Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
September 27, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9/13/22

IV. REPORTS

V. OLD BUSINESS

A. DC#22-057 - 817 N. Hickory Ave. / SF-Teardown

VI. NEW BUSINESS

A. DC#22-062 - 2071 N. Ridge Ave. / SF-New

B. DC#22-063 - 2081 N. Ridge Ave. / SF-New

C. DC#22-055 - At Home Store - 750 E. Rand Rd. / Sign Variation

VII. OTHER BUSINESS

A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Design Commission
9/27/2022

Item: Minutes - 9/13/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 9/13/22	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 13, 2022

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

Members Present:	Jonathan Kubow, Chair Scott Seyer Kirsten Kingsley
Members Absent:	Ted Eckhardt John Fitzgerald
Also Present:	Jim Cochran, JRC Design Build for *1627 N. Yale Ct.* Joe Muran, Muran Architects for *205 W. Euclid Ave.* Maribeth Shover, Timeless Homes for *205 W. Euclid Ave. & 1214 E. Kensington Rd.* Lisa Staszek, Parvin-Clauss Sign for *155 E. Algonquin Rd.* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 23, 2022

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF AUGUST 23, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEW
Continued from 8/23/22

DC#22-050 – 1627 N. Yale Ct.

Jim Cochran, representing *JRC Design Build* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing split-level home and two-car detached garage to build a new a new two-story home with an attached four-car garage. The front setback needs to be adjusted, but otherwise the proposed design complies with the R-E zoning requirements. This project was briefly reviewed by the Design Commission on August 23, 2022, at which time the project was continued for re-review due to concerns about monotony with the house across the street, and because the petitioner was unable to attend the meeting.

The proposed front elevation is nicely designed with varied roof lines and materials, and the proposed house fits comfortably on the large lot. However, there are some concerns with the proposed design. First, the petitioner has another home currently under construction across the street which has a similar massing and composition on the front elevation as the proposed design. The floor plans of the two homes are distinctly different, but the Design Commission should evaluate the proposed design for monotony concerns. Second, the proposed design includes vertical barn wood siding with an intentionally weathered look. The Design Commission should evaluate the unfinished look of the proposed weathered wood siding. Finally, the side elevations are lacking detail. Further design development of the side elevations is recommended, such as continuing the stone base from the front elevation to break up the large amount of stucco siding.

In regards to the monotony concern, the issue is that the overall composition of the two homes is very similar with both homes having a 1-car garage, 2-car garage, and a symmetrical center entry main house with flanking shed dormers. To alleviate this issue, it is recommended that the proposed design be revised to be asymmetrical. Consider grouping the front door with the right windows to make a double gable on the front, and omit the shed dormers. Also, it is recommended to recess the 1-car garage from the front wall at least a few feet to break up the same continuous garage wall. The staff report includes a sketch that depicts these suggestions.

Mr. Cochran said a revised design was sent to Staff that shows the 2 shed dormers on the front elevation changed to gables, the 3rd car garage pushed back 3-feet, and the vertical siding changed from barnwood to grey, with grey stucco. Mr. Hautzinger said he did not receive any revised plan; however, the commissioners can consider these changes tonight, subject to Staff reviewing these revisions for compliance.

The commissioners summarized their comments. Commissioner Seyer said that if the revisions address the monotony concerns, then it is probably an improvement and he is comfortable with Staff reviewing the changes and approving it. He also agreed with Staff's suggestion to wrap the stone base from the front elevation onto the sides of the home, at least to the first window. Mr. Cochran said the revised design includes the stone base around all four sides of the home. Commissioner Seyer also asked for clarification on the west elevation. Mr. Cochran replied that the west elevation will include 3-feet of stone at the base, stucco, vertical siding in the center of the elevation to help break up the stucco, and a reverse gable at the top of the elevation. Commissioner Seyer was in favor of the changes that were made, with Staff to review and approve as well.

Commissioner Kingsley agreed with Commissioner Seyer's comments. She referred to the material list that shows common brick and she asked for clarification if brick or stone is proposed. Mr. Cochran said stone is being proposed, not brick. Commissioner Kingsley was okay with using common brick instead of stone, which would help with the monotony since the home across the street has stone. She liked the stone base wrapping around all four sides of the home, and she had concerns about the stucco wall on the side of the garage that turns on to the rear of the garage with a trim board transition to vertical siding. Mr. Cochran said the revised design includes all stucco on the rear of the garage, with a 3-foot stone base. Commissioner Kingsley also suggested adding more windows on the right side

of the west elevation in the family room and in Bedroom #2 and Bedroom #4. Mr. Cochran said the revised design includes first-floor awning windows on either side of the fireplace in the family room, and he would verify if windows were added in the bedrooms above. Commissioner Kingsley was in favor of the change in the siding color from barn wood to grey.

Chair Kubow had no comments to add. He asked if there was any public comment on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT *1627 N. YALE COURT.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/21/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT STAFF REVIEW THE FINAL REVISED DRAWINGS TO BE SUBMITTED BY THE PETITIONER, THAT INCLUDE THE CHANGES DISCUSSED TONIGHT, AND THAT THE PROJECT RETURN TO THE DESIGN COMMISSION IF STAFF DETERMINES NON-COMPLIANCE WITH THE COMMENTS MADE TONIGHT.
2. A RECOMMENDATION THAT WINDOWS BE ADDED ON THE WEST ELEVATION.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY 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.

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

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-037 – 205 W. Euclid Ave.

Joe Muran, representing Muran Architects, and Maribeth Shover, representing *Timeless Homes* were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing split-level home to build a new two-story home. An existing two-car detached garage will remain and be refurbished to match the character of the new home. The proposed design complies with all R-3 zoning requirements. The subject property is located on Euclid Avenue within the "Historic Arlington Neighborhood Association" (HANA) area of Arlington Heights. This portion of Euclid Avenue running through the HANA area, from Walnut Avenue to Belmont Avenue is a very prominent historic corridor of predominantly traditional style, two story homes with detached garages.

The existing unremarkable split-level home is actually out of context with the character of the street. Overall, the proposed design is very nicely done in a traditional historic style with nice detailing on all sides of the home, which will fit very well in this location. There are just a few design suggestions for the Design Commission to evaluate. The proposed porte cochere is flush with the front wall of the home which has a slightly awkward proportion. Staff recommends recessing the porte cochere at least a few feet from the front wall of the home to accentuate the main two-story portion of the home, to relate better to the adjacent homes. The proposed all white siding and white trim with black windows and black siding is a popular color scheme commonly associated with the modern farmhouse style. Staff does not object to the proposed color scheme, but it is encouraged to consider a more interesting historic color palette for the exterior of the home. Finally, the railing above the flat roof on the back of the home is recessed from the perimeter. For a more authentic appearance, Staff recommends expanding the railing to the perimeter of the flat roof area.

With these comments and suggestions, Staff recommends approval of the proposed new home.

Mr. Muran said they are trying to maintain the symmetry of the front elevation and recessing the porte cochere will offset that symmetry. The depth of the porte cochere was previously made narrower and the majority of the second-floor was moved behind the home, which changed the roofline and meets zoning compliance. Ms. Shover added that they are trying to create a Colonial Revival design and she presented a revised color rendering that shows the siding color change from white to a warm champagne tan, black windows, a black walnut roof, copper gutters/downspouts, and a warm red brick walkway. Material samples were also presented. Mr. Muran added that expanding the railing on the rear of the home is a cost issue.

The commissioners summarized their comments. Commissioner Kingsley appreciated the well detailed home being proposed and the color rendering presented tonight. She asked if the exposed concrete at the base of the columns and on the side of the porte cochere will remain or be covered in brick, and Ms. Shover said they are considering natural limestone with a brick ledge and brick below the siding to cover the concrete, which Commissioner Kingsley supported. Commissioner Kingsley agreed with Staff's suggestion to recess the porte cochere at least a few feet from the front wall of the home, which would enhance the home, and she suggested adding windows on the second-floor of the rear elevation and on the right side of the first-floor of the west elevation. She agreed with Staff's suggestion to expand the railing to the perimeter of the flat roof area on the rear elevation, and she added a suggestion to use the same railing. She felt that the proportions of the windows on the back of the home should be consistent with the windows on the front of the home, and that the definition between the trim and the siding with the revised color scheme will make it look nicer.

Commissioner Seyer said it was a very nice design and a nice improvement over the existing home; it will really add some character to a wonderful street. He was in support of covering up any exposed concrete in a finished material, which should be a requirement, and felt that the previous comments should all be recommendations. He liked the intimate scale of the porch as proposed, and he was okay with the railing on the front of the home being different than

the one on the back; however he felt that all of the railings on the back of the home should be the same. Commissioner Seyer was in favor of the design.

Chair Kubow said it is a well designed home and a vast improvement over the existing home. With regards to the porte cochere, he felt it was important to maintain the symmetry of the home as currently designed, and he was not in favor of pushing it back. He did not mind the white and black colors, but felt the revised colors presented tonight are a major improvement and would be much more contextual with the adjacent homes. He was in full support of the design, along with many of the recommendations made by the other commissioners.

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

PUBLIC COMMENT

Karen Rutenber, 203 W. Euclid Avenue. She lives next to the site and wants to be very very clear that she is in favor of the change being proposed here. Not being computer savvy, she did not have access to plans prior to this meeting and she did not receive any notification. She knows that public notification is a requirement for zoning changes and asked what the rule is for teardowns. Mr. Hautzinger said there is no zoning change for this project and the only public notification required for a teardown is to post a sign at the property, which was done. Ms. Rutenber said it could be helpful to suggest that they find out if some of the neighbors need an assist with a handout. Chair Kubow said that the public meeting sign includes a phone number to call for information.

Ms. Rutenber also had concerns about construction of the new home. She does not want any building materials or building vehicles on her property, she does not want her driveway blocked, and she has concerns about the hours of construction. Some of her questions were previously answered by the future homeowner; however, she is concerned about the density of the new home on this particular site because it seems seems like a pretty large home. She also asked about the timeline from approval to when construction must start, and Mr. Hautzinger explained that the Design Commission approval will expire in one year; however, the petitioner has the option to request an extension for one more year with an explanation of the circumstances for the delay. Chair Kubow thanked the resident for her comments and encouraged her to continue communicating with the new homeowners to ensure that her concerns are addressed during construction. In terms of her comments regarding the size of the home and lot coverage, he explained that permit review will confirm that all zoning requirements are met.

Tom Gaynor, 208 W. Fremont. He lives behind and next to this site and is the HANA board president. He wanted to thank the commission and Staff for recognizing the 42 years that HANA has been around and working with the Village to improve the neighborhood. This new home appears to be exactly what they are looking for to happen in this neighborhood, and for the most part, this project is terrific to replace the home that currently exists on the site and will be more historic in spirit. He welcomed the new homeowners to the neighborhood.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT *205 W. EUCLID AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/10/22, 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. THAT THERE IS A REVISED COLOR CHANGE PRESENTED BY THE PETITIONER TONIGHT, WHICH THE COMMISSIONERS SUPPORT.
2. A RECOMMENDATION TO FINISH ANY EXPOSED CONCRETE, ESPECIALLY ALONG THE PORTE COCHERE AT THE FRONT OF THE HOME.
3. A RECOMMENDATION TO CONSIDER MORE WINDOWS ALONG THE SOUTH AND WEST ELEVATIONS OF THE HOME.

4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY 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.

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

DRAFT

ITEM 3. SINGLE-FAMILY NEW REVIEW

DC#22-051 – 1214 E. Kensington Rd.

Maribeth Shover, representing *Timeless Homes* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story home with attached two-car garage on an existing vacant lot. The proposed design complies with all R-3 zoning requirements. The existing vacant lot is part of a two-lot subdivision that was approved in 2004. A new home was built on Lot 1 to the west back in 2005, but the subject property has remained undeveloped.

The existing context in this location is quite varied, but predominantly mid-century and newer homes with partial or full masonry exteriors. The proposed design has a historic farmhouse appearance with dark blue siding that feels somewhat random and out of place in this location. It is recommended to change the siding to a more neutral color, such as tan or light gray, and to add some masonry to the design to help soften the appearance and fit better with the character of the block.

Staff recommends the Design Commission evaluate the proposed design with the recommendation to change the siding to a more neutral color, such as tan or light gray, and to add some masonry to the design to help soften the appearance and fit better with the character of the block.

Ms. Shover reviewed the material samples that include Hardie-board siding in navy blue, white windows and trim, and wood for the garage door and front door. She noted that all of the board and batten siding has been changed to shake siding, which will help to soften the home.

The commissioners summarized their comments. Commissioner Seyer said his first instinct was that the home is lopsided in elevation; it feels heavily weighted on the right-hand side. He suggested changing the roof on the east side to a hip roof, and he was open to hearing the other commissioners' comments. He asked about the material for the front porch roof, and Ms. Shover said it would be a matte black metal. Commissioner Seyer said he was a little torn on the colors of the new home; the renderings make the home look a lot bluer than the dark blue material sample. He said it was nice to have a little bit of color on new homes, so every home is not the same, and he liked the darker blue color (Navy Blue) of the sample which goes well with the other colors. The proposed design is a unique aesthetic and he was interested in hearing the other commissioners' opinions.

In response to Commissioner Seyer's comment about the home feeling heavy on the right side and his suggestion to change to a hip roof, Mr. Hautzinger pointed out that the front gable is a relatively low pitch that comes through to the back, but on the side it is a steep pitch, and one option could be to lower the pitch of the side gable to match the pitch of the front gable, which would lower the ridge down so it is not so heavy looking.

Commissioner Kingsley agreed that the new home feels a little lopsided; however, she felt that traditional homes like this have that appearance and sometimes the back gable goes all the way across, but she did not want to see that here. She liked Staff's suggestion to lower the steeper pitch on the right side elevation, which would then lower the ridge line on the front of the home, although she felt the steeper roof pitch looks more in proportion to the base than in the front. She felt the decorative vents in the gables look oversized for the gables and could be made smaller, and she suggested adding a canopy over the patio doors on the rear elevation. Commissioner Kingsley had no concerns with the Navy Blue siding color being proposed, as long as the trim is smooth, and Ms. Shover said that it is.

Chair Kubow felt somewhat similar to the other commissioners in that the home does feel a little lopsided, which is not necessarily a bad thing because not every home has to be symmetrical; however, dropping the roof pitch will help off-set that lopsidedness. He liked the home and he really liked the dark blue siding color. His only comment was that the front door feels like an afterthought because it is somewhat hidden and it should be celebrated more to show that it is the front entry. Having 3D renderings of the new home would really help give a better perspective of what the new

home will look like, especially the view from the corner at the front door, and he strongly recommended the petitioner take a close look at the front door.

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

Commissioner Kingsley pointed out that the new home will be located behind the average front yard setback for the block and behind the adjacent home to the east. She asked if this was done because of the circular drive and Ms. Shover said that it was. Commissioner Kingsley said that lighting will help the front door area, as would a wider front door and/or adding a sidelight window next to the front door. She also suggested making the window next to the front door larger or putting something on it, and Ms. Shover clarified that that window would have the same muntin as the other windows. Chair Kubow said that adding furniture in that area of the front porch will create a sense of entry. Commissioner Seyer provided a sketch of the front elevation with the right ridge lowered, which he felt would be a strong enhancement to the overall front elevation.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1214 E. KENSINGTON ROAD.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/15/22, SITE PLAN AND ROOF PLAN RECEIVED 8/17/22, 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 INCLUDE THE FOLLOWING REVISIONS THAT WERE MADE BY THE PETITIONER:
    A. THE WINDOW UNDER THE FRONT PORCH WILL HAVE MUNTINS TO MATCH THE OTHER WINDOWS.
    B. THE AREAS OF BOARD AND BATTEN SIDING ARE CHANGED TO SHINGLE SIDING.
    C. THE DECORATIVE VENTS IN THE GABLE ENDS ARE OMITTED.
2. A RECOMMENDATION TO ADD A COVERING OR CANOPY OVER THE BACK DOOR.
3. A REQUIREMENT THAT THE PITCH OF THE DRIVEWAY SIDE GABLE BE LOWERED TO MATCH THE HEIGHT OF THE GARAGE GABLE, SO THAT FROM THE FRONT ELEVATION THE RIGHT-HAND SIDE RIDGE IS LOWERED.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY 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.

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

DRAFT

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-057 – 817 N. Hickory Ave.

Mr. Hautzinger said that this project is being continued to the next meeting on September 27, 2022 because one of the commissioners here tonight would be recusing herself from the review, and with 2 other commissioners not here tonight, there is no longer the required quorum of 3 commissioners. He apologized to those in the audience that are here for the review of this project and clarified that the meeting sign on the property will not change with regards to the meeting date because the review is being specifically continued to the next meeting date on September 27.

A neighbor in the audience said that there used to be a stream that ran through this neighborhood many years ago before the area was developed with homes, and he had concerns about existing water on this site coming onto his property. Chair Kubow explained that this commission focuses on the exterior architecture of a home and concerns about drainage and water run-off should be directed to Village Engineering. Mr. Hautzinger encouraged the resident to contact the Engineering Department to discuss their concerns about drainage, and added that grading plans will be required as part of the permit review process once this project is approved.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO CONTINUE THE REVIEW OF 817 N. HICKORY AVENUE (DC#22-057) TO THE NEXT DESIGN COMMISSION MEETING ON SEPTEMBER 27, 2022.

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

DRAFT

ITEM 5. SIGN VARIATION REVIEW

DC#22-049 – 155 E. Algonquin Rd.

Lisa Staszek, representing *Parvin-Clauss Sign*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The subject property is the former Daily Herald office building which has been vacant for many years. The petitioner is planning to renovate the building to become a new medical office building. At this time, the petitioner is marketing the building for lease, and they are proposing to install two large leasing banners at the top of the building to face the I-90 tollway. The proposed banners are 420 sf and 840 sf for a total of 1,260 sf, where the total square footage allowed for temporary signs is not allowed to exceed 64 sf, with no individual sign exceeding 32 sf. The following variation is required to allow the oversized signs:

1. A variation from Chapter 30, section 30-601a, to allow two temporary signs of 420 sf and 840 sf for a total of 1,260 sf, where the total square footage allowed for temporary signs shall not exceed 64 sf, with no individual sign exceeding 32 sf.

The petitioner has submitted a letter stating the unique circumstances and hardship that justify the proposed banners is due to the building's unique location which is only visible from the I-90 tollway where traffic is traveling at 60+ mph. Furthermore, the grade around the building sits much lower than the toll road and the building is setback a significant distance from the roadway.

Staff has concerns about the size of the proposed temporary signage, and permanent signs of this size would not be supported. The only other similar situation is a previous variation that was approved in 2013 for Northwest Crossings which allowed 300 sf of leasing signage to face Route 53, which is significantly less than the proposed 1,260 sf. However, the site grade of Northwest Crossings is on the same level as Route 53, allowing good visibility for the leasing signs mounted on grade close to the frontage road, whereas the subject property site grade is much lower than I-90 making a typical ground-mounted lease sign not visible from the road.

Staff acknowledges that the subject property is a unique situation since it does not have frontage on Algonquin or Arlington Heights Road, and it is only visible from the I-90 tollway. Due to the low site grade, mounting the banners on the building places them at a height where they can be seen from I-90. Also, it should be noted that this building is located within the South Arlington Heights Road corridor, where the South Arlington Heights Road Corridor Plan has been adopted to promote new development in this area. Leasing of this long term vacant building can contribute to this goal of revitalizing this area.

Based on these unique circumstances and hardships, oversized temporary signs are justified. Based on the viewing distance of approximately 575 feet from I-90 east as well as the high traffic speed, Staff does not object to the proposed banners that are in the range of 575 sf. Staff recommends approval of the requested sign variation subject to a time limit being established for the removal of the signage. It is recommended that the requested temporary signage be removed in two years, or upon 50% leasing of the property, whichever is sooner.

Chair Kubow asked who makes the decision with regards to the time limit expiration. Mr. Hautzinger replied that the time limit is a suggestion from Staff, which the Design Commission can either agree or disagree with, and then this commission's recommendation will go to the Village Board for final approval of the sign variation.

Ms. Staszek said she is with Parvin-Clauss Sign Company, representing Bradford Allen who is asking for approval of the sign variation needed to allow these two temporary banners on the building. This building requires larger banners because of the setbacks from the expressway and the large lettering is needed to be visible and to draw attention and interest to this building that is completely empty. She stressed the importance of finding tenants for this building, which is being repositioned as a medical facility.

The commissioners summarized their comments. Commissioner Seyer understood the need for the banners but questioned if the larger one had to be the full width of the building; it just looks awkward as proposed and he suggested that it only be the full width of the window band. Ms. Staszek said that reducing the size of the larger banner would bring down the height of the letters, and although the other smaller banner could be made smaller without impacting the signage, they did not want to change the shape of one and not the other. They are hoping to have the building leased out and the banners removed sooner than the 2 year time limit. Commissioner Seyer understood and was in favor of the banners as proposed.

Commissioner Kingsley had a similar thought with the banners; however, it was the height of them that she felt could be better if they were the same height as the strip windows. She agreed that the banner as proposed looks heavy and detracts from the architecture of the building; however, a 2 year time limit helps the situation and the angle of the banners draw the eye in. She saw the need to have large signage that is temporary, and said the banners are tastefully done; therefore, she would lean in support of the variation request.

