



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 26, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 9/12/17

IV. REPORTS

V. OLD BUSINESS

- A. DC#16-111 - Lexington Heritage Subdivision - 3216-3240
N. Old Arlington Heights Rd. - Multi-Family Re-review

VI. NEW BUSINESS

- A. DC#17-113 - 1805 N. Walnut Ave. - SF/Teardown
- B. DC#17-115 - 619 N. Arlington Heights Rd. - SF/Addition
- C. DC#17-112 - Passero Restaurant - 5 W. Campbell St. - CBD
Signage
- D. DC#17-105 - Kotis Surgical Center - 3443 N. Kennicott Ave.
- Commercial
- E. DC#17-110 - St. Edna Church - 2525 N. Arlington Heights
Rd. - Church Addition
- F. DC#17-104 - Aldi Store - 550 E. Golf Rd. - Commercial
- G. DC#17-111 - Aldi Store - 550 E. Golf Rd. - Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 9/12/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 9/12/17

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 12, 2017

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

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

Members Absent: Jonathan Kubow

Also Present: Mark Hopkins, HKM Architects for *Sigwalt Apartments*
Matt Katsaros, CA Ventures for *Sigwalt Apartments*
Anthony & Demetra Raschillo, Owners of *621 N. Belmont Ave.*
Jeffrey Everett, Architect for *621 N. Belmont Ave.*
Derik Leary, Kimley-Horn & Associates for *Target*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 22, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 22, 2017.

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

ITEM 1. MULTI-FAMILY RE-REVIEWDC#17-089 – Sigwalt Apartments

Mark Hopkins, representing *HKM Architects*, and Matt Katsaros representing *CA Ventures* were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story apartment building with 88 residential apartment units and 110 indoor parking spaces. Parking will be located in the basement and partially on the first floor. The proposed site is the southern end of the vacant block on Sigwalt Street between Chestnut Avenue and Highland Avenue just west of the Downtown. The Downtown Master Plan identifies the southern quarter of this block for 4 to 6 story development. This project requires Plan Commission review and Village Board approval for the following: rezone the property from R-3 One-Family Dwelling District to R-7 Multiple-Family Dwelling District, Planned Unit Development, lot consolidation, and miscellaneous zoning variations. Mr. Hautzinger reminded the audience that the Design Commission's role is to evaluate the design. Matters relating to zoning, such as density and setbacks, will be reviewed by the Plan Commission on September 27, and the public is invited to attend that meeting. The public's comments regarding design are welcomed tonight.

This project was reviewed by the Design Commission on August 8, 2017. At that time, the Design Commission and residents expressed various concerns about the design, so the project was continued so that the design could be further studied, revised, and re-reviewed.

A summary of Staff comments from the August 8th meeting are as follows:

1. Evaluate the quantity and color of the proposed metal panel siding.
2. If possible, evaluate lowering the height of the top floor parapet walls one or two feet.
3. Evaluate stepping back portions of the top floor to break down the overall mass of the building, such as recessing balconies at the outside corners.
4. Provide additional landscaping throughout the site, in a layered design to soften the proposed building.
5. Fully screen the exterior transformer.
6. Consider adding specialty paving at the main entrance.

A summary of Design Commission comments from the August 8th meeting are as follows:

The Design Commission felt that the proposed design had good overall proportions, the building height was fine, and the tall windows looked great. However, they expressed the following primary concerns:

1. Metal Siding. Concern about the appearance, quality, and long-term durability of the metal siding. It was commented that the top floor looked like an addition. Masonry or other more durable cladding materials were suggested.
2. Massing. Concern about the lack of "push and pull" and flatness of the building massing, and the scale of the east and west elevations as it relates to the adjacent single family homes. It was suggested to recess the balconies on the east and west sides, and consider adding some recesses to the corners or larger apartment units.
3. Cornice. The top of the wall termination needed further study, possibly a reveal.
4. First Floor, East Elevation. It was commented that this part of the building lacked the same amount of detailing as the other sides. Additional false windows were suggested to match the west elevation.
5. Sign. A more contemporary font and style for the lettering on the sign was recommended.

A summary of resident comments from the August 8th meeting are as follows:

One resident felt the proposed design looked “awesome” and the different look for the Downtown was welcomed. However, the other residents had the following various design concerns:

1. The design is too boxy, lacking shape and flow. The massing needs to be improved.
2. Concern about context with the adjacent single family homes.
3. The building is too tall and needs better transition to the single-family homes.
4. North elevation is harsh and could be exposed for many years.
5. Concern that the metal balconies will rust and become an eyesore.

In response to the feedback received at the August 8th meeting, Mr. Hautzinger presented the following revisions being proposed by the petitioner along with Staff’s comments:

1. Metal Siding. The metal siding on the building has been omitted from the design. Charcoal color brick is now proposed on the top floor, and charcoal color fiber cement lap siding is proposed for the panels below the windows and at recesses in the walls.
 - The charcoal color brick on the top floor of the building is a nice improvement to the design. It gives the building a quality appearance, and works well to tie the building design together.
2. Massing. The walls on the east and west elevations have been recessed at the location of the balconies.
 - The recessed wall areas break up the large flat walls, and this is a very nice improvement to the massing and scale of the side walls.
3. Cornice. A clear anodized metal coping detail has been added around the top of the building.
 - The cornice detail is a nice improvement to the design, whereas the previous design looked unfinished at the top of the building.
4. First Floor. The color of the first floor brick wall has been changed from a light “ginger” color to a dark “charcoal” color to match the top floor of the building.
 - The dark color brick on the first floor is a nice improvement to the design. It coordinates with the top floor, and it works well to visually support and balance the building design.
 - At least one additional false window should be added to the first floor east elevation to add interest and break up the brick wall.
5. Sign. The font on the “Sigwalt Luxury Apartment” sign has been changed to a simpler more modern style, and it is positioned off-center on the wall for a more contemporary appearance.
6. Landscaping. Additional landscaping has been added to the west elevation to soften the building wall. Additional landscaping has also been provided around the electrical transformer, and specialty paving has been added to the main entry landing.
 - Overall, the landscape design is nicely done, and the additional landscaping along the west wall is a nice improvement which will help to soften the building wall and provide an enhanced buffer for the houses directly across the street. The specialty paving at the main entrance is a nice enhancement to the design and arrival experience.
 - It is recommended that the Morton Sweet spire around the electrical transformer be changed to an evergreen shrub to provide year round screening.
 - Consider substituting the Candytuft perennial along the front of the brick garden walls with a different perennial that has more height to soften the wall.

Staff recommends approval of the revised design, with the three recommendations summarized in the Staff report.

Mr. Hopkins said that he was not opposed to adding at least one false window on the first floor, east elevation, as suggested by Staff. He presented the materials being proposed, including the pavers and brick, and explained that the balconies will be aluminum and suspended by steel rods. Specialty pavers are being proposed at the front entrance to the building and up on the roof deck. Pervious pavers are specified for all of the on grade walkways illustrated in a brown pattern on the landscape plan, but all pavers will be of the same colors to complement the brick colors on the building. Commissioner Eckhardt asked about the mortar color for each of the 2 brick colors, and Mr. Hopkins

replied that the mortar will be tinted to match the color of the bricks.

Commissioner Eckhardt thanked the audience for returning for another review of this project, as well as their patience with this project. He also thanked the petitioner for responding to the comments made by the community, the Design Commission and Staff, with the revisions being presented tonight. He said that he was both surprised and pleased to see the brick now being proposed on the top floor, which he felt was probably a better material than Alucabond, and in terms of the severity of the metal and the unacceptability of metal siding, he felt this was a good alternative. He also felt that the first floor, with the dark brick and polished granite would be very attractive and rich. He liked the colors now being proposed; the stone headers and caps, and in general, he is satisfied with the products on the building. He understood the design aesthetic will not be a classic Arlington Heights building, which he is fine with. Although he was pleased to see some of the recessed areas on the west side elevation, he was not yet convinced if there should be more recessed areas, and he welcomed comments from the other commissioners. With the strong elements of the darker brick, he now liked the flat wall areas in the light brick. He felt the ground level of the new building has been superbly designed with landscaping, elevation change, and tiered landscaping closer to the building. In general, he found the revised design to be closer to the acceptable range for the new building.

Commissioner Kingsley thanked the petitioner for making revisions and listening to the previous comments that were made by the commissioners. She felt the palette was interesting and because of that she liked it; she liked that it was different from other buildings in the Village. She liked the push and pull on the building, and the two sections that are recessed in on the short elevations with the material change. She was not opposed to the previous metal siding, but felt that the brick is perceived as being a better material. She was unsure if the lap siding currently being proposed has more longevity than the metal siding, but she felt the more traditional look would be nice for the building. She also liked the revisions that were made to the north elevation. Commissioner Kingsley stated that she liked the design because it almost looks like a warehouse loft, which she meant in a good way; with the big windows and the big expanses; however, she suggested something else be done to enhance the center portion on the south elevation above the second floor. She liked that the cornice is simple, as well as the clear anodized material.

Mr. Hopkins said that changes are being proposed to the front entrance; taking what was previously there as a concept and giving it more pop. A granite with more grain and more polish was selected, the suspended metal canopy was changed from painted charcoal to clear, and they are trying to find either an aluminum or stainless channel to run horizontally in the joints to try to give the black feel more sparkle and pop. Commissioner Kingsley asked about the material for the trellis at the second floor, and Mr. Hopkins replied that it would be painted metal and suspended stained wood. Commissioner Kingsley liked that the front canopy would be clear anodized, and she asked if all the trim would match the Hardi-board siding, and Mr. Hopkins said that it would. Commissioner Eckhardt asked for clarification on the exact locations of the polished granite, which Mr. Hopkins indicated.

Commissioner Coon thanked the petitioner for the revisions that were made, which he appreciated. He asked for clarification from the rendering on the difference between the brick and the lap siding, which Mr. Hopkins explained. Commissioner Coon liked the change in materials and asked if the petitioner considered a cast stone header at the top floor. Mr. Hopkins said that cast stone was considered, but they felt it added a visual weight to the top of the building that they were opposed to. Commissioner Coon also liked the difference between the attached balconies on the south elevation, versus the recessed balconies on the sides. Commissioner Coon felt the petitioner touched on a lot of the things in the Design Guidelines; however, he wanted to address how the Evaluation Criteria section in the Design Guidelines relates to the proposed design. He said the new building was harmonious with the scale of the garage; he liked that it is taller than the garage and felt that it was harmonious with the Downtown; however, the new building adjacent to single-family homes, he felt it has been handled many different ways.

Commissioner Coon presented an aerial of the site and the surrounding properties, and referred to the mix of commercial buildings and single-family homes that were constructed prior to the Design Guidelines in 1995, all of which he felt were haphazardly designed. He presented a portion of the Village zoning map for the Downtown area where there are a lot of R-7 zoning districts with an R-6 buffer, and in that R-6 there tends to be more 3-story buildings, more lower height, more row homes. He liked an apartment building on this site, as opposed to row homes; however, he

wondered whether some gestures could be made. He explained that the areas highlighted in red on the zoning map are locations where R-7 projects directly abut to single-family homes; however, the majority of these areas have a cascading effect in the building massing. He also presented the list of Evaluation Criteria in the Commercial Design Guidelines, and felt the petitioner touched positively on all of them with the exception of matters relating to scale. Additional aeriels showed Arlington Town Center as an example of a stepped down large commercial building, then row homes, and then single-family homes; a cascading effect into the Downtown, versus the older 1970's high density buildings, which Commissioner Coon acknowledged nothing could be done about. He wished the petitioner good luck with the variations they are requesting; otherwise he was in support of the project and felt the architecture had come a long way, and he liked the building and the top of the building. He asked if the lap siding was a fiber cement product intended to match the tone of the brick, and Mr. Hopkins said that it is.

Chair Fitzgerald said this is the first time he has seen the project and he likes the improvements a lot. He liked that the first floor and top floor of the building are a dark color, which made it feel shorter than it is. He liked the push and pull of the building and the little bit of the layering in front with the walls, and the way the entrance is designed. He agreed that the building looked like it could be an older building that has been 100 percent rehabbed and updated, and he liked the materials being proposed that are not completely foreign to the Downtown. Adding either a fence or evergreens to screen the utilities on Sigwalt would be a requirement for him, and he agreed with Staff's suggestion to substitute the Candytuft perennial with a different perennial, since it is not very hardy. He felt that adding at least one additional false window on the east elevation, first floor, was a nice detail, especially when driving towards the parking garage, and he questioned whether the silver reveals being added in the granite on the front elevation was needed, although he was not opposed to it. In general, he felt the landscape plan was very nice.

PUBLIC COMMENT

Cindy Churchill, lives in the Metropolis building. She asked if there would be a driveway/drop-off located along Sigwalt at the front entrance, because she is concerned about traffic stopping on Sigwalt when people visit the building. Mr. Hopkins said that this issue is currently unresolved, although it has been discussed with Planning Department Staff. Mr. Hautzinger clarified that this issue should be discussed at the Plan Commission review. Ms. Churchill was also concerned about screening of the utility equipment, and she suggested a small brick wall for screening instead of landscaping. She asked for clarification on the location of the trash dumpsters, and Mr. Hautzinger replied that dumpsters will be located inside the building. Ms. Churchill asked if there would be a street behind the building off of Highland Avenue for moving trucks and garbage trucks, and Mr. Hopkins referred to the striped loading area shown on Highland Avenue that will accommodate moving trucks and garbage trucks. Ms. Churchill also asked about the number of parking spaces versus units, and whether it was decided not to use the Vail Street parking garage for overflow. Mr. Hautzinger replied that 88 apartment units are proposed, with 110 indoor parking spaces, and the issue regarding the Vail Street garage is a Plan Commission matter.

In response to the suggestion for a small brick screening wall for the utility equipment, Mr. Hopkins said that he was unsure if this was practical or if there was even enough room to accommodate a brick wall. Currently proposed dense landscape screening will be changed from deciduous to evergreen for the utilities located at the northeast corner of the site; however, they do not control the 2 existing electrical boxes located in the parkway on Sigwalt.

Donald Meersman, 202 S. Highland Avenue. He was unsure if this was the right venue to address a traffic plan for the new building. Chair Fitzgerald explained that the Design Commission only reviews the architectural design of the new building, and other items such as traffic will be part of the Plan Commission review.

Michael Voss, 105 S. Mitchell Avenue. He felt that the revisions made were a drastic improvement to the building; much more within the context of the community. He felt that the comments regarding a warehouse look for the building was contradictory to the push/pull appearance, and his biggest concern is the transition from the scale of the new building (R-7) to the adjacent single-family (R-3) neighborhood. He agreed wholeheartedly that the new building lacks the stepped down affect, which he was unsure could be modified at this point. He was also confused about the depth over the entrance, which he could see on the elevation but not on the plan, and he was concerned about parking for

people visiting the new building, which the commissioners replied was part of the Plan Commission review.

Kari Dwyer, 30 S. Chestnut Avenue. Given the fact that her home looks directly at the rear (north) of the new building, she felt the north elevation was very disappointing, and not knowing what future plans are for the remaining portion of the site or what will be adjacent to this new building, felt that very little attention has been given to the rear of the building. From a landscaping perspective, there are only a couple of trees, and nothing from an architectural design perspective that would be appealing; she felt like all the attention was given to the front and sides of the building, and there should be more consideration for the north elevation. Mr. Hopkins replied that there is minimal in-and-out on the north elevation, and 18.4' of space between the main portion of the building and the north property line, and 5' of space at the bump out for the ramp at the east end of the north elevation.

Ileana Rodriguez, 18 S. Mitchell Avenue. She has lived in Arlington Heights for 20 years and it was the sense of community and the feel of Arlington Heights that motivated her family to set up roots here. She wanted to share a perspective that is shared among many of the homeowners of this neighborhood regarding this proposed construction, which is that we all want to see something happen on this lot; we want to see it developed and we welcome an active and thriving Chestnut Avenue. During the summer, many times she is stopped by people who tell her how pleasant it is to walk up and down her street when coming in and out of the Downtown, and she welcomes that. She wanted to share 3 reasons why they urge the Design Commission to reconsider this proposed new building as suitable for this neighborhood. The first reason is the historical context of greater Arlington Heights and the fit with the spirit of the Village's long term plan. Among the goals for population and housing, are to preserve the basic single-family character of the Village and to protect the present and future residential areas from encroachment by other less desirable buildings. This is a town of older and more historic buildings, and we are attached to this community and its historic context, and we believe that we feel somewhat alone in advocating for its preservation. In the 2015 survey of the Village's long term plan, 91 percent of the community said that they strongly support a preservation of buildings, and although nothing is being preserved on this particular site, they believe that also reflects the community values of older, historical buildings and preserving a sense of community. They are hard-pressed in seeing how this particular new building across from single-family homes stands up to that spirit, and what the vast majority of this community conveyed through that survey. They look to the Design Commission to partner with them in ensuring that there is a sensible, historically respectful building that enhances the community and does not distract from the history and the context. The second reason is the human activity; she is a social psychologist and thinks about people and how people interact and how people go through our community and our streets, and how that is part of being part of this community. The appeal of that particular area is the connection to the Downtown, sort of a sense of flow of in and out, and the proposed new building feels like it does not connect, and there is no landscaping that is going to make this not feel jarring walking down that street. We want to care for the full experience of the residents and the walkers, and really respect the feel of this particular community. Lastly, she acknowledged that maybe not every building needs to be a classic Arlington Heights building; however, we are actually not a particularly architecturally diverse community; we just do not have that much diversity of architecture, and this new building will stand starkly against the single-family homes that are well preserved invested homes across the street. There does not seem to be enough room or space for development for them to say that this project fits like anything else; it would not be the kind of building that the Village would think of as iconic of this community. Even with the revisions that were made, the building lacks integrity and it lacks grounding, and it feels kind of sad on a site that she felt the Village would want to feature a building to be proud of. We feel accountable to the community and to future generations, and we feel the weight of being part of the community that let this building go through; therefore, we hope that the commission will reconsider the fit of this building.

Commissioner Eckhardt appreciated that the resident spoke so eloquently about 2 major issues, both of which are different from each other; the first issue being size, and the second issue being whether or not we are proud of the new building. Assuming that the Village has designated this land to be zoned R-7 and there is a concept to step the building down, he asked the resident for her opinion about the height of the building on the west elevation on Chestnut Avenue. Ms. Rodriguez remembered the last review of the project where there was a lot of discussion about the height of the garage and the experience of a walker and how it would feel. With her psychology background she could only speak to the experience, which would be to feel like you have space and room when walking down the street. Commissioner Eckhardt reiterated that the charge of the Design Commission is to review the architecture of the project being

presented to them tonight, and try to make it as best as possible. If it were so offensive to the commission, because of height, size, mass, color, etc., it would not get approval from the Design Commission, as it was not approved at the last meeting. Although there is significant improvement from the previous design, the issue of height is not under the purview of this commission. Ms. Rodriguez replied that as architects, the commissioners are also thinking ultimately about the human experience within these buildings and spaces, which is why she is trying to compel the commissioners to consider her comments. Commissioner Eckhardt encouraged her to continue with the project through the Plan Commission and Village Board reviews.

Dan Rodgers, 206 S. Chestnut Avenue. With regards to a step down, his biggest concern with the single-family homes across the street is sunlight. He felt that a 2-story step down, roughly the same height as the single-family homes, would probably be most aesthetically pleasing. With respect to community, he asked if there are any common outdoor patio areas, which are common in many new buildings, and the second-floor outdoor space was pointed on the plans.

Barbara Voss, 105 S. Mitchell Avenue. She felt Commissioner Eckhardt's points were very well made with regards to what kind of a step down they would like to see; however, she felt it was being compared to an R-6 zoning that does not exist here; so in lieu of an R-6 zoning, anything taller than the surrounding homes seems to be acceptable. She has stood at her kitchen window for the last 27 years and watched her neighbors at Dunton Tower in the wintertime; daylight really does affect the quality of their lives in this neighborhood; we have made a vested interest here. This is a desirable community to live in; however, we are also a city of good neighbors, and part of that is the design concept that is so important, so that it does step down, so that it does gradually wave into the single-family homes that surround this property on two sides, and she hoped that the Design Commission would reconsider the building. It is a beautiful building but it is just not beautiful for where it is right now without a buffer of some kind in between.

Chair Fitzgerald closed the public comment portion of the meeting.

In terms of the building design, Commissioner Eckhardt wanted to see a commitment from the petitioner to add another false window on the ground floor as previously discussed, and he questioned if the effort made to create the push/pull on some elevations could be replicated on the north elevation to improve the shadow lines of that elevation. He added that the issue of stepping down is not part of the building design being reviewed tonight.

Commissioner Kingsley agreed that the commissioners are reviewing the building design that has been put in front of them, and the commissioners are not part of the decision regarding the zoning variations. She pointed out that the Village Comprehensive Plan was completed in 2015, which the Design Commission was not part of, and although the commissioners like a lot of the aspects of the new building, the site will be zoned R-7 and the adjacent homes are proposed to be re-zoned to R-6. When the Design Commission approves this project, it does not necessarily mean that the commissioners support the re-zoning and variations that are required. She wanted the record to show that she was unsure if it was appropriate to approve all of the variations. A lot of issues came up tonight, such as site lines, and daylight/shadow lines, parking, and traffic, all of which she felt should be satisfactorily addressed prior to getting any variations; however, there is nothing the Design Commission can do about that.

Commissioner Coon thanked Commissioner Kingsley for her comments, and added that when the commissioners review this project, they are reviewing the building, which is attractive; however, one of the evaluation criteria of the Design Guidelines is 'Conformance to Ordinances', and seeking 10 variances tells him that it does not conform to ordinances. Although the proposed building does conform to the Comprehensive Plan, the zoning requirements for R-7 versus the Comprehensive Plan, nearly all of these future R-7 properties are going to require variances, because the minimum site area for an R-7 building is 2 acres and all of these properties are one acre or less, all along Sigwalt. Therefore, to him the zoning ordinances are fighting the Comprehensive Plan. Do we believe in the zoning ordinances as a Village, or do we believe in the Comprehensive Plan and improving the Village to the extent that every one of these properties has to go through the variation process. He also felt the project did not comply with the Design Guideline criteria for harmony and compatibility with the surrounding buildings, which goes to the massing issue; however, he felt that all of the other factors in the Design Guidelines were closely studied and were met for the intent. He liked the architecture being proposed, and he disagreed with the notion that new projects need to look like they are

100 years old; he did not think this was the character of the Downtown. Commissioner Coon felt the building design as presented tonight was very nice and a step in the right direction, but the two criteria items in the Design Guidelines are big issues to him.

Chair Fitzgerald agreed with what has been said by the other commissioners. He liked the building and felt it was attractive; however, he had issues with the scale of the building, especially as it goes down towards Chestnut and towards Sigwalt, as well as the scale of the garage. He was unsure how much more could be done on the north elevation, since there will eventually be something built behind this building; however, on the south and west elevations there could be layering done to help soften the corner.

Commissioner Kingsley reiterated that the Design Commission's charge is to review the project that is front of them, taking into consideration the variations involved. With single-family home reviews, the Design Commission sometimes states whether the Design Commission supports or opposes variations for porches, etc. In this case, she was unsure if the commissioners could not approve the project visually because of matters regarding massing and zoning. Chair Fitzgerald felt it was the Design Commission's responsibility to make a recommendation to the Village Board about whether or not the project fits in the neighborhood.

Commissioner Kingsley said that she was in favor of approving the aesthetics of this building, with a few minor recommendations that were previously discussed, but with no variations; the building has to comply. Commissioner Eckhardt stated that the Design Commission cannot dictate the zoning; however, they can make a motion with strong recommendations, which is the direction he preferred to go in. He envisioned adding some soft shoulders on the west elevation of the building, and stepping down the south elevation; however, he felt this would not accomplish enough for the neighbors, it would still be three or four stories, and it would make the building appear lopsided and out of balance. The setback issue is probably more significant than de-massing the height. He was sympathetic to the other commissioner's comments about whether or not all of the variations are necessary for this project. He liked the building, although he wanted to see more done to the north elevation, and felt that a drop-off area at the main entrance on Sigwalt was an important item to be discussed with the Plan Commission. He felt a tremendous effort was made with the setback on the south elevation with a large opening being created; however, the north elevation was a little flat for him and he suggested increasing the amount of recessed balconies. He also felt that a tremendous effort was made with the finishes being proposed and correcting issues that were previously discussed. In terms of screening the transformers, he preferred evergreens over a brick wall. In response to the resident's comment about being proud of this building, Commissioner Eckhardt said that the commissioners want to be proud of the projects they review and approve; however, it can sometimes be difficult to make these decisions. He reiterated that he liked the new building, but felt it was going to be a problem being located on the edge of the growth of our downtown, because it will be next to older, beautiful frame homes. He supported the project and would be voting in favor of it, including the items that he previously asked to be in the motion.

Commissioner Coon said that looking at the context site plan without the building on the site is what sealed it for him. He was going to vote no for the project because he felt it was not harmonious and compatible, and there was not enough effort made to reduce the massing, although he felt the setbacks would help in that. In terms of the massing and scale of this building as shown, he would have to vote no. He felt the aesthetics were great and he would love to see those same aesthetics applied to a building that is more harmonious in scale.

