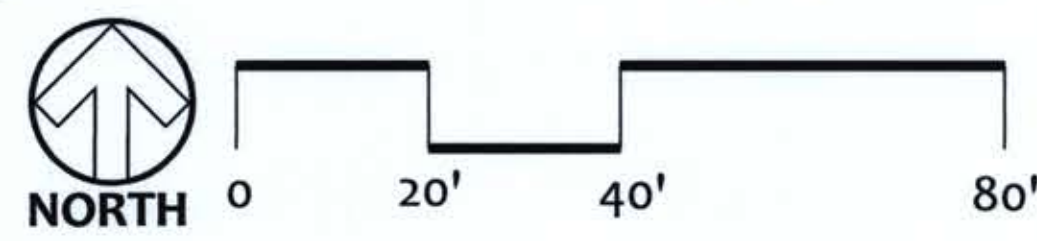
OLD ARLINGTON HEIGHTS RD
CROSS SECTION - B6.12





OLD ARLINGTON HEIGHTS ROAD

FOR PLANT LIST AND QUANTITIES, NOTES AND DETAILS, SEE SHEET 2



REVISIONS	Rev.	DATE	PROJECT	DRAWN	CHECKED	SHEET NO.
	9/23/16	August 18, 2016	LEX1611	KTK	KTK	

LEXINGTON HERITAGE
ARLINGTON HEIGHTS, IL
PRELIMINARY LANDSCAPE PLAN

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE + CONSULTING
519 PEMBERCOCK CT. N. CRYSTAL LAKE, IL 60014
P. 815-219-1511
KROGSTADLANDDESIGNLIMITED.COM

GENERAL NOTES

- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
- FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN EXISTING AND PROPOSED TREES.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION TO BE PRESERVED.
- A TREE FEE OF \$ 4.00 PER LINEAL FOOT OF FRONTAGE IS REQUIRED AT THE TIME OF PERMIT ALONG WITH A LANDSCAPE COMPLIANCE BOND THAT IS 30% OF THE ESTIMATED LANDSCAPE COSTS.
- PLANTS SHALL BE ADJUSTED AS NEEDED TO FULLY SCREEN ASS MECHANICAL UNITS AS NEEDED.
- FINAL LANDSCAPE PLAN, BASED ON FINAL SITE PLAN AND ENGINEERING, SHALL SUBSTANTIALLY CONFORM TO THIS PLAN.