Chair Kubow felt the same way and said this commission wants to help in any way to get this building leased and bring new life to this building that is a pretty interesting design that is not built much these days. The signs are temporary and there will be an expiration of 2 years, so he is in support.

Commissioner Seyer suggested holding back the diagonal edge of the banner by about one-foot from the diagonal edge of the building which would make it appear even more interesting and more tasteful. He felt the font size could remain as proposed, but the overall banner size be slightly reduced to create a border around all four sides. Ms. Staszek replied that a complete field survey would need to be done of the building and actual measurements taken in order to get the exact cut size of everything; however, she felt there should not be an issue with adding a border as suggested.

Commissioner Kingsley reiterated her concerns about the height of the banner; she preferred to see a border added between the window and the bottom of the banner. Ms. Staszek said the sign needs to be attached to the building wall and not the window mullions, so there will be a small border between the windows and the banner. Commissioner Seyer did not want to see the banner much smaller, but felt that having a border around all four sides would be better. Commissioner Kingsley agreed.

Commissioner Seyer suggested holding back the edge of the banner on the vertical side to align with the window below, and using that same dimension for a border on all four sides of the banner. However, if the petitioner feels that would be too small and will be a detriment to marketing the building, then seeing a comparison of the two sizes would be helpful. Mr. Hautzinger asked if the petitioner could obtain the necessary field measurements and provide more precise drawings prior to the Village Board meeting, and Ms. Staszek said she could provide that information next week.

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

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *155 E. ALGONQUIN ROAD:*

1. A VARIATION FROM CHAPTER 30, SECTION 30-601A, TO ALLOW TWO TEMPORARY SIGNS OF 420 SF AND 840 SF FOR A TOTAL OF 1,260 SF, WHERE THE TOTAL SQUARE FOOTAGE ALLOWED FOR TEMPORARY SIGNS SHALL NOT EXCEED 64 SF, WITH NO INDIVIDUAL SIGN EXCEEDING 32 SF.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/20/22, FEDERAL, STATE, AND VILLAGE

CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THERE BE A BORDER SO THAT YOU CAN SEE THE STONE WALL ON ALL FOUR SIDES OF THE BANNER, APPROXIMATELY THE SAME SIZE AS THE DISTANCE FROM THE EDGE OF THE VERTICAL WALL TO THE WINDOW BELOW.
2. THE TEMPORARY SIGNAGE SHALL BE REMOVED IN TWO YEARS, OR UPON 50% LEASING OF THE PROPERTY, WHICHEVER IS SOONER.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

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

DRAFT

ITEM 6. OTHER BUSINESS

Mr. Hautzinger said the final selections have been made by the commissioners for the commercial and single-family winner of the Alan F. Bombick award this year. The next step is to notify the recipients and Mayor Hayes to schedule a presentation of the awards, with the October 25, 2022 Design Commission meeting being targeted.

Public Comment

There was no public comment from the audience.

DRAFT

ITEM 7. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:05 P.M.

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

DRAFT

Design Commission
9/27/2022

Item: DC#22-057 - 817 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 (teardown) single-family residence to be located at 817 N. Hickory Avenue. This recommendation is based on the architectural plans received on 8/4/22, and the following:

1. Evaluate the style and proportions of the proposed design against the character of the surrounding context.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT(2)

PROJECT INFORMATION:

Project Name:	Dewey Residence
Project Address:	817 N Hickory Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	September 8, 2022
Updated:	September 20, 2022

PETITION INFORMATION:

DC Number:	22-057
Petitioner Name:	Keith Ginnodo
Petitioner Address:	Kingsley + Ginnodo Architects 33 N Hickory Avenue Arlington Heights, IL 60004
Original Meeting Date:	September 13, 2022
Revised Meeting Date:	September 27, 2022

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.

This project was continued from September 13 to September 27 due to a lack of quorum.

The petitioner is proposing to demolish an existing one-and-a-half-story house with attached two-car garage to build a new two-story house with attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 16,047 square feet and the proposed residence will have 4,431 square feet. The proposed design complies with all R-3 zoning requirements as summarized below.

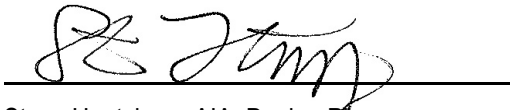
	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25 feet Side: 8.5 feet Side: 8.5 feet Rear: 107.3 feet
Building Height	25 feet maximum	21.5 feet to top of wall
FAR	6,857 SF	4,431 SF
Building Lot Coverage	5,616 SF	3,493 SF
Impervious Surface Coverage Total	8,024 SF	5,023 SF

The subject property is on a long street that includes a wide variety of houses including single-story, one-and-a-half-story, split-level, and two-story homes with a mix of attached and detached garages. There have been numerous teardowns and second floor additions previously completed on this block. Overall, the proposed design is nicely done with nice materials and detailing on all sides of the house. However, the prairie-style influence with low and wide proportions feels somewhat mismatched with the adjacent homes in this location, which the Design Commission should evaluate.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new (teardown) single-family residence to be located at 817 N. Hickory Avenue. This recommendation is based on the architectural plans received on 8/4/22, and the following:

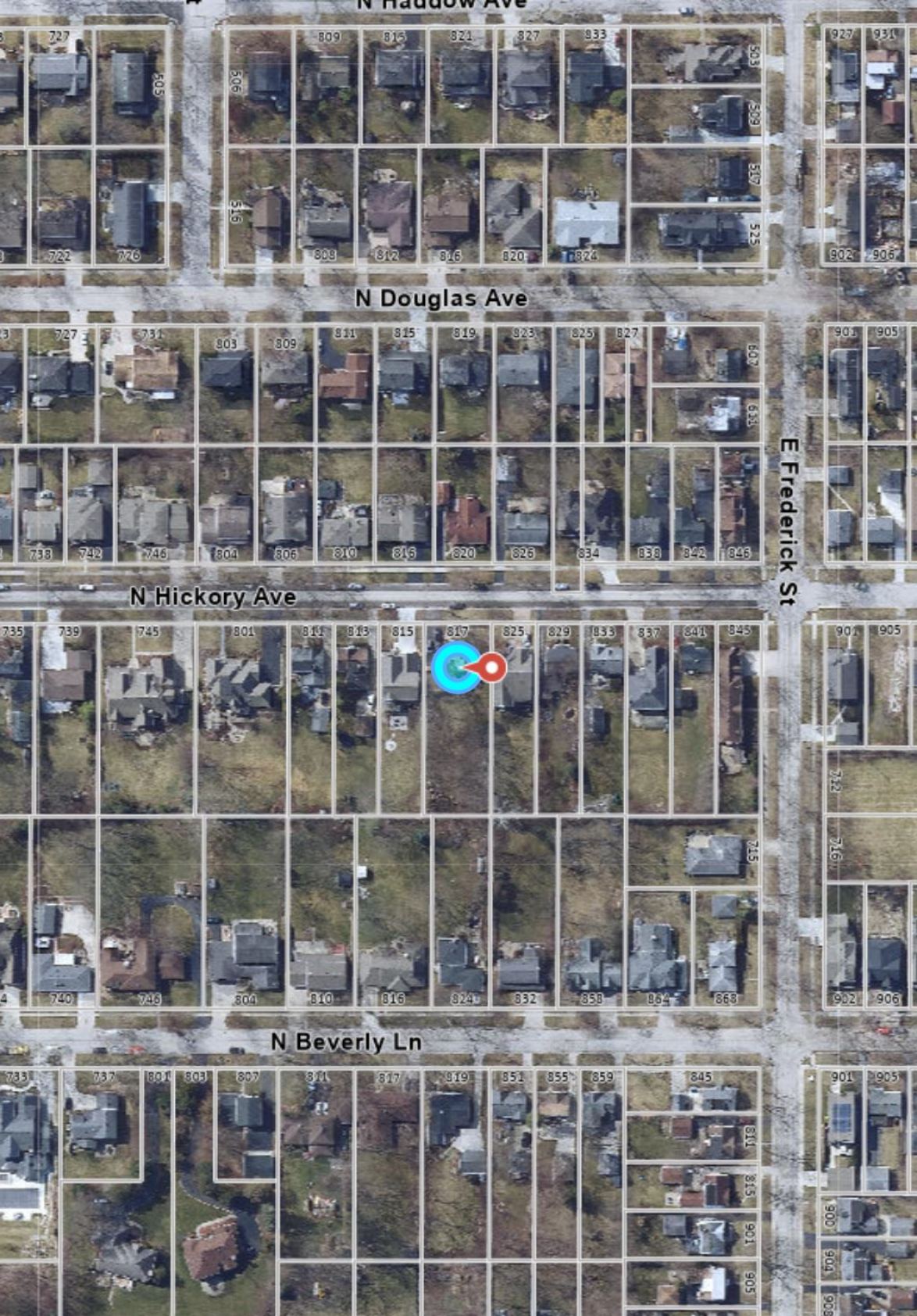
1. Evaluate the style and proportions of the proposed design against the character of the surrounding context.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that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



September 20, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-057


N Haddow Ave
N Douglas Ave
N Hickory Ave
N Beverly Ln
E Frederick St

PLAT OF SURVEY

OF

THE NORTH 75 FEET OF LOT 6 IN BLOCK 3 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

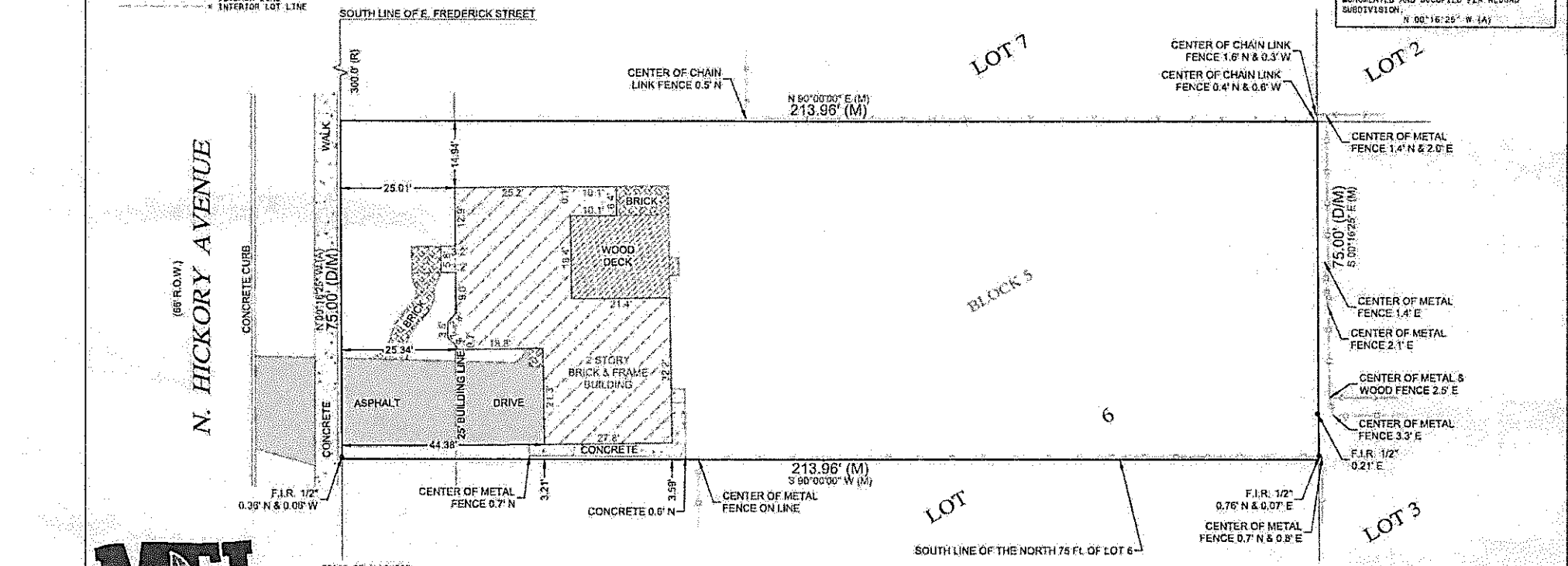
CONTAINING 16,046 SQ. FT. OR 0.36 ACRES MORE OR LESS

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

BASIS OF BEARING:
EAST LINE OF N. HICKORY AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°16'25" W (A)



20' 10' 0 20'

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A "BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 1ST DAY OF MARCH, A.D., 2022, AT LISLE, ILLINOIS.

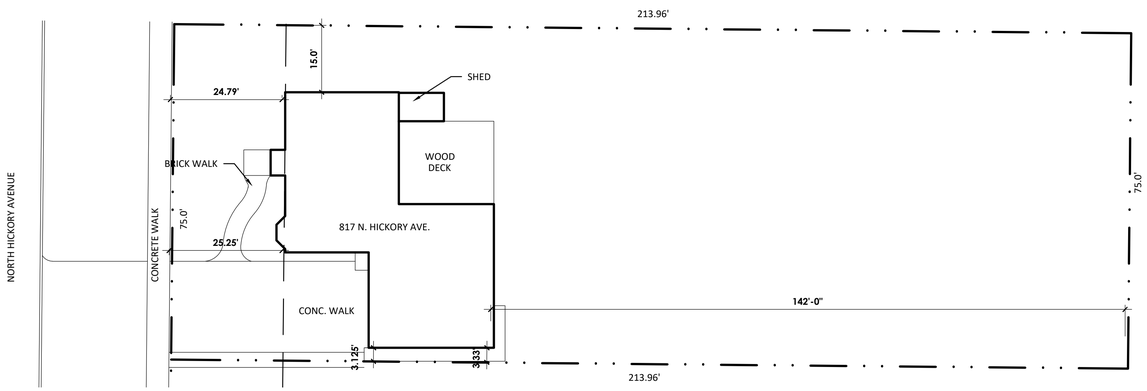
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2022.
ILLINOIS BUSINESS REGISTRATION NO. 184.001245

JOSEPH P. MAKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

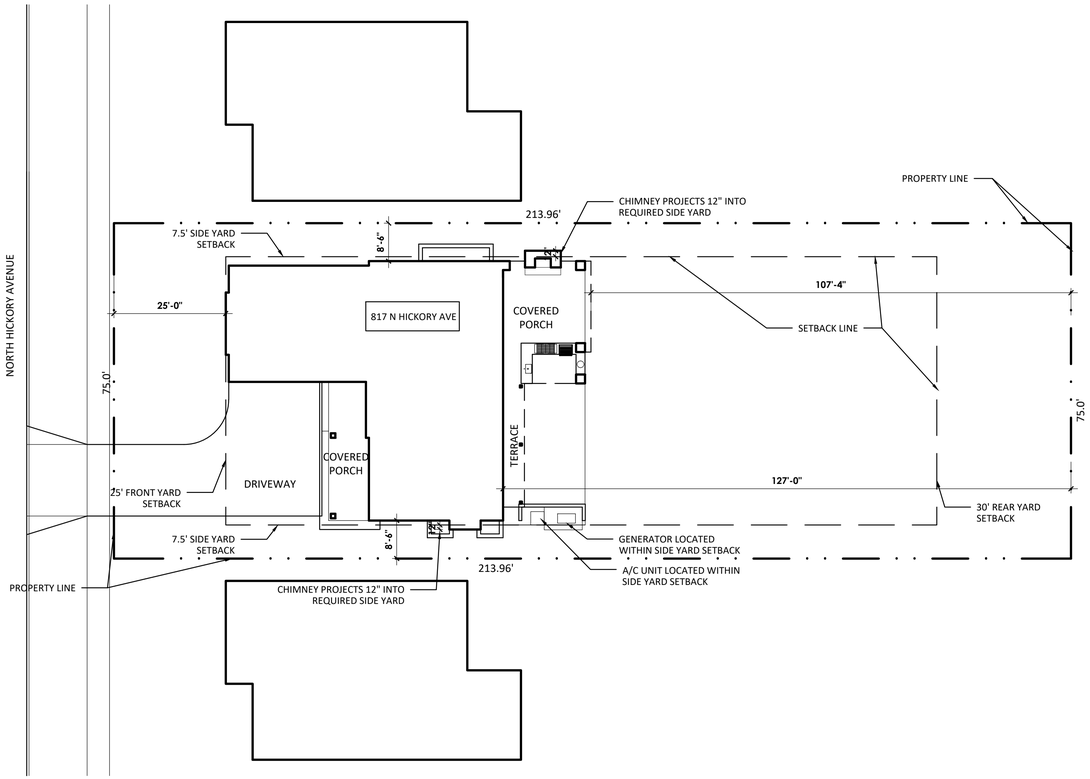
NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 817 N. HICKORY AVENUE
ARLINGTON HEIGHTS, ILLINOIS
CLIENT DROST KIVLAHAN McMAHON & O'CONNOR LLC
FIELDWORK DATE (CREW) 02/28/2022 (BV/JP)
DRAWN BY: RE:S REVISED: JOB NO. 22-02-0351



2 **EXISTING SITE PLAN**
1/16" = 1'-0"



1 **PROPOSED SITE PLAN**
1/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N Hickory Ave, Arlington Heights, IL 60004
Professional Design Firm - Architect
Exp: 4.30.23 # 184.005449

DRAWING LIST

T100	EXISTING AND PROPOSED SITE PLAN
EX100	EXISTING PLANS AND ELEVATIONS
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	WEST & SOUTH EXTERIOR ELEVATIONS
A201	EAST & NORTH EXTERIOR ELEVATIONS

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnodo.com
© KINGSLEY + GINNODO ARCHITECTS

NOT FOR CONSTRUCTION

JACOB AND VIVIAN DEWEY

817 N HICKORY AV
ARLINGTON HTS, IL 60004

DEWEY RESIDENCE

no.	revision	init.	date
	DC SUBMITTAL		8/2/22

TITLE SHEET AND SITE PLAN

date	drawn by	checked by

Job No. **DEWEY**

Sheet No. **T100**



PROPERTY TO NORTH 3
833 N. HICKORY DR.



PROPERTY TO NORTH 2
829 N. HICKORY DR.



PROPERTY TO NORTH 1
825 N. HICKORY DR.



SUBJECT PROPERTY
817 N. HICKORY DR.



PROPERTY TO SOUTH 1
815 N. HICKORY DR.



PROPERTY TO SOUTH 2
813 N. HICKORY DR.



PROPERTY TO SOUTH 3
811 N. HICKORY DR.

North Hickory Drive

PROPERTY ACROSS NORTH 1
826 N. HICKORY DR.



PROPERTY ACROSS
820 N. HICKORY DR.



PROPERTY ACROSS SOUTH 1
816 N. HICKORY DR.