With regards to scale, Chair Fitzgerald asked Commissioner Coon if his concerns were specific to one floor, two floors, or stepping back; if the project goes back to the petitioner, what guidelines would he give them. Commissioner Coon replied that some study and some attempt needed to be made with the scale of the building; the plan is pushed out as far as it can go, especially on the north side. Pushing the building inside on Sigwalt is a positive approach in terms of breaking down the massing; however, he knows very well as an architect, that an apartment building could not possibly be done that deep. This is a U-shaped plan, which benefits the massing of it, and he felt that more needed to be done. In terms of the north elevation, if the petitioner is asking for a variance to go beyond the footprint, than let go a little more and push the two end elevations north, so there can be more of a recess in at the front. Pushing the walls out another 3-feet at the two end units to create some undulation in that elevation from an aesthetic point of view, would

be a gesture of breaking down the massing of the building, even though the side yard is being increased slightly.

Chair Fitzgerald was unsure if the project would pass tonight if a vote were taken, and he felt that feedback should be provided to the petitioner at this time. He was on the fence himself; he liked the building, but he understood the context of the homes to the west; it is fairly abrupt. He referenced Lutheran Home at the corner of Kennicott and Oakton, where a taller section was built, although there is a large setback compared to this building.

Commissioner Kingsley asked Staff to review the variations that the petitioner is seeking from the Plan Commission. Commissioner Coon said that the Plan Commission process is putting the cart before the horse; if the variations are not approved by the Plan Commission, then the Design Commission is reviewing an entirely different building. Mr. Hautzinger read the original draft list of variations required for the project, and noted that the variations may have changed. Commissioner Coon said his intention is not to hold the project up until it turns into row homes; he asked if there was a way to pass this feedback on without Design Commission approval of the building, and let the project go before the Plan Commission to see what variations are approved, and then ask to review the re-designed building based on the approved variations. He pointed out that the Design Commission does not have the power to weigh in on the variations or approve those variations; he did not want to approve the building until the variations were sorted out and approved.

Chair Fitzgerald felt the project did not have to pass tonight, and he recommended a motion to table the project to a specific date, as well as ask the petitioner how he wanted to proceed. Commissioner Kingsley added that the re-review date with the Design Commission should be after the Plan Commission review.

Mr. Katsaros appreciated all of the comments that were made, which they have taken as many as possible into consideration. He clarified that they do not yet own this property and they are bound to a timeline to get this development purchased and built. After the first design review meeting, it appeared as though most of the commissioners liked the design, and 10 or 12 issues were outlined from that meeting, none of which were related to massing, with the exception of Commissioner Coon who had issues with the size, more than the other commissioners. Many if not all of the previous design concerns were addressed, and they can certainly work with adding more false windows on the lower level, and then finalize the design changes and allow the Plan Commission to address the variations required. If they have to take a step backwards to address the massing, and then come back to this commission if the building is changed, the project will die. He asked that the commissioners consider the design changes that were made, which he felt were pretty substantial, and include any additional items suggested tonight, and allow the project to continue on with the Plan Commission review in two weeks and let them address the variations.

Chair Fitzgerald asked if there was a motion at this time. Commissioner Eckhardt said that a motion could be made to support the building materials and some elements of the design, as well as comments about the commission's concerns with the adjacency to the R-3 district. He explained that the Design Commission is a recommending body to the Village Board, and the project could move forward to the Plan Commission with a recommendation to deny the project from this commission. He felt the commissioners were very clear about their concerns with all of the variations. He felt a motion of some kind should be made tonight.

Mr. Hautzinger suggested two possible options: a motion for approval of the design, with comments/concerns about context, scale, and massing per the Design Guidelines, as it relates to the adjacent context; or a motion for denial, with comments stating support for the design, but the denial is based upon scale and massing per the Design Guidelines. Either of those motions would send a clear message to the Plan Commission and Village Board on the Design Commission's position on the project. Commissioner Kingsley questioned whether these concerns would be heard and carry any weight, or should the project be tabled tonight until after the Plan Commission review. Mr. Hautzinger clarified that the Plan Commission is also a recommending body to the Village Board, and he asked if the Design Commission would recommend approval of the design if the Plan Commission recommends approval of the variations, but what would they do if the Plan Commission does not support the variations? The petitioner may proceed to the Village Board before making any design changes. Commissioner Eckhardt said that a third option is to approve the

design presented tonight, only if the Plan Commission approves all of the variations, because if the variations are not approved, then it becomes a different building that the Design Commission does not approve. Mr. Hautzinger stated that if the Design Commission approves the project tonight, and the Plan Commission and Village Board do not approve the variations, thereby requiring design revisions, then the new design will return to the Design Commission for re-review. An approval tonight is based upon the current design. Any changes that may happen as a result of the Plan Commission and Village Board that are beyond substantial compliance with these current plans, the project will be brought back to the Design Commission for re-review. Mr. Hautzinger recommended that the Design Commission make a motion tonight. Chair Fitzgerald supported a motion for approval of the current design, but with concerns about the massing.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR *SIGWALT APARTMENTS* TO BE LOCATED AT 45 S. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON THE REVISED ARCHITECTURAL PLANS RECEIVED 9/6/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD AT LEAST ONE FALSE WINDOW ON THE EAST ELEVATION, FIRST FLOOR.
2. A REQUIREMENT TO CHANGE THE MORTON SWEETSPICE SHRUBS AROUND THE ELECTRICAL TRANSFORMER TO EVERGREEN SHRUBS FOR YEAR-ROUND SCREENING.
3. A REQUIREMENT TO CHANGE THE CANDYTUFT PERENNIALS ALONG THE FRONT OF THE BRICK GARDEN WALLS TO A DIFFERENT PERENNIAL THAT HAS MORE HEIGHT TO SOFTEN THE WALL.
4. A REQUIREMENT THAT THE NORTH WALL BE REVISITED WITH THE SAME UNDULATION AS THE EAST AND WEST WALLS.
5. A STRONG RECOMMENDATION THAT THE VARIATIONS BE REVISITED AND SERIOUSLY REVIEWED, SPECIFICALLY THE HEIGHT OF THE BUILDING, PARTICULARLY ON THE WEST; THE PARKING; THE TRAFFIC; THE INDOOR LOADING DOCK; THE BUILDING LOT COVERAGE; AND THE SIDE YARDS.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Eckhardt expressed concern about the clarity of the message in the motion regarding the Design Commission's concerns about the variations for the project. Mr. Hautzinger recommended that the motion be less specific about the zoning variations, but that it instead touch on the evaluation criteria in the Design Guidelines that the Design Commission has concerns with.

COMMISSIONER ECKHARDT SECONDED THE MOTION.

Commissioner Eckhardt said that the minutes will show the Design Commission's concerns over the possibility that the project will be different and change radically to include additional setbacks, variations in height, parking, traffic, etc. These are all concerns to the extent that they are not necessarily Design Commission elements, but important because they tie into the Design Guidelines, which is harmony and compatibility. The logic of the design is good, only if all of the variations are approved. Mr. Hautzinger suggested that the Design Commission send a clear and concise message to the Plan Commission and Village Board stating whether or not the design is supported, along with the

general concerns regarding conformance to the Design Guideline criteria for 'Conformance to Ordinances' and 'Harmony and Compatibility'. He encouraged the commissioners to not get into specifics in the motion regarding the zoning variations, and leave those matters up to the Plan Commission and Village Board. Commissioner Coon reiterated that he liked the architectural character of the building, but wanted to see how the Plan Commission weighed in on the variations. He did not want to give the project a blanket approval and not have the Design Commission's concerns heard. He wanted the motion to be broken down to the specific categories in the Design Guidelines and state that the Design Commission approves that the project has a logic of design and it has architectural character, but it does not comply with certain criteria, which can be spelled out in the motion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY TO AMEND THE MOTION AS FOLLOWS:

5. THE DESIGN DOES NOT MEET THE DESIGN GUIDELINES EVALUATION CRITERIA FOR 'HARMONY AND COMPATIBILITY', SPECIFICALLY REGARDING HEIGHT AND SETBACK.

COMMISSIONER ECKHARDT SECONDED THE MOTION.

Commissioner Eckhardt felt that the design did not conform to 'Ordinances', as well as 'Harmony and Compatibility'. He did feel that the project conformed with all of the other evaluation criteria listed in the Design Guidelines.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION AS FOLLOWS:

8. THE DESIGN DOES NOT MEET THE DESIGN GUIDELINES EVALUATION CRITERIA FOR 'CONFORMANCE TO ORDINANCES AND COMPREHENSIVE PLAN'.

COMMISSIONER ECKHARDT SECONDED THE MOTION.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEWDC#17-102 – 621 N. Belmont Ave.

Mr. Jeffrey Everett, the architect, and Anthony & Demetra Raschillo, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation of an existing single story home, including a second floor addition and a three car attached garage (one space tandem). This project received Zoning Board of Appeals approval last night for the following variations:

- A 3.4 foot variation to allow an addition with a front setback of 25.1 feet where 28.5 feet is required.
- A 7.4 foot variation to allow a front porch with a front setback of 21.1 feet where 28.5 feet is required.

The project complies with all other R-3 zoning requirements.

This street has a mix of single-story, one-and-a-half-story and two-story homes with a mix of attached and detached garages.

The proposed second floor addition is nicely arranged under the roofline to create a one-and-a-half-story massing that has nice character and complements many of the existing homes on the block. However, the height of the first floor eave is quite tall as compared to the existing adjacent homes. The proposed eave height is roughly two to three feet above the adjacent homes, and it is recommended that the eave line be brought down approximately 18 inches.

In regards to materials, the front of the house is primarily stone which will fit in well with the adjacent masonry houses. However, the rest of the primary materials on the house are proposed to be either dark gray or black, which the Design Commission should evaluate. The roofing is proposed to be "Charcoal" and the fiber cement siding "Night Gray". The garage door is quite prominent and is proposed to be "Black" which should also be evaluated. The right side elevation has a nice symmetrical composition, but there is only one window on the first floor. A second square window should be added to help break up the large blank wall.

Staff recommends the Design Commission evaluate the proposed design and the concerns raised by Staff.

Mr. Everett stated that the homeowners are moving back to Arlington Heights to be closer to family. He clarified that the allowed front yard setback is 26.1 feet, not 28.5 feet as shown in the Staff report. He referenced the approximate eave heights of the surrounding homes and how they relate to the 12'-4" eave height proposed for the addition. He added that the garage door is drawn at 8'; however, the door will actually be 9', which will help diminish the space above the garage doors, and the Tudor dormers on the front elevation are a specific request of the homeowners.

Commissioner Coon felt the eave height on the context elevation appeared tall, and he suggested lowering the second-floor eave by either making the roof slope more steep, without taking space out of the center room, or bringing out the overhang over the garage to eliminate some of the high wall above the garage door and to put a little more shadow on that wall to help it to recede more. Mr. Hautzinger commented that because of the front setback variations, the eave has already been extended as far as possible. Commissioner Coon felt there were some nice things going on with the porch and the dormer; however, he felt that the two front dormers being exactly the same was troubling, and he suggested increasing the size of the dormer over the living space and decreasing the size of the dormer over the garage.

Commissioner Kingsley pretty much agreed with the comments made by Commissioner Coon. She felt it was a nice design; however, she wanted to see the first-floor eave height lowered, as suggested by Staff. Mr. Everett clarified that the existing first-floor height is 8', which is being increased to a 10' ceiling on the first-floor. Commissioner Kingsley liked the Tudor look being proposed for the two dormers; however she felt there was something about the symmetry that Commissioner Coon touched on, and she suggested lowering the pitch of the dormers. She felt that the front entry at the porch needed more study, either put in a window or make it stone. Mr. Everett clarified where

the areas of stone and the areas of Hardi siding are being proposed on the front elevation, and Commissioner Kingsley felt that at a minimum, a window be added at the landing to make the porch more friendly. She also felt that the garage should be reduced, whether the height above it be reduced or the door be reduced; as proposed it diminishes a person standing next to it and makes the adjacent homes seem very small. She liked the colors and materials being proposed, and asked about the color of the windows and trim. Mr. Everett replied that the trim and the windows are white. Ms. Raschillo added that the colors being proposed will be similar to a home located one street over.

Commissioner Eckhardt said that the home is stunning, and he really liked the colors, the black door, and the contrast with the stone. He loved the symmetrical matching dormers and the pitch of the roofs, and said that a true Tudor style has steep roof pitches as proposed. He felt the proposed design is very sympathetic to the aesthetic of the existing neighborhood and he did not want to see the dormers changed. The issue of the space between the garage door and eave is somewhat troubling; however, because it is all stone, he felt it had strength. He was okay with the design as submitted and felt it was similar enough to the neighboring homes to meet the design guidelines.

Chair Fitzgerald liked the steepness of the roof, especially the way it relates to the sides of the home, and he liked the dormers being the size and symmetry as proposed. He liked Staff's recommendation to add another window on the garage side of the home, and he especially liked the idea of a window at the bottom of the stairs/landing to fill the space within the porch. He had no issue with the height of the home or the eaves because the home at 618 looks like it has a third-story, and the home at 622 is a 2-1/2-story. He would recommend that the back garage match the door on the front garage, and he liked the colors being proposed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY CHAIR FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 621 N. BELMONT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 8/11/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD A WINDOW ON THE SIDE OF THE GARAGE.
2. A REQUIREMENT TO ADD A WINDOW AT THE STAIRWAY.
3. A RECOMMENDATION TO CREATE A VOLUME SPACE ABOVE THE FRONT ENTRY DOOR.
4. A STRONG RECOMMENDATION THAT THE REAR GARAGE DOOR BE ARCHITECTURAL.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
6. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Coon asked if there could be a requirement to lower the eave without lowering the ceiling on the first-floor, without sacrificing the ceiling height elsewhere. Chair Fitzgerald said that he liked the proportion of the front and even though the main part of the roof is sloped back, he just liked the proportion; bringing it down too far would make the roof appear too big. Commissioner Kingsley wanted to see something done above the garage door, as she previously discussed. Ms. Raschillo said that the space above the garage door will accommodate for 2 light fixtures, instead of locating fixtures on either side of the garage.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO ADD THE FOLLOWING:

7. A RECOMMENDATION TO CONSIDER A REVISION TO THE FRONT EAVES, TO BE SUBMITTED TO STAFF FOR REVIEW.

COMMISSIONER COON SECONDED THE MOTION.

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

DRAFT

ITEM 3. COMMERCIAL & SIGN VARIATION REVIEWDC#17-106 & DC#17-107 – Target Store – 1700 E. Rand Rd.

Mr. Derik Leary, representing *Kimley-Horn & Associates*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to update the exterior of the existing Target store building with a new paint scheme and an updated entry design. The scope of the project also includes new signage, which requires sign variations. There are no site improvements proposed at this time. The existing Target store has a continuous brick base around all sides of the building. The upper portion of the walls are painted split face CMU with painted smooth CMU accent bands. The current design was approved by the Design Commission in 1997.

At this time, the petitioner is proposing to repaint all of the CMU portions of the exterior walls with three different shades of grey/beige colors. The existing brick base will remain as is. A new updated modern look is proposed for the main entrance with a gray EIFS wall above the main entrance doors, flanked with simulated wood siding applied over the existing CMU. Overall, the proposed updates look very good and will be a nice refreshing for the building. The proposed grey/beige colors are nicely paired together and well distributed on the building. The simulated wood siding is a welcome accent material to add interest to the main entrance.

Staff recommends approval of the façade renovations as submitted.

With regards to signage, the building currently has wall signage on the west (main entrance), south, and east building elevations. The existing "Target" wall signs on the west and south elevations are proposed to be replaced with new Target logo signs. An existing "CVS Pharmacy" sign on the west elevation is proposed to remain, and one new "order pickup" wall sign is proposed to be added above the main entrance on the west elevation. The "Target" sign on the east elevation is a non-conforming sign, and it is proposed to remain with some refurbishing.

The requested variations are as follows:

West Elevation:

1. A variation from Chapter 30, section 30-402 Number, to allow three wall signs on the west elevation, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a total of 317.7 sf of wall signs on the west elevation, where only 150 sf is allowed.
3. A variation from Chapter 30, section 30-401.b Location, to allow a wall sign to project approximately three feet above the top of the wall, where no sign shall project beyond the top of the wall to which the sign is attached.

East Elevation (existing non-conforming wall sign):

4. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the east elevation, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403a Dimensions, to allow a 132 sf wall sign on the east elevation, where zero sf is allowed.

The petitioner has submitted a letter addressing the hardship criteria with highlights as follows:

- The bullseye logo is being used to refresh the Target brand with a contemporary appearance that is consistent with Target's national branding.
- Projecting the bullseye logo above the building wall enhances the building articulation and creates visual interest (see Photo 1 below for an example).
- A smaller sign above the main entrance would be out of proportion with the building façade and would be difficult

to see from Rand Road.

- The new "order pickup" sign is needed to identify the point of entry for picking up online orders.

Overall, the proposed signage is similar to the existing signage on the building, and Staff recommends approval as submitted.

Mr. Leary said that this is a nationwide update for Target to a more modern, contemporary appearance for their stores. Material samples and colors were presented.

Commissioner Coon liked the refresh and color palette being proposed; however, he felt that the size and scale of the bullseye over the front entrance was very large compared to the existing signage, and he preferred that the bullseye be centered above the entrance, similar to the existing signage. He felt the signage would be successful with a smaller sign, since everyone knows there is a Target store here.

Commissioner Kingsley liked the updated look being proposed for the building and the signage; she was okay with the large bullseye sign, although she felt it should be located above the entrance. She asked for clarification about the wood siding as it extends on the right side of the west elevation; she did not want this to look like a deck that is vertical and sitting out there; it needs to have a return of some kind. Commissioner Coon asked if this was going to be installed over the existing concrete block, and Mr. Leary said that it would. Commissioner Eckhardt was okay with the size of the sign being proposed because he felt that Target has reached a level of awareness that people know where the store is. He supported the sign variations being proposed around the building, which is a very large building. Without question, he felt the wood panel product needed to have a 6 or 8-inch return in thickness, and go back on the backside with more wood returning to the building wall. He felt the proposed updates were slick and the bold new statement being made by Target will be good for Arlington Heights.

Chair Fitzgerald felt the proposed sign variations were no different than what currently exists on the building. He liked the new signage being proposed and felt the bullseye above the main entrance was fun, which the commission encourages. He liked the colors being proposed and the wood panel product, and he definitely agreed with Commissioner Kingsley's concerns about the wood siding on the west elevation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE SIGN VARIATION REQUESTS FOR THE TARGET STORE LOCATED AT 1700 E. RAND ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/18/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402 *NUMBER*, TO ALLOW THREE WALL SIGNS ON THE WEST ELEVATION, WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403a *DIMENSIONS*, TO ALLOW A TOTAL OF 317.7 SF OF WALL SIGNS ON THE WEST ELEVATION, WHERE ONLY 150 SF IS ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 401.b *LOCATION*, TO ALLOW A WALL SIGN TO PROJECT APPROXIMATELY THREE FEET ABOVE THE TOP OF THE WALL, WHERE NO SIGN SHALL PROJECT BEYOND THE TOP OF THE WALL TO WHICH THE SIGN IS ATTACHED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-402 *NUMBER*, TO ALLOW ONE WALL SIGN ON THE EAST ELEVATION, WHERE ZERO WALL SIGNS ARE ALLOWED.
5. A VARIATION FROM CHAPTER 30, SECTION 30-403a *DIMENSIONS*, TO ALLOW A 132 SF WALL SIGN ON THE EAST ELEVATION, WHERE ZERO SF IS ALLOWED.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION

TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

7. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE FAÇADE RENOVATIONS TO THE *TARGET* STORE LOCATED AT 1700 E. RAND ROAD. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 8/11/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE WOOD PANEL BE PROPERLY DETAILED TO RETURN TO THE BUILDING, AS REVIEWED BY STAFF.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 4. GENERAL MEETING

Mr. Hautzinger stated that the Village Board will soon be presented with the proposed changes to Electronic Signage, which were recently reviewed by the Design Commission. However, Staff is recommending that the mailing distance for notification requirements be lowered from 300 to 250-feet, which is a standard distance used for both Plan Commission and ZBA petitions. Commissioner Kingsley wanted to be sure that all properties possibly impacted by the required 300 foot sign separation be captured within this mailing distance, to which Staff replied that 250 feet should capture the majority of these situations. The remaining commissioners had no comments or concerns, so the proposed change from 300 to 250 feet was agreed upon.

Chair Fitzgerald commented that he recently drove past the Stonebridge Village Apartments on Rand Road that were updated by painting the brick, and felt the buildings looked great and the color is perfect; the buildings look updated without looking like they were just painted.

Commissioner Kingsley asked if a decision was made about when the Single-Family Design Guidelines would be reviewed by the commission, which she previously mentioned is an item that needs to be reviewed. Mr. Hautzinger replied that this item, as well as other items, will be brought to the commission for review as time allows in the near future.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 9:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



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

Department: Planning & Community Development

Requested Action

Approval of revised exterior color packages for the new multi-family townhomes at the Lexington Heritage Subdivision.

Recommendation

It is recommended that the Design Commission approve the revised exterior color packages for the Lexington Heritage Townhome Subdivision located at 3216-3240 N. Old Arlington Heights Road. This recommendation is subject to compliance with the revised Exterior Color Packages received on 9/15/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. A requirement to change the garage door color in package #2 to match the "slate" siding color.
2. A requirement to change the gutters, soffit, fascia, and trim color in package #2 to "lomar white".
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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.

ATTACHMENTS:

Description

Staff Report
DC Minutes 10/4/16

Type

Board or Commission Report
Minutes

Original Renderings 10/4/16
Revised Renderings 9/26/17
Site Plans

Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT MULTI-FAMILY RESIDENCES RE-REVIEW

PROJECT INFORMATION:

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

Date Prepared: September 27, 2016
Date Revised: September 20, 2017

PETITION INFORMATION:

DC Number: 16-111
Petitioner Name: Tom Meyer
Petitioner Address: Lexington Homes LLC
1731 N. Marcey St., Suite 200
Chicago, IL 60614
Original Meeting Date: October 4, 2016
Re-Review Meeting Date: September 26, 2017

Requested Action(s):

1. Approval of revised exterior color packages for the new multi-family townhomes at the Lexington Heritage Subdivision.

ANALYSIS:

Summary

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

Lexington Heritage is a new townhome subdivision consisting of nine buildings and a total of 48 attached townhome units. Three of the nine buildings are three stories with rear loading garages, and the remaining six buildings are two stories with front loading garages. This project has received Design Commission, Plan Commission, and Village Board approval, and site work is currently in progress. At this time, the petitioner has decided to change the two exterior color scheme packages for the townhomes, so the project is returning to the Design Commission for re-review of the color selections.



Zoning Map



Aerial of Subject Property

Exterior Color Packages:

This project was previously approved by the Design Commission on October 4, 2016, at which time the following requirements were made regarding the exterior color packages:

1. A REQUIREMENT THAT THERE BE 4 DIFFERENT SIDING COLORS, AND THE 2 DIFFERENT BASE FIELD COLORS BE REVISED TO HAVE SLIGHTLY MORE CONTRAST, AND IN THE SPECIALTY ACCENT SIDING FIELDS THERE WILL BE AN ACCENT SIDING COLOR.
2. A REQUIREMENT THAT THE GARAGE DOORS MATCH THE FIELD COLOR OF THE SIDING WITH THE COLOR SCHEME OF THAT BUILDING.
4. A REQUIREMENT THAT THE APPLICATIONS OF THE COLOR SCHEMES FOR EACH BUILDING BE CONSISTENT WITH THE LAYOUT EXHIBIT SUBMITTED TONIGHT.
8. A REQUIREMENT THAT THE MORTAR COLOR MATCH EACH OF THE BRICK COLORS.
9. A REQUIREMENT THAT THE WINDOWS MATCH THE TRIM COLOR AS CLOSELY AS POSSIBLE, WITH A RECOMMENDATION THAT IT NOT BE BRIGHT WHITE.

The revised color packages have addressed the previous Design Commission requirements as follows:

- **Siding Colors.** The revised color packages include 4 different siding colors, with the accent siding colors used on the areas of specialty siding.
 - o The revised siding colors look good and comply with the Design Commission's previous requirement.
- **Garage Doors.** The garage doors in package #1 are specified to match the siding color as required by the Design Commission, but the garage doors in package #2 are specified to match the trim color.
 - o The garage door color in package #2 looks too dark. It is recommended that they be revised to match the "slate" siding color.
- **Color Scheme Layout.** The applications of the color schemes for each building will be in compliance with the previously approved layout.
- **Mortar Color.** The mortar color is specified to match the brick colors as required by the Design Commission.
- **Window Color.** The window color in package #1 are white to match the trim color as required by the Design Commission, but the trim color in package #2 is specified to be "charcoal gray" which does not match the white window color.
 - o The "charcoal gray" trim color in package #2 looks dull and dreary. It is recommended that the trim color be changed to white to match the window color.