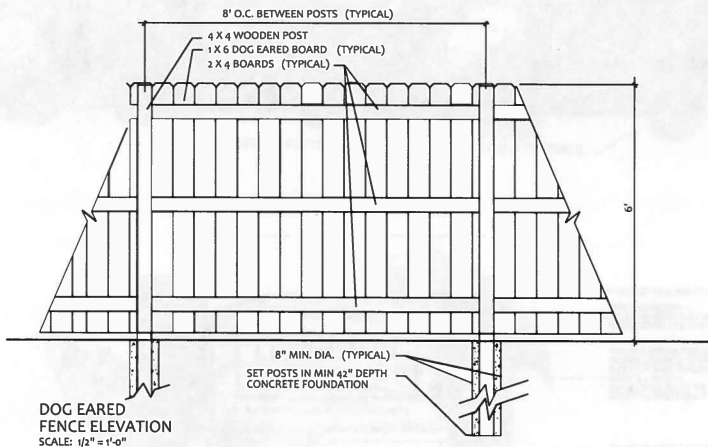
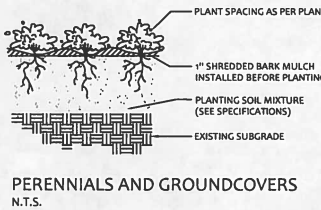
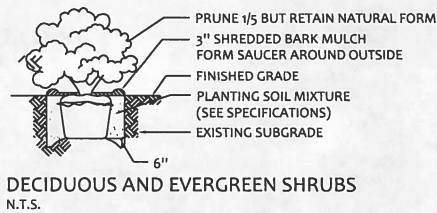
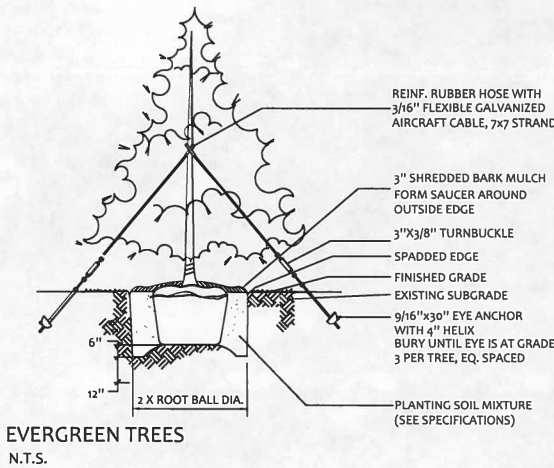
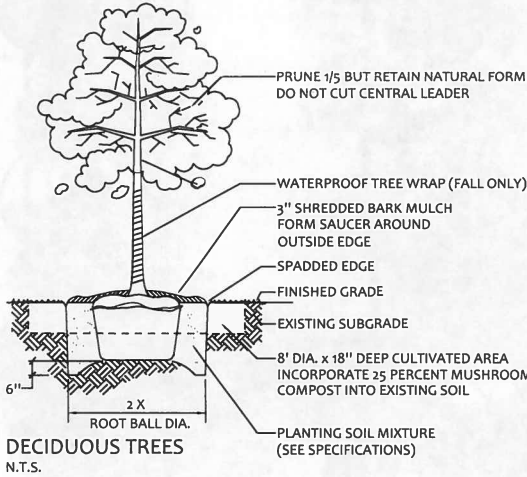
PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHADE TREES					
AF	7	Acer freemanii	Autumn Blaze Maple	4"	
AM	6	Acer miyabe 'Morton'	State Street Maple	4"	
CO	8	Celtis occidentalis	Common Hackberry	4"	
GB	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4"	
GD	13	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	4"	
LT	8	Liriodendron tulipifera	Tulip Tree	4"	
PC	4	Pyrus Calleryana 'Chanticleer'	Chanticleer Pear	4"	
QB	8	Quercus bicolor	Swamp White Oak	4"	Spring Dig
QR	5	Quercus rubra	Red Oak	4"	Spring Dig
TC	9	Tilia cordata 'Greenspire'	Greenspire Linden	4"	
ORNAMENTAL TREES					
BN	6	Betula nigra	River Birch	6'	Spring Dig
MP	6	Malus 'Prairie Fire'	Prairie Fire Crabapple	6'	Natural Form
MT	4	Malus sargentii 'Tina'	Tina Flowering Crabapple	5'	Natural Form
SR	4	Syringa reticulata	Japanese Tree Lilac	6'	Natural Form
EVERGREEN TREES					
PA	6	Picea abies	Norway Spruce	6'	Natural Form
PF	13	Pinus flexilis 'Vanderwolf'	Vanderwolf Pine	6'	Natural Form
PO	7	Picea omerika	Serbian Spruce	6'	Natural Form
PM	7	Pseudotsuga menziesii	Douglas Fir	6'	Natural Form
TO	43	Thuja occidentalis 'Technii'	Mission Arborvitae	6'	Sheared
DECIDUOUS SHRUBS					
EA	25	Euonymus alatus 'compactum'	Compact Burning Bush	30"	3' O.C.
EE	124	Euonymus 'Emerald gaiety'	Emerald Gaiety Euonymus	3 Gal.	3' O.C.
FI	23	Forsythia 'Sunrise'	Sunrise Forsythia	36"	4' O.C.
RA	108	Rhus aromatica 'Gro-low'	Gro-low Sumac	18"	3' O.C.
RI	75	Ribes alpinum	Alpine Currant	18"	3' O.C.
RK	57	Rosa 'Knock-Out'	Knock-Out Rose	18"	3' O.C.
VC	76	Viburnum carlesii 'compactum'	Compact Koreanspice Viburnum	30"	4' O.C.
VD	81	Viburnum dentatum	Arrowwood Viburnum	36"	4' O.C.
EVERGREEN SHRUBS					
BM	30	Buxus sempervirens 'Green Mountain'	Green Mountain Boxwood	24"	
TM	138	Taxus media 'densiformis'	Dense Yew	24"	
PERENNIALS, AND ORNAMENTAL GRASSES					
CK	149	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
EF	72	Euonymus fortunei 'coloratus'	Purpleleaf Wintercreeper	2 1/2" Pots	12" O.C.
HC	44	Heuchera 'Coral Bells'	Caramel Coral Bells	1 Gal.	18" O.C.
HJ	46	Hosta 'June'	June Hosta	1 Gal.	18" O.C.
HM	58	Hakonechloa macra 'All Gold'	All Gold Japanese Hakone Grass	1 Gal.	18" O.C.
HS	184	Hemerocallis 'Stella De Oro'	Stella De Oro Daylilly	1 Gal.	18" O.C.
PH	67	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	36" O.C.
PL	35	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.	36" O.C.
RG	146	Rudbeckia 'Goldsturm'	Black-eyed Susan	1 Gal.	18" O.C.
SN	135	Salvia nemorosa 'May Night'	May Night Salvia	1 Gal.	18" O.C.
SS	138	Schizachyrium scoparium	Little Bluestem	1 Gal.	18" O.C.