1 CONTEXT PHOTOS
NO SCALE

DEWEY RESIDENCE

817 NORTH HICKORY AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTS, IL 60004

DC1

7.29.22

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1 EXISTINGCONTEXT ELEVATIONS
1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS
1/16" = 1'-0"

DEWEY RESIDENCE

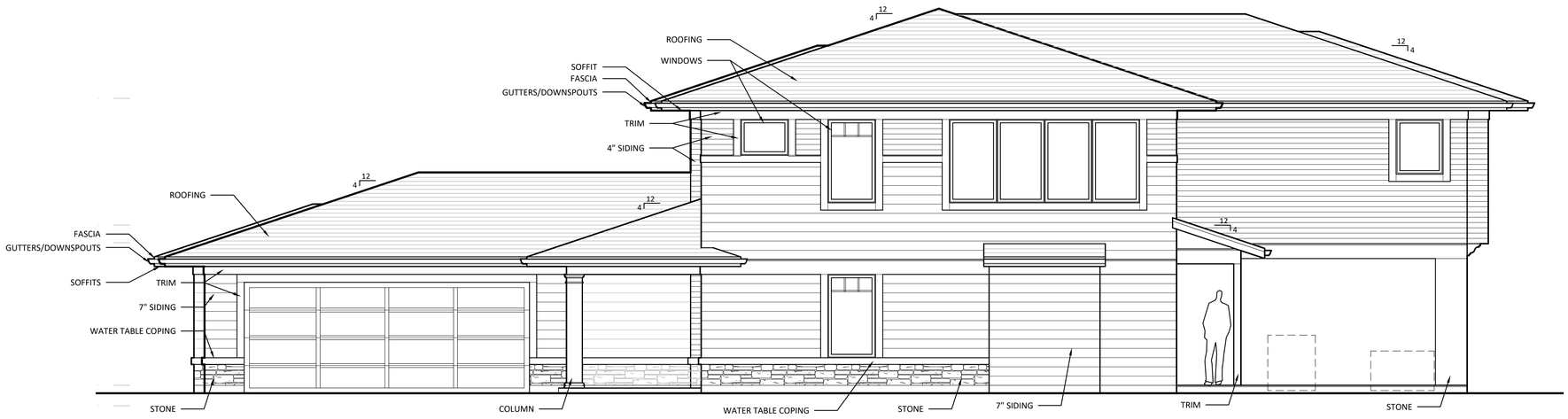
817 NORTH HICKORY AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTS, IL 60004

DC2

8.2.22

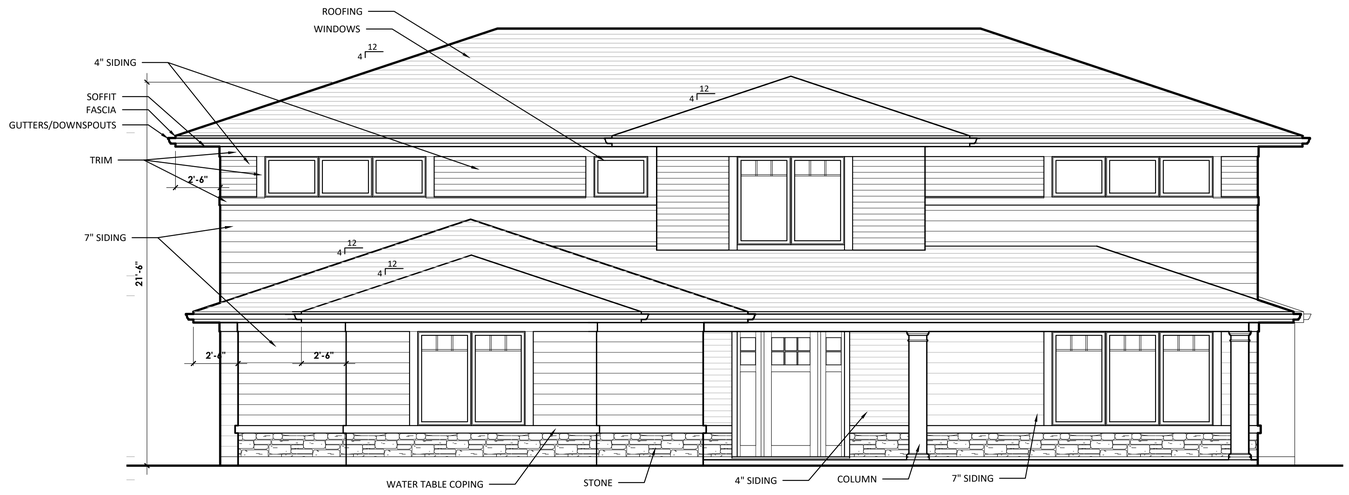
© KINGSLEY + GINNODO ARCHITECTS



MATERIAL LIST

4" SIDING:	"MONTEREY TAUPE" - 4" EXPOSURE HARDIEPLANK LAP SIDING SMOOTH - JAMES HARDIE FIBER CEMENT
7" SIDING:	"COBBLE STONE" - 7" EXPOSURE HARDIEPLANK LAP SIDING SMOOTH - JAMES HARDIE FIBER CEMENT
TRIM/FASCIA/SOFFITS:	"TIMBERBARK" - SMOOTH HARDIETRIM BOARDS
COLUMNS:	MELTON DURACLASSIC TUSCAN SQUARE, 12" PAINT TO MATCH TRIM
WINDOWS:	"BRONZE", ELEVATE WINDOWS BY MARVIN AND NANA WALL
GUTTERS/LEADERS:	PREFINISHED ALUMINUM, TO MATCH TRIM
ROOF SHINGLES:	"WEATHERED WOOD" - TIMBERLINE HD TEXTURED ASPHALT SHINGLES BY GAF
WATER TABLE COPING:	NATURAL CUT LIMESTONE, SMOOTH
STONE:	CREAM CITY RIVER ROCK BY BUECHEL STONE

2 **SOUTH ELEVATION**
1/4" = 1'-0"



1 **WEST ELEVATION**
1/4" = 1'-0"

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

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JACOB AND VIVIAN DEWEY

817 N HICKORY AV
ARLINGTON HTS, IL 60004

DEWEY RESIDENCE

no.	revision	init.	date
	DC SUBMITTAL		8/2/22

EXTERIOR ELEVATIONS

date	drawn by	checked by

Job No. **DEWEY**

Sheet No. **A200**



MATERIAL LIST

4" SIDING:	"MONTEREY TAUPE" - 4" EXPOSURE HARDIEPLANK LAP SIDING SMOOTH - JAMES HARDIE FIBER CEMENT
7" SIDING:	"COBBLE STONE" - 7" EXPOSURE HARDIEPLANK LAP SIDING SMOOTH - JAMES HARDIE FIBER CEMENT
TRIM/FASCIA/SOFFITS:	"TIMBERBARK" - SMOOTH HARDIETRIM BOARDS
COLUMNS:	MELTON DURACLASSIC TUSCAN SQUARE, 12" PAINT TO MATCH TRIM
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WATER TABLE COPING:	NATURAL CUT LIMESTONE, SMOOTH
STONE:	CREAM CITY RIVER ROCK BY BUECHEL STONE

2 **NORTH ELEVATION**
1/4" = 1'-0"



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

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DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

NOT FOR CONSTRUCTION

JACOB AND VIVIAN DEWEY

817 N HICKORY AV
ARLINGTON HTS, IL 60004

DEWEY RESIDENCE

no.	revision	init.	date
	DC SUBMITTAL		8/2/22

EXTERIOR ELEVATIONS

date | drawn by | checked by

Job No. DEWEY

Sheet No. A201

MATERIAL LIST - Dewey Residence: 817 N Hickory Ave

List of Primary colors, materials and textures to be used:

Petitioner Name: Kingsley + Ginnodo Architects
Date: August 3, 2022
Project: Dewey Residence
Location: 817 N Hickory Ave

New Home:

4" Siding: "Monterey Taupe" fiber cement siding by James Hardie, Smooth 4" exposure

7" Siding: "Cobble Stone" fiber cement siding by James Hardie, Smooth 7" exposure

Trim/Fascia/Soffit: "Timberbark" Smooth fiber cement trim by James Hardie

Windows: "Bronze" Elevate Windows by Marvin and Nana Wall

Columns: Painted to match trim – 12" square composite columns, Tuscan capital and base, Duraclassic by Melton

Gutters/Leaders: Prefinished aluminum, to match trim

Roof shingles: "Weathered Wood", textured asphalt, Timberline HD by GAF

Water Table coping: Natural cut limestone, smooth

Stone: Natural thin stone veneer - Cream City River Rock by Buechel Stone Corp



Cream City River Rock Stone



Monterey Taupe 4" siding



Cobble Stone 7" siding



Timberbark Trim/fascia/soffit



Bronze windows



Weathered Wood shingles

Design Commission
9/27/2022

Item: DC#22-062 - 2071 N. Ridge Ave. / SF-New

Department: Planning & Community Development

Requested Action

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 2071 N Ridge Avenue. This recommendation is based on and subject to compliance with the architectural plans received on 8/24/22, 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
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITION INFORMATION:	
Project Name:	Zirngibl Residence	DC Number:	22-062
Project Address:	2071 N Ridge Ave.	Petitioner Name:	Bobbi Taylor
Prepared By:	Steve Hautzinger	Petitioner Address:	Warren Johnson Architects 19 N Greely Street Palatine, IL 60067
Date Prepared:	September 20, 2022	Meeting Date:	September 27, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new single-story house with attached two-car garage on an existing vacant lot. The subject site is zoned R-2, One Family Dwelling District. The property has a total land area of 10,875 square feet and the proposed residence will have 2,878 square feet. The proposed house complies with the R-2 zoning requirements for Floor Area and Building Lot Coverage, but the site plan requires zoning corrections as follows:

- Front Setback. The required front setback is based on the average setback of all existing houses on the east side of the street, which needs to be confirmed.
- A/C Location. The A/C unit is shown within the required side yard setback, which is not allowed.
- Impervious Surface Coverage. Due to the proposed swimming pool and pool deck, the total Impervious Surface Coverage exceeds the maximum allowed.

The site plan will either need to be revised to comply with code, or seek zoning variations from the Zoning Board of Appeals.

	ALLOWED	PROPOSED
Setbacks	Front: Average of block Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25.9 feet Side: 7.7 feet Side: 7.7 feet Rear: 51.8 feet
Building Height	25 feet maximum	19.7 feet to top of wall
FAR	4,788 SF	2,878 SF
Building Lot Coverage	3,806 SF	3,438 SF
Impervious Surface Coverage Total	5,438 SF	5,665 SF

Design Commission review is required due to the existing vacant lot having never been developed. The lot was previously used as a storm water detention basin, which is no longer needed, so the lot has become buildable. Overall, the proposed design is nicely done with a traditional style and full masonry exterior that fits well with the character of the neighborhood.

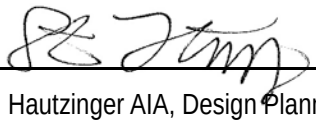
RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 2071 N. Ridge Avenue. This recommendation is based on and subject to compliance with the architectural plans received on 8/24/22, 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.

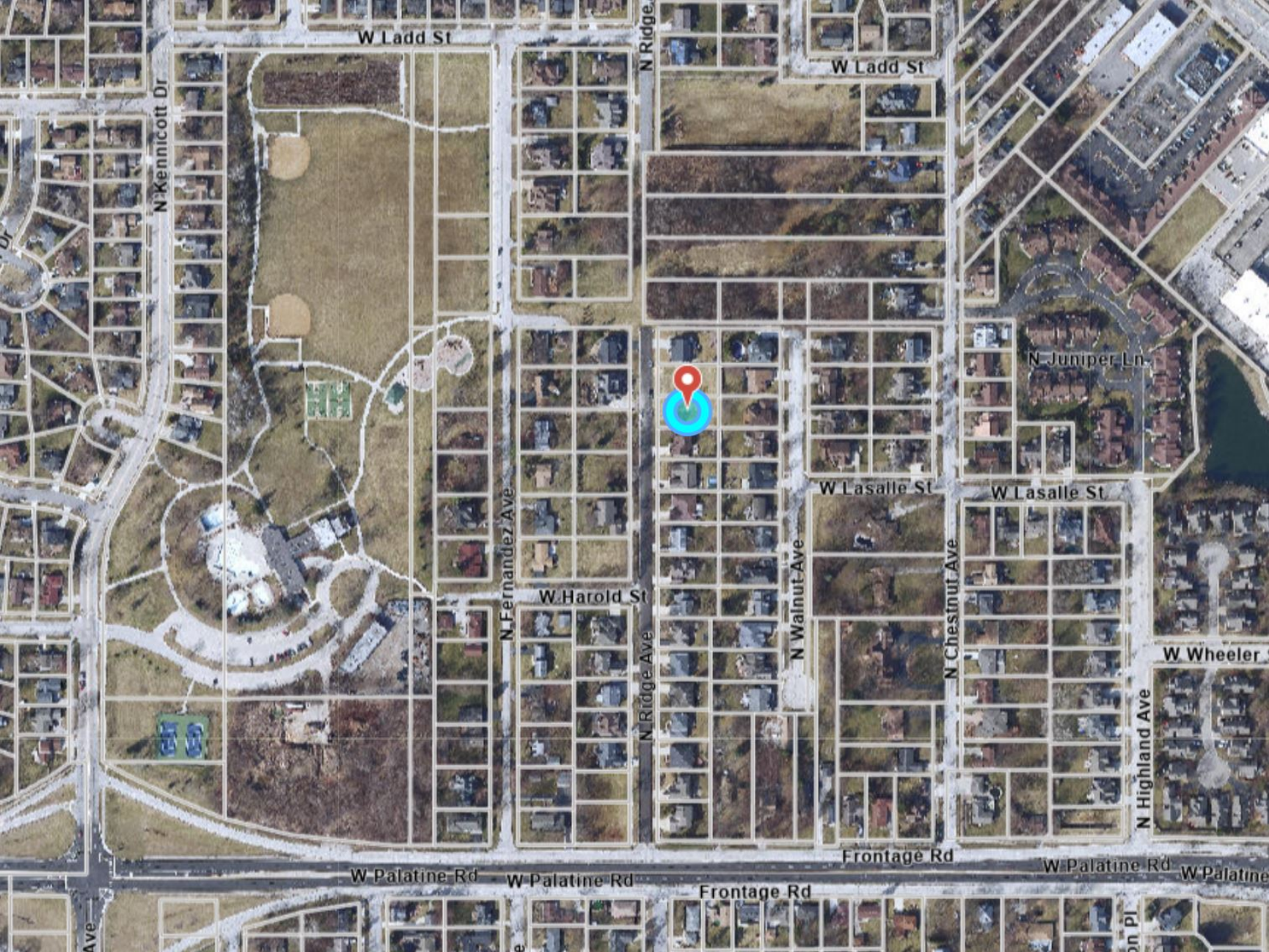
2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



September 20, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-062


W Ladd St
N Kennicott Dr
N Ridge
W Ladd St
N Juniper Ln
W Lasalle St
W Lasalle St
N Fernandez Ave
W Harold St
N Walnut Ave
N Chestnut Ave
N Ridge Ave
W Wheeler
N Highland Ave
Frontage Rd
W Palatine Rd
W Palatine Rd
W Palatine Rd
Frontage Rd

ZIRNGIBL

PLAT OF SURVEY
ALTA \NSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.

Property located at: 2071 N. RIDGE AVENUE
Legally described as:

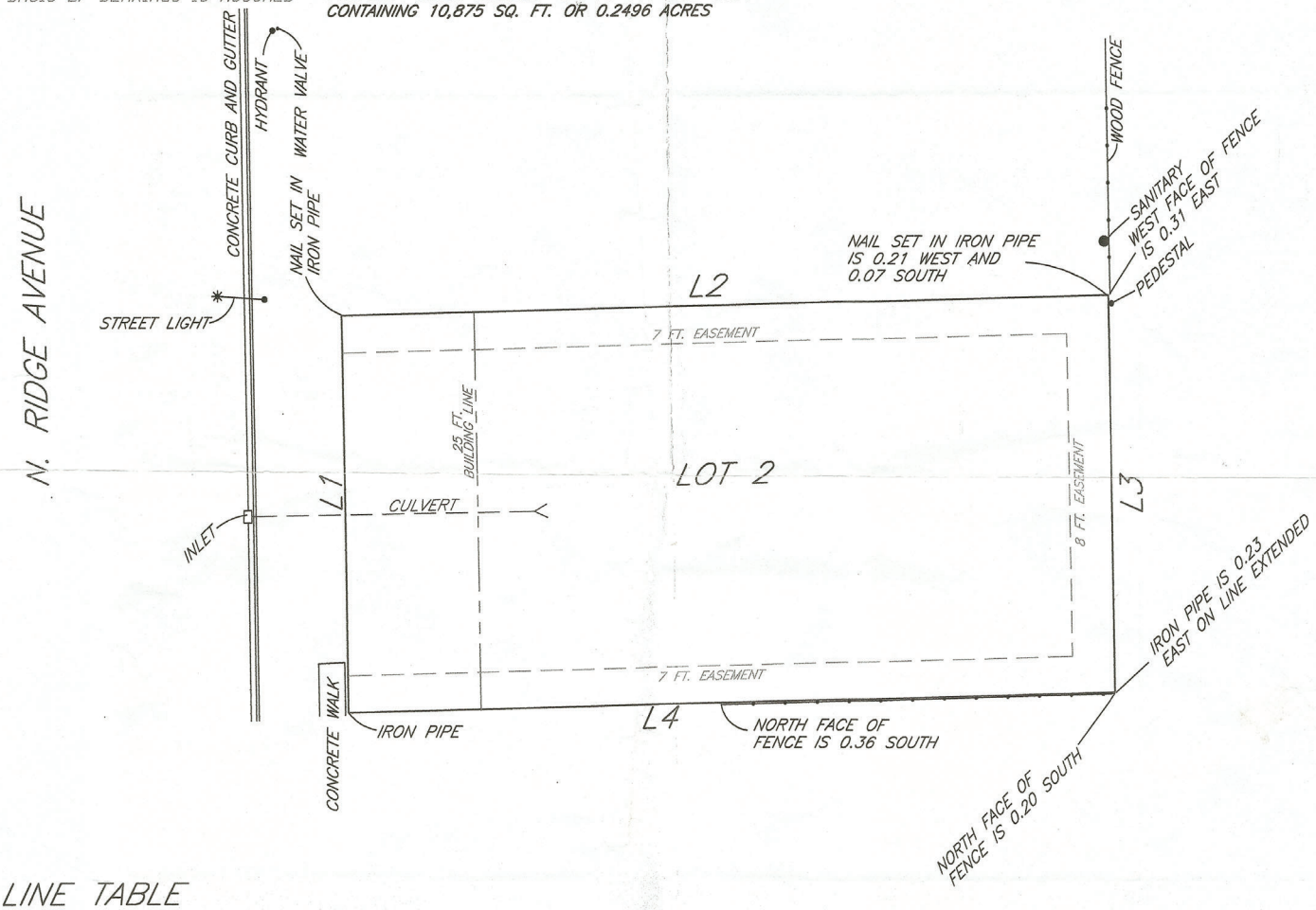
LOT 2 IN THE WOODS OF ARLINGTON, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1986 AS DOCUMENT NUMBER 86265155, IN COOK COUNTY, ILLINOIS.

REFERENCE BEING HAD TO TITLE INSURANCE COMMITMENT NUMBER 18010021NS BEARING AN EFFECTIVE DATE OF MAY 17, 2018 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY

PROPERTY INDEX NUMBER 03-18-414-002-0000
CONTAINING 10,875 SQ. FT. OR 0.2496 ACRES

North
W — E
S

0 5 10 20
1 IN. = 20 FT.
VERIFY SCALE AGAINST THIS GRAPHIC
BASIS OF BEARINGS IS ASSUMED



LINE TABLE

Line	Bearing	Distance
L1	N.01°03'24"W.	75.00'
L2	N.88°32'56"E.	145.00'
L3	S.01°03'24"E.	75.00'
L4	S.88°32'56"W.	145.00'

TO: JEANETTE ZIMGIBL AND RICHARD AIMGIBL AND
CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
THE FIELD WORK WAS COMPLETED ON MAY 30, 2018.

DATED THIS 30TH. DAY OF MAY, 2018

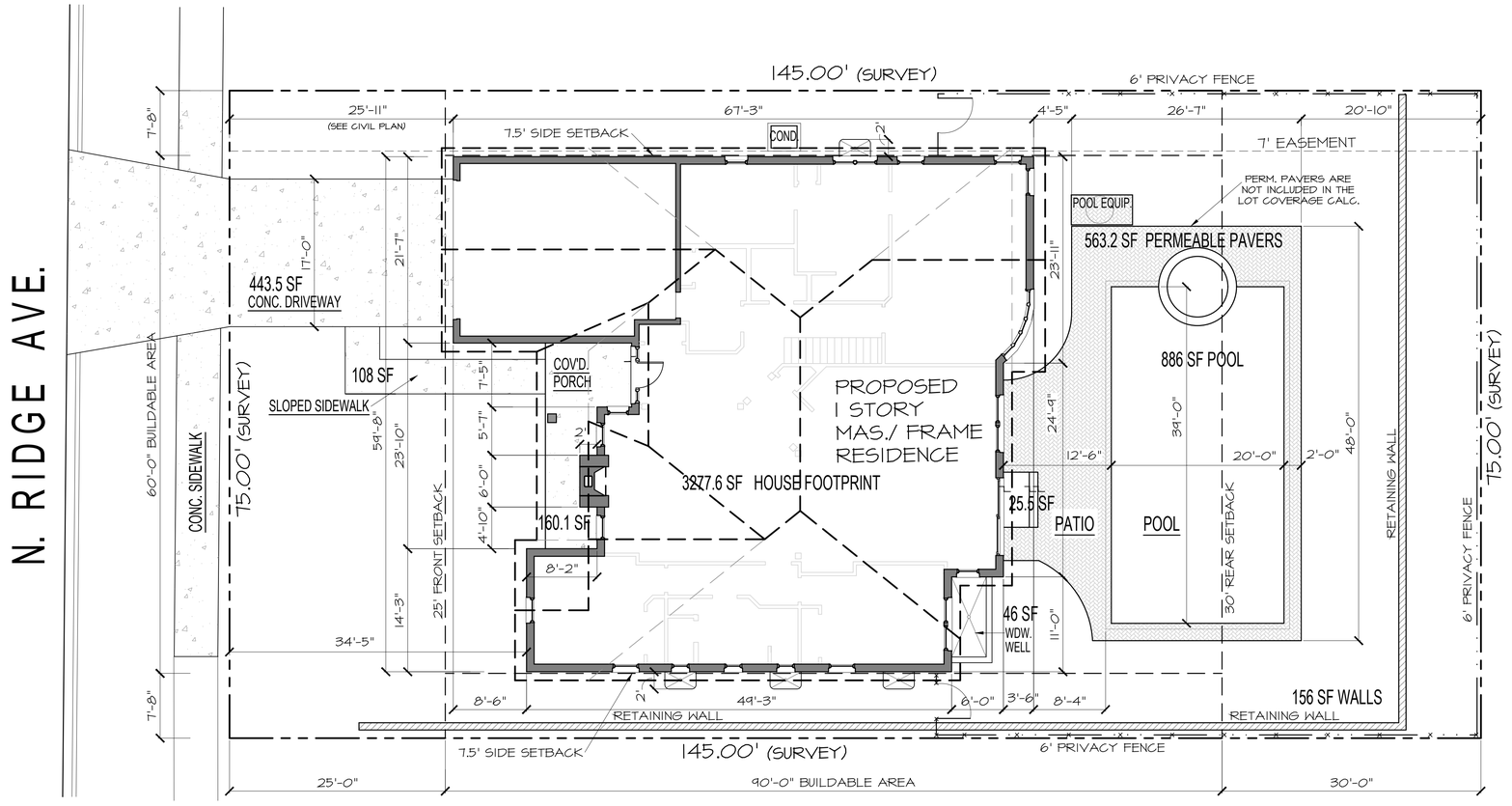
BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
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8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

ZIRNGIBL



PROPOSED SITE PLAN

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

538.2 SF PERVIOUS PAVERS

IMPERVIOUS AREA:

3277.6 SF	HOUSE FOOTPRINT
2,720	HOUSE
558	GARAGE
25.5 SF	REAR STOOP
886 SF	POOL
160.1 SF	FRONT PORCH
108 SF	SIDEWALK
443.5 SF	DRIVEWAY
46 SF	WINDOW WELL
156 SF	RETAINING WALLS
5,102.7 SF	TOTAL IMPERVIOUS AREA

NOTE:
PERMEABLE BRICK PAVER AREA IS NOT INCLUDED IN IMPERVIOUS LOT COVERAGE CALCULATION

ZONING INFORMATION	REQUIRED	PROPOSED
LOT AREA = 10,875 SQ.FT.		
BUILDING FOOTPRINT		10,875 SF
EXIST. LOT IS ZONED RESIDENTIAL	R-2	no change
FRONT YARD SETBACK	25-0"	25'-11"
SIDE YARD SETBACK	7'-6"	7'-8"
REAR YARD SETBACK	30'-0"	54'-1"
IMPERVIOUS LOT COVERAGE (@ 50%)	5,438 SF	5,102.7 SF (0.47 %)
BUILDING LOT COVERAGE (@ 35%)	3,806 SF	3,278 SF (0.30 %)
MAX. HEIGHT (MEAN)	25'-0"	19'-8 1/2"
FAR	4,788 SF (below calc.)	2,878 SF (26%)
→ 3,938 + {(10,875- 8,750) X .40} = 4,788 SF ALLOW. FAR		

HABIT. AREA ; 2,529 SF NET HABITABLE SPACE (EXCLUDES GARAGE + BASEMENT)
TAKEN FROM INSIDE OF EXTERIOR WALLS

FAR ; 3,277.6 SF GROSS FOOTPRINT (-400 DEDUCT FOR GARAGE)
2,877.6 SF
NOTE:
ATTIC WILL BE TRUSSES - NO HABITABLE / USABLE SPACE & NOT INCLUDED IN F.A.R.