RECOMMENDATION:

It is recommended that the Design Commission approve the revised exterior color packages for the *Lexington Heritage Townhome Subdivision* located at 3216-3240 N. Old Arlington Heights Road. This recommendation is subject to compliance with the revised Exterior Color Packages received on 9/15/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. A requirement to change the garage door color in package #2 to match the "slate" siding color.
2. A requirement to change the gutters, soffit, fascia, and trim color in package #2 to "lomar white".
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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.

Steve Hautzinger AIA, Design Planner
Planning and Community Development

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-111

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 4, 2016

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

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

Members Absent: None

Also Present: Irfan Patel, North Suburban Petro for *Marathon Gas Station*
Mark & Lisa Livesay, Owners of 926 N. Hickory Ave.
Gary Lira, Lira & Associates for 926 N. Hickory Ave.
Jeff Benach, Lexington Homes for *Lexington Heritage Townhomes*
Jay Cox, BSB Design for *Lexington Heritage Townhomes*
Karl Krogstad, Krogstad Land Design Limited for *Lexington Heritage Townhomes*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 20, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 20, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt welcomed Kirsten Kingsley, newly appointed Design Commissioner, who was a former member in years past.

ITEM 3. MULTI-FAMILY REVIEW

DC#16-111 – Lexington Heritage Townhomes – 3216-3240 N. Old Arlington Heights Rd.

Jeff Benach, representing *Lexington Homes*, Jay Cox, representing *BSB Design*, and Karl Krogstad, representing *Krogstad Land Design Limited*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a townhome subdivision consisting of nine buildings with a total of 48 attached townhome units. Three of the nine buildings will be three stories with rear loading garages, and the remaining six buildings will be two stories with front loading garages. The subject site consists of five land parcels. At this time, four of the five lots are developed with single family homes (to be demolished), and the fifth lot is vacant. This project requires Plan Commission review and Village Board approval for: rezoning from M-1to R-6, amendment to the Village's Comprehensive Plan, Plat of Resubdivision, Planned Unit Development, repeal of the existing Old Arlington Heights Road Overlay Zone, and various corresponding zoning variations. Plan Commission review is currently scheduled for October 26, 2016.

The proposed townhomes are traditional in appearance with a variety of exterior materials including brick, vinyl siding, and asphalt shingles. The proposed designs incorporate a variety of siding profiles including horizontal siding, shake siding, and board & batten siding, which adds interest to the appearance. Two exterior material palettes are proposed. The color palettes are very similar, but they have slightly different brick, siding, and roofing colors. Overall, the proposed designs have a nice appearance, and are well done. The side elevations of the two-story buildings are nicely developed, and there is an adequate level of detailing on the rear elevations. The design style and detailing is consistent between the two-story and three-story buildings, which will provide a nice cohesive feeling for the development.

The following suggestions should be considered to enhance the overall appearance:

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

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

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

1. Consider adding some specialty paving at key areas, such as at the entry driveways.
 2. The proposed internal roadway lighting should be decorative to complement the architecture of the buildings.
- Mr. Hautzinger stated that catalog cut sheets for lighting were received earlier today from the petitioner and will be

presented for discussion tonight.

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

Staff is recommending approval of the proposed architectural design, with all of the recommendations in the Staff report.

Commissioner Kubow asked how many building types are being proposed, and Mr. Hautzinger replied that there are 2 building types; a 2-story and a 3-story, which vary in length and number of units. Commissioner Kubow also asked about the drive aisle off Country Lane shown on the site plan but not on the grading plan, and Mr. Hautzinger explained that the drive aisle is for emergency Fire Department access only. Mr. Cox added that the drive aisle will be paved and gated in some way. Chair Eckhardt asked about the detention area shown in the middle of the site, and Mr. Krogstad replied it is an open area for underground vaulted detention.

Mr. Cox stated that Staff did an excellent job presenting the project, and they have no objections to the recommendations in the Staff report. He clarified that there are 4 different unit types to create pleasing architecture and 4 different sidings, with 2 different exposures of the horizontal siding to create additional break-up of the facade. He welcomed any questions the commissioners had. Mr. Hautzinger asked for clarification on the location of the different exposures of horizontal siding, and the petitioner explained that the smaller exposure siding will be located up in the gables.

Commissioner Kubow said that his only issue was that there should be more differentiation in the material and color combinations being proposed. He felt that proposing 4 different building types presented an opportunity to go with more than 2 color options; there has to be a little more differentiation between each of the buildings. Chair Eckhardt asked the petitioner to clarify the color schemes for each building. Mr. Benach replied that they are trying to create a thematic thread throughout the site by using different brick and siding in the same color family, as well as vary the different exposures of the siding; however, he was cautious about using too many color palettes, similar to their Lexington Park project in Des Plaines, which he did not want to repeat. His inclination would be to alternate the proposed color options by building. Chair Eckhardt said that he was more interested in the buildings that face each other; will the buildings match or be different in color scheme? Mr. Benach preferred that the buildings that face each other be different colors, with colors alternated, instead of grouping the colors.

Commissioner Kubow had no further comments.

Commissioner Fitzgerald liked the proposed landscape plan as well as the plant selections, which will do well in this environment. Although the 2 siding colors shown in the rendering were nice, he felt that in reality the colors were very close, and he was not opposed to seeing a little more separation and a little more definition between the 2 colors. He was okay with the shutters and front doors being the same color, and he was not opposed to the garage doors being the same color as well, or at a minimum the color of the siding. He felt that Staff could approve each building color, and he agreed that signage for the development should meet code. Adding specialty paving was a good suggestion, and he agreed with Staff's suggestion that the bay windows on the side of the 3-story buildings be standard. Commissioner Fitzgerald reiterated that he liked the separation of siding colors shown in the renderings; however, based on the actual samples provided, they were too close, and the garage doors were too bright and too much of a focal point and should be toned down.

Commissioner Kingsley agreed with Commissioner Fitzgerald's comments about the closeness of the 2 siding colors, and the suggestion to change the color of the garage doors to either the front door color or the siding color. She questioned whether each of the siding colors could be used together on the top and bottom areas of the

buildings. She also liked the cream color of the trim shown in the renderings, as opposed to the white color of the sample, and she agreed with Staff's comment to consider adding specialty paving at the entry driveways. Although she was okay with Staff reviewing the final colors for each building, she suggested Buildings 1 & 3 be the same color, and Building 2 be a different color; she felt this made sense and would create a more harmonious environment. She asked what material the driveways will be, and the petitioner responded that they will be black asphalt.

Commissioner Fasolo felt the brick color shown in the renderings looked much better than the samples provided. He felt that a mix of color Scheme 1 and Scheme 2 should be considered with every other unit having a different color scheme on each building, instead of each building being a different color. This would be a solution to having buildings opposite each other with the same colors, as well as break up the monotony of the larger elevations with all the same color. He also felt that the brick colors were too similar and needed more contrast, and the siding colors were too similar as well. He agreed with Staff's recommendation to make the bay windows on the side elevations standard, and to vary the style of the garage door and match the color to the siding. He agreed that ground signage should meet code and be located at the entries, and specialty paving should be added at the entry driveways. He asked if a fence was being proposed around the site and Mr. Krogstad replied that a solid wood fence is located along the south and west property line, and some of the existing trees located near the fence would be saved. He added that in going through the Plan Commission process, a revision was made this morning to Building 1, which is that 1 of the 2 proposed retaining walls has been eliminated. Commissioner Fasolo also asked if any sustainable features are being proposed, and Mr. Cox replied that current energy codes were being met.

Chair Eckhardt supported the petitioner's idea of using 2 color schemes throughout the development, as well as Commissioner Kingsley's comments about using the same color scheme for Buildings 1 & 3, and Commissioner Fitzgerald's suggestion to tone down the color of the garage doors. He asked if the buildings have fire walls that go through the roofline and Mr. Cox replied that they do not. Chair Eckhardt also supported a mortar color to match the brick color, similar to what is shown in the rendering, and that the bay windows on the side elevations be standard. He could not see much of a difference between the 2 samples of bricks, as opposed to the brick colors shown in the rendering. The petitioner agreed and stated that the brick samples show only a small amount of the overall brick color, and the rendering colors could be slightly off from printing. Chair Eckhardt was concerned that the proposed brick colors did not have enough contrast. Commissioner Kingsley commented that the 'dark' brick color did not look dark enough and appeared to have a white wash on it; and the 'red' brick color has 2 inclusions, which usually means there will be some dark and some light brick that is not seen in the sample.

The petitioner presented an exhibit showing the proposed layout of the two color schemes for each of the buildings on the site, which the commissioners were not opposed to.

Chair Eckhardt asked the commissioners to comment on the issue of the brick colors. Commissioner Fasolo liked the brick colors on the small sample board, but he did not like the brick colors of the larger samples. He was in favor of brick colors similar to the small samples. Commissioner Kubow was less concerned about the brick and more concerned about the 2 siding colors that were too similar. Commissioner Fitzgerald was okay with the brick colors as proposed, and if the colors changed, he was okay with the change being approved by Staff. He agreed that the 2 siding colors were too similar; however, he was extremely intrigued with the suggestion to use both colors on one building as suggested by Commissioner Fasolo. Commissioner Kingsley liked the brick colors on the small sample board better than the large samples, and also felt that the 2 siding colors were too close. She preferred that there be 2 different siding colors on one facade, especially on the rear facades, and felt the garage doors should match the siding color. She also asked for clarification on the window color, and Mr. Hautzinger replied that the petitioner's material list indicates white windows; however, the rendering is showing a taupe color for the windows. Commissioner Kingsley liked the darker window color shown in the rendering, and strongly felt that the trim color should not be white.

Mr. Cox summarized that the commissioners want to see a mortar color that is complimentary to each brick color; more separation between the 2 field siding colors and an additional accent color for the siding; tone down the garage

door color by relating it to the field siding color; and make the bay windows standard on the sides of the 3-story buildings. He stated that they prefer not to mix the 2 color schemes within the same building, but they should stay with the 2 separate color schemes for the buildings to be applied as shown in the exhibit presented earlier. With regards to the window and trim color, it is their intent that the windows be very close in color to the trim color, which will be '30° White'. Commissioner Kingsley felt the white color was very bright, and Chair Eckhardt agreed that the bright white color did not look good with the rest of the colors.

Chair Eckhardt asked that the motion call attention to the following:

1. The bay windows on the side of the 3-story buildings be provided as a standard and not an option.
2. Add specialty paving at the key areas such as the entry driveways.
3. The commissioners support the 2 color schemes being proposed, with the layout presented tonight showing the color scheme for each building.
4. More separation between the 2 siding colors, to be reviewed by Staff.
5. Preference for the 2 brick colors shown in the renderings and not the actual samples.
6. A mortar color that is complimentary to each of the brick colors.
7. The commissioners support the 2 color schemes presented.
8. Garage doors to be a color to match the siding color, not a bright color such as white or cream.

Mr. Krogstad said that they considered specialty paving at the entrances; however, they are concerned about long term maintenance by the homeowners association, and prefer not to add the specialty paving.

Chair Eckhardt asked if there was any public comment on the project and there was no one present in the audience.

Mr. Hautzinger asked for clarification about the comment that one of the siding colors be used for all the horizontal siding, and the specialty siding patterns have a slightly darker siding color. The petitioner clarified that they do not want to mix color schemes on the same building; however, they were not opposed to adding a siding color that is complimentary to each of the 2 field siding colors (probably a darker color), for a total of 4 siding colors.

Commissioner Fitzgerald suggested using the 2 siding colors currently being proposed with the brick and then switching the highlighted colors, still staying with 2 siding colors. Commissioner Kubow felt this would help; however, he felt the rendering was not a true representation of the actual material palette, which is making the presentation and discussion difficult. Chair Eckhardt supported the idea of having 4 siding colors, and Commissioners Kingsley and Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS FOR THE *LEXINGTON HERITAGE TOWNHOME SUBDIVISION* LOCATED AT 3216-3240 N. OLD ARLINGTON HEIGHTS ROAD. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 9/16/16, LANDSCAPE PLANS RECEIVED 9/27/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THERE BE 4 DIFFERENT SIDING COLORS, AND THE 2 DIFFERENT BASE FIELD COLORS BE REVISED TO HAVE SLIGHTLY MORE CONTRAST, AND IN THE SPECIALTY ACCENT SIDING FIELDS THERE WILL BE AN ACCENT SIDING COLOR.
2. A REQUIREMENT THAT THE GARAGE DOORS MATCH THE FIELD COLOR OF THE SIDING WITH THE COLOR SCHEME OF THAT BUILDING.
3. A RECOMMENDATION TO REVISE THE DESIGN OF THE GARAGE DOORS, TO BE REVIEWED BY STAFF.

4. A REQUIREMENT THAT THE APPLICATIONS OF THE COLOR SCHEMES FOR EACH BUILDING BE CONSISTENT WITH THE LAYOUT EXHIBIT SUBMITTED TONIGHT.
5. A REQUIREMENT THAT THE BAY WINDOWS ON THE SIDES OF THE 3-STORY BUILDINGS BE STANDARD, AND THAT THE BAYS BE THE ACCENT SIDING COLOR.
6. A REQUIREMENT THAT THE DEVELOPMENT IDENTIFICATION SIGN BE REVISED TO COMPLY WITH CODE AND BE LOCATED AT THE END OF THE ENTRY DRIVE.
7. A REQUIREMENT THAT SPECIALTY PAVING BE ADDED AT THE ENTRY DRIVES.
8. A REQUIREMENT THAT THE MORTAR COLOR MATCH EACH OF THE BRICK COLORS.
9. A REQUIREMENT THAT THE WINDOWS MATCH THE TRIM COLOR AS CLOSELY AS POSSIBLE, WITH A RECOMMENDATION THAT IT NOT BE BRIGHT WHITE.
10. THAT THE INTERNAL ROADWAY LIGHTING BE SUBMITTED FOR REVIEW BEFORE APPROVAL.
11. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
12. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Benach explained why they felt the corner of the site was a more natural place for signage, including that Country Lane is not a through street. Mr. Krogstad added that the entry sign was originally proposed at the Old Arlington Heights Road entrance to the site; however, it felt awkward to be in the front yard of one of the units and conflicted with utilities. Locating signage at the corner of the site would help identify the development when coming from the north. Mr. Hautzinger stated that code allows a ground sign at each of the entry drives per street; it is not allowed at the corner as shown. Chair Eckhardt explained that sign variations are reviewed by the Design Commission. Commissioner Kingsley suggested changing the motion to include a recommendation that signage meet code, leaving it up to the petitioner to decide whether to seek a variation for Design Commission review and Village Board approval.

Chair Eckhardt said that he did not support a variation for the entry sign to be located at the corner as shown tonight and explained how it would set a precedent for similar developments where this has not been allowed. Mr. Hautzinger clarified that code did not require there to be 2 ground signs, and a hardship would need to be demonstrated as part of a sign variation request. Mr. Benach said that he was not opposed to code compliant ground signs.

The petitioner submitted cut sheets for the exterior lighting. Commissioner Kingsley stated that the lighting should be dark sky compliant, and she preferred a more modern fixture less detailed than proposed, to be reviewed by Staff. She also suggested changing the requirement to add specialty paving to a recommendation.

Commissioner Kubow agreed with Commissioner Kingsley's comments about the lighting. He also understood the petitioner's thoughts on going with a traditional paving instead of stamped concrete or a paver because of maintenance issues for the homeowners; he was okay with it being a recommendation. Commissioner Fitzgerald agreed with the comments about the lighting; however, he felt the specialty paving should be a requirement. Commissioner Fasolo agreed with the lighting comments as well, and felt that specialty paving at the entries should be requirement because if done correctly, it should not be a maintenance issue.

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

13. A REQUIREMENT THAT THE INTERNAL ROADWAY LIGHTING BE DARK SKY COMPLIANT, WITH A RECOMMENDATION THAT THE LIGHT DESIGN BE MORE MODERN AND LESS TRADITIONAL, TO BE REVIEWED BY STAFF.

Staff reviewed the motion for clarification about the window and trim colors, and to confirm the requirements versus recommendations.

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

LEXINGTON HERITAGE

EXTERIOR COLOR OPTIONS #1

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

EXTERIOR COLOR OPTIONS #2

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



Front Elevation - Color Scheme 1

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



Front Elevation - Color Scheme 2

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

Assembly Elevations

Lexington Heritage

Arlington Heights, IL

Lexington Homes

bsbdesign.com

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

09-16-2016

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815

Left Elevation - Color Scheme 1

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



830

Right Elevation - Color Scheme 1

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



830

815

830

830

815

Rear Elevation - Color Scheme 1

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

Assembly Elevations

Lexington Heritage

Arlington Heights, IL

Lexington Homes

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09-16-2016

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Front Elevation - Color Scheme 1

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



Front Elevation - Color Scheme 2

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

Assembly Elevations



530

Left Elevation - Color Scheme 2

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



520

Right Elevation - Color Scheme 2

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



520

530

520

530

Rear Elevation - Color Scheme 2

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

Assembly Elevations

LEXINGTON HERITAGE

Exterior Color Packages

EXTERIOR COLOR PACKAGE #1

- A Brick (King-sized) – SLATE GRAY (General Shale)
- B Roof (Architectural) – DRIFTWOOD (CertainTeed “Landmark”)
- C Vinyl Siding – SANDSTONE (KP Dakota Collection)
- D. Accent Vinyl Siding (Vertical/Shake) – CLAY (KP Dakota Collection)
- E. Aluminum Gutters – LOMAR WHITE (Berger Aluminum Trim)
- F. Aluminum Soffit & Fascia – LOMAR WHITE (Berger Aluminum Trim)
- G. Exterior Trim Paint – Match Gutters
- H. Entry Door – URBANE BRONZE SW #7048 (Sherwin-Williams)
- I. Garage Door – Match Vinyl Siding (Sandstone)
- J. Shutters – Tuxedo Grey #018

EXTERIOR COLOR PACKAGE #2

- A Brick (King-sized) – SAND DUNE (General Shale)
- B Roof (Architectural) – MOIRE BLACK (CertainTeed “Landmark”)
- C Vinyl Siding – SLATE (KP Dakota Collection)
- D. Accent Vinyl Siding (Vertical/Shake) – CLASSIC LINEN (KP Dakota Collection)
- E. Aluminum Gutters – CHARCOAL GRAY (Berger Aluminum Trim)
- F. Aluminum Soffit & Fascia – CHARCOAL GRAY (Berger Aluminum Trim)
- G. Exterior Trim Paint – Match Gutters (Charcoal Gray)
- H. Entry Door – INKWELL SW #6992 (Sherwin-Williams)
- I. Garage Door – Match Gutters (Charcoal Gray)
- J. Shutters – BLACK #002

Notes: Windows for both packages to be white vinyl
Brick mortar color shall be tinted to match/compliment brick color



Front Elevation

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

Assembly Elevations

Color Scheme 1

Lexington Heritage

Arlington Heights, IL

Lexington Homes

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08-24-2017

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Unit 531
Left Elevation
SCALE: 3/16"=1'-0"



Unit 521
Right Elevation
SCALE: 3/16"=1'-0"



Unit 521
Rear Elevation
SCALE: 3/16"=1'-0"

Unit 531

Unit 521

Unit 531

Unit 521

Unit 531

Assembly Elevations

Color Scheme 1

Lexington Heritage
Arlington Heights, IL



Front Elevation

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

Unit 831

Unit 816

Unit 816

Unit 831

Assembly Elevations

Color Scheme 2

Lexington Heritage

Arlington Heights, IL

Lexington Homes

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08-24-2017

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Left Elevation

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

Unit 831



Right Elevation

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

Unit 831



Rear Elevation

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

Unit 831

Unit 816

Unit 816

Unit 831

Assembly Elevations

Color Scheme 2

Lexington Homes

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

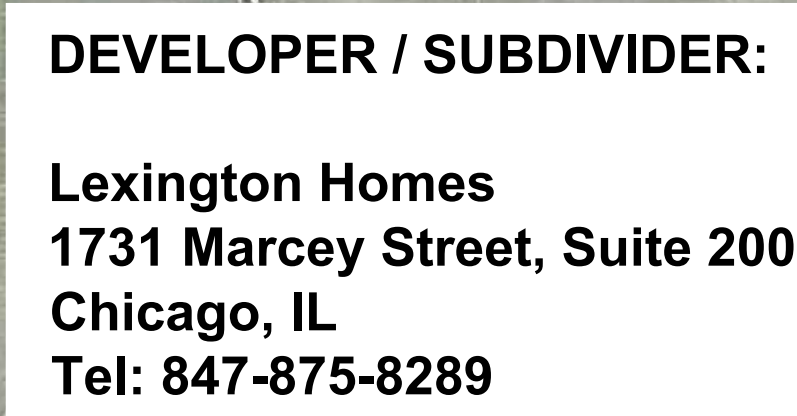
Lexington Heritage

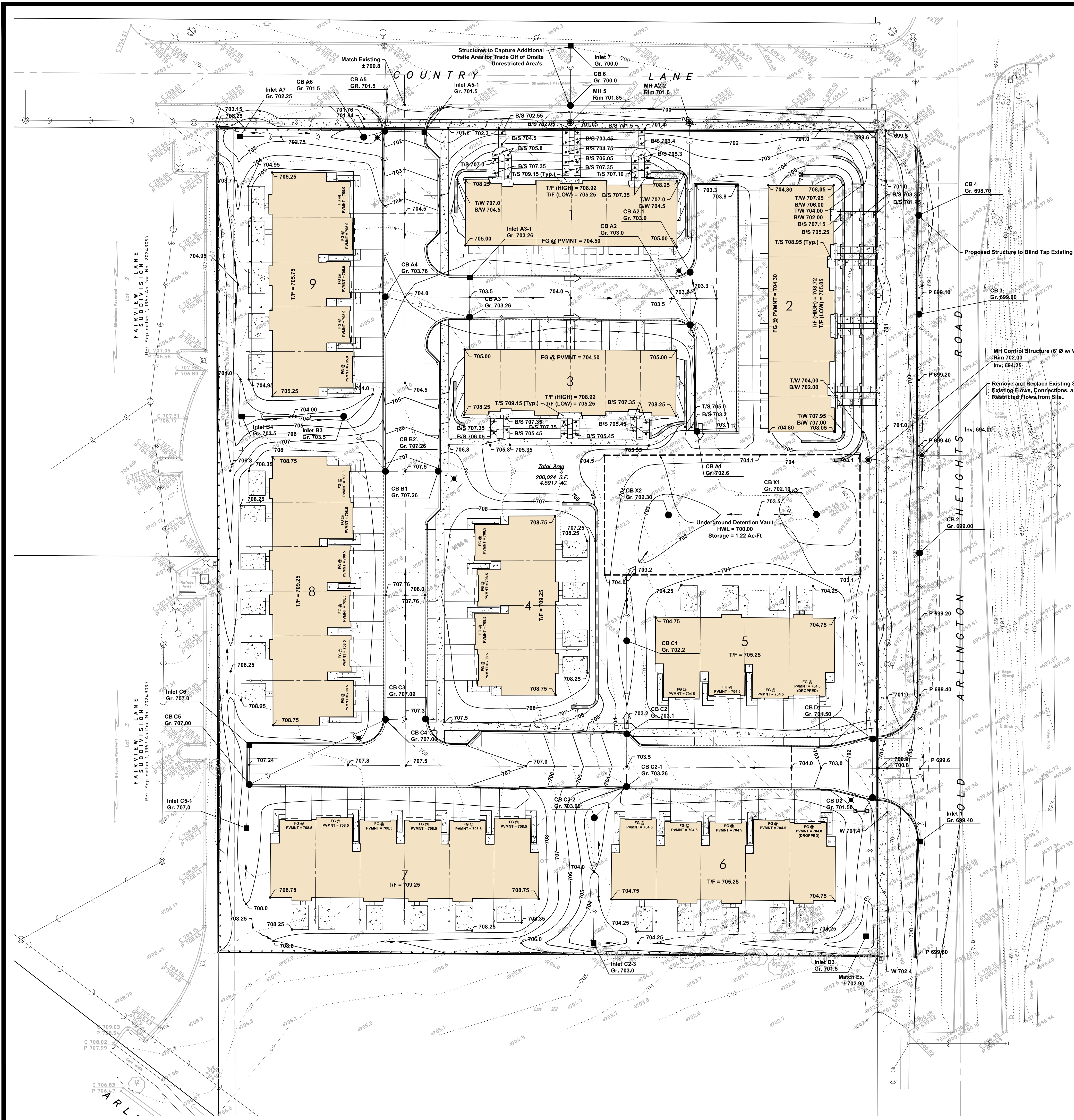
Arlington Heights, IL

08-24-2017

© 2017 BSB Design, Inc.