MISCELLANEOUS MATERIALS*

Kentucky Bluegrass Blend Sod	S.Y.
Shredded Hardwood Mulch	C.Y.
6' Solid Dog Eared Fence	I.F.

*Quantities to be determined at time of Final Plans.
Trees listed above shall be considered as replacement for existing trees to be removed (Boundary and Topographical Survey dated June 5, 2016 prepared by Haeger Engineering).





Front Elevation - Color Scheme 1

SCALE: 3/16"=1'-0"



Front Elevation - Color Scheme 2

SCALE: 3/16"=1'-0"

Assembly Elevations

Lexington Heritage

Arlington Heights, IL

Lexington Homes

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

09-16-2016

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815

Left Elevation - Color Scheme 1

SCALE: 3/16"=1'-0"



830

Right Elevation - Color Scheme 1

SCALE: 3/16"=1'-0"



830

815

830

830

815

Rear Elevation - Color Scheme 1

SCALE: 3/16"=1'-0"

Assembly Elevations

Lexington Heritage

Arlington Heights, IL

Lexington Homes

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

09-16-2016

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Front Elevation - Color Scheme 1

SCALE: 3/16"=1'-0"



Front Elevation - Color Scheme 2

SCALE: 3/16"=1'-0"

Assembly Elevations



530

Left Elevation - Color Scheme 2

SCALE: 3/16"=1'-0"



520

Right Elevation - Color Scheme 2

SCALE: 3/16"=1'-0"



520

530

520

530

Rear Elevation - Color Scheme 2

SCALE: 3/16"=1'-0"

Assembly Elevations

Lexington Heritage

Material List

1. Petitioner Name: Lexington Heritage, LLC
2. Date: September 16, 2016
3. Project: Lexington Heritage
4. Location: Between E. Country Lane, N. Old Arlington Heights Rd & N. Arlington Heights Road.

Townhouse Project:

Brick:	"Slate Gray" and "Keenland" from General Shale
Roof:	"Driftwood" and "Weathered Wood" from CertainTeed
Vinyl Siding:	"Natural Clay" and "Savannah Wicker" from CertainTeed, Main Street Collection
Aluminum Gutters:	30 Degree White from Mastic
Soffit & Fascia:	30 Degree White from Mastic
Exterior Trim Paint:	Match Gutter Color, "Nebulous White" from Sherwin Williams
Shutters:	"#18 Tuxedo Gray" from Lansing Building Products
Entry Door:	Match Shutter Color, "Peppercorn" from Sherwin Williams
Garage Door:	Match Trim Color
Window Frame	White Color

SEPTEMBER 15, 2016



LEXINGTON HERITAGE

EXTERIOR COLOR OPTIONS AND DESIGNS

LEXINGTON HOMES, LLC

1731 N MARCEY ST, STE 200, CHICAGO, IL 60614

LEXINGTON HERITAGE

EXTERIOR COLOR OPTIONS #1

Types	Brand
Siding	Certain Teed – Main Street, Natural Clay
Gutters, Soffit & Fascia	Mastic – 30° White
Roof	Certain Teed – Driftwood
Brick	General Shale – Slate Gray
Shutters	#18 Tuxedo Gray
Exterior Trim Paint	Match Gutters
Entry Door	Match Shutters
Garage Door	Match Trim

EXTERIOR COLOR OPTIONS #2

Types	Brand
Siding	Certain Teed – Main Street, Savannah Wicker
Gutters, Soffit & Fascia	Mastic – 30° White
Roof	Certain Teed – Weathered Wood
Brick	General Shale – Keenland
Shutters	#18 Tuxedo Gray
Exterior Trim Paint	Match Gutters
Entry Door	Match Shutters
Garage Door	Match Trim

SIDING

CertainTeed – Main Street

- Natural Wood Grain or Brushed Appearance
- RigidForm™ 160 Technology and Duralock® post-formed lock design
- STUDfinder™ installation system for optimum siding performance
- Low-gloss colors
- .042" thickness
- Virtually maintenance free, never needs painting
- Class 1(A) fire rating
- Lifetime limited warranty