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
	DESIGN / APPEARANCE REVIEW	8/12/22

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DRAWN BY	: BT
CHECKED BY	: WJ
DATE	: 7/31/20
PROJECT No	:

ZIRNGIBL RESIDENCE
2071 N. RIDGE AVE.
ARLINGTON HEIGHTS, IL

SITE PLAN

SHEET
SP1



PROPERTY TO THE LEFT 2
2085 N. RIDGE AVE.



PROPERTY TO THE LEFT 1
2081 N. RIDGE AVE.



SUBJECT PROPERTY
2071 N. RIDGE AVE.



PROPERTY TO THE RIGHT 1
2061 N. RIDGE AVE.



PROPERTY TO THE RIGHT 2
2051 N. RIDGE AVE.



PROPERTY TO THE RIGHT 3
2041 N. RIDGE AVE.

← END OF STREET

N. RIDGE AVENUE

2072 N. RIDGE AVE.



2068 N. RIDGE AVE.
PROPERTY ACROSS 1



PROPERTY ACROSS 2



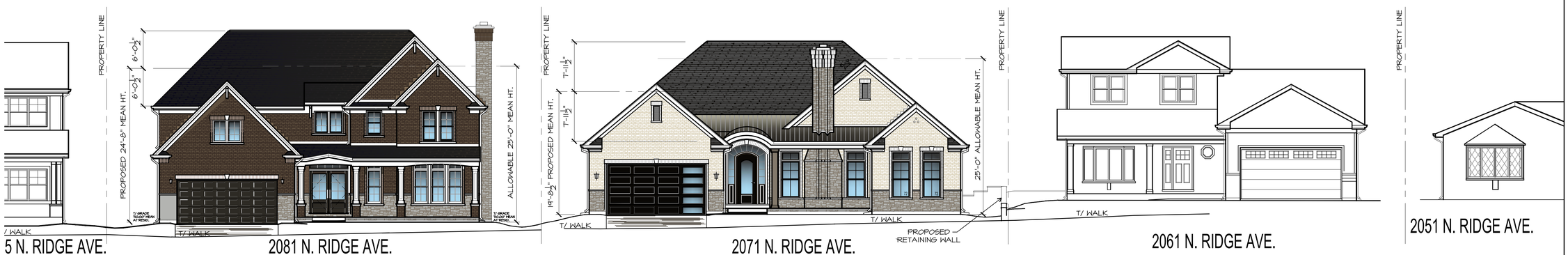
PROPERTY ACROSS 3



2038 N. RIDGE AVE.



EXISTING STREET PHOTOS
for: the ZIRNGIBL RESIDENCE
2071 N. RIDGE AVE., ARLINGTON HEIGHTS, IL
8/12/22



5 N. RIDGE AVE. | 2081 N. RIDGE AVE. PROPOSED NEW RESIDENCE | 2071 N. RIDGE AVE. SUBJECT PROPERTY | 2061 N. RIDGE AVE. | 2051 N. RIDGE AVE.

1 EXISTING CONTEXT ELEVATION - EAST SIDE OF STREET
SCALE: 1/8" = 1'-0"

N. RIDGE AVENUE



2038 N. RIDGE AVE. | VACANT PROPERTY | VACANT PROPERTY | 2068 N. RIDGE AVE. | 2072 N. RIDGE AVE.

2 EXISTING CONTEXT ELEVATION - WEST SIDE OF STREET
SCALE: 1/8" = 1'-0"

WARREN JOHNSON
ARCHITECTS, INC
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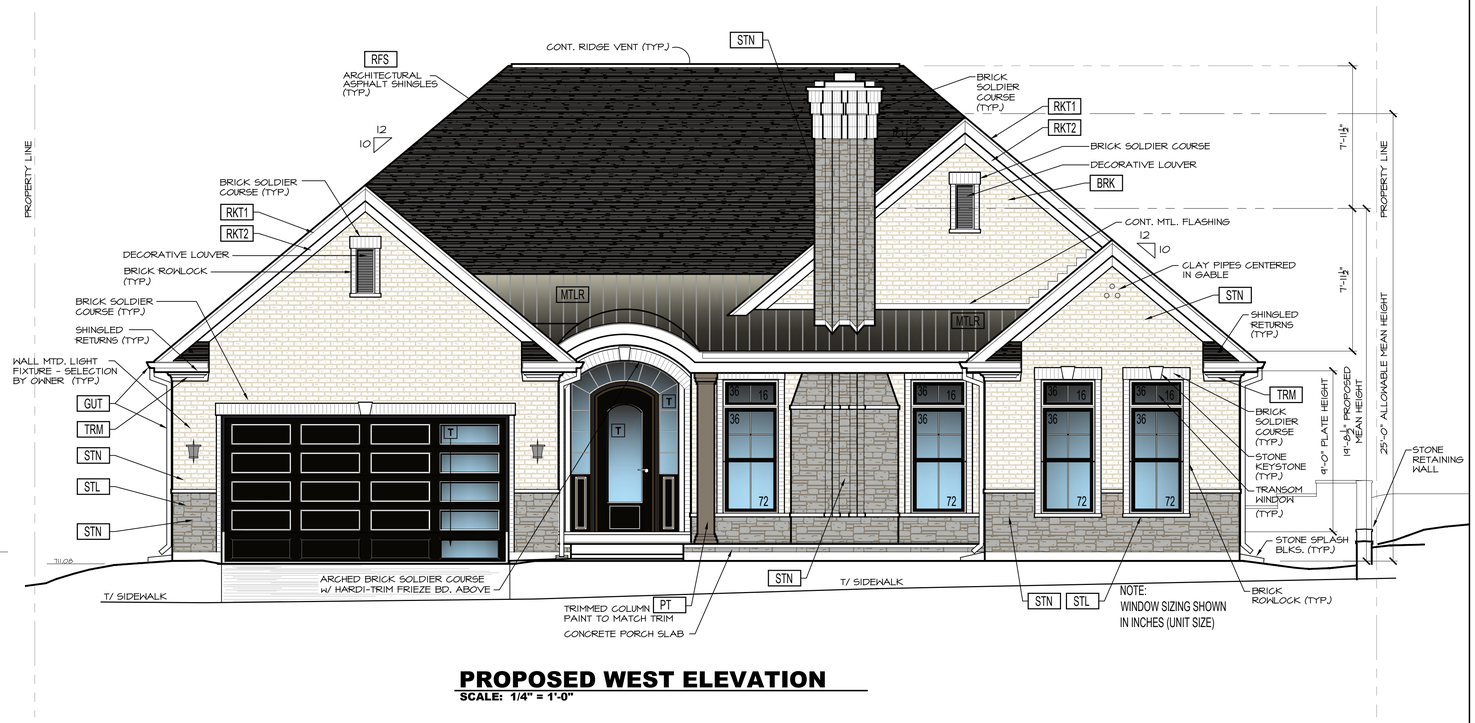
ZIRNGIBL RESIDENCE
2071 N. RIDGE AVE.
ARLINGTON HEIGHTS, IL

PROPOSED STREETSCAPE

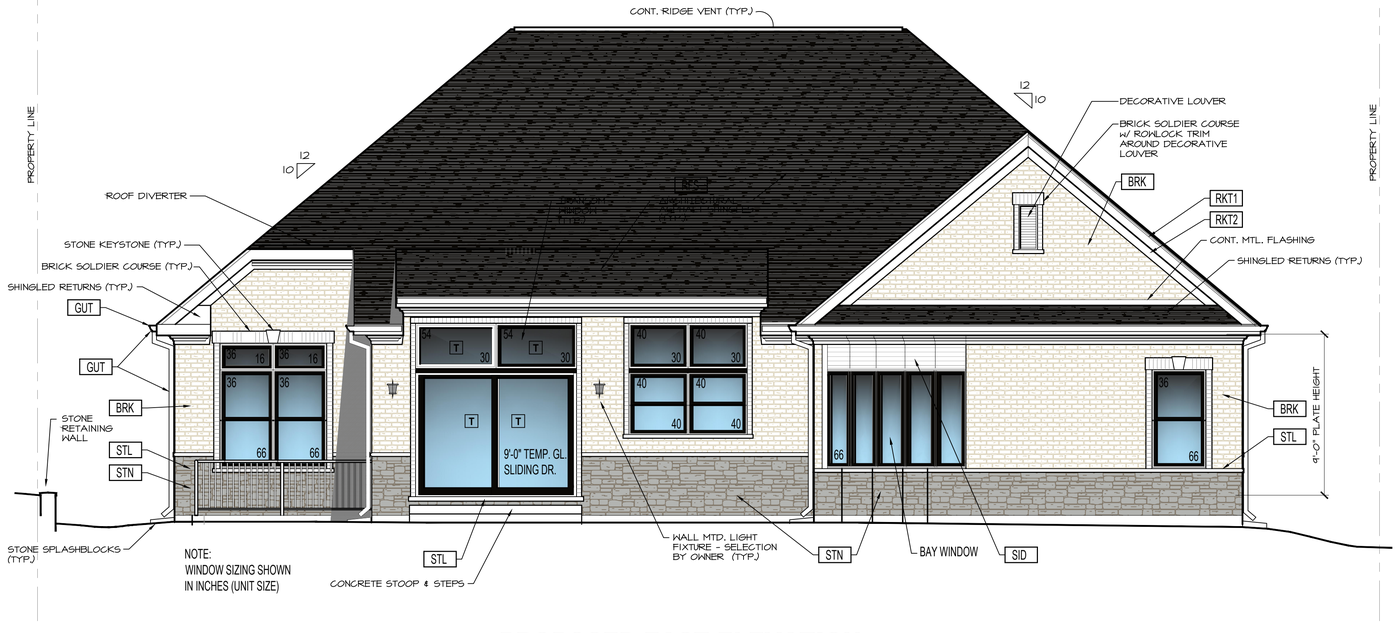
SHEET
S1

MATERIAL LEGEND

MARK	MATERIAL	MNFR. / SERIES	COLOR	REMARKS
BRK	BRICK VENEER	GLEN-GERY (SILVER CITY SMOOTH MODULAR)	LIGHT BEIGE-TAN	
STN	STONE VENEER	HALQUIST STONE	LIGHT GRAY MIX	
RFS	ROOF SHINGLE	OWENS CORNING 'DURATION'	BLACK ONYX	
TRM	FASCIA TRIM	CROWN FASCIA TRIM on 5/4 x 6 TRIM BD. (HARDI-TRIM)	COBBLESTONE	SMOOTH FINISH
RKT1	RAKE TRIM 1	3" TRIM ON 5/4 x 8 RAKE TRIM BD. (HARD-TRIM)	COBBLESTONE	SMOOTH FINISH
RKT2	RAKE TRIM 2	5/4 x 6 RAKE TRIM BD. (HARD-TRIM)	COBBLESTONE	SMOOTH FINISH
MTLR	METAL ROOF	PAC-CLAD	MATTE BLACK STEEL	
STL	STONE LEDGE	CUT STONE LEDGE / SILL		
SID	EXTERIOR SIDING	EXTERIOR VINYL SIDING - CREAM	CREAM	
GUT	GUTTERS & DOWNSPOUTS	ALUMINUM GUTTERS & DOWNSPOUTS	BEST MATCH (CREAM) of SW 7013 IVORY LACE SHERWIN WILLIAMS	
PT	TRIM PAINT	SHERWIN WILLIAMS PAINT (EXTERIOR GRADE)	SW 7013 IVORY LACE SHERWIN WILLIAMS	2 COATS



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



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

WARREN JOHNSON
ARCHITECTS, INC

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ZIRNGIBL RESIDENCE
2071 N. RIDGE AVE.
ARLINGTON HEIGHTS, IL

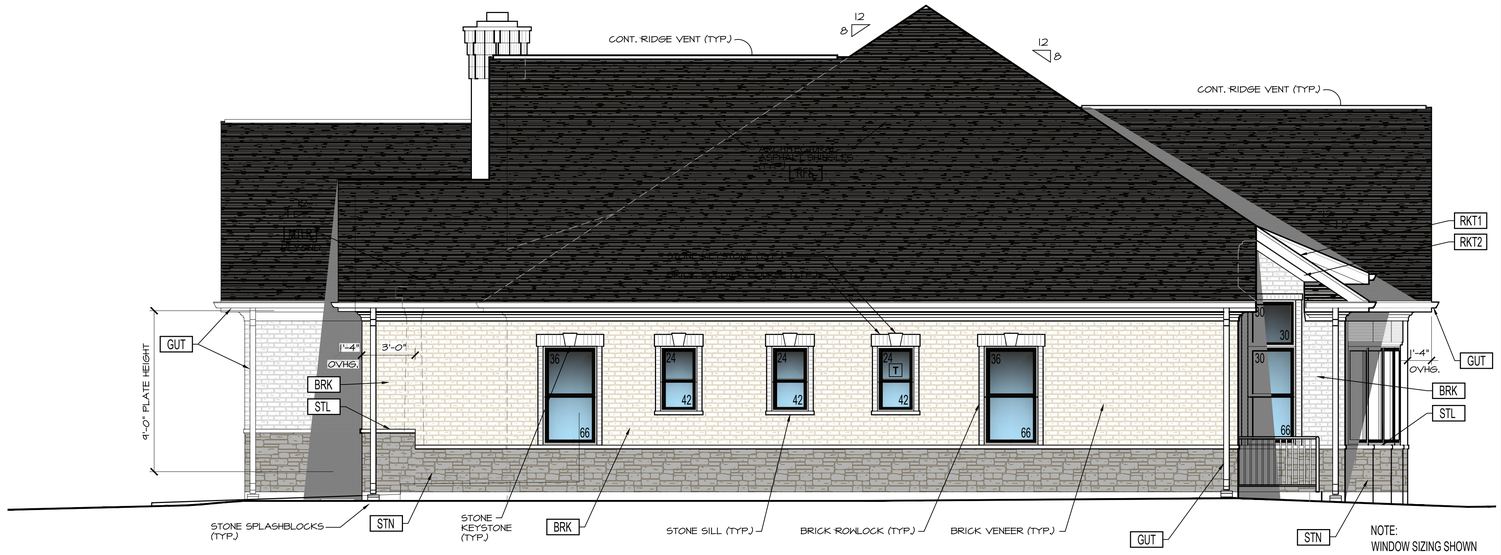
EXTERIOR ELEVATIONS

SHEET
A4

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

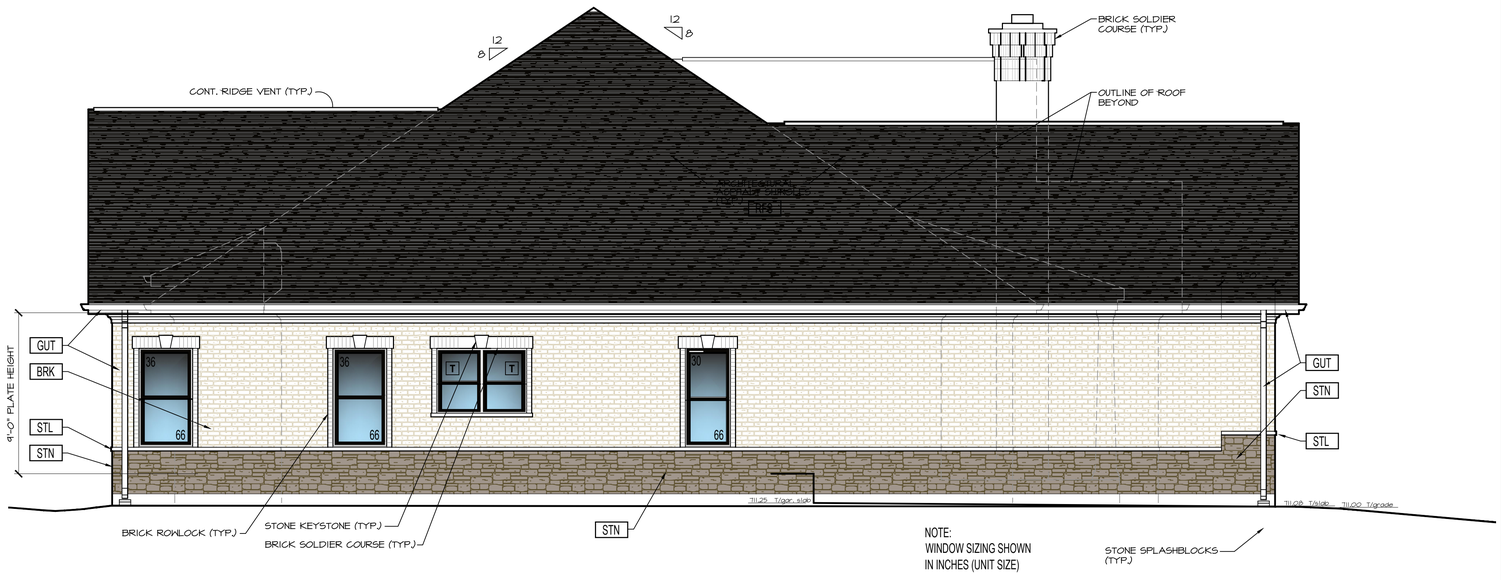
MATERIAL LEGEND

MARK	MATERIAL	MNFR. / SERIES	COLOR	REMARKS
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TRM	FASCIA TRIM	CROWN FASCIA TRIM on 5/4 x 6 TRIM BD. (HARDI-TRIM)	COBBLESTONE	SMOOTH FINISH
RKT1	RAKE TRIM 1	3" TRIM ON 5/4 x 8 RAKE TRIM BD. (HARD-TRIM)	COBBLESTONE	SMOOTH FINISH
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MTLR	METAL ROOF	PAC-CLAD	MATTE BLACK STEEL	
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PT	TRIM PAINT	SHERWIN WILLIAMS PAINT (EXTERIOR GRADE)	SW 7013 IVORY LACE SHERWIN WILLIAMS	2 COATS



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

ISSUE DATES / REVISIONS

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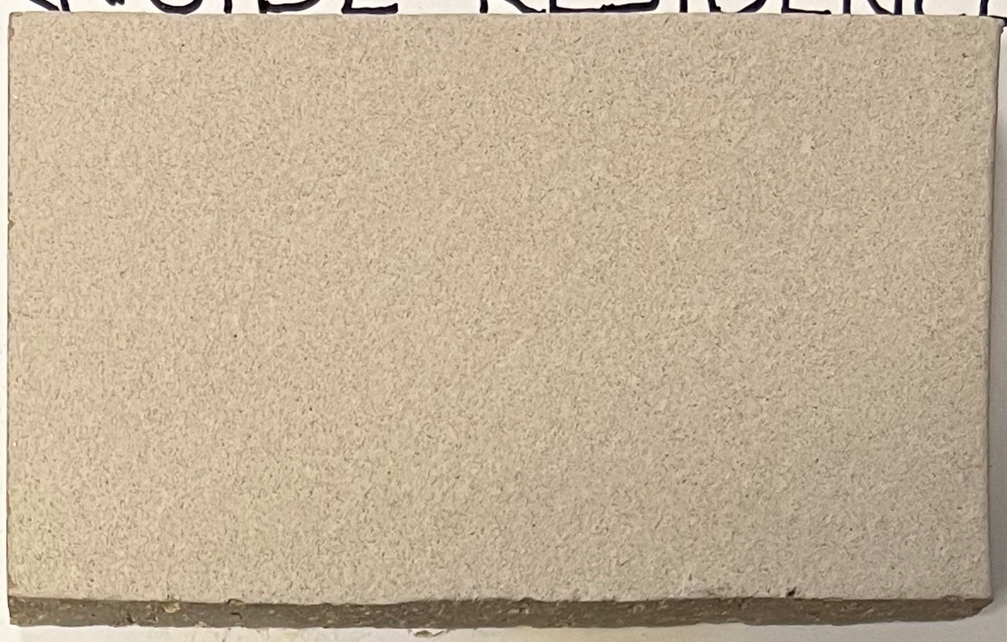
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ZIRNGIBL RESIDENCE
2071 N. RIDGE AVE.
ARLINGTON HEIGHTS, IL