A. Definitions and Constraints:

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

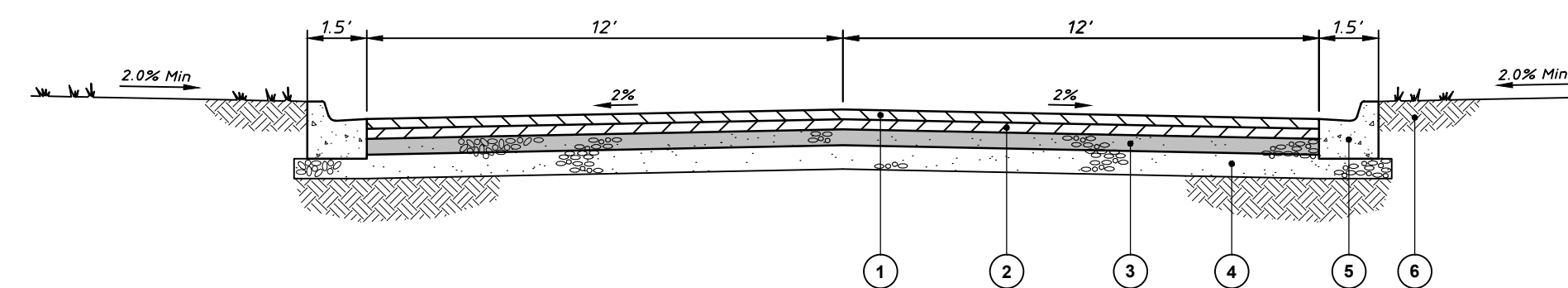
B. Coverage Summary:

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

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

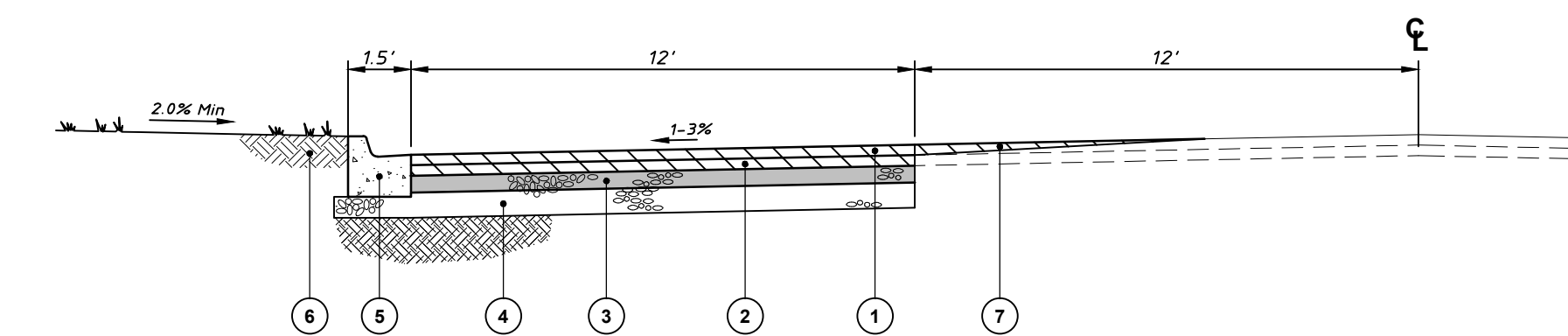
D. Storage:

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



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

ONSITE PRIVATE ROAD
CROSS SECTION - B6.12



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

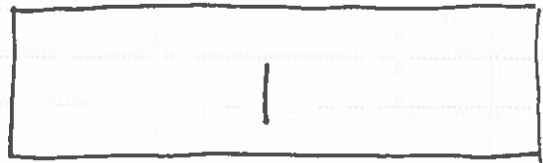
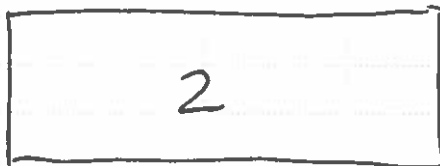
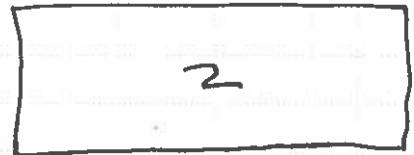
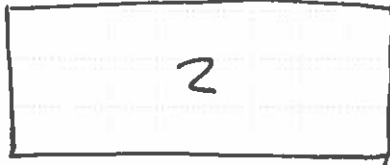
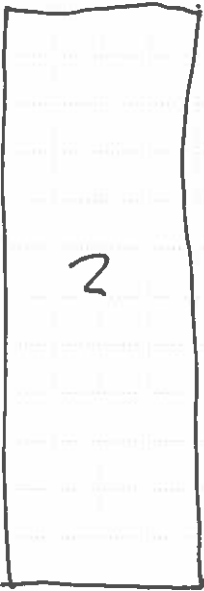
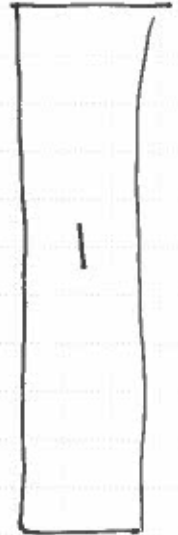
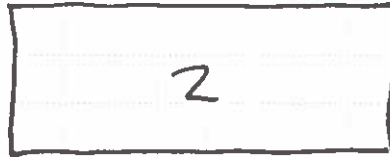
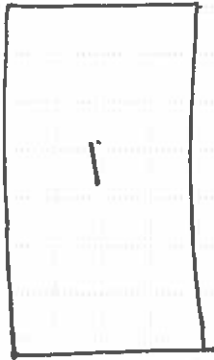
OLD ARLINGTON HEIGHTS RD
CROSS SECTION - B6.12





COLOR SCHEME EXHIBIT

REC'D AT
DESIGN COMMISSION 10-4-16





Item: DC#17-113 - 1805 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1805 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans dated 8/22/17 and received on 8/30/17, and the following:

1. Evaluate the prominent three-car garage facing the front corner of the lot.
2. Add windows to the left side elevation in the Dining Room and second floor Bedrooms.
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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: September 20, 2017

PETITION INFORMATION:

DC Number: 17-113
Petitioner Name: Monica O'Conner
Petitioner Address: Impact Renovations
75 W. Gaylord Street
Elk Grove Village, IL 60007
Meeting Date: September 26, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with a one car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,546 square feet and the proposed residence will have 4,016 square feet. This project received approval by the Zoning Board of Appeals on 9/11/17 for a zoning variation to allow an exterior side setback of 26 feet, where 32.5 feet is required. Otherwise, the project complies with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Exterior Side: 32.5 feet Side: 8.8 feet Rear: 30 feet	Front: 30.25 feet Exterior Side: 26 feet Side: 9.0 feet Rear: 30.25 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,256 SF	4,016 SF
Building Lot Coverage	3,341 SF	2,462 SF
Impervious Surface Coverage Total	4,773 SF	3,416 SF

The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, the Design Commission has previously approved numerous teardowns in this neighborhood, and there are four newer homes adjacent to the subject site.

Overall, the proposed design is nicely done in a traditional style that is consistent with the other newer homes approved in this neighborhood. The design includes a single story roof line that wraps around the corner of the site, which helps to break down the scale of the two story home. A nice detail on the design is the stone base that is continued on all sides of the home, which is always encouraged, especially on a corner lot where the side and back of the house are highly visible. The design also includes a small roof above the rear patio door which is a nice detail to break up the large two-story wall.

The primary concern with the proposed design is the three-car garage that faced the exterior side of the corner lot. The garage is prominently located towards the front corner of the lot, where it would be preferred to have living space as a focal point of the design. A better arrangement would be to locate the garage on the interior side of the lot, away from the corner. However, a three-car garage would not fit on the interior side, so if the Design Commission agrees with the proposed three-car garage, then this may be the best arrangement on this shallow corner lot. The proposed garage door elevation is nicely detailed the stone base, garage door windows, and carriage light fixtures.

The only other concern is that the left side elevation is large and flat with only two small windows. It is recommended that additional windows be added in the Dining Room and in the second floor Bedrooms to help break up the large wall.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1805 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans dated 8/22/17 and received on 8/30/17, and the following:

1. Evaluate the prominent three-car garage facing the front corner of the lot.
2. Add windows to the left side elevation in the Dining Room and second floor Bedrooms.
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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

September 20, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-113

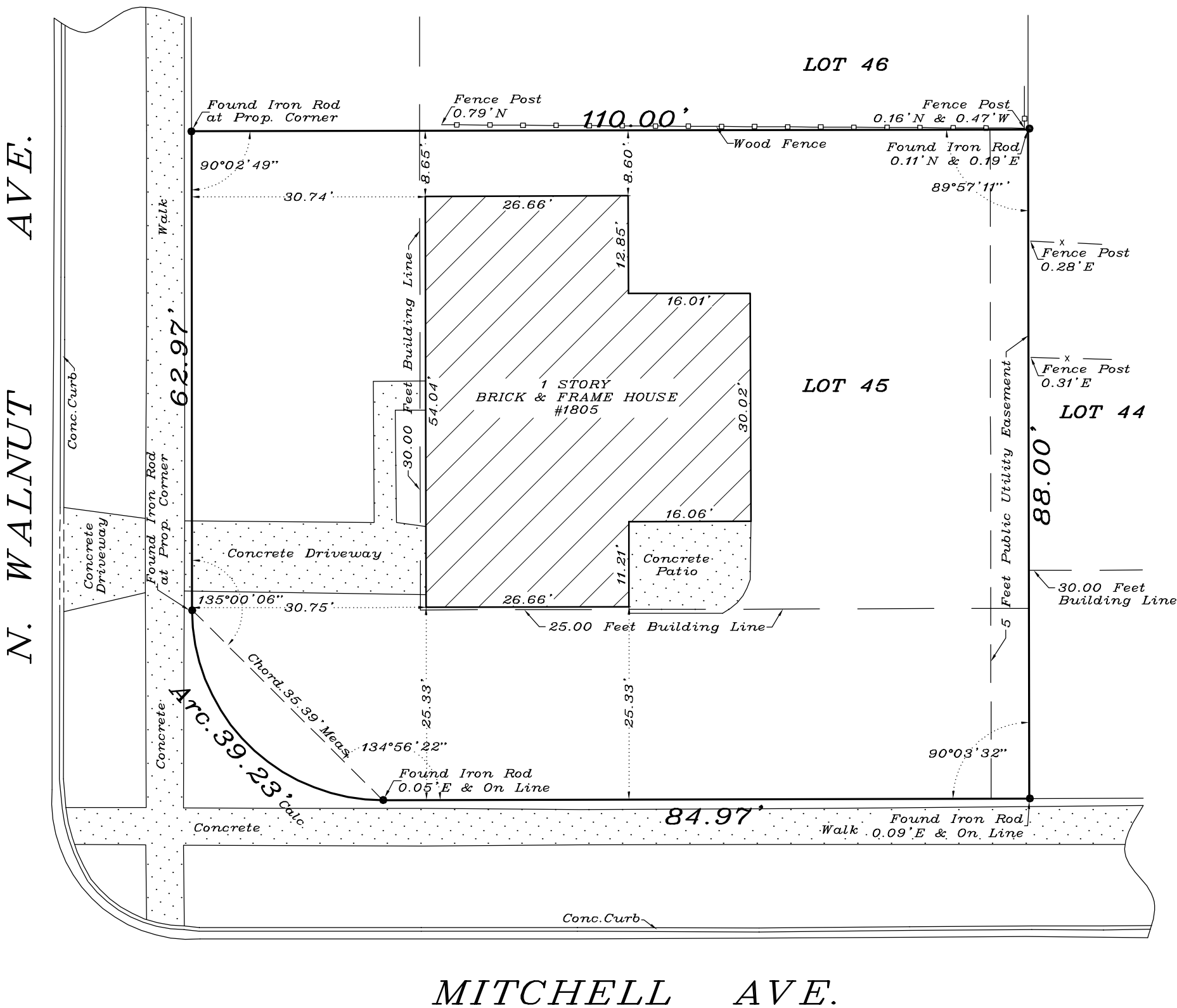
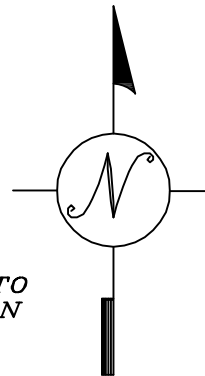
PLAT OF SURVEY

OF

LOT 45 IN BLOCK 2 IN HASBROOK SUBDIVISION UNIT NUMBER 2 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS DOCUMENT NUMBER 17041013, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 9,546.81 SQ.FT. = 0.2191 ACRE.

COMMONLY KNOWN AS: 1805 NORTH WALNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

NO TITLE INSURANCE POLICY PROVIDED FOR SURVEYOR.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 2017-2962

Scale: 1 inch = 16 feet.

Date: August 5, 2017

Ordered by: Andrew Araque



STATE OF INDIANA) S.S.
COUNTY OF LAKE)

I, HYLTON E. DONALDSON, HEREBY CERTIFY THAT ON THE DATE SHOWN I MADE A SURVEY OF THE HEREIN DESCRIBED PROPERTY AND, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT HEREON DRAWN IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

Hylton E. Donaldson

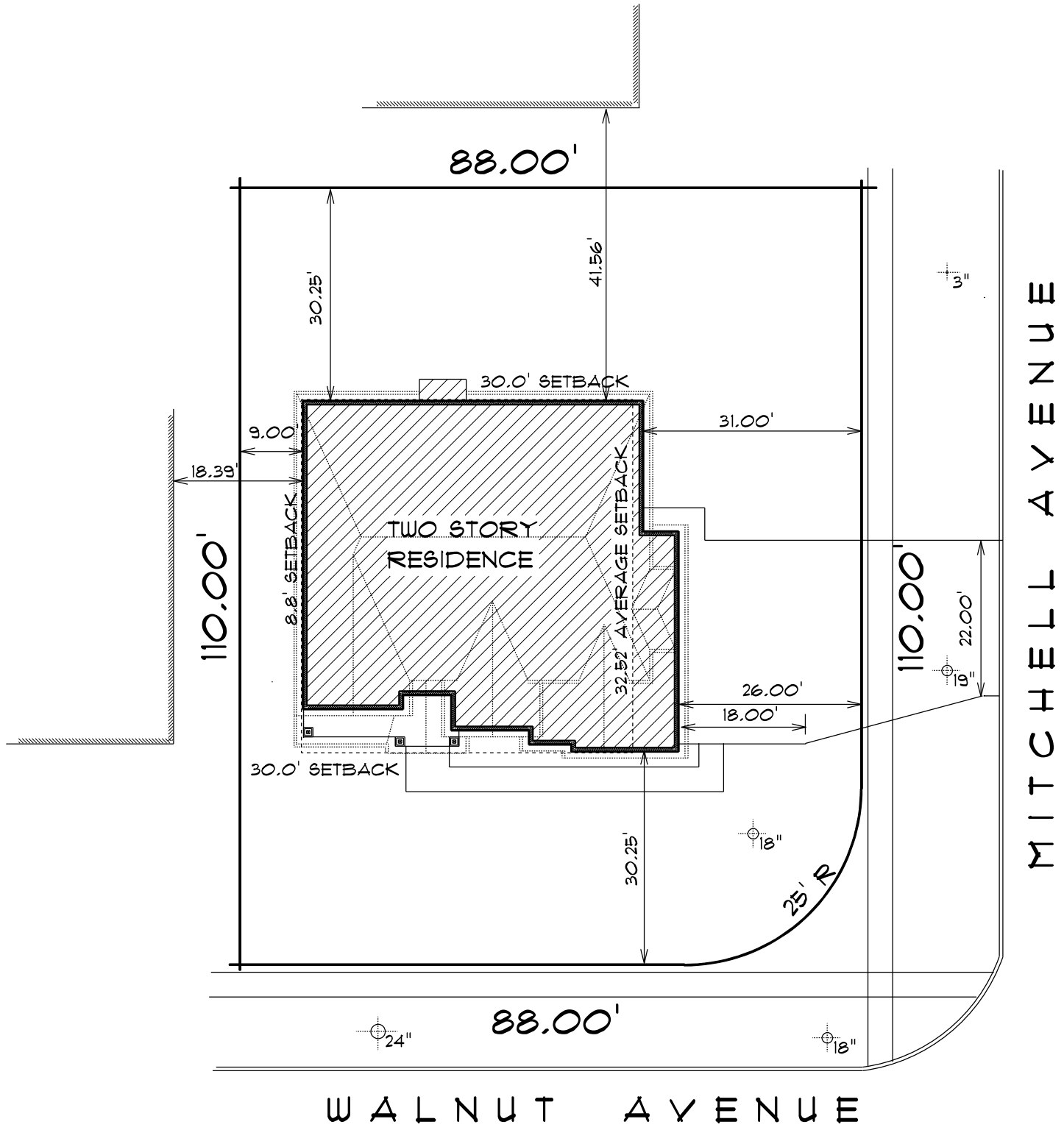
Hylton E. Donaldson, Professional Land Surveyor No. 2819, State of Illinois

PROPOSED TWO STORY RESIDENCE FOR:

TOP TO BOTTOM CONSTRUCTION

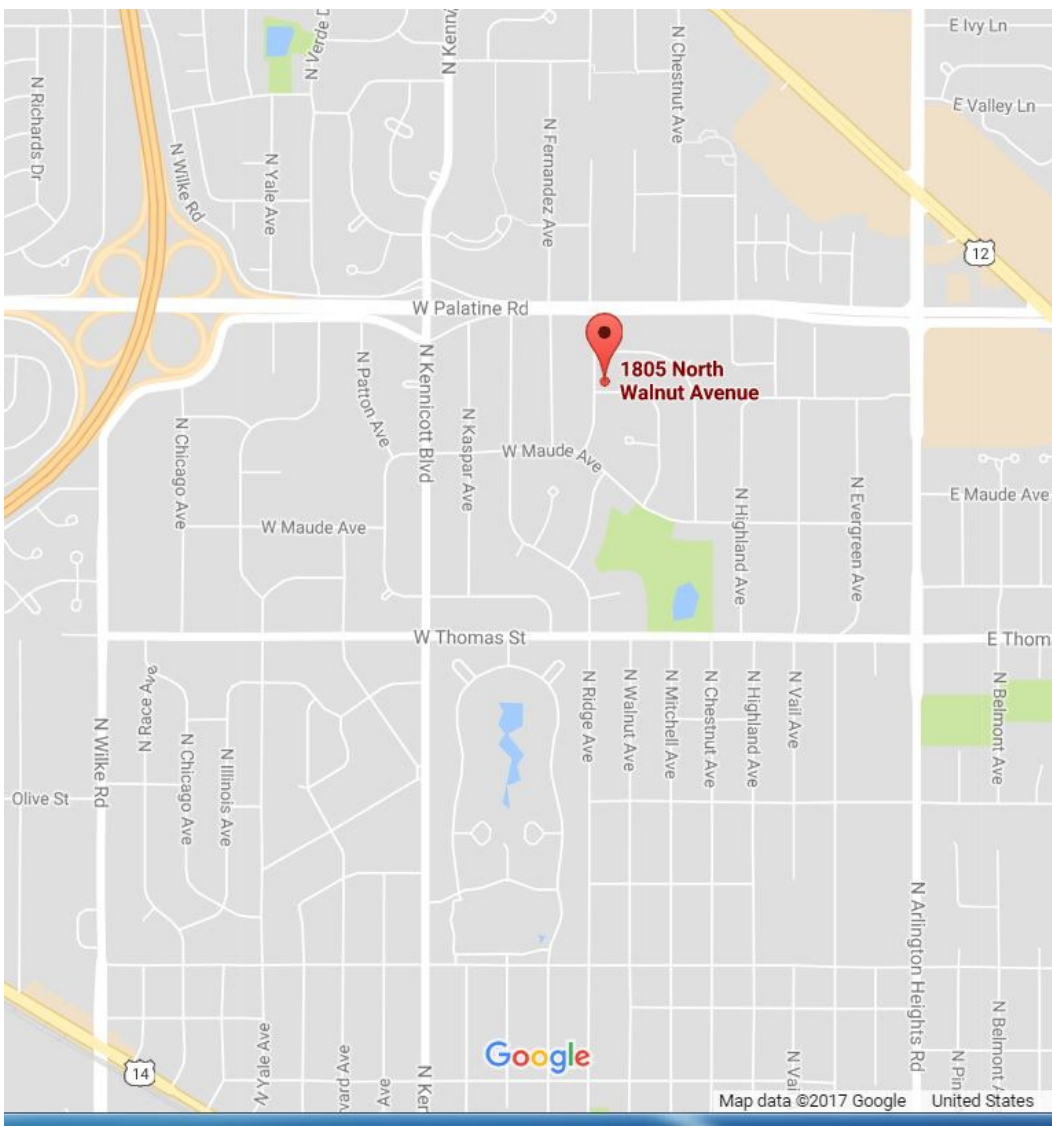


AERIAL IMAGE NO SCALE



SITE PLAN SCALE 1"=20'-0"

SITE PLAN SCALE 1"=20'-0"



LOCATION MAP NO SCALE

LOT AREA 9,545.5 SQ. FT.
LOT COVERAGE 3,340.92 > 2,462 ACTUAL
LOT IMPERVIOUS 4,112.15 > 3,416 ACTUAL
F.A.R. 4,295.5 > 4,126
FIRST FLOOR 1733 SQ. FT.
GARAGE 619 SQ. FT. - 400 SQ. FT. BONUS
110 SQ. FT. COVERED PORCH
SECOND FLOOR 2064 SQ. FT.

SHEET INDEX	
SHEET NUMBER	SHEET DESCRIPTION
C8	INDEX / LOCATION MAP
A1	FOUNDATION PLAN
A2	BASEMENT PLAN - WALL SECTION
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN - STAIR SECTION
A5	ROOF PLAN - WATER WASTE DIAGRAM
A6	FRONT & RIGHT ELEVATION - LIGHT & VENT SCHEDULE
A7	REAR & LEFT ELEVATION
A8	BUILDING NOTES

ARLINGTON HEIGHTS
BUILDING CODES

INTERNATIONAL RESIDENTIAL CODE 2009 EDITION
NATIONAL ELECTRICAL CODE 2005 EDITION
STATE OF ILLINOIS PLUMBING CODE CURRENT EDITION
INTERNATIONAL BUILDING CODE 2012 EDITION
INTERNATIONAL FIRE CODE 2009 EDITION
INTERNATIONAL MECHANICAL CODE 2009 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE 2015 EDITION

SPECIAL SAFETY NOTE

ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES ON THE PROJECT SHALL AT ALL TIMES PRIOR AND DURING HE COURSE OF HE ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUESTED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/ OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/ OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

SPECIAL NOTE

THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THE BUILDING.

THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTORS, SUBCONTRACTORS, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWINGS USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN OR FOR THEIR FAILURE TO COMPLY WITH AND ADHERE TO THESE PLANS AND SPECIFICATIONS.

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.