COLOR

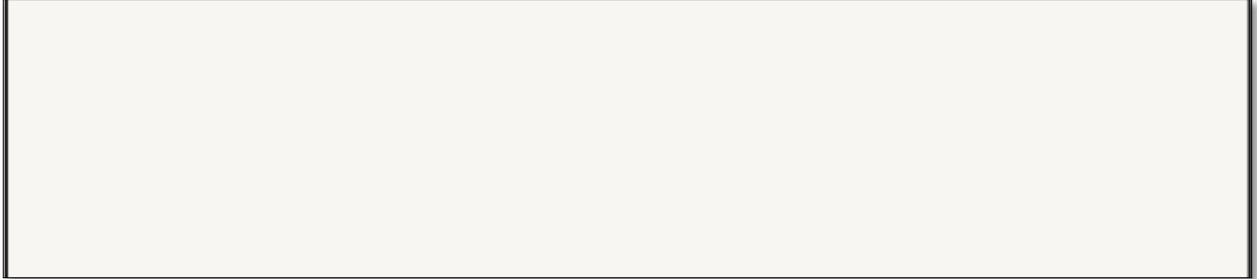


Natural Clay

GUTTERS, SOFFIT & FASCIA

Mastic Home Exteriors

COLOR



30 Degree White

ROOF

CertainTeed – Landmark® Design Shingles

- Lifetime Warranty
- 10 Year SureStart™ Protection
- 10 Year StreakFighter® algae-resistance warranty
- 130 mph wind warranty

COLORS



Driftwood

BRICK

General Shale

COLOR



Slate Gray

SIDING

CertainTeed – Main Street

- Natural Wood Grain or Brushed Appearance
- RigidForm™ 160 Technology and Duralock® post-formed lock design
- STUDfinder™ installation system for optimum siding performance
- Low-gloss colors
- .042" thickness
- Virtually maintenance free, never needs painting
- Class 1(A) fire rating
- Lifetime limited warranty

COLOR

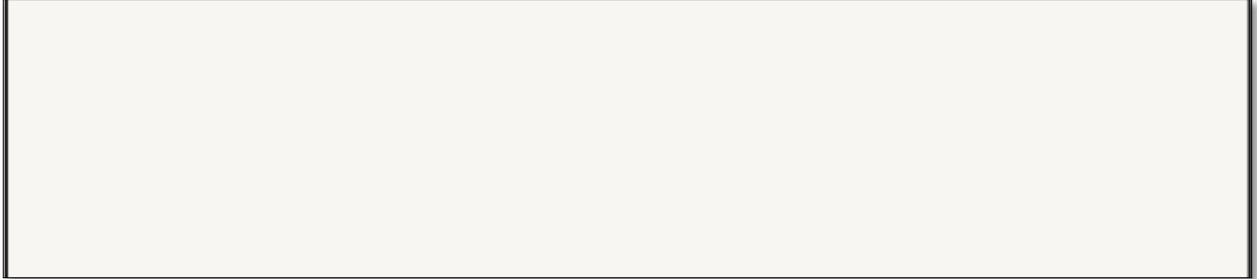


Savannah Wicker

GUTTERS, SOFFIT & FASCIA

Mastic Home Exteriors

COLOR



30 Degree White

ROOF

CertainTeed – Landmark® Design Shingles

- Lifetime Warranty
- 10 Year SureStart™ Protection
- 10 Year StreakFighter® algae-resistance warranty
- 130 mph wind warranty

COLORS



Weathered Wood

BRICK

General Shale

COLOR



Keenland



Point: A

North Side of Property on E Country Lane, Looking South



Point B:

North East location of property, on E. Country Lane, Facing North



Point C:

North East Corner of E. Country Lane and Old Arlington Height Rd, Looking West.



Point D:

North East Corner of Old Arlington Heights Rd, Looking East



Pointe E:

North East Corner of Old Arlington Heights Rd, Looking West



Point F:

Mid N. Old Arlington Heights Road, Looking West



Point G:

South East corner of Old Arlington Heights Road, Looking East



Point H:
South East Corner of Old Arlington Heights Road, Looking West



Point I:
South Side of Property, Looking West



Point J:
South West side of property on Arlington Heights Road, Looking West.



Point K:

South West Side pf property, looking North



Point L:

West side of Property, looking north



Point M:

North West Corner of property on E. Country Lane, Looking South over