EXTERIOR ELEVATIONS

SHEET
A5

2071 RIDGE AVE.
ZIRNGIBL RESIDENCE



BRICK-SILVER CITY

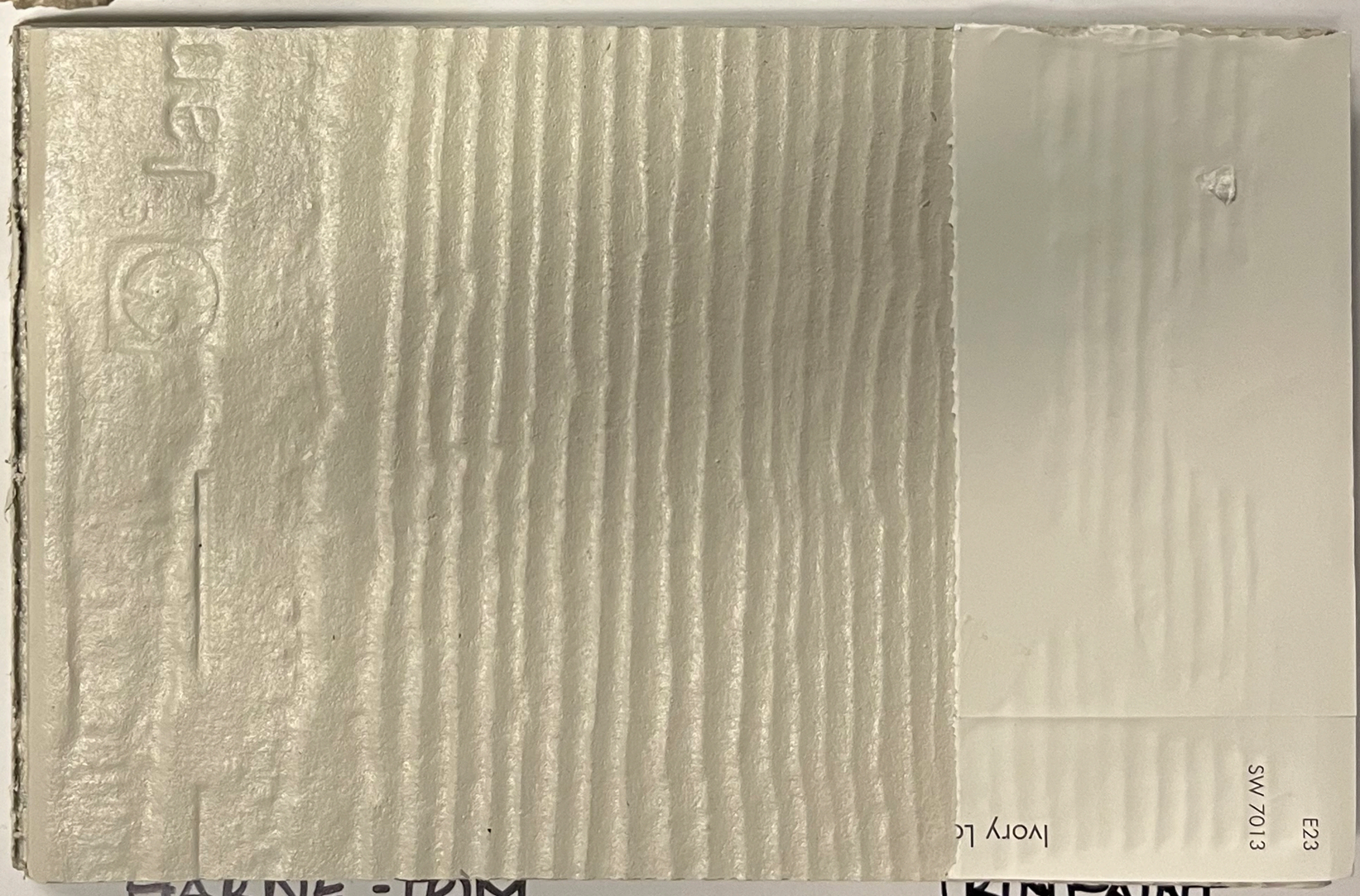


ASPHALT SHINGLE-
OWENS CORNING-BLACK ONYX

STONE VENEER

HALQUIST STONE

LIGHT-GRAY MIX



HARDIE -TRIM
COBBLESTONE

TRIM PAINT
SW- IVORY 7013

Design Commission
9/27/2022

Item: DC#22-063 - 2081 N. Ridge Ave. / SF-new

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 2081 N Ridge Avenue. This recommendation is based on and subject to compliance with the architectural plans received on 8/24/22, and the following:

1. A recommendation to use a natural mortar color to soften the appearance of the dark brick color.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITION INFORMATION:	
Project Name:	Goheen Residence	DC Number:	22-063
Project Address:	2081 N Ridge Ave.	Petitioner Name:	Bobbi Taylor
Prepared By:	Steve Hautzinger	Petitioner Address:	Warren Johnson Architects 19 N Greely Street Palatine, IL 60067
Date Prepared:	September 20, 2022	Meeting Date:	September 27, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story house with attached two-car garage on an existing vacant lot. The subject site is zoned R-2, One Family Dwelling District. The property has a total land area of 10,875 square feet and the proposed residence will have 3,681 square feet. The proposed design complies with all R-2 zoning requirements as summarized below.

The required front setback is based on the average setback of all existing houses on the east side of the street, which needs to be confirmed.

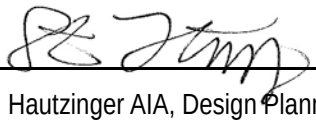
	ALLOWED	PROPOSED
Setbacks	Front: Average of block Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25.5 feet Side: 10 feet Side: 13.7 feet Rear: 69.3 feet
Building Height	25 feet maximum	24.7 feet to top of wall
FAR	4,788 SF	3,681 SF
Building Lot Coverage	3,806 SF	2,048 SF
Impervious Surface Coverage Total	5,438 SF	2,837 SF

Design Commission review is required due to the existing vacant lot having never been developed. The lot was previously used as a storm water detention basin, which is no longer needed, so the lot has become buildable. Overall, the proposed design is nicely done with a traditional style and full masonry exterior that fits well with the character of the neighborhood. The only comment on the design is regarding the unique brick color, which is quite dark. A natural mortar color is recommended to soften the appearance of the dark brick color.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 2081 N Ridge Avenue. This recommendation is based on and subject to compliance with the architectural plans received on 8/24/22, and the following:

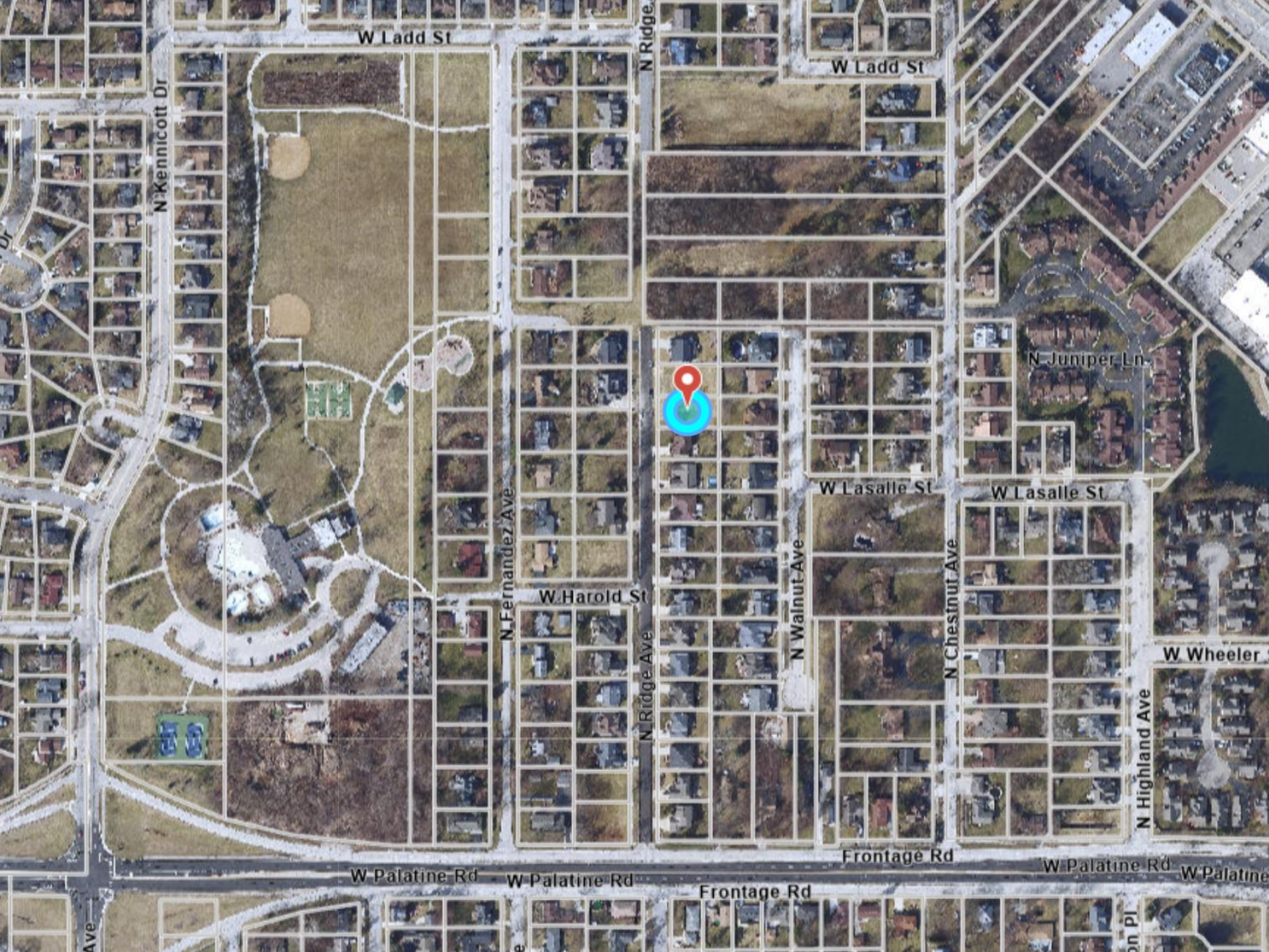
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September 20, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-063


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PLAT OF SURVEY
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by
Michael J. Emmert Surveys, Inc.

North
W — E
S

0 5 10 20

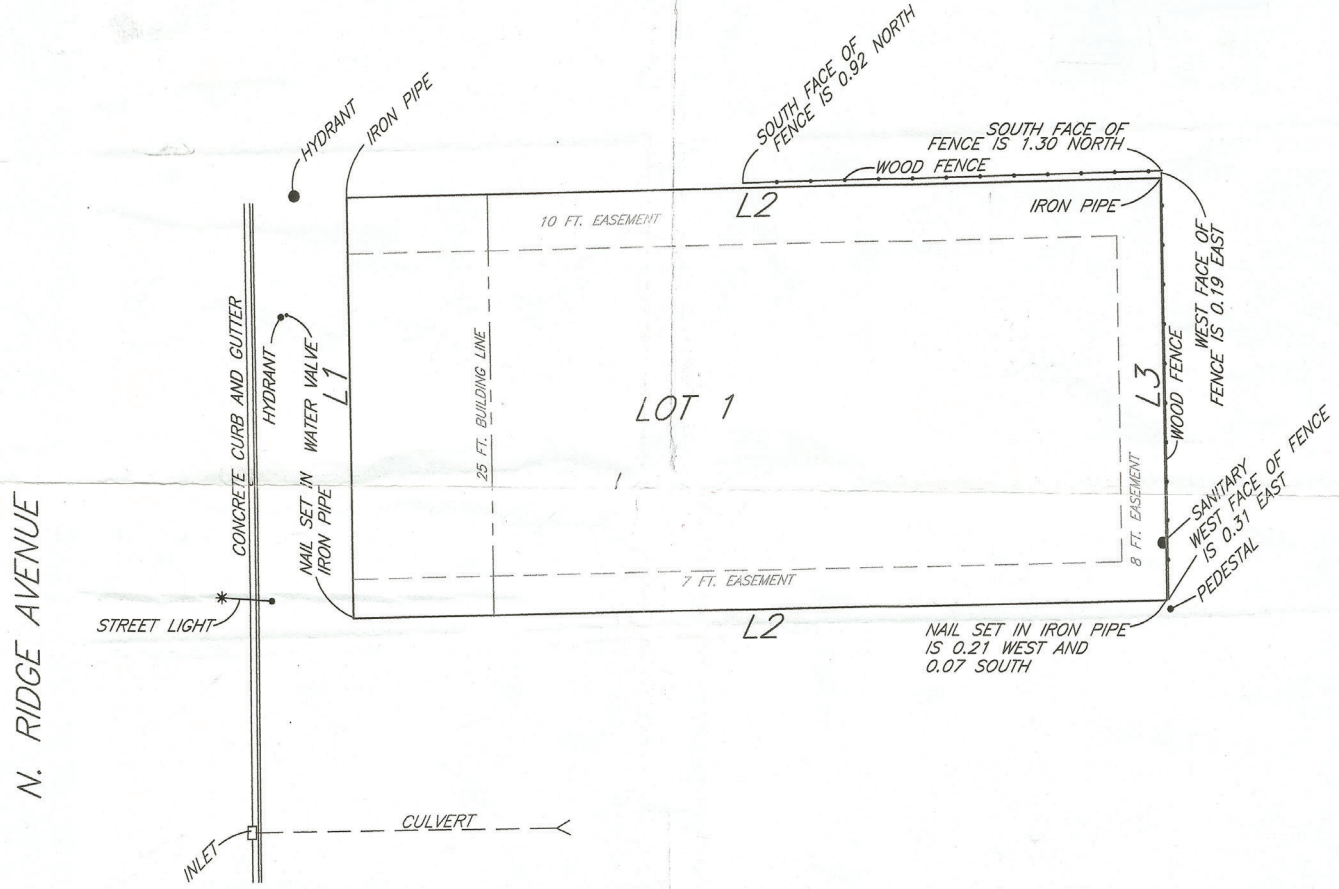
1 IN. = 20 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC
BASIS OF BEARINGS IS ASSUMED

Property located at: 2081 N. RIDGE AVENUE
Legally described as:

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REFERENCE BEING HAD TO TITLE INSURANCE COMMITMENT NUMBER 19009909NS BEARING AN EFFECTIVE DATE OF MAY 17, 2018 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY

PROPERTY INDEX NUMBER 03-18-414-001-0000
CONTAINING 10,875 SQ. FT. OR 0.2496 ACRES



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TO: JEANETTE ZIMGIBL AND RICHARD AIMGIBL AND
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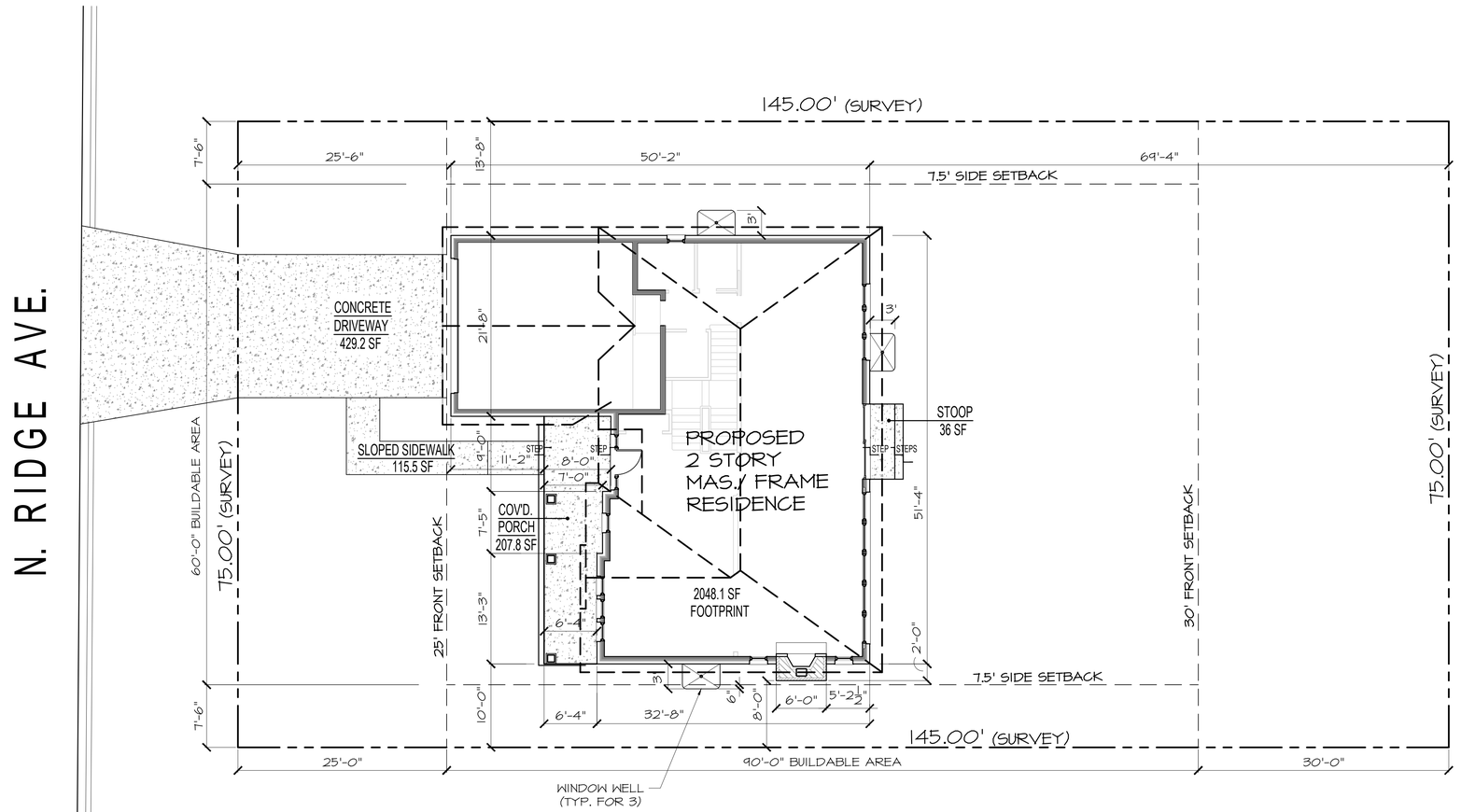
BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

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5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

GOHEEN



PROPOSED SITE PLAN

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

ZONING INFORMATION	REQUIRED	PROPOSED
LOT AREA = 10,875 SQ.FT.		
BUILDING FOOTPRINT		10,875 SF
EXIST. LOT IS ZONED RESIDENTIAL	R-2	no change
FRONT YARD SETBACK	25-0"	25'-6"
SIDE YARD SETBACK	7'-6"	13'-8"(N) & 8'-0"(S)
REAR YARD SETBACK	30'-0"	69'-4"
IMPERVIOUS LOT COVERAGE (@ 50%)	5,438 SF	2,837 SF (0.26%)
MAX. HEIGHT (MEAN)	30'-0"	24'-10"
BUILDING COVERAGE (@ 35%)	3,806 SF	2,047 SF (0.19%)
FAR	4,788 SF (below calc.)	3,414 SF (31%)
→3,938 + {(10,875- 8,750) X .40} = 4,788 SF ALLOW. FAR		

IMPERVIOUS AREA:

2048.1 SF	HOUSE FOOTPRINT
1515.2	HOUSE
532.9	GARAGE
36.0 SF	REAR STOOP
207.8 SF	FRONT PORCH
115.5 SF	SIDEWALK
429.2 SF	DRIVEWAY
2837 SF	TOTAL IMPERVIOUS AREA

HABIT. AREA ; 3,006 SF NET HABITABLE SPACE (EXCLUDES GARAGE + BASEMENT)
TAKEN FROM INSIDE OF EXTERIOR WALLS

FAR ; 2,048 SF GROSS FOOTPRINT (1st FLR)
1,766 SF GROSS FOOTPRINT (2nd FLR)
3,414 SF (BOTH FLRS.)
(-400 DEDUCT FOR GARAGE)

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
	DESIGN/ APPEARANCE REVIEW	8/12/22

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DRAWN BY : BT
CHECKED BY : WJ
DATE : 7/31/20
PROJECT No :

GOHEEN RESIDENCE
2081 N. RIDGE AVE.
ARLINGTON HEIGHTS, IL

SITE PLAN

SHEET
SP1



PROPERTY TO THE LEFT 1
2085 N. RIDGE AVE.