1835

N. CHESTNUT AVE.



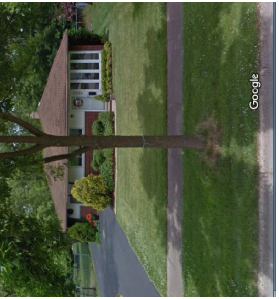
1819



1811



1805



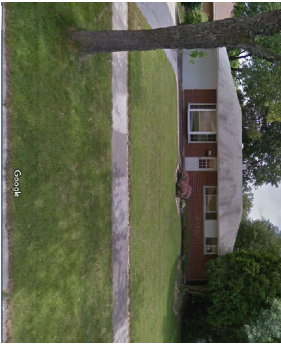
1825



1831

N. MITCHELL AVE.

1818



1824



1735



1721



1705

N. WALNUT AVE.

1818

1810

1806

1802



STREET PICTURE SCAPE



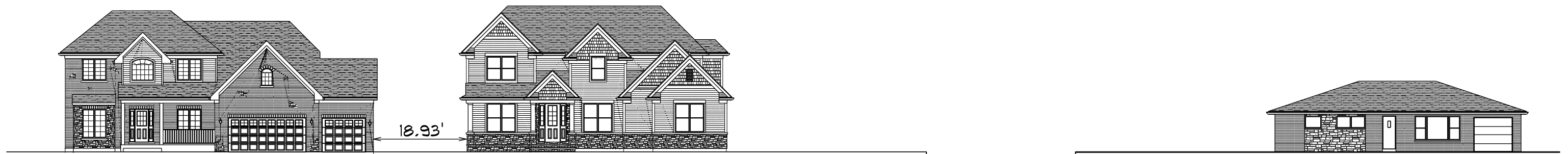
1805
EXISTING HOUSE
NORTH WALNUT AVENUE



1805
EXISTING HOUSE
NORTH MITCHELL AVENUE

ELEVATION STUDY

SCALE 1" = 20' - 0"



NORTH WALNUT AVENUE



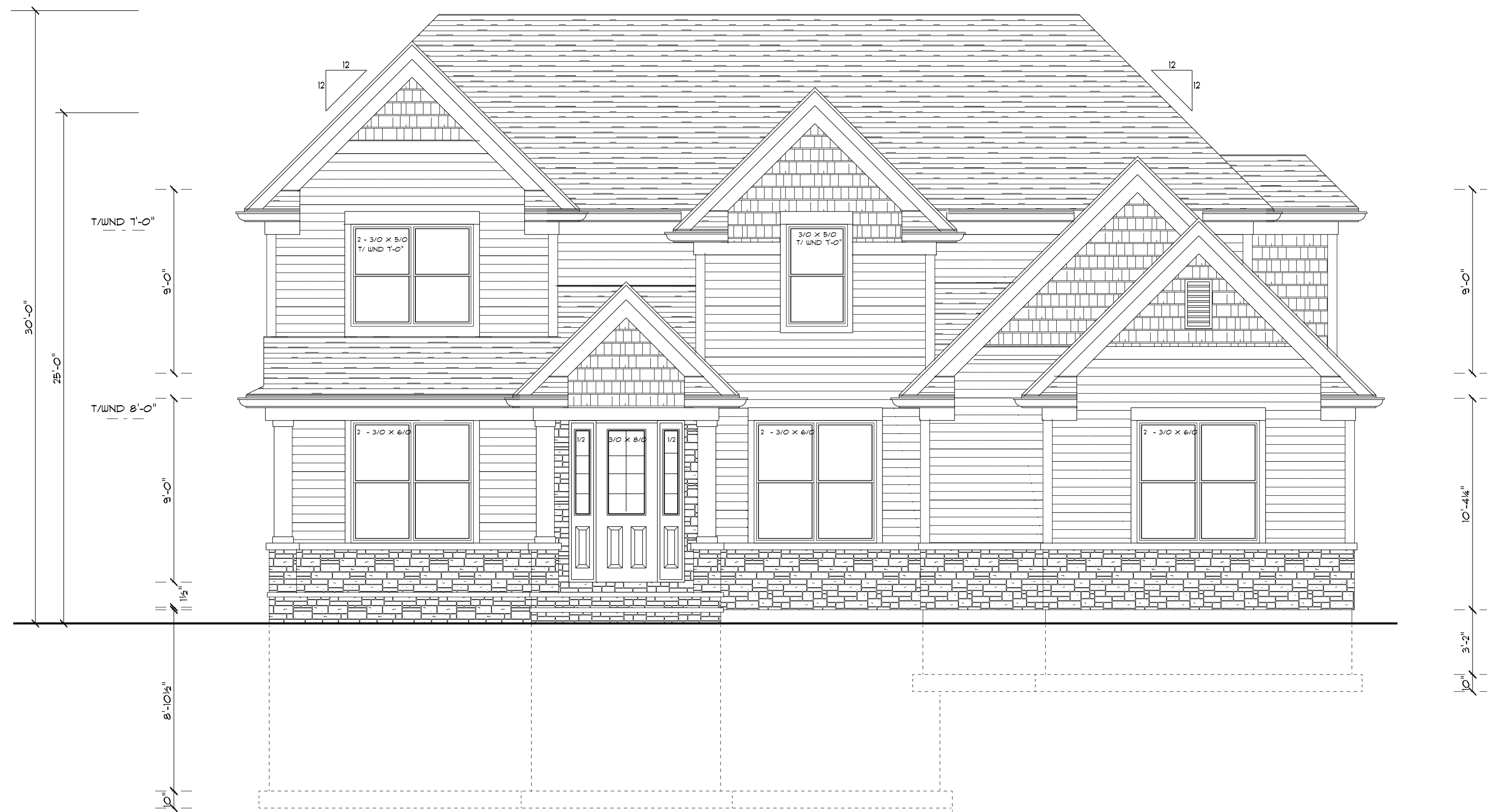
NORTH MITCHELL AVENUE

ELEVATION STUDY

SCALE 1" = 20' - 0"



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



FRONT ELEVATION SCALE 1/4" = 1'-0"

TWO STORY RESIDENCE FOR:
TOP TO BOTTOM CONSTRUCTION
1805 N. WALNUT AVENUE ARLINGTON HEIGHTS ILLINOIS

DATE
AUG 15, 2017
AUG 22, 2017

REVISION

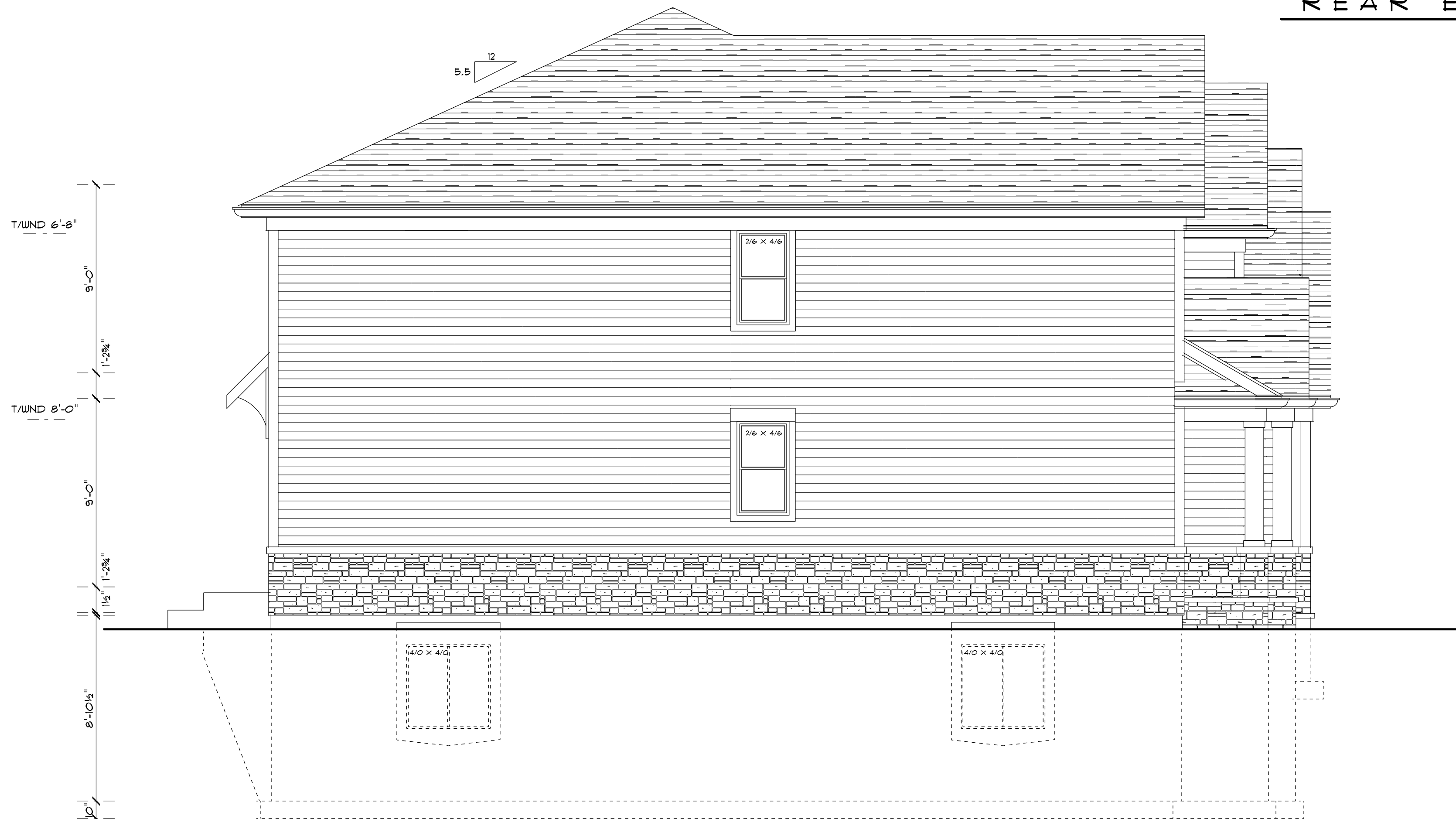
JOB #

SHEET #

A5



PRAIRIE TECH, LTD
ARCHITECTS • DEVELOPERS • BUILDERS
415 SOUTH MIDDLETON AVENUE
PALATINE, ILLINOIS 60067
(847) 202-9223



LEFT ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

SCALE 1/4" = 1' - 0"

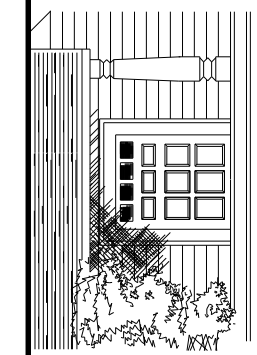
TWO STORY RESIDENCE FOR:
TOP TO BOTTOM CONSTRUCTION
1805 N. WALNUT AVENUE ARLINGTON HEIGHTS ILLINOIS

DATE
AUG 15, 2017
AUG 22, 2017
REVISION

JOB #

SHEET #

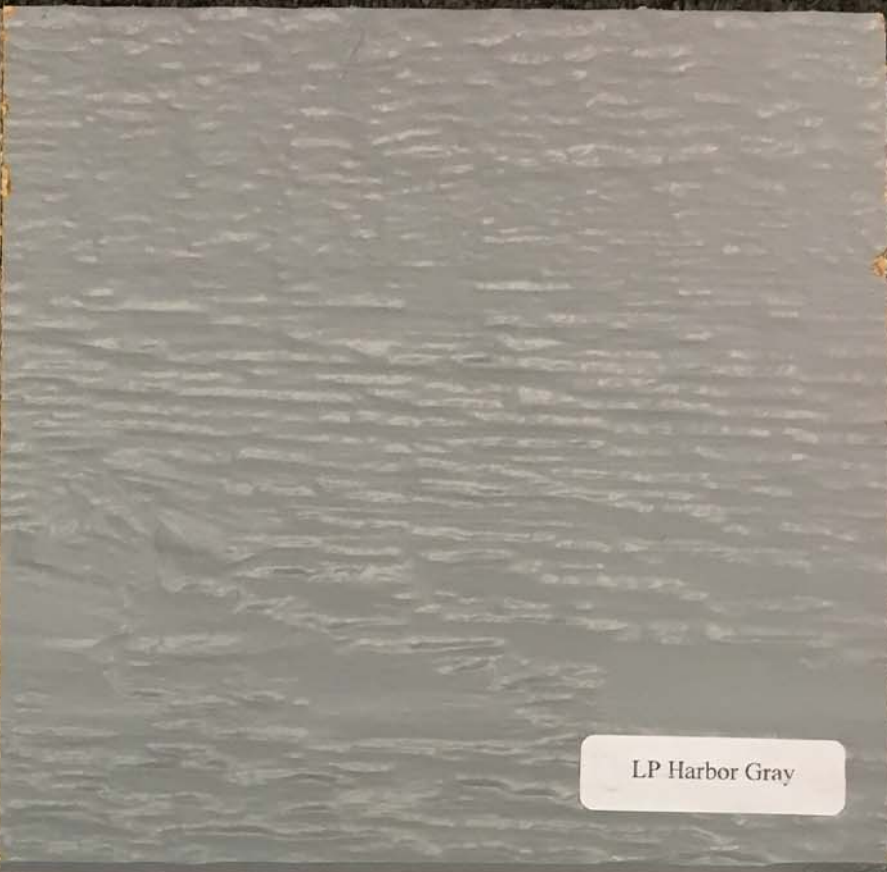
A6



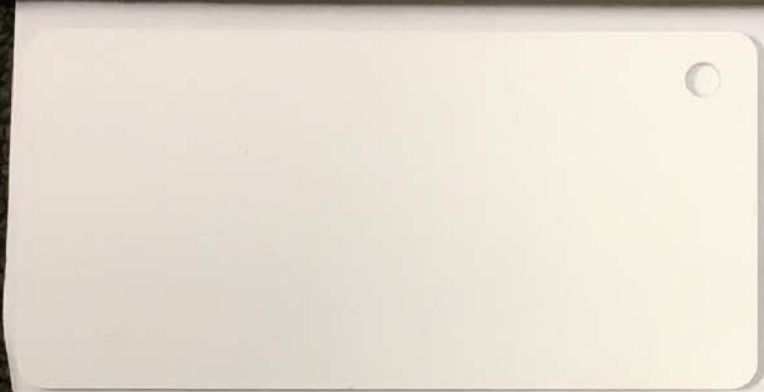
PRAIRIE TECH, LTD
ARCHITECTS • DEVELOPERS • BUILDERS
415 SOUTH MIDDLETON AVENUE
PALATINE, ILLINOIS 60067
(847) 202-9223



LP Walnut



LP Harbor Gray



↑ SHAKES SIDING
← WINDOWS-GUTTERS

1805 N. WALNUT



STONE



TRIM



SHINGLES.

1805 N WALNUT.

Single-Family Home Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	GAF	Weathered Wood
Siding	L.P. WOOD	L.P.	HARBOR GRAY
Gutters/Trim/Fascia	Aluminum	ABC	White
Windows	VINYL	LARGE	White
Garage Door	ALUM.	CHI	SANDSTONE
Stone	CULTURED STONE	CORONADO	GRAY



Item: DC#17-115 - 619 N. Arlington Heights Rd. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 619 N. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans dated 8/31/17 and received on 9/1/17, and the following:

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

ATTACHMENTS:

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Vincent Residence
Project Address: 619 N. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: September 21, 2017

PETITION INFORMATION:

DC Number: 17-115
Petitioner Name: Robert Flubacker
Petitioner Address: Robert Flubacker Architects
1835 Rohlwing Road, Suite B
Rolling Meadows, IL 60008
Meeting Date: September 26, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to add a new two-car garage addition to an existing two-story house. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 19,360 square feet and the house, with the proposed addition, will have approximately 5,234 square feet. The proposed addition complies with all R-3 zoning requirements as summarized below. However, the new driveway exceeds the maximum allowed 22 foot width and it encroaches into the required three foot side yard setback.

	ALLOWED	PROPOSED
Setbacks	Front: 40 feet max. Side: 8.8 feet Side: 8.8 feet Rear: 30 feet	Front: 54.0 feet Side: 9.0 feet Side: 7.75 feet (existing) Rear: 88.8 feet
Building Height	25 feet to the midpoint	17.3 feet to the midpoint (addition)
FAR	8,182 SF	5,234 SF
Building Lot Coverage	6,776 SF	2,874 SF
Impervious Surface Coverage Total	9,680 SF	5,923 SF

This house was built in 1869 by the Dunton family, founders of Arlington Heights. The house was included in a Community Preservation Report prepared by the School of the Art Institute in 2004, and is rated as "Exceptional". Refer to historic photo below, taken in 1871.

The proposed two-car attached garage addition is beautifully designed to match the style, massing, and detailing of the existing house, and it is thoughtfully located towards the rear of the home creating the appearance of a detached garage.

This project is appearing before the Design Commission due to the historical significance of this property, but the proposed garage addition is recommended for approval as submitted.



James Dunton Home, 1871

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 619 N. Arlington Heights Road. This recommendation is subject to compliance with the architectural plans dated 8/31/17 and received on 9/1/17, 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 21, 2017

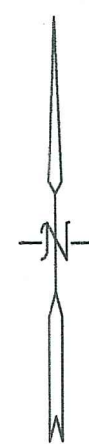
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-115

PLAT OF SURVEY

Order No. 1311130

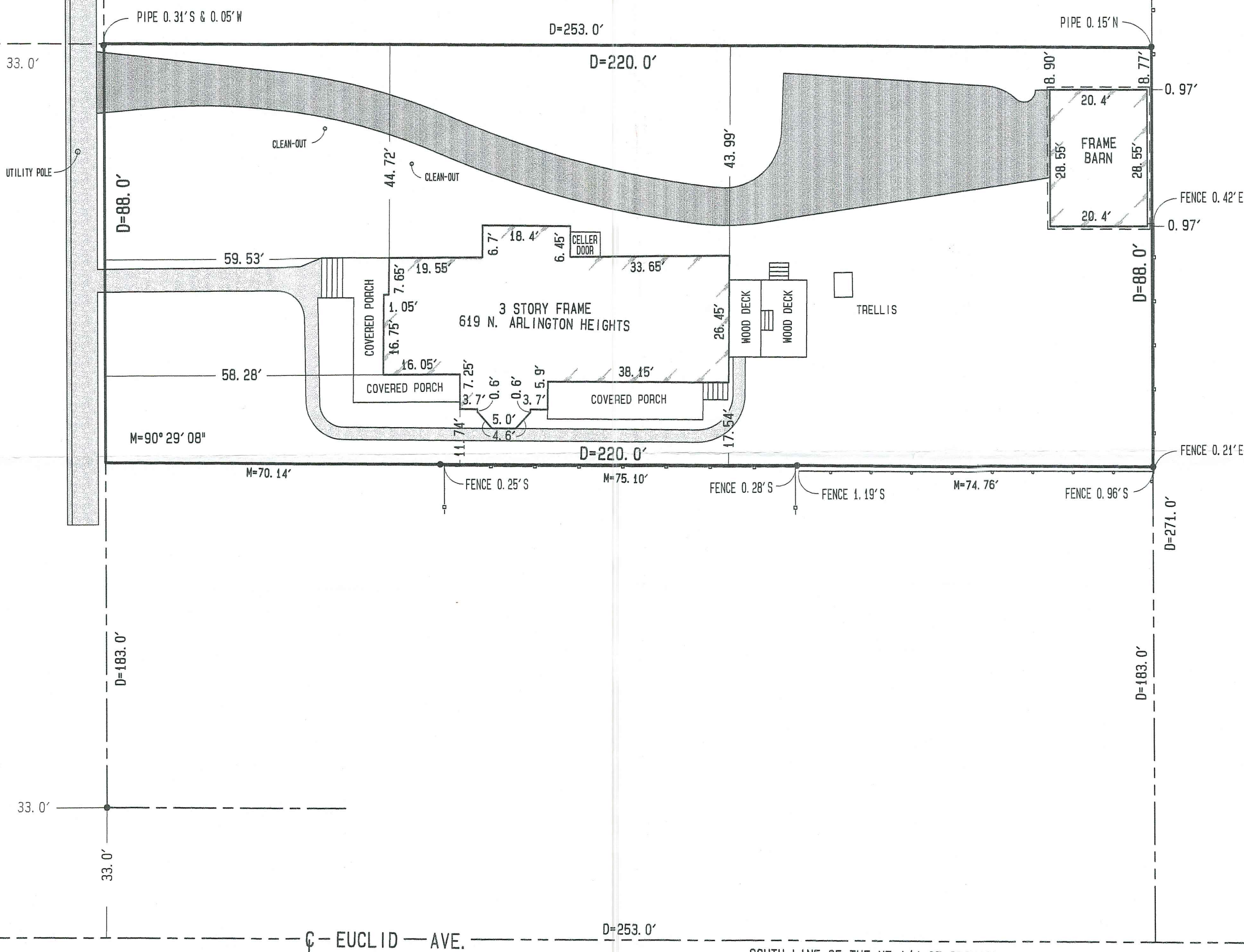
THE NORTH 88 FEET OF THE SOUTH 271 FEET OF THE EAST 220 FEET OF THE WEST 253 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'

WESTLINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29

CL - ARLINGTON HEIGHTS - RD.



LEGEND
LIMITS of BUILDING =
CONCRETE =
ASPHALT =
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171

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STATE of ILLINOIS S.S.
COUNTY of KANE

WE, LAND DIVISIONS, INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: MAY 2, 2013.



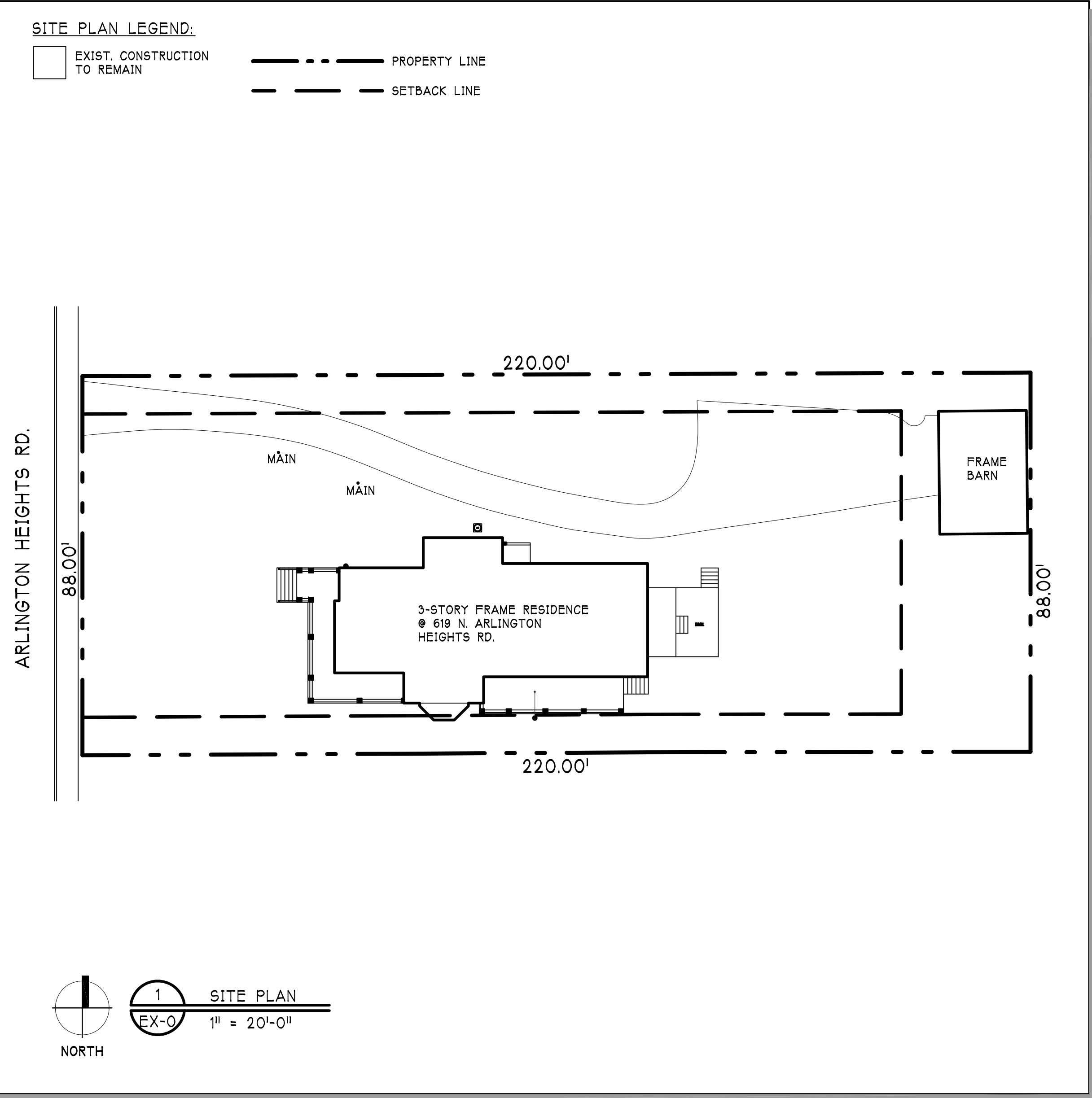
LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2014.
THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR THOMPSON AND VINCENT.