SUBJECT PROPERTY
2081 N. RIDGE AVE.



PROPERTY TO THE RIGHT 1
2071 N. RIDGE AVE.



PROPERTY TO THE RIGHT 2
2061 N. RIDGE AVE.



PROPERTY TO THE RIGHT 3
2051 N. RIDGE AVE.



PROPERTY TO THE RIGHT 4
2041 N. RIDGE AVE.

END OF STREET

N. RIDGE AVENUE

2072 N. RIDGE AVE.



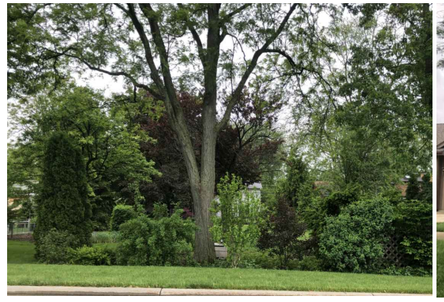
2068 N. RIDGE AVE.
PROPERTY ACROSS 1



PROPERTY ACROSS 2



PROPERTY ACROSS 3

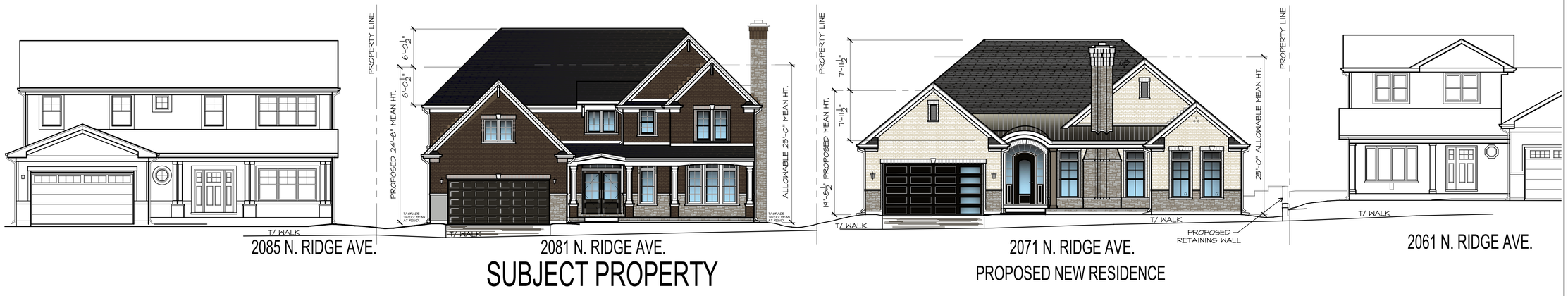


2038 N. RIDGE AVE.



EXISTING STREET PHOTOS
for: the GOHEEN RESIDENCE

2081 N. RIDGE AVE., ARLINGTON HEIGHTS, IL
8/12/22



1 EXISTING CONTEXT ELEVATION - EAST SIDE OF STREET
SCALE: 1/8" = 1'-0"

N. RIDGE AVENUE



2 EXISTING CONTEXT ELEVATION - WEST SIDE OF STREET
SCALE: 1/8" = 1'-0"

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19 N. Greeley St. Palatine, IL 60067
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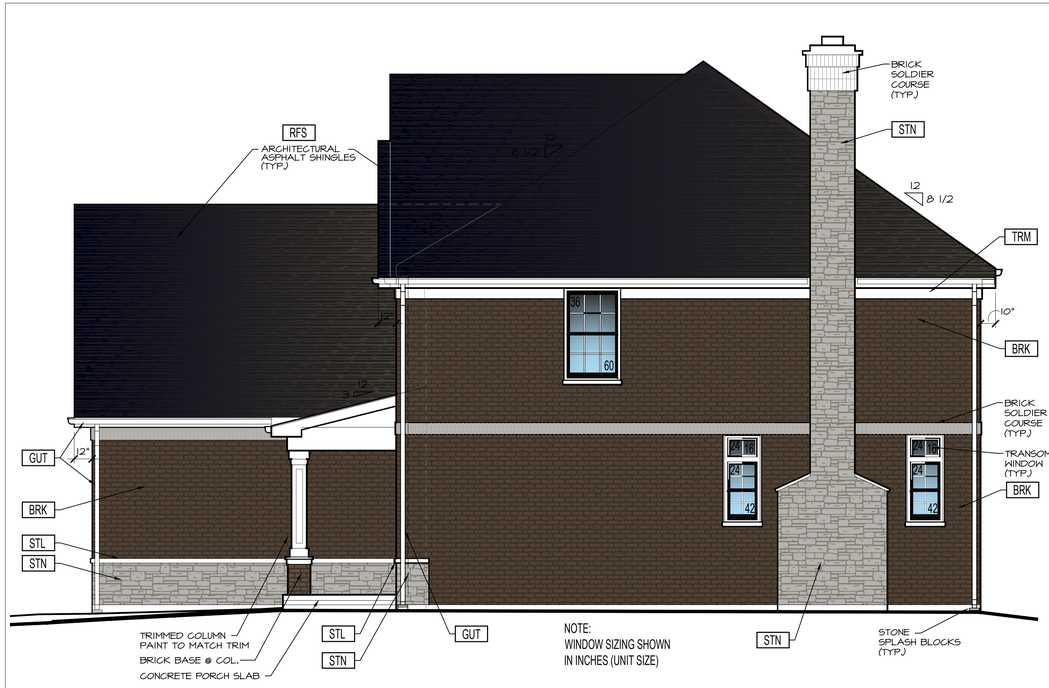
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GOHEEN RESIDENCE
2081 N. RIDGE AVE.
ARLINGTON HEIGHTS, IL

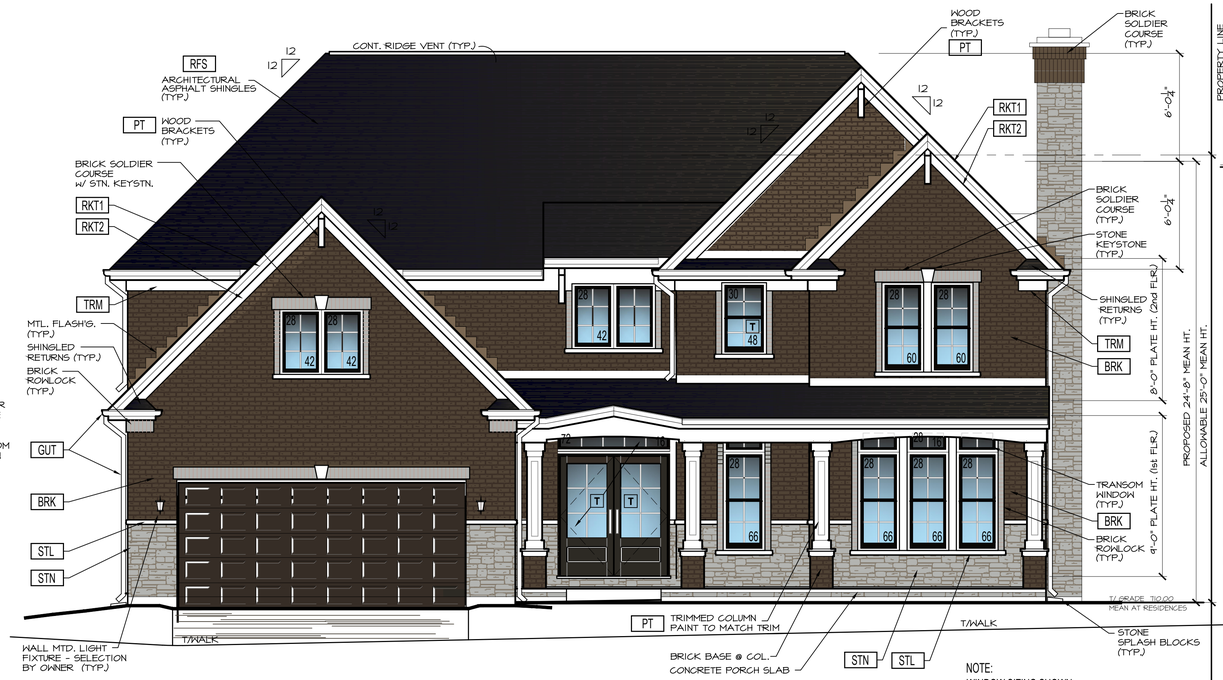
PROPOSED STREETSCAPE

SHEET
S1



NOTE:
WINDOW SIZING SHOWN
IN INCHES (UNIT SIZE)

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



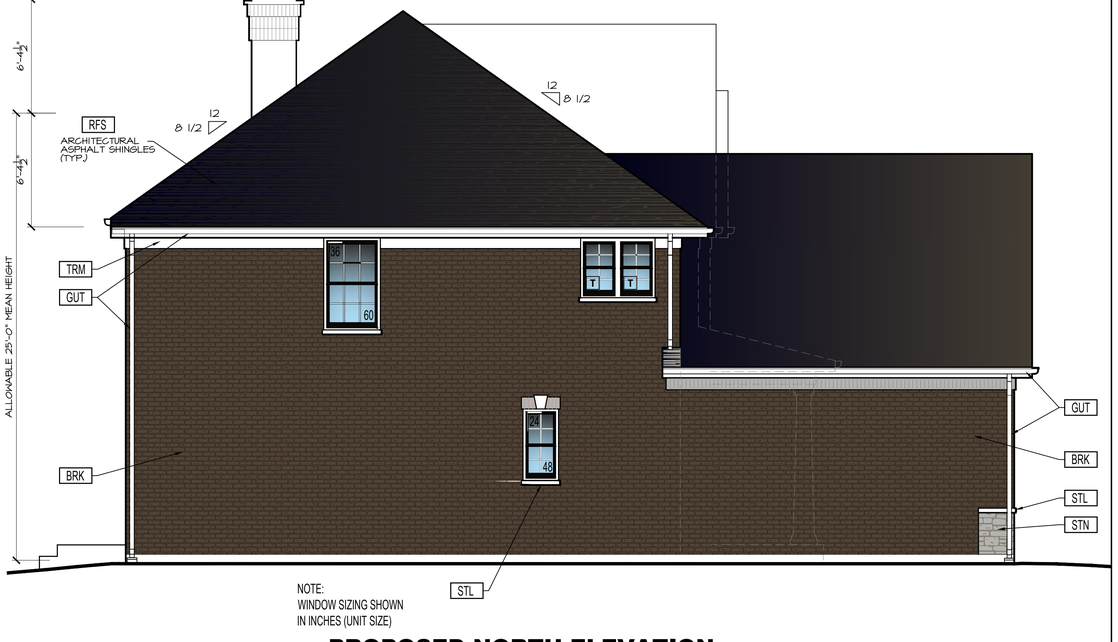
NOTE:
WINDOW SIZING SHOWN
IN INCHES (UNIT SIZE)

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



NOTE:
WINDOW SIZING SHOWN
IN INCHES (UNIT SIZE)

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



NOTE:
WINDOW SIZING SHOWN
IN INCHES (UNIT SIZE)

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

MATERIAL LEGEND

MARK	MATERIAL	MNFR. / SERIES/ PRODUCT	COLOR
BRK	BRICK VENEER	HEBRON BRICK COMPANY	SLATE GRAY
STN	STONE VENEER	STRATFORD CROSS STONE	LIGHT GRAY MIX
RFS	ROOF SHINGLE	OWENS CORNING 'DURATION'	BLACK ONYX

MARK	MATERIAL		COLOR
RKT1	RAKE TRIM 1	3" TRIM ON 5/4 x 8 RAKE TRIM (HARDI-TRIM)	ARTIC WHITE
RKT2	RAKE TRIM 2	5/4 x 8 RAKE TRIM (HARDI-TRIM)	ARTIC WHITE
STL	STONE LEDGE	CUT STONE SILL	

MARK	MATERIAL	MNFR. / SERIES	COLOR
TRM	FASCIA TRIM	FASCIA TRIM BOARD (HARDI-TRIM)	ARTIC WHITE
GUT	GUTTERS & DOWNSPOUTS	ALUM. GUTTERS & DOWNSPOUTS	WHITE
PT	TRIM PAINT	SHERWIN WILLIAMS PAINT (EXTERIOR GRADE)	SW 7077 ORIGINAL WHITE 2 COATS

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
	DESIGN/ APPEARANCE REVIEW	8/12/22

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DATE	: 7/31/20
PROJECT No	:

GOHEEN RESIDENCE
2081 N. RIDGE AVE.
ARLINGTON HEIGHTS, IL

EXTERIOR ELEVATIONS

SHEET
A4

2081 RIDGE AVE.
GOHEEN RESIDENCE



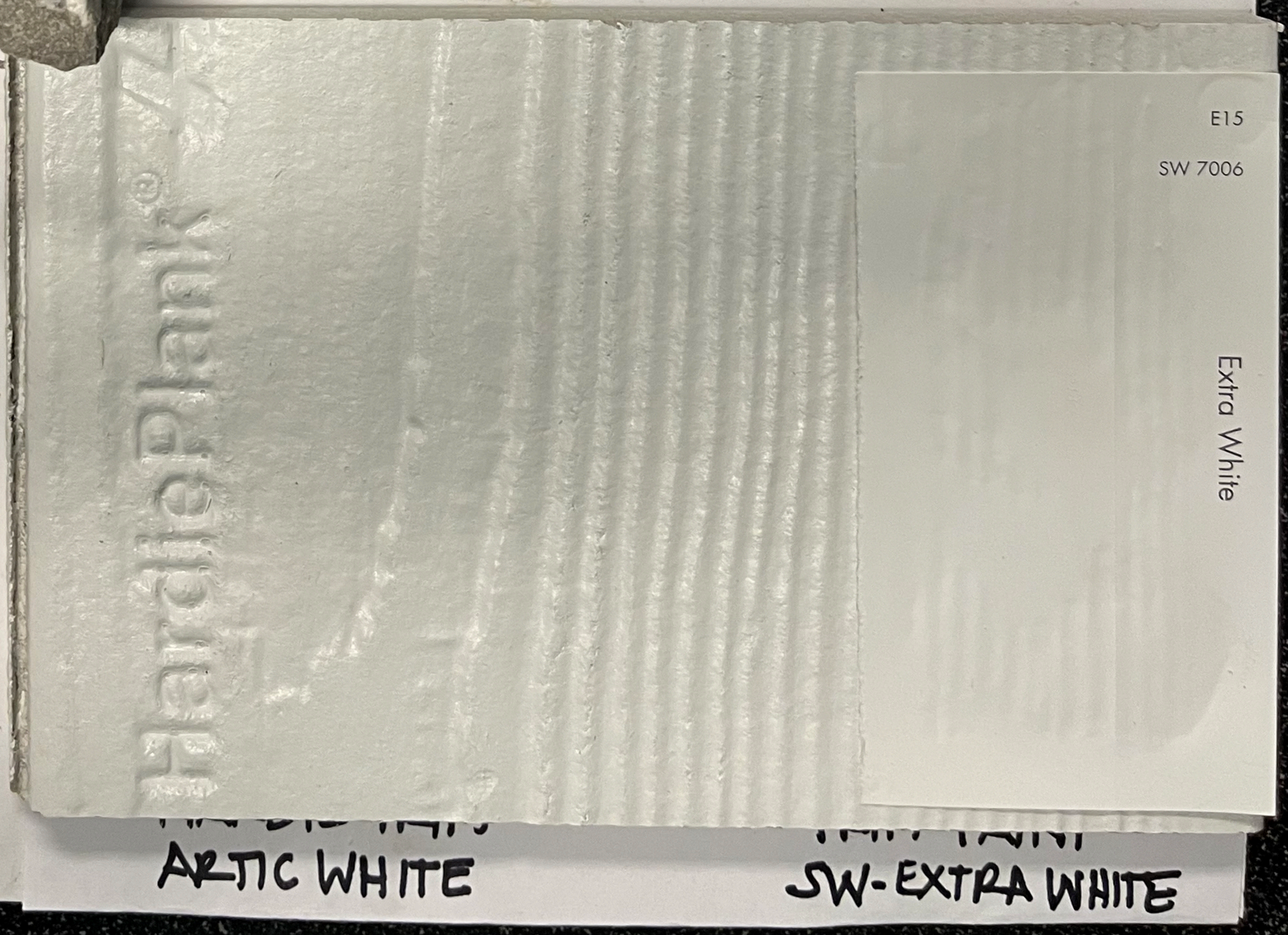
BRICK - SLATE GRAY



ASPHALT SHINGLE
OWENS CORNING - BLACK ONYX



STONE VENEER
HALQUIST
STONE
LIGHT-GRAY
MIX



ARTIC WHITE

SW-EXTRA WHITE

Design Commission
9/27/2022

Item: DC#22-055 - At Home Store - 750 E. Rand Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.

3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light sconce wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.

4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.

5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for At Home at 750 E. Palatine Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.

3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light sconce wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.

4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.

5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 7/21/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	At Home – Sign Variation, Wall Signs
Project Address:	750 E. Rand Road
Prepared By:	Steve Hautzinger
Date Prepared:	September 16, 2022

PETITION INFORMATION:

DC Number:	22-055
Petitioner Name:	Corinne Kacprzak
Petitioner Address:	Omega Sign & Lighting 1401 W. Jeffrey Drive Addison, IL 60101
Meeting Date:	September 27, 2022

Requested Action(s):

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light sconce wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

ANALYSIS:

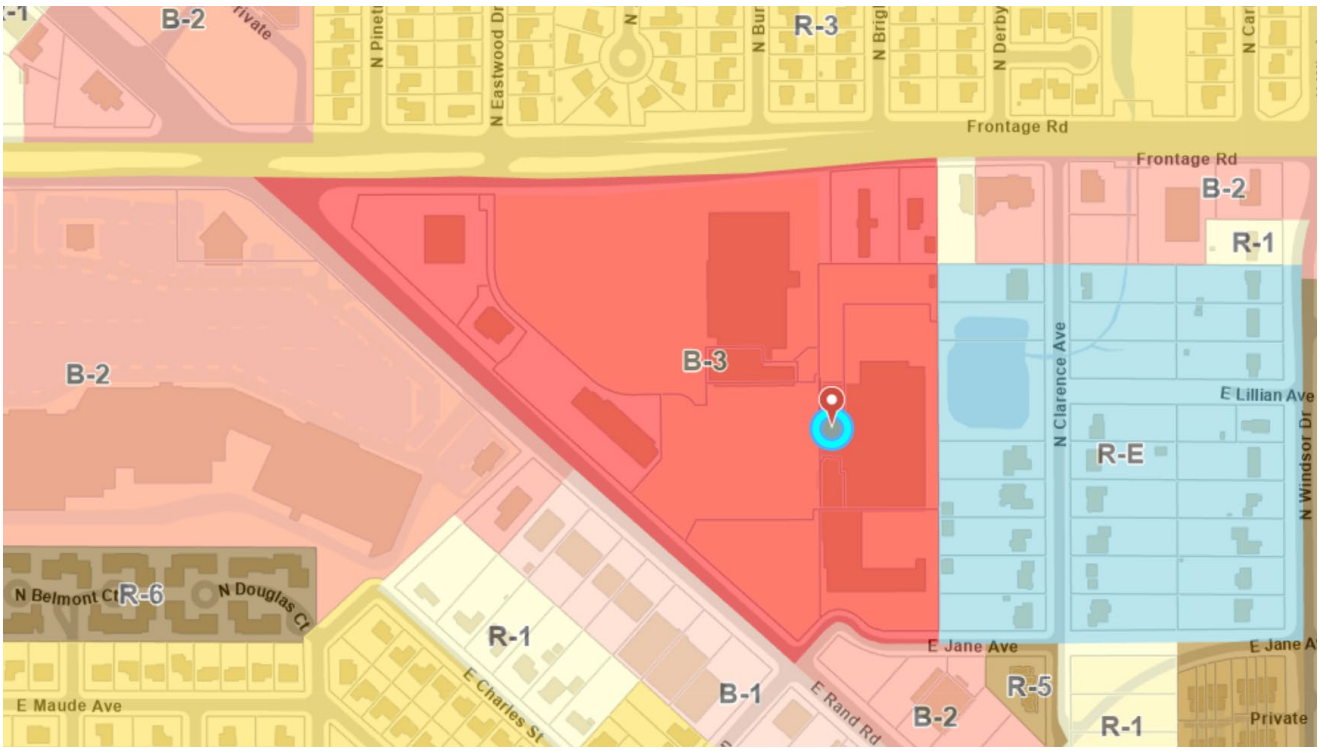
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for 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."

Summary:

At Home is a new retail store moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. The existing building will be completely remodeled with a new façade, which was approved by the Design Commission on April 12, 2022. At this time, the petitioner is planning new wall signs for the building including a primary "At Home" wall sign above the main entrance, a secondary "At Home" wall sign on the north wall, a "The Home Décor Superstore" wall sign, and four illuminated logo wall sconces which are also considered to be wall signs. Per Chapter 30 sign code, only one wall sign is allowed due to only one street frontage, so variations are required to allow the additional wall signage.