ALTERATIONS AND ADDITIONS FOR

THE VINCENT RESIDENCE

619 N. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

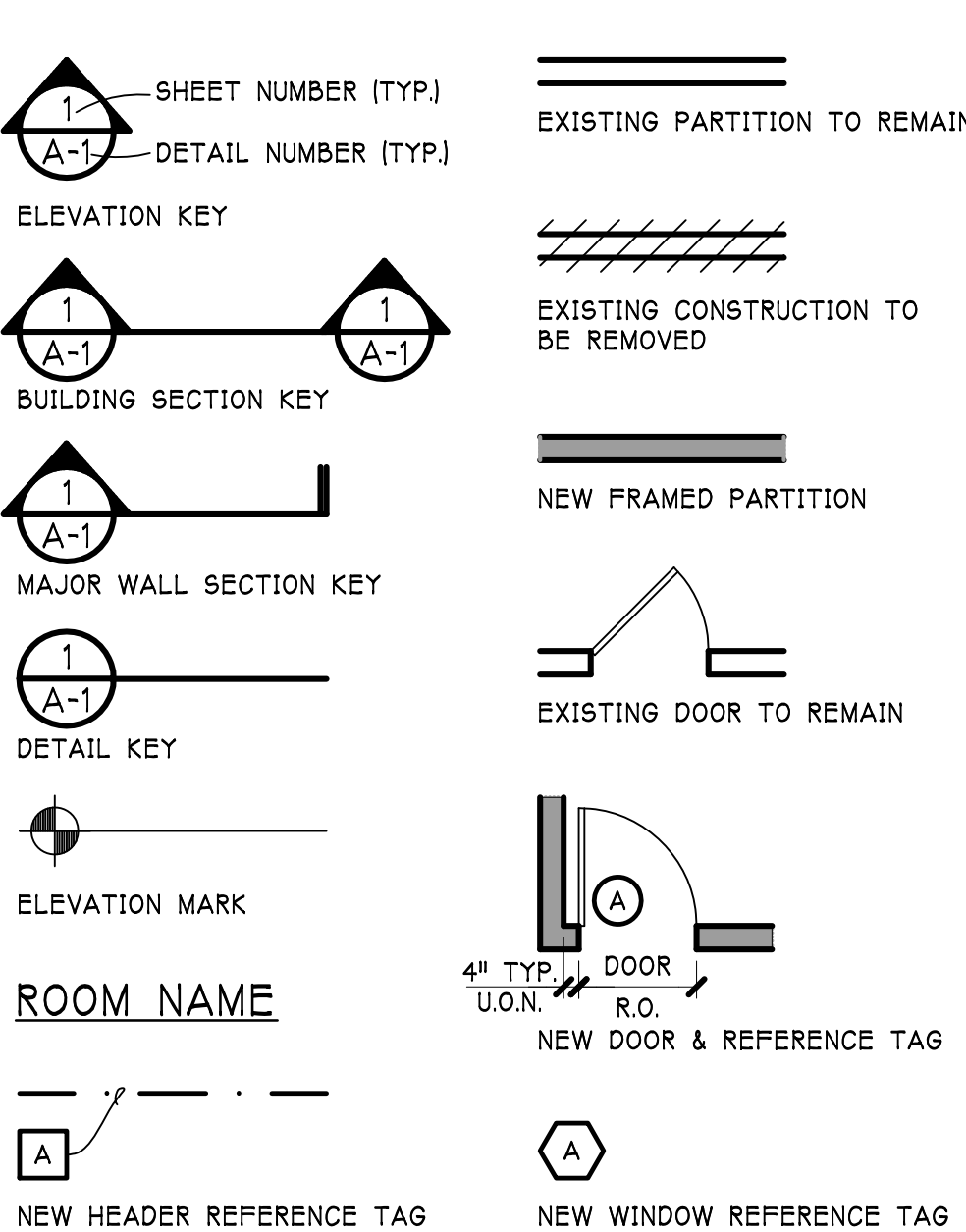
SITE PLAN



ABBREVIATIONS

•	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	P.LYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
AF.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILDING	GA.	GAUGE	REINF.	REINFORCE
B.O.	BUILT-IN	GALV.	GALVANIZED	RM.	ROOM
BRG.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C.	CARPET	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HORZ.	HORIZONTAL	SIM.	SIMILAR
CL.	CENTER LINE	HTS.	HEATING	S.P.	SUMP PIT
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
D.	DRYER	L.V.	LONG VERTICAL	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	MAX.	MAXIMUM	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MED.	MEDIUM	T.V.	TELEVISION
DISP.	DISPOSAL	MICRO.	MICROWAVE	TYP.	TYPICAL
DIV.	DIVISION	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.W.	DISHWASHER	MTL.	METAL	V.T.R.	VENT THRU ROOF
EA.	EACH	NFHB	NON-FREEZE HOSE BIBB	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NOT IN CONTRACT		W.	WASHER
ELECT.	ELECTRICAL	NO.	NUMBER	W.C.	WATER CLOSET
ELEV.	ELEVATION	NOM.	NOMINAL	WD.	WOOD
EP	EJECTOR PIT/SUMP	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EQ.	EQUAL	O.A.	OVER ALL	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	O.H.	OVERHANG	W/O	WITHOUT
EW.	EACH WAY	OPP.	OPPOSITE	WT.	WEIGHT
EXIST.	EXISTING	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
		PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL RESIDENTIAL CODE
 - INTERNATIONAL BUILDING CODE
 - INTERNATIONAL PROPERTY MAINTENANCE CODE
 - INTERNATIONAL FIRE CODE
 - INTERNATIONAL FUEL GAS CODE
 - INTERNATIONAL MECHANICAL CODE
 - INTERNATIONAL EXISTING BUILDING CODE
- 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS PLUMBING CODE
- 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
- 1997 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:

LOT AREA: 19,360 SQ.FT.

ALLOWABLE F.A.R. 8,182 SQ.FT.

ALLOWABLE LOT COVERAGE 6,776 SQ.FT.

ALLOWABLE IMPERVIOUS SURFACE 9,680 SQ.FT.

BUILDING AREAS:

FIRST FLOOR 2,124 SQ.FT.

SECOND FLOOR 2,112 SQ.FT.

ATTIC 461 SQ.FT.

DETACHED BARN 582 SQ.FT.

DESIGN LOADS: (PER SQ. FT.)

ATTIC, NO STORAGE 10# LL + 10# DL = 20# TOTAL

ATTIC, w/STORAGE 20# LL + 10# DL = 30# TOTAL

ATTIC, HABITABLE 30# LL + 10# DL = 40# TOTAL

SLEEPING ROOMS 30# LL + 15# DL = 45# TOTAL

ROOMS (NOT SLEEPING) 40# LL + 15# DL = 55# TOTAL

GROUND SNOW LOAD 25#

LIST OF DRAWINGS

EX-0	TITLE SHEET
EX-1	BASEMENT PLAN
EX-2	FIRST FLOOR PLAN
EX-3	SECOND FLOOR PLAN / ATTIC PLAN
EX-4	EXTERIOR ELEVATIONS
EX-5	EXTERIOR ELEVATIONS

ALTERATIONS AND ADDITION FOR

THE VINCENT RESIDENCE

619 N ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
3.30.17	EXIST.

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Project Number
17002

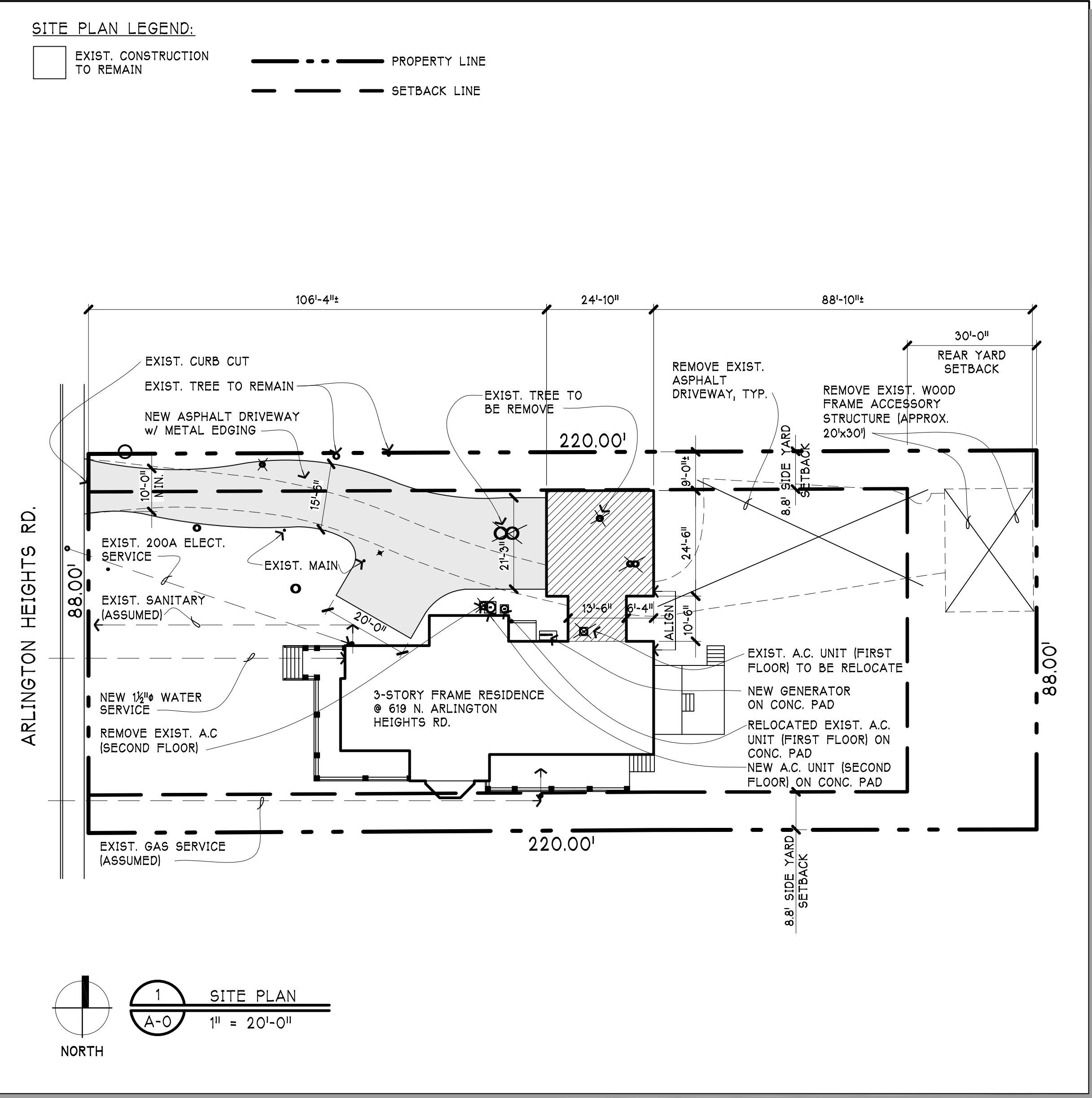
EX-0

ALTERATIONS AND ADDITIONS FOR

THE VINCENT RESIDENCE

619 N. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

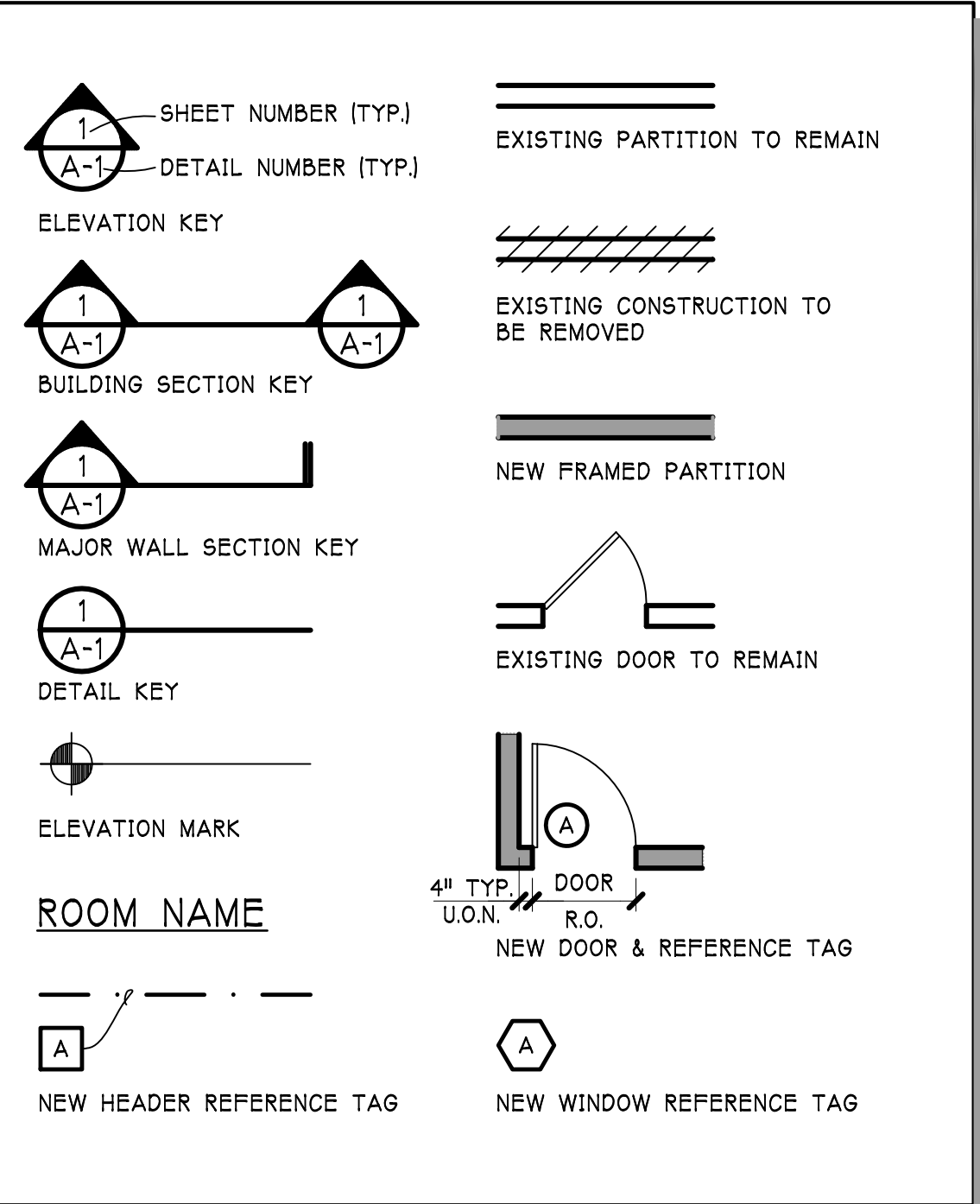
SITE PLAN



ABBREVIATIONS

•	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	P.LYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILDING	GA.	Gauge	REINF.	REINFORCE
B.O.	BY OWNER	GALV.	GALVANIZED	RM.	ROOM
BRG.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C.	CARPET	GYP.BD.	GYP.SUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
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CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
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CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
D.	DRYER	L.V.	LONG VERTICAL	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	MAX.	MAXIMUM	TEL.	TELEPHONE
DH.	DIAMETER	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
DM.	DIMENSION	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	MED.	MEDIUM	T.V.	TELEVISION
DIV.	DIVISION	MICRO.	MICROWAVE	TYP.	TYPICAL
DN.	DOWN	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
D.S.	DOWN SPOUT	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.W.	DISHWASHER	M.O.	MASONRY OPENING	VERT.	VERTICAL
EA.	EACH	MTL.	METAL	V.T.R.	VENT THRU ROOF
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NFHB	NON-FREEZE HOSE BIBB	W/	WITH
ELECT.	ELECTRICAL	NO.	NUMBER	W.	WASHER
ELEV.	ELEVATION	NOM.	NOMINAL	W.C.	WATER CLOSET
EP	EJECTOR PIT/SUMP	N.T.S.	NOT TO SCALE	WD.	WOOD
EQ.	EQUAL	O.A.	OVER ALL	W.D.W.	WINDOW
EQUIP.	EQUIPMENT	O.C.	ON CENTER	W.H.	WATER HEATER
EQUIV.	EQUIVALENT	O.H.	OVERHANG	W.I.C.	WALK-IN CLOSET
EW.	EACH WAY	OPP.	OPPOSITE	W/O	WITHOUT
EXIST.	EXISTING	OV.	OVEN	WT.	WEIGHT
		PERF.	PERFORATED	W.W.F.	WELDED WIRE FABRIC
		PL.	PLATE		

SYMBOLS



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- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:	
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ALLOWABLE F.A.R.	8,182 SQ.FT.
ALLOWABLE LOT COVERAGE	6,776 SQ.FT.
ALLOWABLE IMPERVIOUS SURFACE	9,680 SQ.FT.
BUILDING AREAS:	
FIRST FLOOR	2,271 SQ.FT.
SECOND FLOOR	2,112 SQ.FT.
GARAGE	603 SQ.FT.
DESIGN LOADS: (PER SQ. FT.)	
ATTIC, NO STORAGE	10# LL + 10# DL = 20# TOTAL
ATTIC, w/STORAGE	20# LL + 10# DL = 30# TOTAL
ATTIC, HABITABLE	30# LL + 10# DL = 40# TOTAL
SLEEPING ROOMS	40# LL + 15# DL = 55# TOTAL
ROOMS (NOT SLEEPING)	40# LL + 15# DL = 55# TOTAL
GROUND SNOW LOAD	30#

LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	FOUNDATION PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN / ATTIC PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS



Property Left 3
627 N Arlington Heights Rd.



Property Left 2
623 N. Arlington Heights Rd.



Property Left 1
621 N. Arlington Heights Rd.



Subject Property
619 N. Arlington Heights Rd.



Property Right 1
204 E. Euclid Ave.

E.
E
U
C
L
I
D



Property Right 2
515 N. Arlington Heights Rd.



Property Right 3
507 N. Arlington Heights Rd.

N. ARLINGTON HEIGHTS RD.

616 N. Arlington Heights Rd.

Property Across 1



612 N. Arlington Heights Rd.

Property Across 2



114 E. Euclid Ave.

Property Across 3



A
V
E.

←North



James Dunton Home, 1871



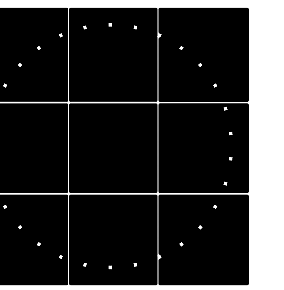


EXISTING ELEVATION STUDY
SCALE: 1/8" = 1'-0"



PROPOSED ELEVATION STUDY
SCALE: 1/8" = 1'-0"

N. ARLINGTON HEIGHTS RD.



ARCHITECTS
LIMITED

35-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

THE VINCENT RESIDENCE
619 N ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

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Project Number
17002

EX-4



1	EXISTING WEST ELEVATION
EX-4	1/4" = 1'-0"



2	EXISTING EAST ELEVATION
EX-4	1/4" = 1'-0"



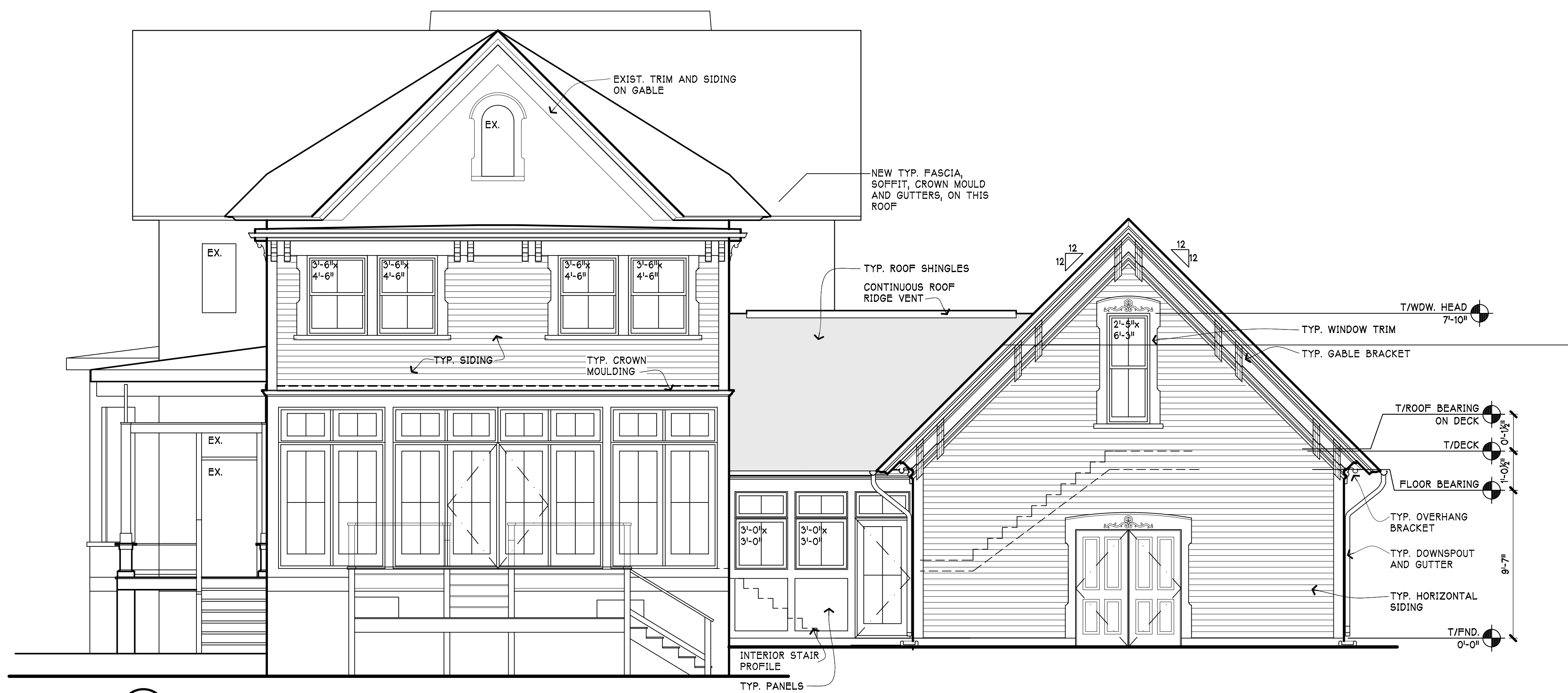
1 GARAGE/BREEZEWAY WEST ELEVATION
A-4 1/4" = 1'-0"



2 WEST ELEVATION
A-4 1/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	LAMINATED ASPHALT SHINGLES, MATCH EXIST. T.M.E. (U.L. LISTED CLASS-C OR BETTER)	
HORIZONTAL SIDING	'JAMES HARDIE' HARDIE-PLANK 4" HORIZ. BEVEL FIBER CEMENT SIDING, PREFINISHED	T.B.D.
CORNER TRIM	'JAMES HARDIE' HARDIE-TRIM, 5/4 SMOOTH x 7 1/4", T.M.E. HOUSE	WHITE
WINDOW TRIM	'JAMES HARDIE' HARDIE-TRIM, SIZE & DESIGN T.M.E. HOUSE	WHITE
FASCIA	'JAMES HARDIE' HARDIE-TRIM, 4/4 SMOOTH x 7 1/4", T.M.E. HOUSE	WHITE
SOFFIT	'JAMES HARDIE' HARDIE-SOFFIT FIBER CEMENT, VENTED PANELS	WHITE
FRIEZE	FIBER CEMENT, MULTIPLE-PIECES T.M.E. (SEE 4/A-5 & 5/A-5)	WHITE
OVERHANG BRACKET (SEE 4/A-5)	CUSTOM PROFILE T.M.E., FIBER CEMENT FABRICATE W/ MULTIPLE PLYS OF TRIM MATERIAL (THICK AS REQ'D); ALL EXPOSED SURFACES/EDGES TO BE FLAT/SMOOTH	WHITE
GABLE BRACKET (SEE 5/A-5)		
CROWN MOULDING	'JAMES HARDIE' FIBER CEMENT, 5 1/4" CROWN MOULDING, T.M.E. HOUSE	WHITE
PANELS	'JAMES HARDIE' HARDIE-PANEL, SMOOTH, FLUSH PANEL w/ COVE MOULDING	WHITE
GUTTERS AND DOWNSPOUTS	HALF-ROUND, PRE-FINISHED ALUM. GUTTERS w/ STRAP HANGERS, T.M.E AND OVERSIZED DOWNSPOUTS & CONC. SPLASHBLOCKS	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-

NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN

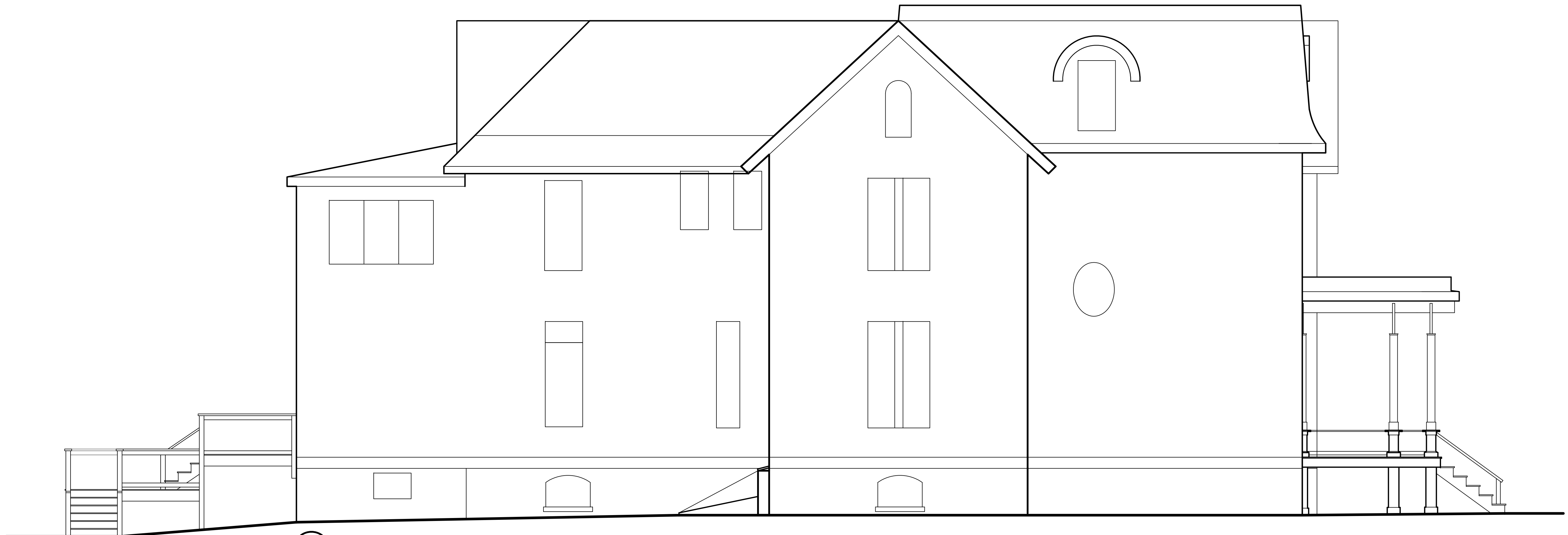


3 EAST ELEVATION
A-4 1/4" = 1'-0"

Date	Description
8.31.17	D.C.