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Retail
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center



Zoning Map:

Table 1: Proposed Wall Sign Summary:

SIGN	ELEVATION / FRONTAGE	SIGN SIZE	REMARKS
Sign 1. "at home"	West / Rand Road	301.8 sf	Complies with code.
Sign 2. "The Home Décor Superstore"	West / Rand Road	104 sf	Only one wall sign is allowed per street frontage. Variations required.
Signs 3-6. (4) Logo Light Sconces	West / Rand Road	5.8 sf x 4 = 23.2 sf	Only one wall sign is allowed per street frontage. Variations required.
Sign 7. "at home"	North / Palatine Road	143 sf	Variations required due to no street frontage.
TOTAL		572 sf	

Table 2: Summary of Similar Businesses' Wall Signs:

BUSINESS NAME, ADDRESS	APPROXIMATE SIZE OF BUSINESS	STREET FRONTAGES / NUMBER OF WALL SIGNS PERMITTED	NUMBER OF WALL SIGNS	TOTAL SQUARE FOOTAGE OF WALL SIGNAGE	REMARKS
Target, 1700 E. Rand Rd	134,600 sf	2	5	580 sf	Variations Approved in 2017
Burlington, 30 W Rand Rd	93, 600 sf	1	1	204 sf	Variations Approved in 2003
Floor & Décor, 600 E Rand Rd	76,000 sf	1	4	189 sf	Variations Approved in 2012
Dick's, 401 E Palatine Rd	50,900 sf	1	1	250 sf	
Binny's, 35 W Rand Rd	34,400 sf	1	1	384 sf	Variations Approved in 2011
CURRENT REQUEST					
At Home	100,100 sf	1	3 wall signs, 4 light sconces	572 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating the need for the additional signage is primarily due to visibility concerns from the surrounding roads.

Staff Comments:

Overall, the proposed wall signs are nicely designed and they fit comfortably on the large building. Staff feels that the proposed 143 sf wall sign on the north wall of the building will have very limited visibility, but does not object to the sign if the petitioner feels it will be helpful. Staff also does not object to the four logo light sconces, which are subtle and add interest to the overall storefront design. After comparing the proposed wall signs to other similar large retail stores in the area, Staff feels that the requested amount of signage is appropriate for the size of the store and setback from the road, especially considering that the 143 sf wall sign on the north wall will have such limited visibility.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *At Home* at 750 E. Palatine Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light sconce wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 7/21/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

_____ September 16, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-055

We appreciate your consideration for a variance for 2 additional set of channel letters and scone lighting to be installed at 750 Rand Rd. We believe that these signs & lighting additions are very much in line with the design of the building and, because of the longer site distance to the building from Rand Rd and from East Palatine Rd, that it is needed to reasonably make the location more visible to the streets. The intent is to be more visible to potential customers, to create an attractive shopping center for potential retailers and to contributing to public safety with signage and lighting that will light up the center.

a) The particular difficulty or peculiar hardship it to identify “At Home” as a super retail store that is not easily visible from Rand Rd or East Palatine Road.

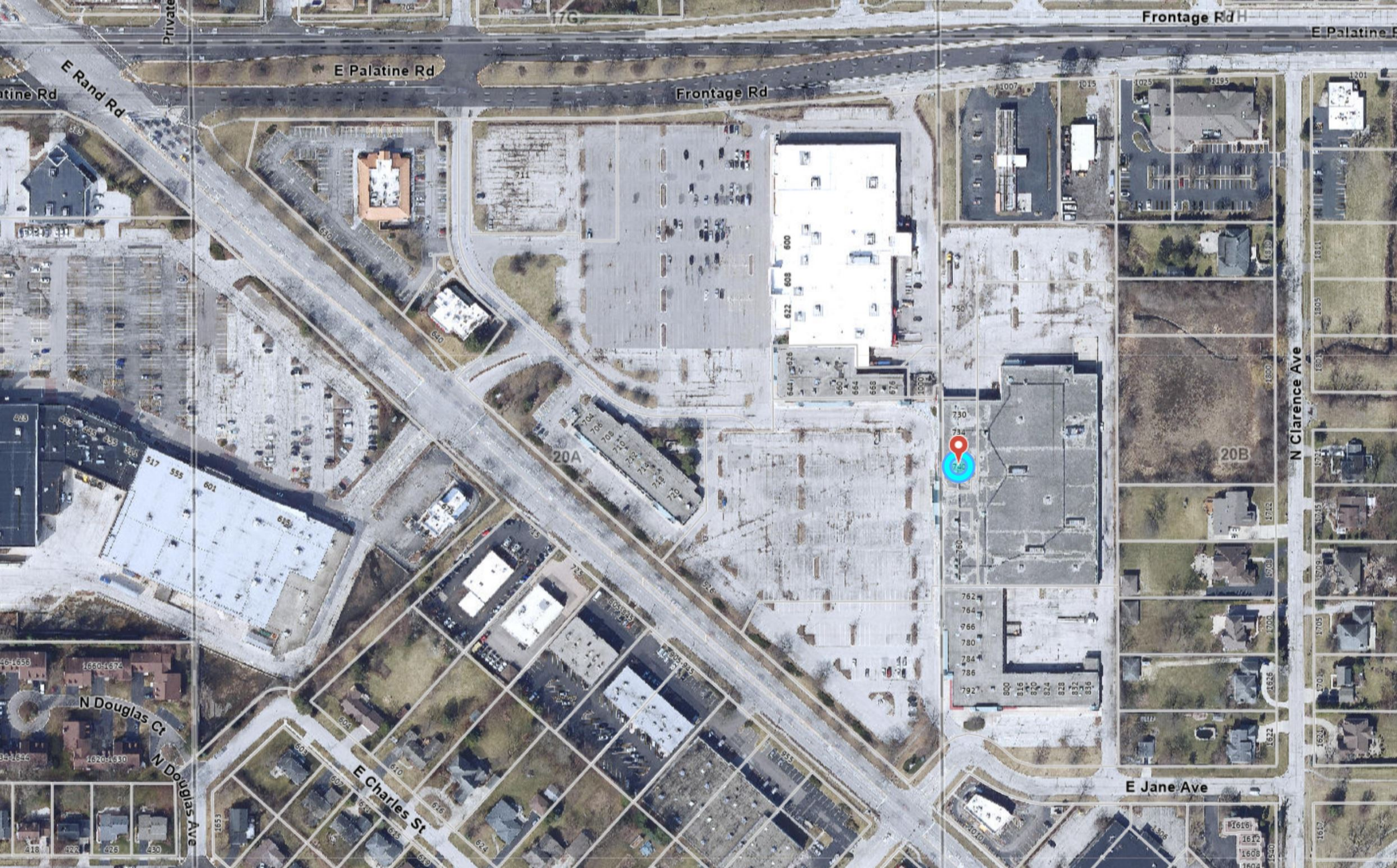
b) The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be determinantal to the public health, safety moral and welfare. It will actually create better economic growth for not only the community but for the business, and the businesses around the area.

c) The variation will serve to relieve the applicant and the shops located in the Southpoint Shopping Center from the difficult attribute to the location, topography, circumstances on nearby properties or other peculiar hardship: and not merely serve to provide the applicant with identification from the street but for all businesses involved. Also providing lighting that will attract potential customers and retailers.

d) The variance will not alter the essential character of the architectural feel of the area or the building, or even the locality.

e) The applicant’s business cannot reasonably function under the standards of the code as the signage and lighting would not be architecturally proportionate with the building unless a variance is granted. The channel letters would identify the type of retailer, as the lighting will allow for public safety not for only the business but for the personnel that are employed at the retailer.

We look forward to receiving your approval and to the installation of an architecturally pleasing Signs and lighting .


E Palatine Rd
Frontage Rd
E Rand Rd
Private
17G
Frontage Rd H
E Palatine
20A
20B
N Douglas Ct
N Douglas Ave
E Charles St
E Jane Ave
N Clarence Ave

CONTEXT PHOTOS



SUBJECT PROPERTY

Vacant Retail



Floor & Décor

Multi-Tenant Retail



Olive Garden Restaurant



Dogtopia



Chili’s Restaurant

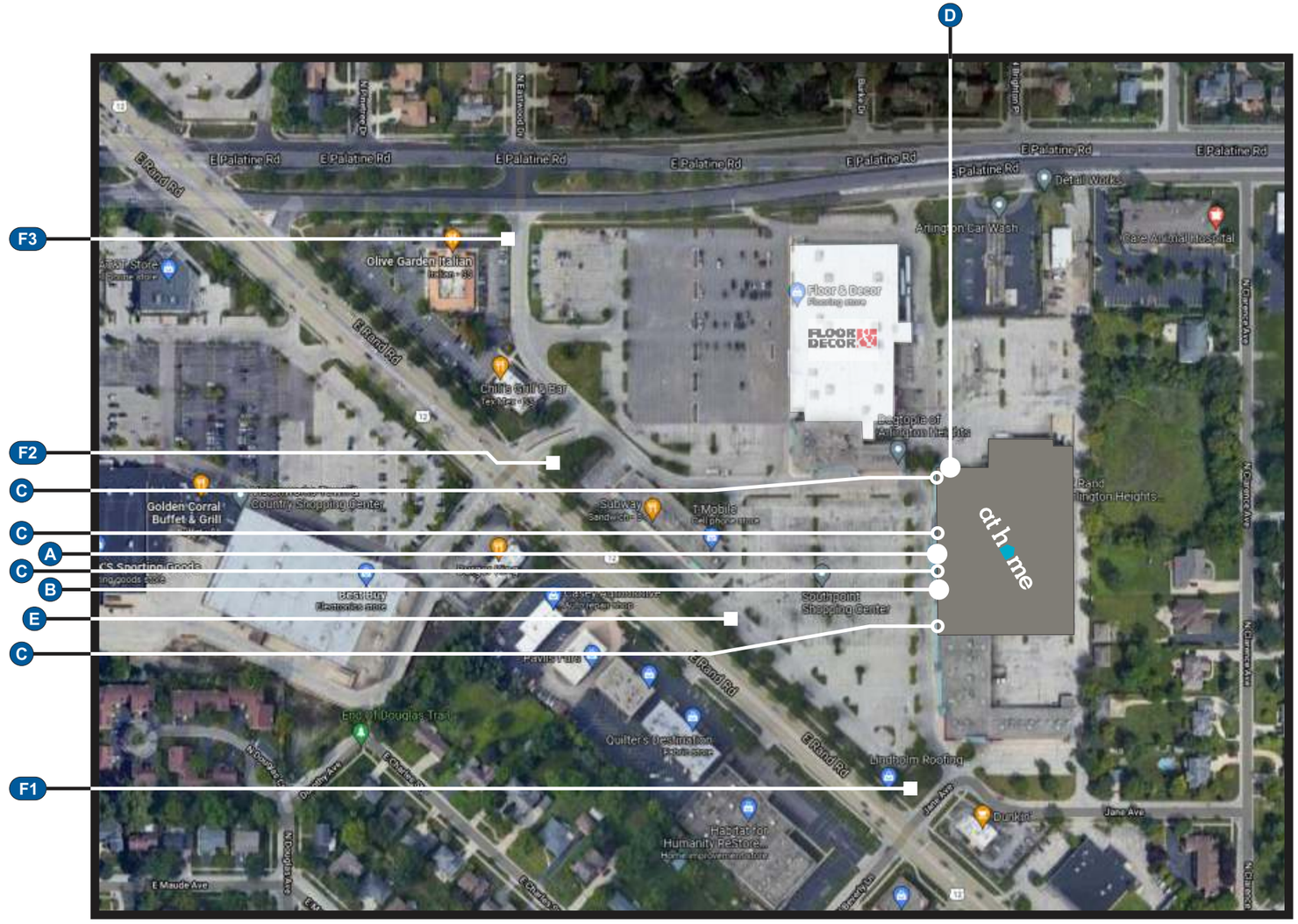


Multi-Tenant Retail

WALL & GROUND SIGN SCHEDULE

ID	DESCRIPTION	QTY	SQ FT
A	CH. LTRS. - FLUSH, AT HOME	1	301.83
B	CH. LTRS. - FLUSH, TAGLINE	1	104.0
C	SCONCE - LED ILLUM.	3	5.83
D	CH. LTRS. - FLUSH, AT HOME	1	142.77
E	D/F MNMT SIGN	1	118.0
F1	REPL. PYLON SIGN FACES	2	5.83
F2	REPL. PYLON SIGN FACES	2	5.83
F3	REPL. PYLON SIGN FACES	2	5.83

North



DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

LANDLORD DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

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CLIENT at home STORE #

INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004

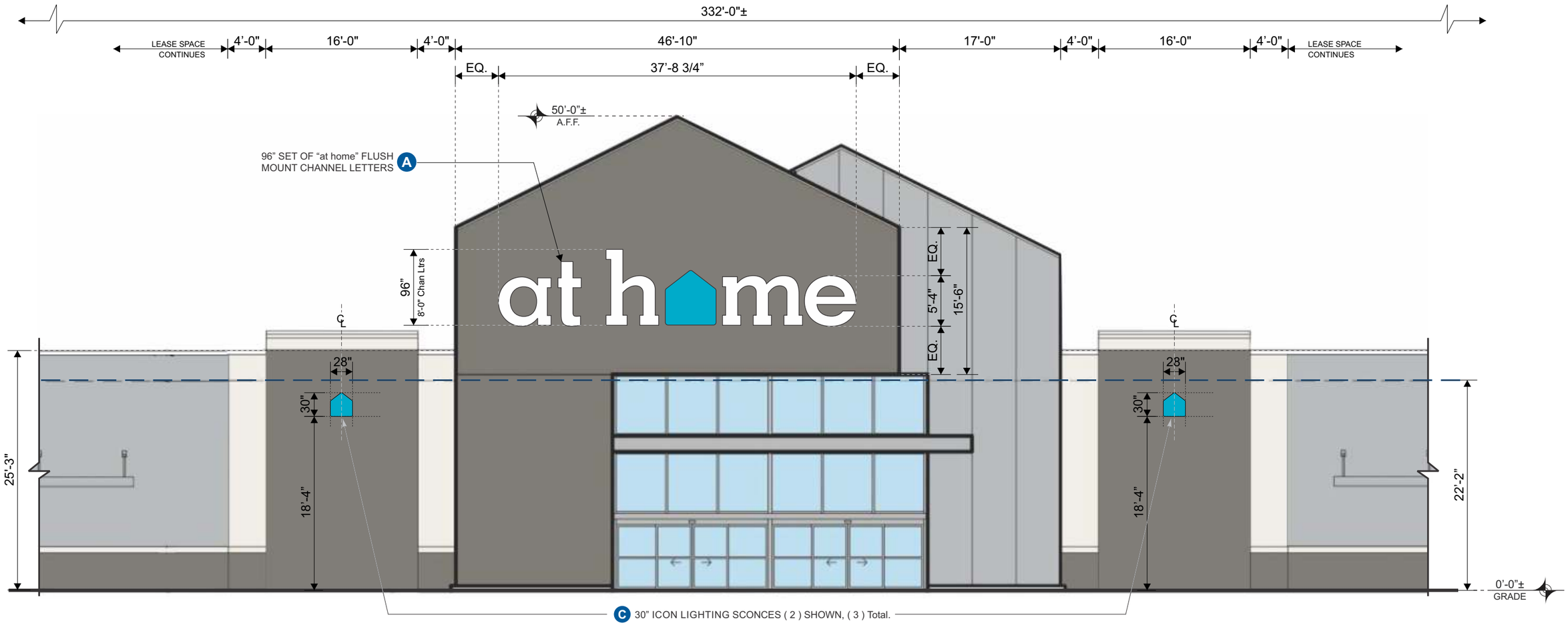
DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-29-2021 SHEET 12 OF 12 DESIGN # 211416-10

Gerber FILE =

Corel FILE =

accent SIGNS graphics
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GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045



WEST ELEVATION - STOREFRONT ENTRANCE (PARTIAL)

Scale: 3/32" = 1'-0"



WEST ELEVATION - FULL

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
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08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

LANDLORD DATE

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CLIENT at home STORE #

INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004

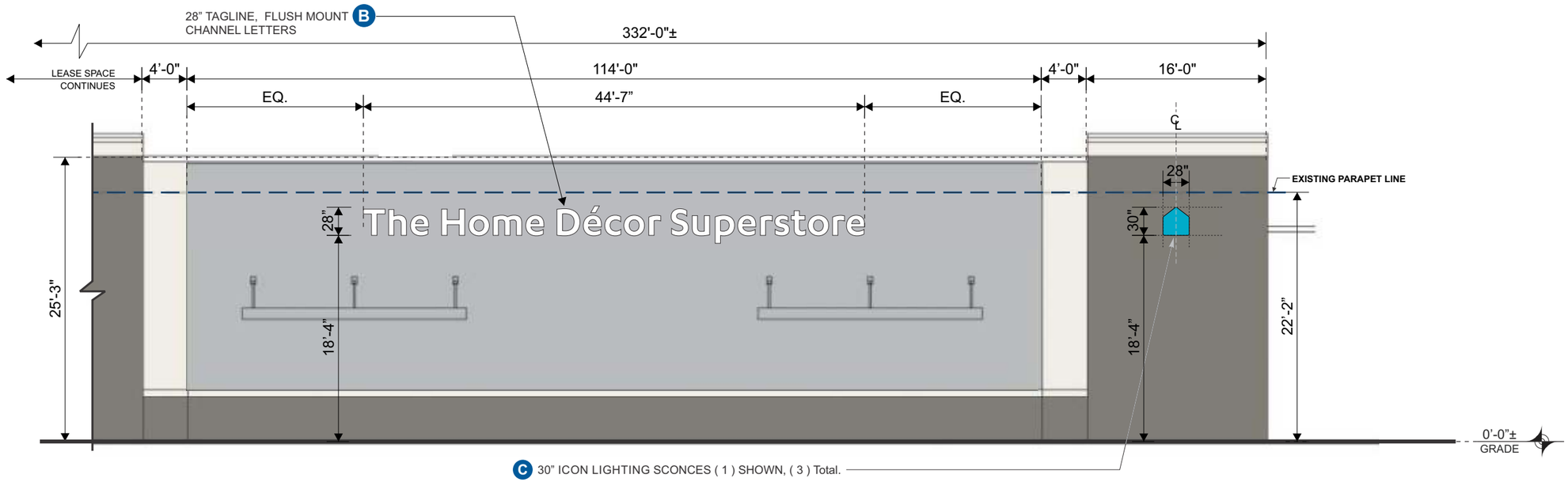
DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-29-2021 SHEET 5 OF 12 DESIGN # 211416-10

Gerber FILE =

Corel FILE =

accent SIGNS graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
EMAIL
WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045



WEST ELEVATION - STOREFRONT ENTRANCE (PARTIAL)

Scale: 3/32" = 1'-0"



WEST ELEVATION - FULL

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION

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CLIENT at home STORE #

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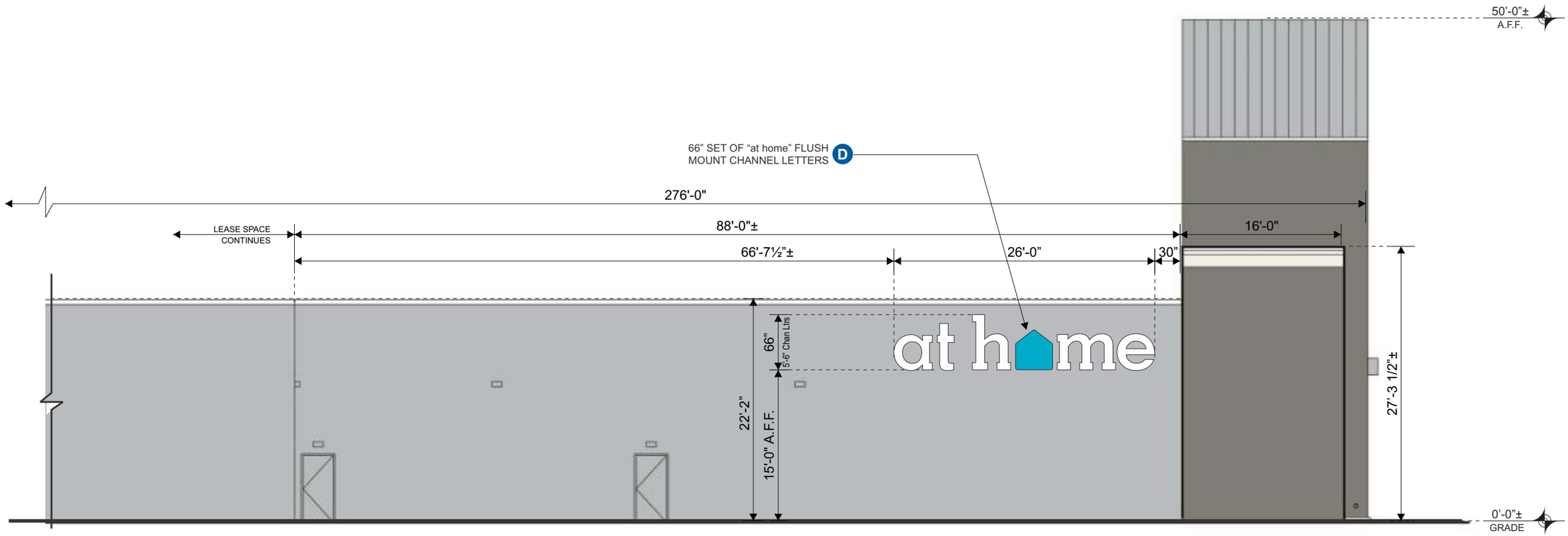
DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-29-2021 SHEET 6 OF 12 DESIGN # 211416-10

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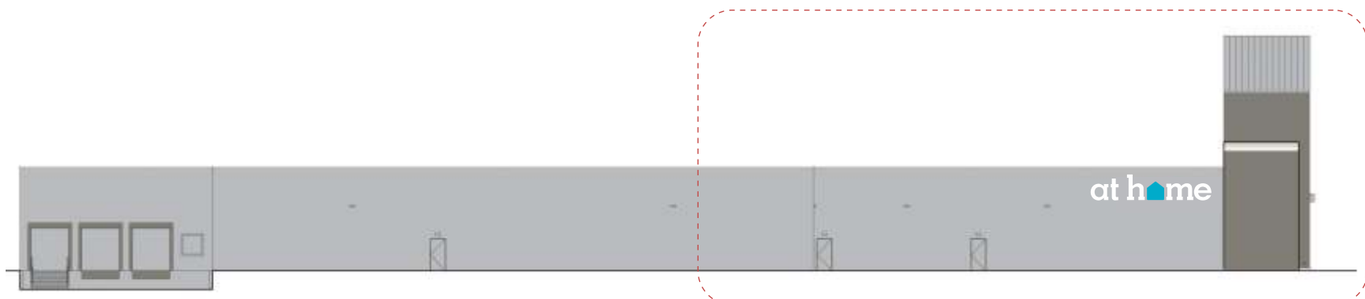
Corel FILE =

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FAX (800) 810-3045



NORTH ELEVATION - SIDE (PARTIAL)

Scale: 3/32" = 1'-0"



NORTH ELEVATION - FULL

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

LANDLORD DATE

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CLIENT at home STORE #

INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004

DESIGNER KD ACCOUNT EXECUTIVE DM

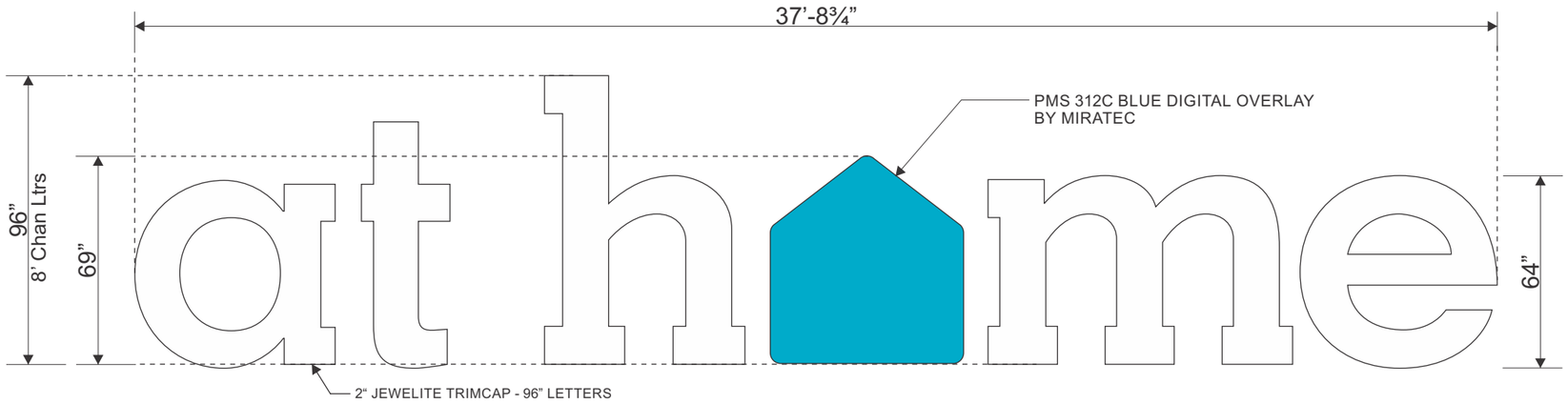
DATE 12-29-2021 SHEET 7 OF 12 DESIGN # 211416-10

Gerber FILE =
Corel FILE =

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A PLEX FACE CHANNEL LETTERS

301.83 Sq Ft

(1) SET REQUIRED

Scale: ¼” = 1'-0"

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

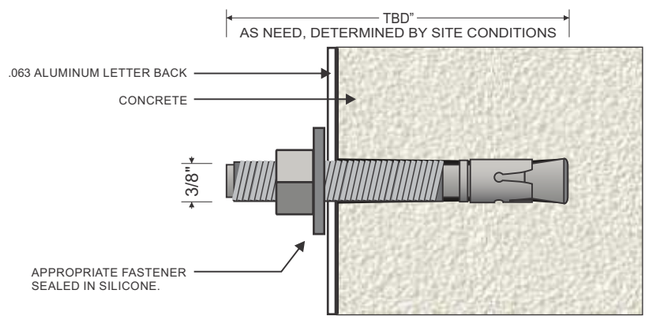
INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFIS	STUCCO over wire mesh
	UNDER 10 SQ. FT.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” TOGGLE A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.
	10 SQ. FT. TO 50 SQ. FT.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” TOGGLE A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.
	50 SQ. FT. TO 100 SQ. FT.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	1/2” LEAD ANCHORS A minimum of (10) 1/2” bolts are required	1/2” LEAD ANCHORS A minimum of (10) 1/2” bolts are required	3/8” THRU BOLTS w/ 1” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.
	100 SQ. FT. TO 200 SQ. FT.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” WEDGE ANCHOR A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” WEDGE ANCHOR A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
	OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2” THRU BOLTS w/ at least 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ at least 1” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24” or 36” long steel angle iron (1½” x 1½” min.)

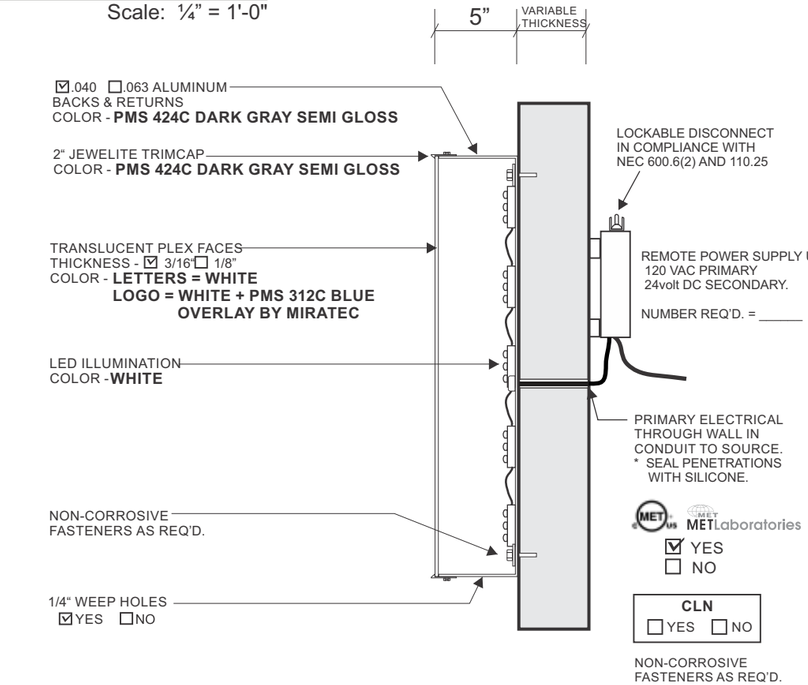
REQUIRED FASTENER TYPE

3/8” EXPANSION ANCHORS



EXPANSION ANCHOR (FASTENER) DETAIL - QTY: (4) MINIMUM PER LETTER

NTS



SECTION DETAIL - PLEX FACE CHANNEL LETTERS w/ LED ILLUMINATION

Scale: NTS

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

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CLIENT at home STORE # _____

INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-29-2021 SHEET 1 OF 12 DESIGN # 211416-10

Gerber FILE =
Corel FILE =

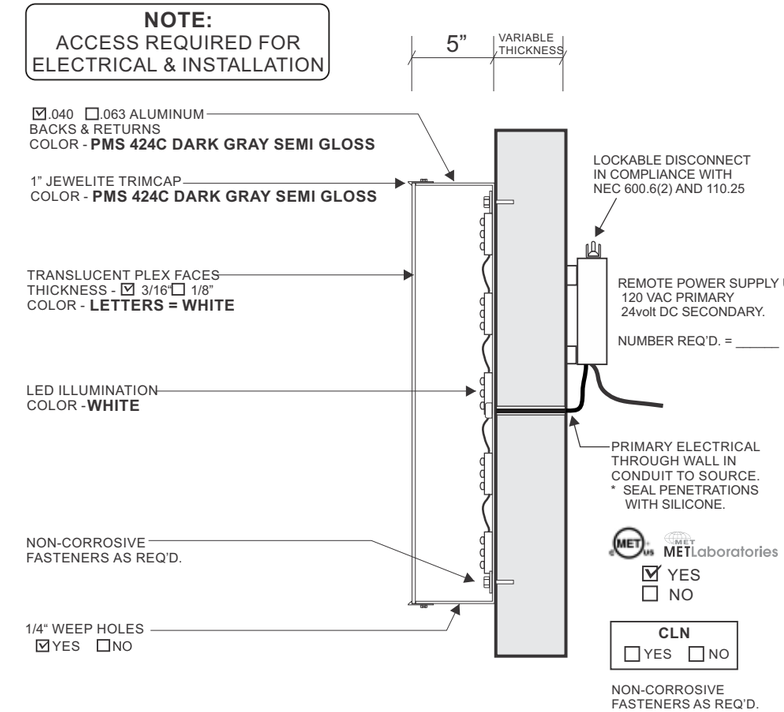
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WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045



B PLEX FACE CHANNEL LETTERS — **104 Sq Ft**

(1) SET REQUIRED — Scale: ¼” = 1'-0"

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION



SECTION DETAIL - PLEX FACE CHANNEL LETTERS w/ LED ILLUMINATION

Scale: NTS

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFIS	STUCCO over wire mesh
	UNDER 10 SQ. FT.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” TOGGLE A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.
	10 SQ. FT. TO 50 SQ. FT.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” TOGGLE A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.
	50 SQ. FT. TO 100 SQ. FT.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	1/2” LEAD ANCHORS A minimum of (10) 1/2” bolts are required.	1/2” LEAD ANCHORS A minimum of (10) 1/2” bolts are required.	3/8” THRU BOLTS w/ 1” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.
	100 SQ. FT. TO 200 SQ. FT.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” WEDGE ANCHOR A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” WEDGE ANCHOR A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
	OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2” THRU BOLTS w/ at least 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ at least 1” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24” or 36” long steel angle iron (1½” x 1½” min.)

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION

CLIENT DATE

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LANDLORD DATE

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CLIENT at home STORE # _____

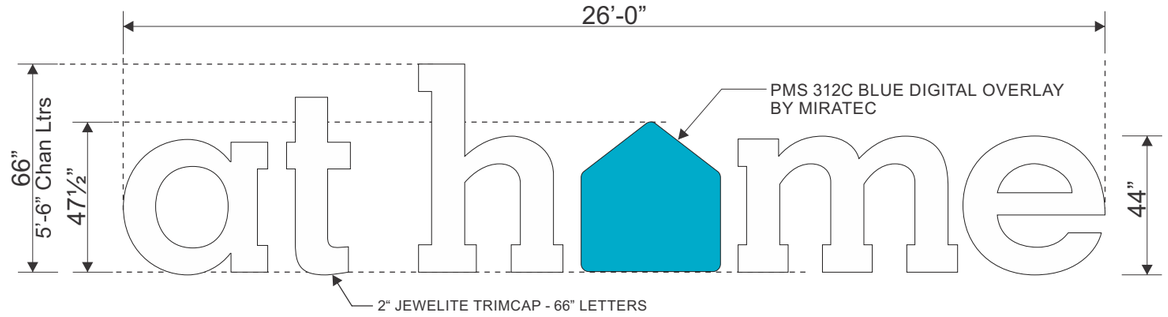
INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-29-2021 SHEET 2 OF 12 DESIGN # 211416-10

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Corel FILE =

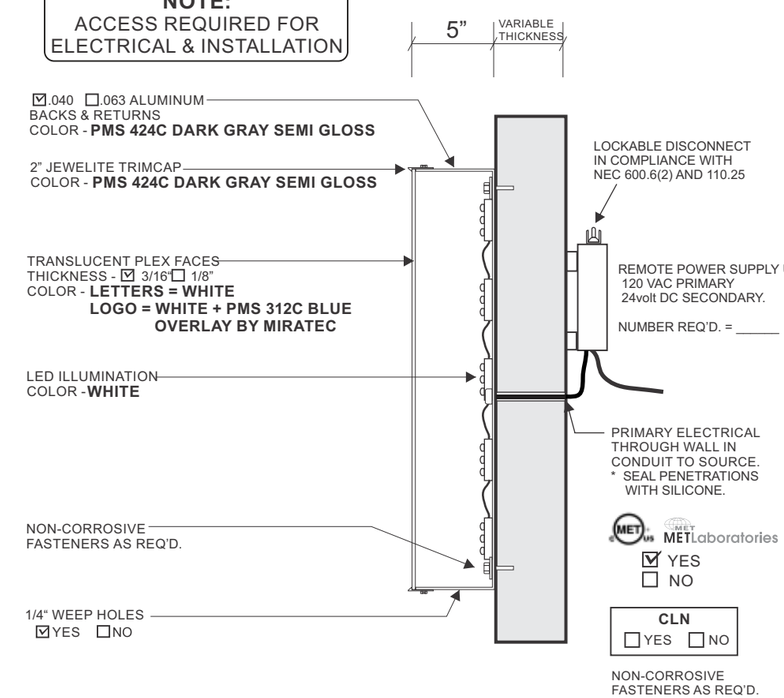
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WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045



D PLEX FACE CHANNEL LETTERS — **142.77 Sq Ft**

(1) SET REQUIRED — Scale: ¼” = 1'-0"

NOTE:
ACCESS REQUIRED FOR
ELECTRICAL & INSTALLATION

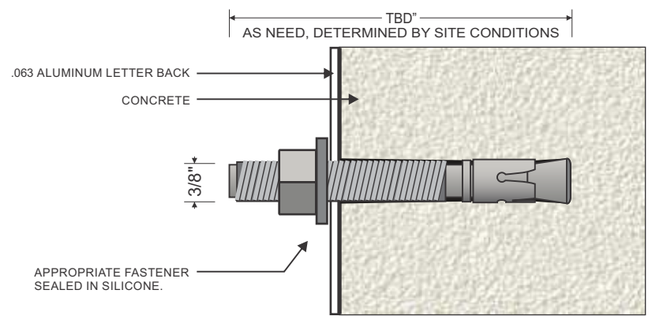


SECTION DETAIL - PLEX FACE CHANNEL LETTERS w/ LED ILLUMINATION

Scale: NTS

REQUIRED FASTENER TYPE

3/8” EXPANSION ANCHORS



EXPANSION ANCHOR (FASTENER) DETAIL - QTY: (4) MINIMUM PER LETTER

NTS

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.
* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE: SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFIS	STUCCO over wire mesh
	UNDER 10 SQ. FT.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” TOGGLE A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.
	10 SQ. FT. TO 50 SQ. FT.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” LEAD ANCHORS A minimum of (4) 3/8” bolts are required.	3/8” TOGGLE A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.	3/8” THRU BOLTS w/ 2” angle iron backer A minimum of (4) 3/8” bolts are required.
	50 SQ. FT. TO 100 SQ. FT.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	1/2” LEAD ANCHORS A minimum of (10) 1/2” bolts are required	1/2” LEAD ANCHORS A minimum of (10) 1/2” bolts are required	3/8” THRU BOLTS w/ 1” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.	3/8” THRU BOLTS w/ 3” angle iron backer A minimum of (10) 3/8” bolts are required.
	100 SQ. FT. TO 200 SQ. FT.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” WEDGE ANCHOR A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” WEDGE ANCHOR A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
	OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	1/2” THRU BOLTS w/ at least 3” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	1/2” THRU BOLTS w/ at least 1” angle iron backer A minimum of (1) 1/2” bolt per each 15 sq ft is required.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

Backers = 24” or 36” long steel angle iron (1½” x 1½” min.)

DATE	REVISIONS	NAME
02-17-2022	REVISE W/ UPDATED POLE FACE LAYOUT	1 KD
02-17-2022	REVISE POLE SIGN W/ 2 OPTIONS	1½ KD
02-17-2022	REVISE POLE SIGN FROM PROVIDED IMAGE	¾ KD
02-18-2022	REVISE POLE SIGN CABINET OFF-SET FROM POLE/ PIPE	1 KD
02-18-2022	REPLACE FRONT ELEVATION W/ PROVIDED INCLUDING CANOPIES	1 KD
02-21-2022	ADD IN PREVIOUS POLE SIGN OPTION TO CURRENT DRAWING	1 KD
04-07-2022	REVISE FROM POLE SIGN TO MONUMENT SIGN (E)	1 KD
08-01-2022	REVISE MNMT. HEIGHT AND DEPICT SETBACK	1 KD

AUTHORIZATION

CLIENT DATE

ACCOUNT EXECUTIVE DATE

LANDLORD DATE

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum $2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT at home STORE # _____

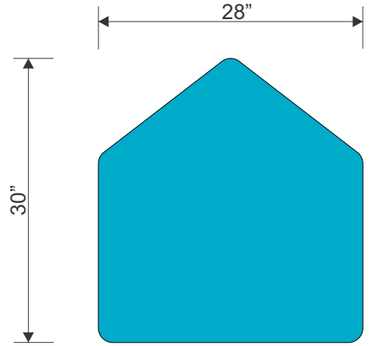
INSTALLATION ADDRESS 730 E Rand Road | Arlington Heights, IL 60004

DESIGNER KD ACCOUNT EXECUTIVE DM

DATE 12-29-2021 SHEET 4 OF 12 DESIGN # 211416-10

Gerber FILE =
Corel FILE =

accent SIGNS graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
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WEBSITE www.accentgraphicsinc.com
FAX (800) 810-3045



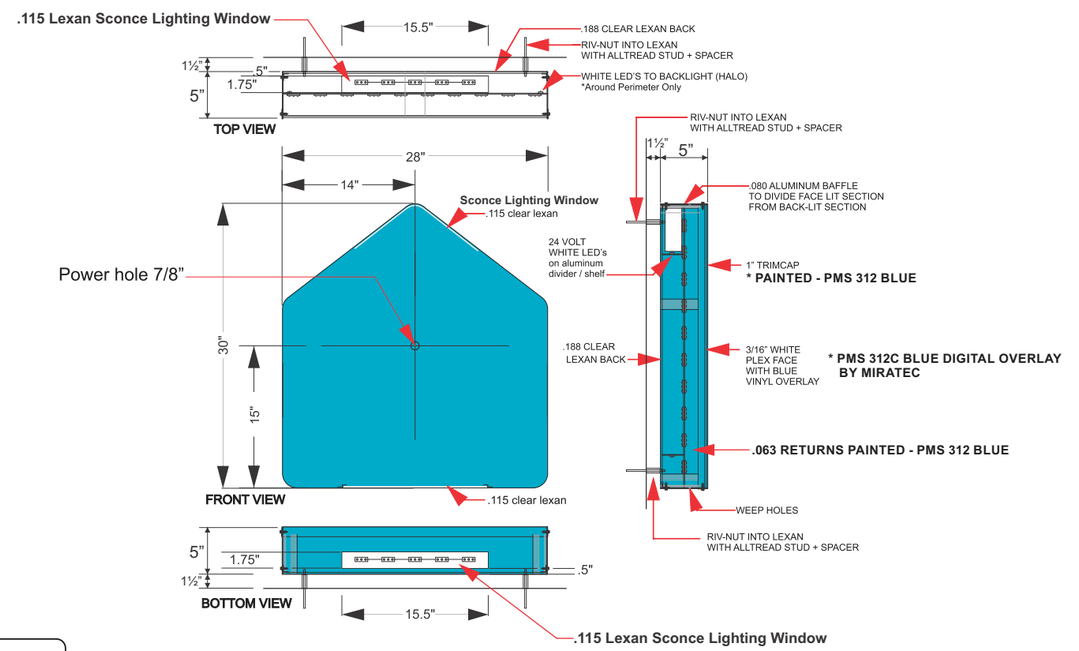
* FACE LIT & HALO LIT ICON WITH SCONCE LIGHTING OUT THE TOP AND BOTTOM.

* 5” DEEP .063 ALUMINUM RETURNS. PAINTED - PMS 312 BLUE.
* 3/16” WHITE PLEX FACE WITH PMS 312c DIGITAL OVERLAY BY MIRATEC.
* 1” TRIMCAP. PAINTED - PMS 312 BLUE.
* .188 CLEAR LEXAN BACK.
* WHITE LED LIGHTING.
* .115 CLEAR LEXAN WINDOWS IN TOP & BOTTOM RETURNS FOR SCONCE LIGHTING (See Section Detail).
* STUD MOUNTED WITH 1½” STANDOFF FROM WALL.

The Icons (Light Sconces) will draw 1.5 amps each @ 120 volts

C ICON SHAPED SCONCE LIGHTING — 5.83 Sq Ft

(3) REQUIRED — Scale: ¾” = 1'-0"



NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

SECTION DETAILS – ICON SHAPED SCONCE LIGHTING

Scale: ¾” = 1'-0"

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