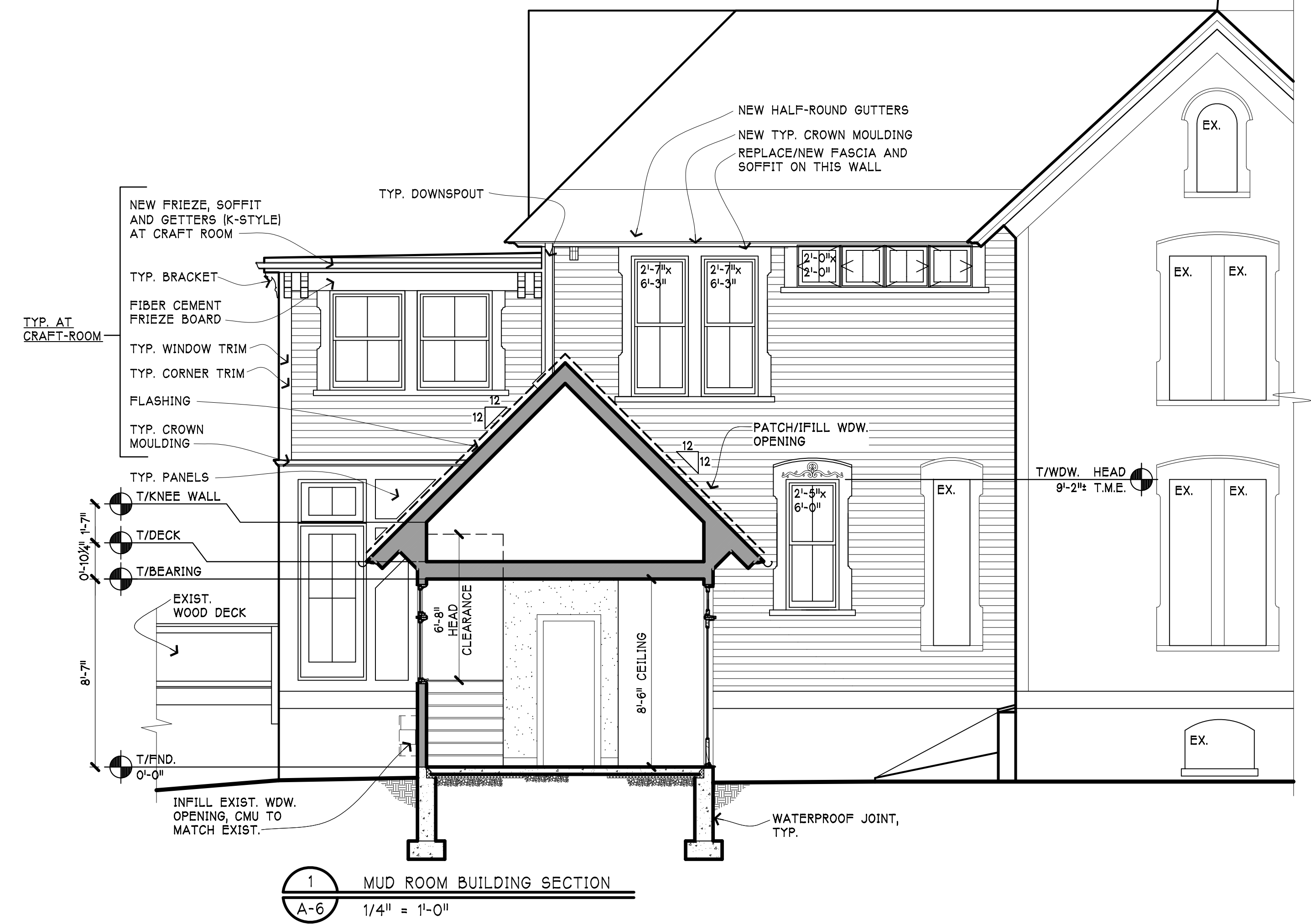
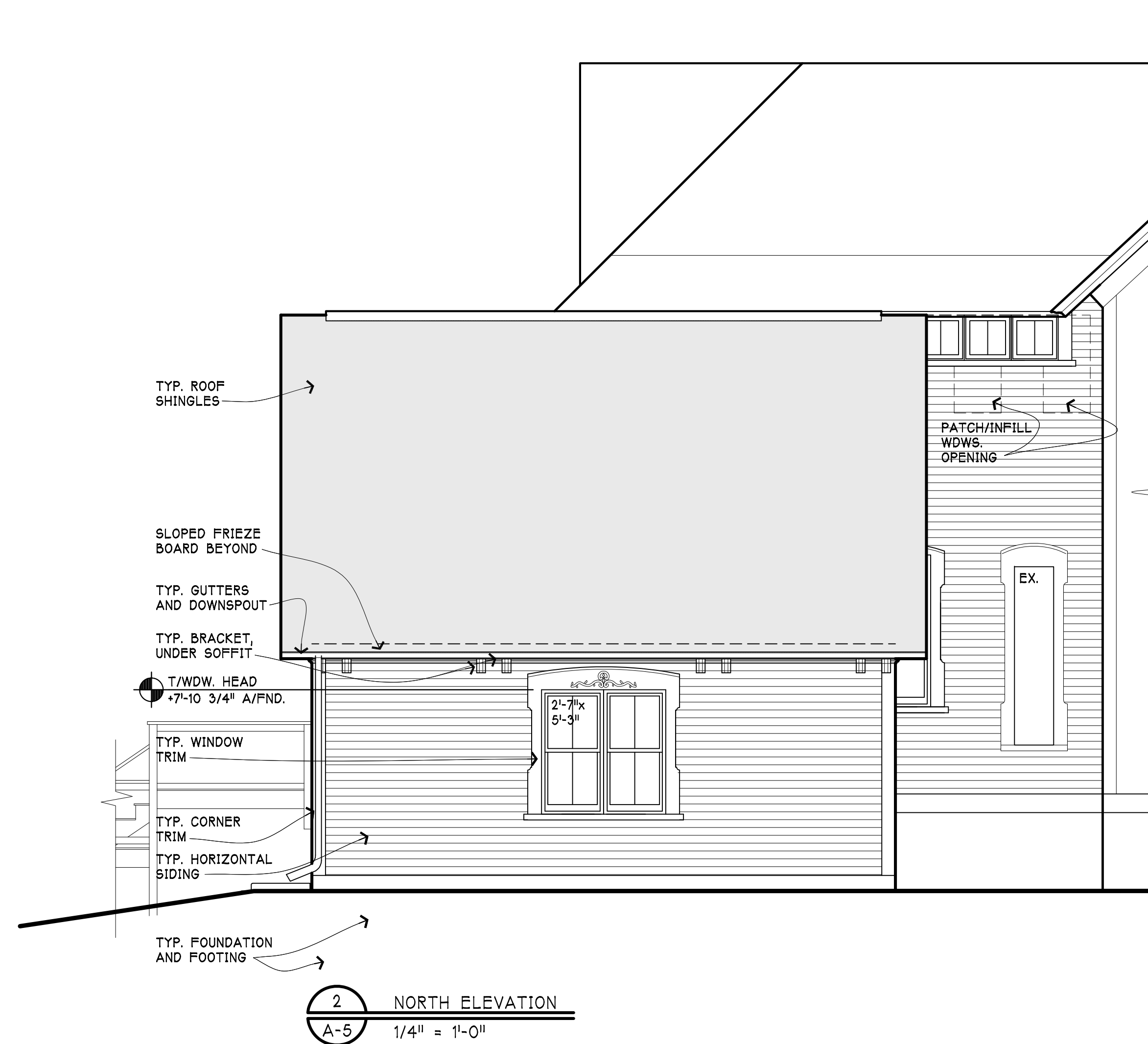
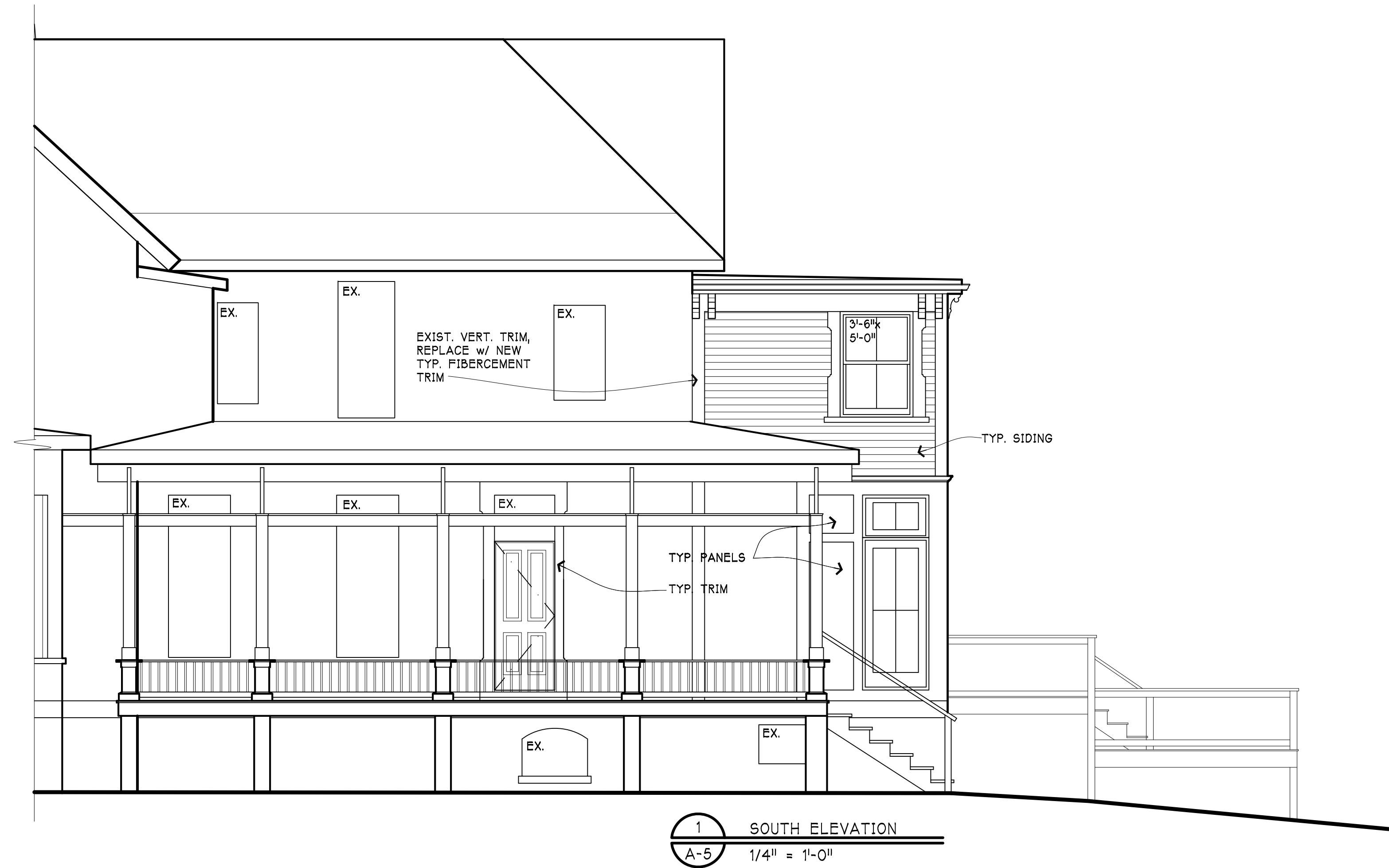


1 EXISTING SOUTH ELEVATION
EX-5 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
EX-5 1/4" = 1'-0"

Date	Description
3.30.17	EXIST.



Single- Family Home Application

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	MATERIAL	COLOR
Roof shingles	Match existing	Asphalt	Match existing
Horizontal siding	James Hardie	Fiber-cement	Blue to match existing
Trim/Fascia/Gutters	James Hardie	Fiber-cement	White
Windows	Marvin Windows	Clad	White



Item: DC#17-112 - Passero Restaurant - 5 W. Campbell St. - CBD Signage

Department: Planning & Community Development

Requested Action

The petitioner is requesting design approval for a new wall sign in the Downtown.

Recommendation

It is recommended that the Design Commission evaluate the proposed sign design for Passero located at 5 W. Campbell Street. This recommendation is based on the plans received 8/30/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and the following:

1. Consider adding some precise supplemental wording on the sign.
2. Consider routing and painting the message on the sign.
3. Consider applying the cut metal letters to the sign.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report
Drawings

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Passero
Project Address: 5 W. Campbell St.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 17-112
Petitioner Name: Kevin Christensen
Petitioner Address: Right Way Signs
2333 N. Seeley Avenue
Chicago, IL 60647
Meeting Date: September 26, 2017

Date Prepared: September 19, 2017

Requested Action(s):

The petitioner is requesting design approval for a new wall sign in the Downtown.

ANALYSIS:

Summary

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

The petitioner is opening a new restaurant at 5 W. Campbell Street in the Downtown, and is proposing one new wall sign which meets code as follows:

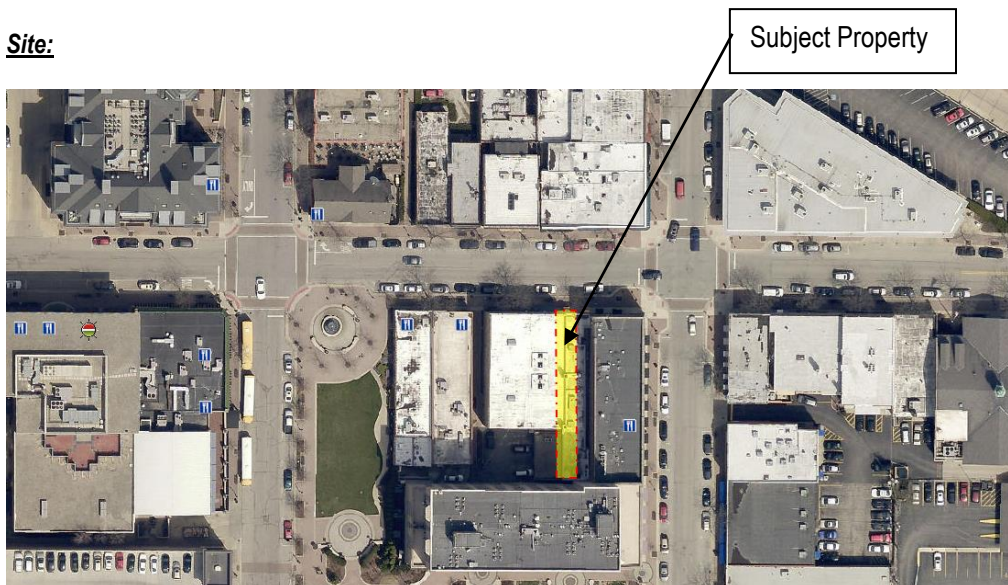
Section 30-201.h.4: Number: Each business shall be permitted no more than one wall sign for each street it fronts on.

The petitioner is proposing one wall sign to face Campbell Street.

Section 30-201.h.3a: Size: The size of each wall sign should be in proportion to the storefront and the building façade as a whole. A ratio of one square foot of sign area for each linear foot of storefront shall determine the maximum signable area.

The petitioner's storefront is 22 linear feet, allowing 22 sf of signable area. The proposed sign is 21.72 sf, therefore meeting code.

Site:



Aerial View of Subject Site

Sign Design:

The proposed wall sign is intended to have a rustic appearance, fabricated from reclaimed pine wood. The lettering on the sign is proposed to be hand painted black with a distressed finish. The sign will be externally illuminated with new gooseneck lighting mounted on the building wall above.

Overall, the rustic sign concept on reclaimed wood with gooseneck lighting is very nice. However, the concern with the design is that the intentional loose-style handpainted lettering could be misinterpreted as having an unprofessional, homemade appearance.

Suggestions to consider:

- Add some precise supplemental wording on the sign so that it is clear that the "PASSERO" lettering is intentionally loose. See example below.



- Consider routing the "PASSERO" lettering into the sign and painting the recessed pocket for a more finished appearance. See example below.



- Consider applying black metal letters to the sign for a more finished appearance. See example below.



RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed sign design for *Passero* located at 5 W. Campbell Street. This recommendation is based on the plans received 8/30/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and the following:

1. Consider adding some precise supplemental wording on the sign.
2. Consider routing and painting the message on the sign.
3. Consider applying the cut metal letters to the sign.
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_____, September 19, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-112



CLIENT
Passero

JOB ADDRESS
5 W Campbell St
Arlington Heights, IL
60005

CONTACT INFO
Matthew Peota
mattpeota@gmail.com

COLOR PALETTE

Black



Mock-up to scale. Handpainted wood sign. 21.72 sq ft.
"Passero" logo painted black with a distressed finish on pine-board sign.

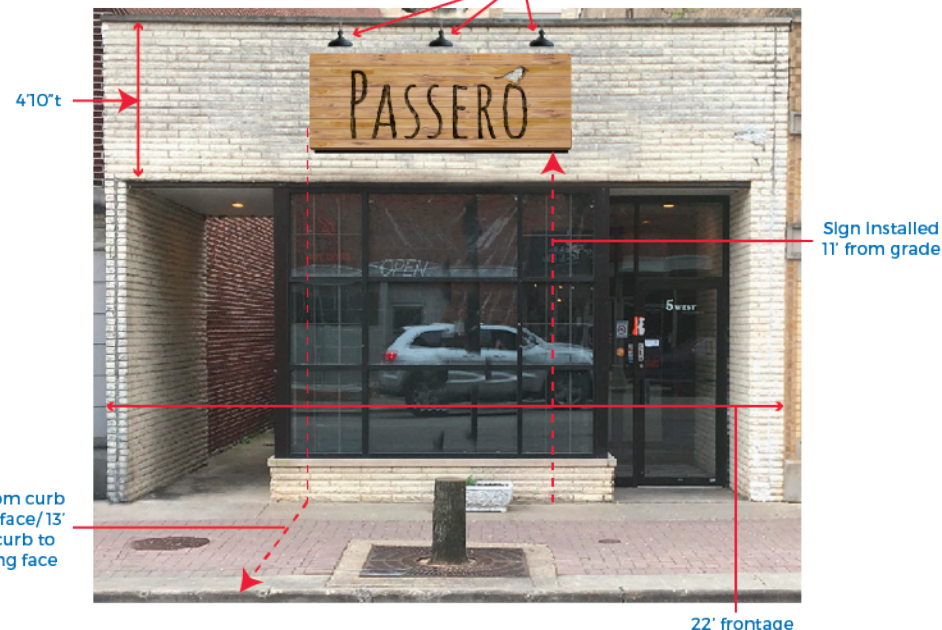


Smooth sign face with silp frame over angle iron brackets attached to North elevation wall. Brackets attached to building face with 1/2" sleeve anchors. Frame attached to brackets with 1/4" self tapping screws.

Sign Illuminated by gooseneck lights acquired and installed by client. Junction boxes for lights on Building Permit#17-01684



Space with older signage to be removed.



Space with new proposed signage installed.



CLIENT

Passero

JOB ADDRESS

5 W Campbell St
Arlington Heights, IL
60005

CONTACT INFO

Matthew Peota
mattpeota@gmail.com

COLOR PALETTE



West Neighbors



Public Salon and Shoppe - Brackett and Company - Salsa 17

East Neighbors To Street Corner



72 Financial

Neighbors across the street



Lavender, Lilac & Blu - Bottle & Bottega - Cavan Realty

Materials



- Reclaimed Pine wood hand painted with
1-Shot black sign painters paint



Matthews Paint# 32351 - White Spirit
-Paint for sign frame to match existing brick



-Matte Polyurethane to seal wood
-1/8 aluminum for frame build
-2x2x1/8 structural angle iron for brackets



-1/4" x 1.5" self tapping screws
-1/2" x 3" sleeve anchors



Photo of fabricated sign

IN USE

CAUTION
SIGN PA
WORK

PASSERO



Downtown Signage Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

1. Petitioner Name: Right Way Signs (Contact- Kevin Christensen)
2. Date: 8-30-17
3. Project: Passero
4. Location: 5 W Campbell Ave, Arlington Heights, IL 60005

Retail/Condominium Building: Retail Restaurant in B-5 zone.

Signage: 7'8" x 2'10" Reclaimed wooden sign, illuminated by quantity 3 gooseneck lights

**List of primary colors, textures and materials to be used.*

- Reclaimed Pine wood

- 1-Shot black sign painters paint

-Matthews Paint# 32351 - White Spirit

*Paint for sign frame to match existing brick

-1/4" x 1.5" self tapping screws

-1/2" x 3" sleeve anchors

-Matte Polyurethane to seal wood

-1/8 aluminum for frame build, for smooth face installation

-2x2x1/8 structural angle iron for brackets for frame to attach



Item: DC#17-105 - Kotis Surgical Center - 3443 N. Kennicott Ave. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition/renovation of a medical office building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Kotis Surgical Center located at 3443 N. Kennicott Avenue. This recommendation is subject to compliance with the plans dated 8/10/17 received on 8/16/17, revised site and landscape plans received on 9/20/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents
Photos of Surrounding Properties

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kotis Surgical Center
Project Address: 3443 N. Kennicott Avenue
Prepared By: Steve Hautzinger

Date Prepared: September 14, 2017

PETITION INFORMATION:

DC Number: 17-105
Petitioner Name: Douglas Hammen
Petitioner Address: Douglas Design & Associates
354 Indian Drive
Glen Ellyn, IL 60532
Meeting Date: September 26, 2017

Requested Action(s):

1. Approval of the proposed architectural design for an addition/renovation of a medical office building.

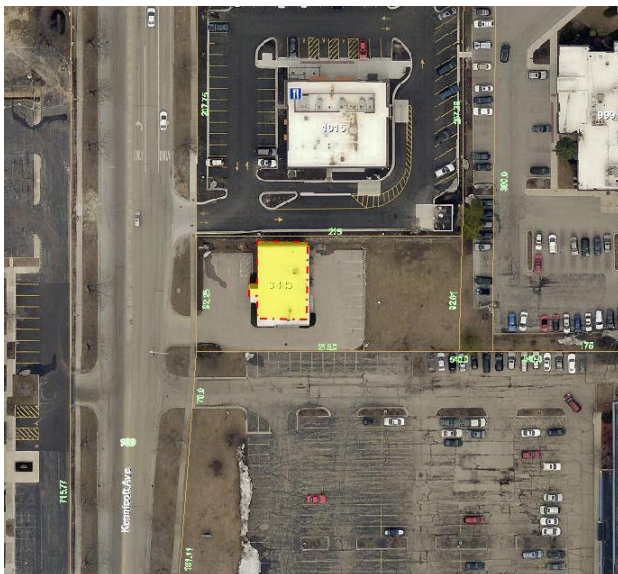
ANALYSIS:

Summary

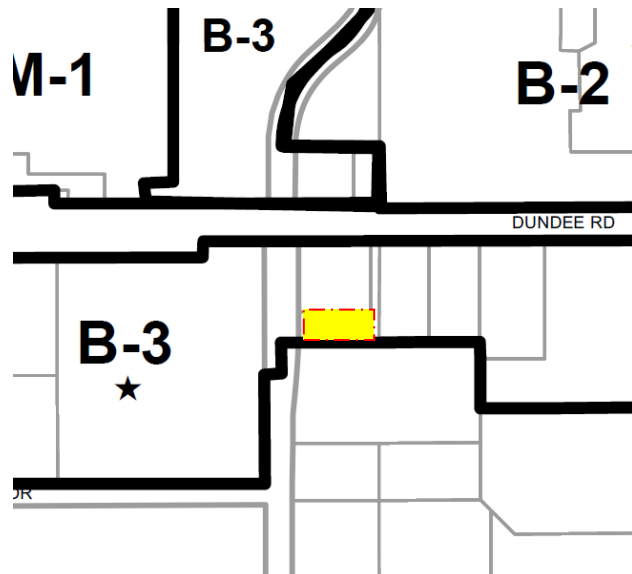
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is seeking approval of the architectural design for an addition and complete renovation of their existing medical office building. The existing building is approximately 2,554 sf, and it is a single story. The proposed addition will add approximately 2,445 sf of floor area for a total of 4,999 sf. The scope of the project also includes a complete redevelopment of the site including a new parking lot and landscaping.

ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-3, General Service, Wholesale, and Motor Vehicle District	Kotis Surgical Center	Commercial
North	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Retail	Commercial
South	M-1, Research, Development, and Light Manufacturing District	Arlington Lanes Bowling	Commercial
East	B-3, General Service, Wholesale, and Motor Vehicle District	Mario Tricoci Hair Salon	Commercial
West	B-3, General Service, Wholesale, and Motor Vehicle District	Multi-Tenant Office Building	Commercial

Architectural Design:

The proposed addition is on the front of the building, creating an entirely new look for the building. The proposed design is an exciting modern style using glass curtain walls and a sloping fiber cement rainscreen wall to create a unique and sculptural façade. The existing brick portions on the back of the building will be painted a dark “Plum Brown” color.

Overall, the proposed design is very nicely done, and the unique appearance will fit in well in this location, surrounded by other commercial properties.

Mechanical and Trash Dumpster Screening:

All rooftop mechanical equipment will be completely screened from view by walls and mechanical screens. A trash enclosure is located on the rear of the building to store one trash dumpster.

Signage:

An “Arlington Medical Arts” wall sign is proposed on the front wall of the building, and a “K” logo is proposed on the north side wall. Only one wall sign is allowed per street frontage, so the “K” logo on the side wall should be omitted. One existing ground sign is being removed.

Separate sign permits are required for all signage.

Landscaping:

A variety of landscaping is proposed in and around the new stormwater detention basin behind the building, and new shade trees are provided in all of the parking islands.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for *Kotis Surgical Center* located at 3443 N. Kennicott Avenue. This recommendation is subject to compliance with the plans dated 8/10/17 received on 8/16/17, revised site and landscape plans received on 9/20/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or

- Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
2. All signage must meet code, Chapter 30.

September 14, 2017

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-105



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

LOCATION
MAP

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Review Act (410 ILCS 25), the Illinois Accessibility Code (71 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973 Illinois Licensed Architect
Expires 11.30.2018

IL PROF DESIGN FIRM 184.006928



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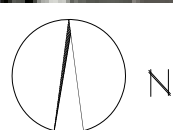
ISSUE DATE: 10 AUG '17

SHEET NO.
MAP-01

A1

LOCATION MAP

SCALE: 1"=10'



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

DRAFTS BY: A.M.



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

SITE PLAN

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25), the Illinois Accessibility Code (711 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973

Mike Licensed Architect
Expires 11.30.2018

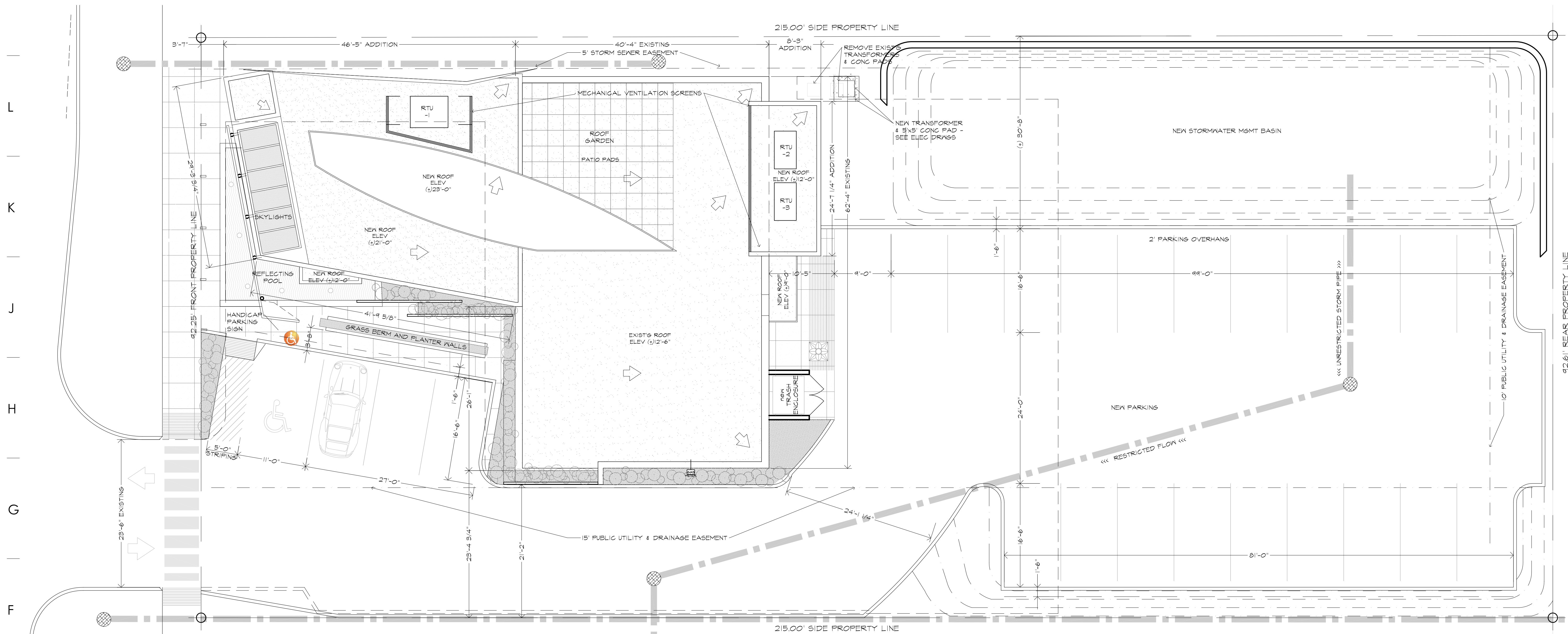
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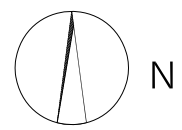
ISSUE DATE: 20 SEP '17

SHEET NO.
A-100



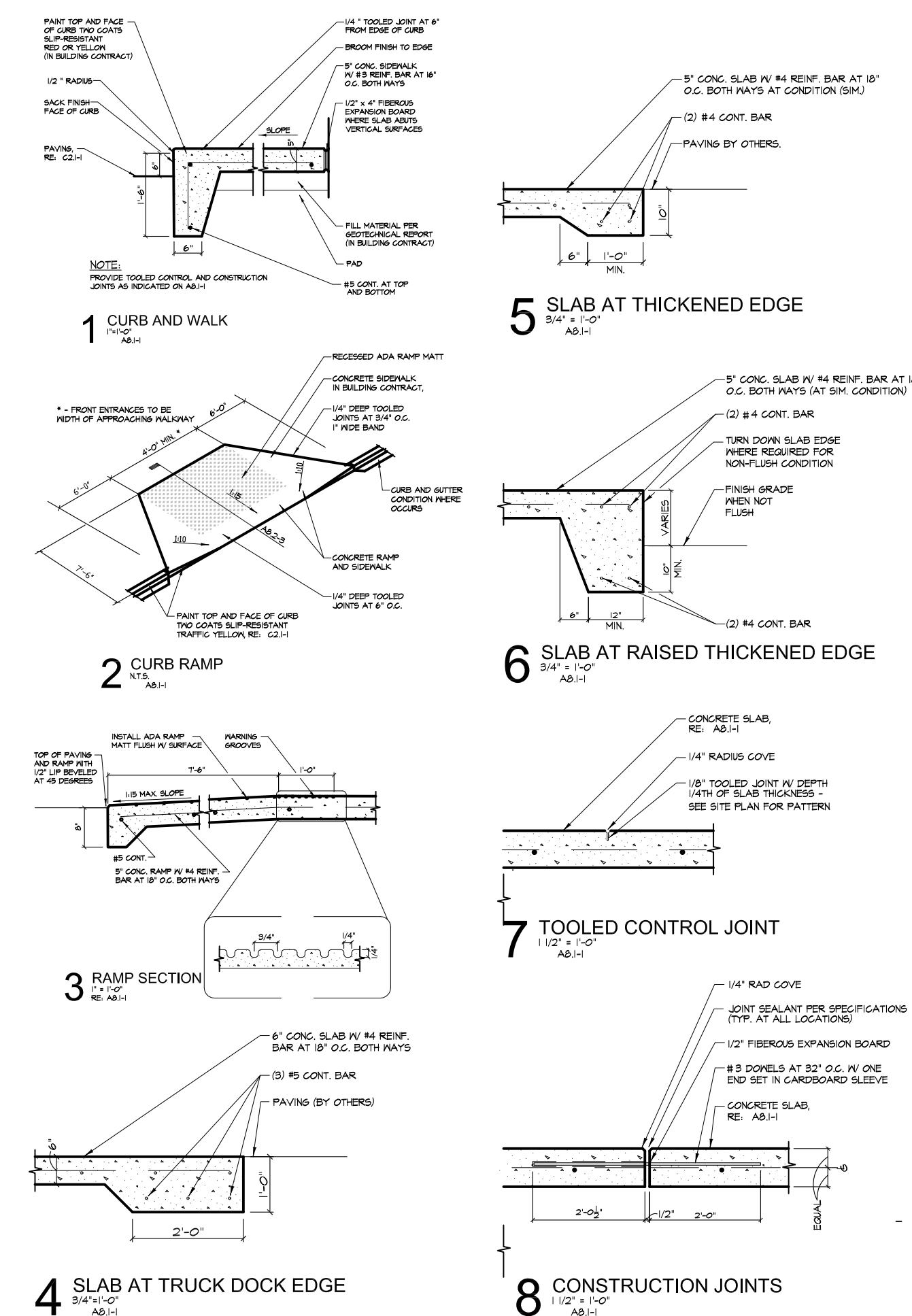
A1 SITE PLAN

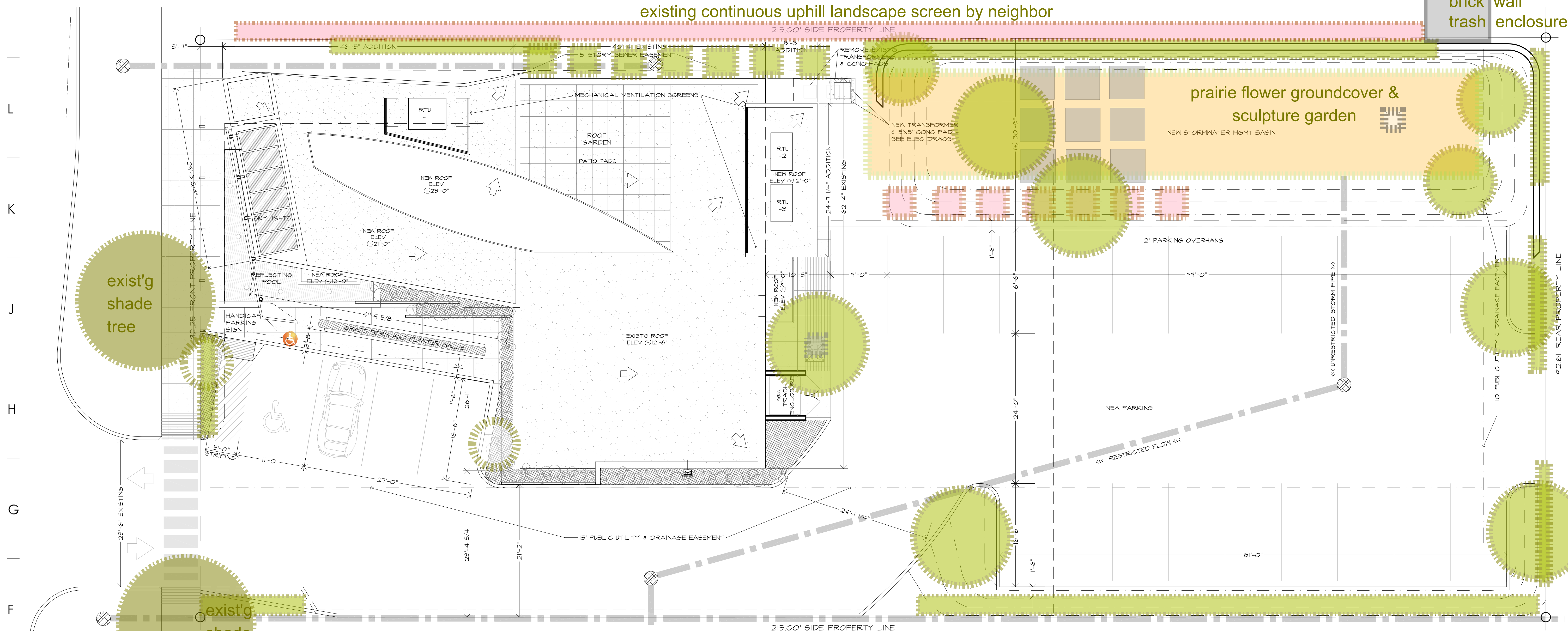
SCALE: 1/8" = 1'-0"



SOIL EROSION AND SITE NOTES:

1. REMOVE EXISTING CONCRETE WALK AND REPLACE WITH HYBRIDIC SNOW-MELT MATRIX & SCORED 5" CONCRETE WALKWAY AS SHOWN. RETAIN GRADES FOR WEST-TO-EAST POSITIVE SURFACE DRAINAGE.
2. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES, ON-SITE AND OFF-SITE, CONNECTIONS WITH UTILITY COMPANIES, AND ACQUIRE PERMITS REQUIRED PRIOR TO DIGGING
3. CONTRACTOR TO CALL 811 or 1-800-892-0123 FOR SURVEY or CONTACT WWW.CALL811.COM
4. ALL PROPERTY LINES AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE ALTA SURVEY AS PART OF THIS SET
5. THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATIONS BEFORE PLACEMENT OF FORMS OR REINFORCEMENT AND PROVIDE CERTIFICATION OF BEARING CAPACITY COMPLIANCE.
6. REFER TO STRUCTURAL DRAWINGS FOR SLAB & FOUNDATION DETAILS.
7. 6" CONCRETE SLAB OVER 6" COMPACTED GRANULAR FILL; REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS & STANDARDS AND NOTES.
8. PROPOSED WORK SHALL NOT CHANGE EXISTING DRAINAGE SLOPES. PROVIDE POSITIVE DRAINAGE AT FOUNDATION PERIMETERS
9. SITE WILL BE RAISED TO GRADE AND ALL DISTURBED AREAS TO BE SEEDED AND A BLANKET INSTALLED TO AVOID EROSION.
10. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
11. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
12. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
13. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
14. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
15. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION Dewatering SHALL BE





DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

LANDSCAPE
PLAN

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Bankes Act (410 ILCS 25), the Illinois Accessibility Code (711 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973

Mike Unreseed Architect
Expires 11.30.2018

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ISSUE DATE: 20 SEP '17

SHEET NO.
A-101

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

PLANTING MATERIALS LEGEND:

4"Ø deciduous shade tree - (cockspur hawthorn, hybrid oak, manchurian walnut, or sim.)

2"Ø ornamental tree - (ginko biloba goldspire, kousa dogwood, japanese maple, dwarf magnolia or sim.)

1-1/2"Ø ornamental tree - (white eastern redbud, european white birch, dogwood, serviceberry or sim.)

4'h flowering bush, 4gal - (aurora viburnum, bailey dogwood, or sim.)

patio blocks

hedge, 8"pot at (+/-)3'o.c. - (intermediate yew, low service berry, cranberry cotoneaster, lanarth viburnum, littleleaf lilac)

existing continuous uphill landscape screen by neighbor

SOIL EROSION AND SITE NOTES:

1. REMOVE EXISTINGS CONCRETE WALK AND REPLACE WITH HYDRONIC SNOW-MELT MATRIX & SCORED 5" CONCRETE WALKWAY AS SHOWN. RETAIN GRADES FOR WEST-TO-EAST POSITIVE SURFACE DRAINAGE.

2. CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES, ON-SITE AND OFF-SITE, CONNECTIONS WITH UTILITY COMPANIES, AND ACQUIRE PERMITS REQUIRED PRIOR TO DIGGING

3. CONTRACTOR TO CALL 811 or 1-800-892-0123 FOR SURVEY or CONTACT WWW.CALL811.COM

4. ALL PROPERTY LINES AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THE ALTA SURVEY AS PART OF THIS SET

5. THE SOILS ENGINEER SHALL OBSERVE THE FOUNDATION EXCAVATIONS BEFORE PLACEMENT OF FORMS OR REINFORCEMENT AND PROVIDE CERTIFICATION OF BEARING CAPACITY COMPLIANCE.

6. REFER TO STRUCTURAL DRAWINGS FOR SLAB & FOUNDATION DETAILS.

7. 6" CONCRETE SLAB OVER 6" COMPACTED GRANULAR FILL; REFER TO STRUCTURAL DRAWINGS FOR SPECIFICATIONS & STANDARDS AND NOTES.

8. PROPOSED WORK SHALL NOT CHANGE EXISTING DRAINAGE SLOPES. PROVIDE POSITIVE DRAINAGE AT FOUNDATION PERIMETERS

9. SITE WILL BE RAISED TO GRADE AND ALL DISTURBED AREAS TO BE SEEDED AND A BLANKET INSTALLED TO AVOID EROSION.

10. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

11. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.

12. ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.

13. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.

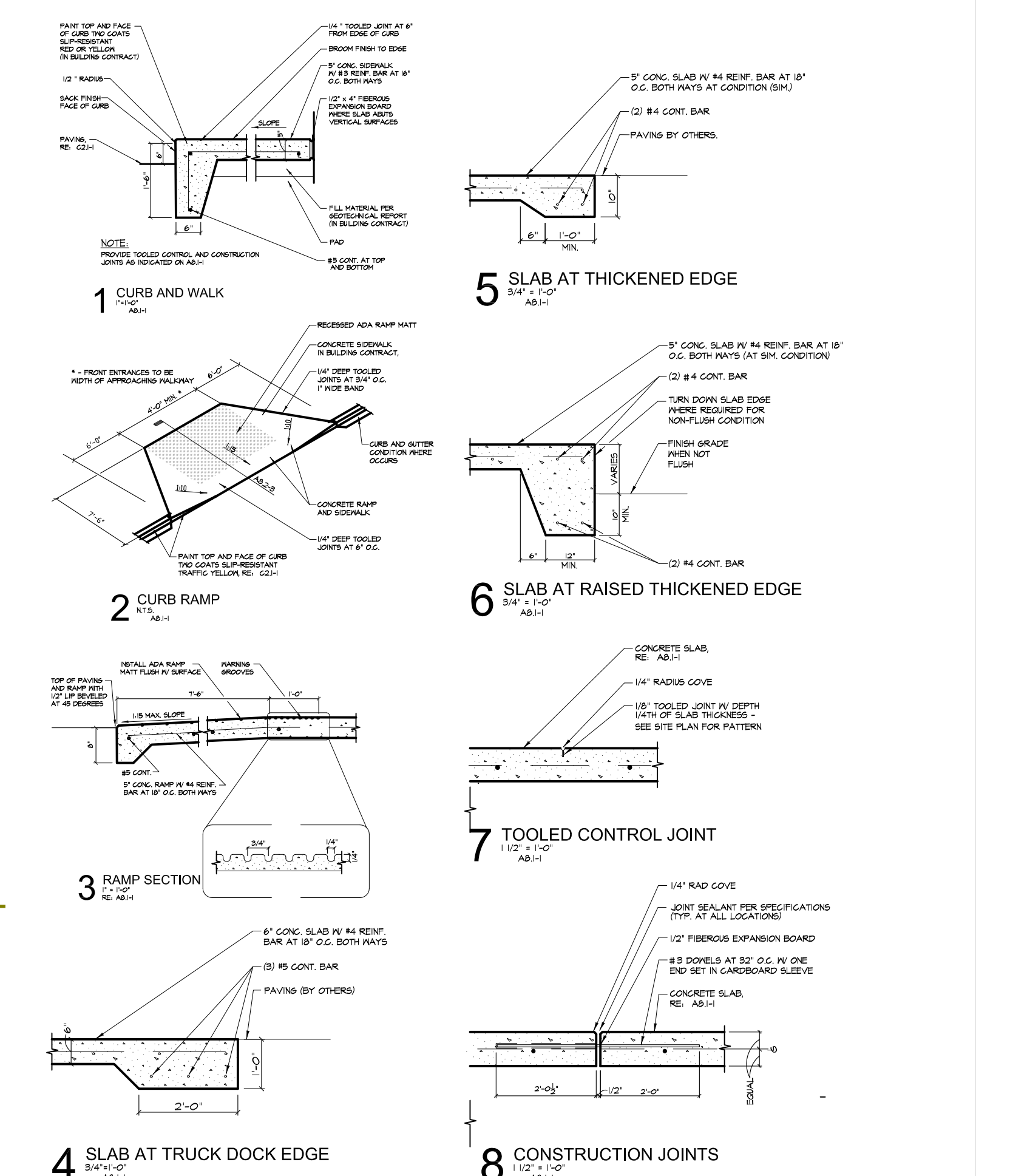
14. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.

15. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.

16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE

PRAIRIE FLOWER GROUNDCOVER:
planted in color-block clusters, low-to-high - variety of:

false pennyroyal, rabbit tobacco, standing cypress, annual phlox, blood sage, partridge pea, golden tickseed, black-eyed susan, apache beggarticks, rocky mountain beeplant, indian blanket, farewell to spring, california poppy, lacy phacelia





KOTIS SURGICAL CENTER



Kotis Surgical Center

3443 N Kennicott Avenue, Arlington Heights IL

11 Apr'17



viewing south

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11 Apr'17

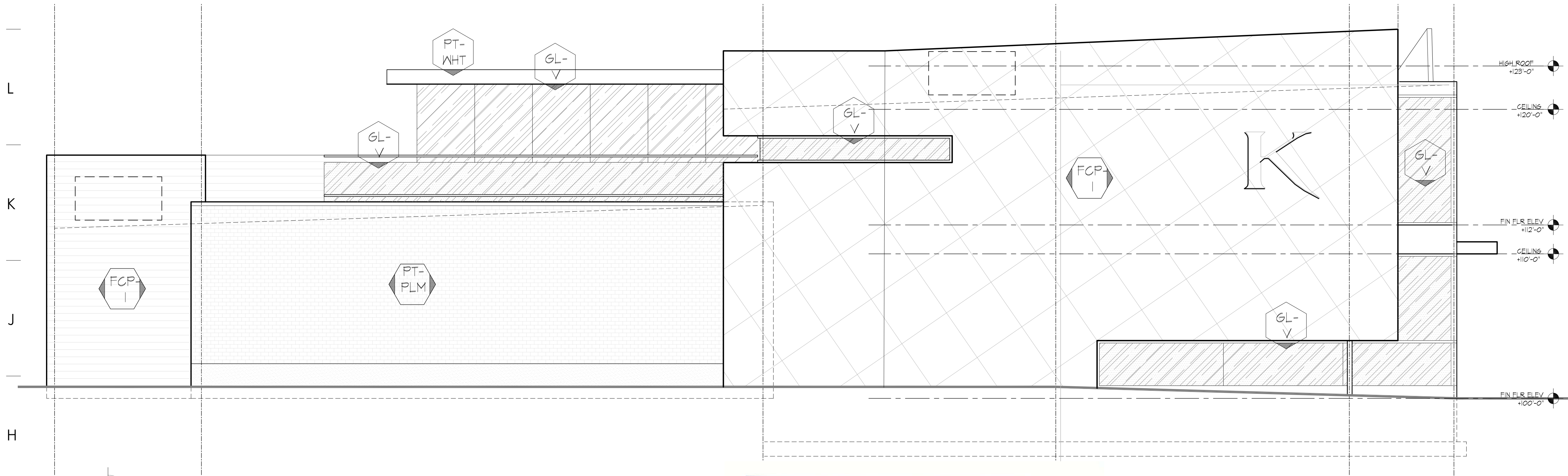
Kotis Surgical Center

3443 N Kennicott Avenue, Arlington Heights IL



south elevation

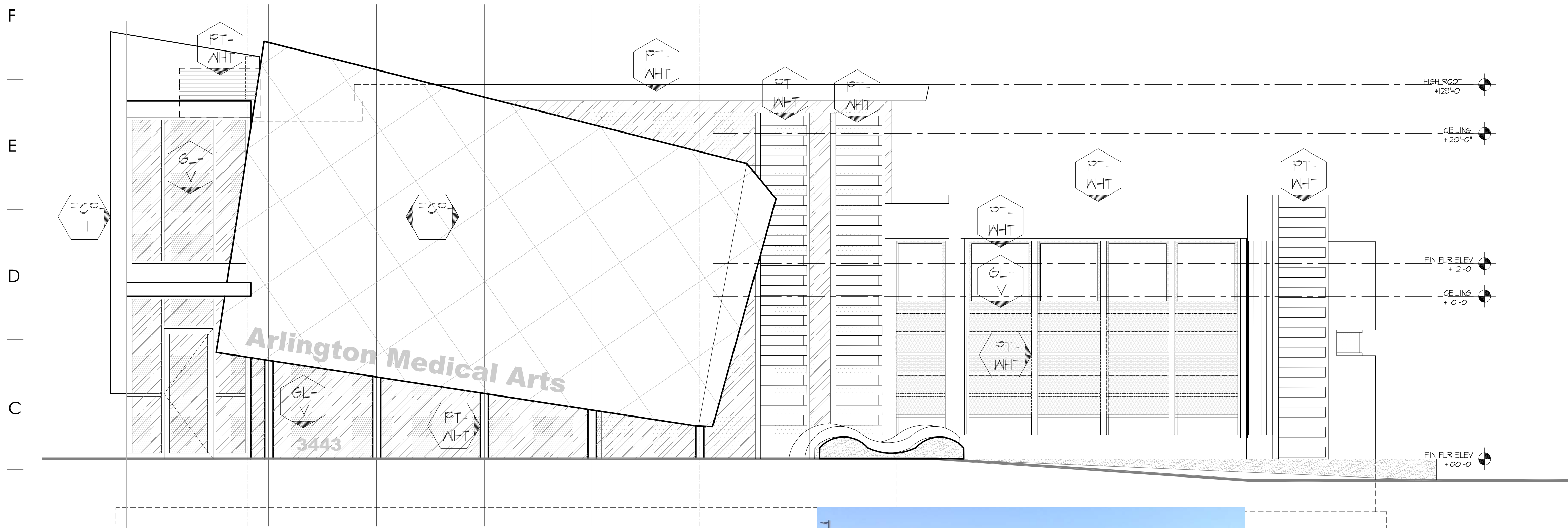
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G1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION



A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION

ARCHITECTURAL FINISHES:

GLASS WALL & WINDOW SYSTEM SPECIFICATIONS:

TYPE	SIZE	DESCRIPTION
GL-V	AS SHOWN	1" INSULATED TEMPERED GLASS, 3" SPX EXTERIOR (GLASSPROTEX) WALL SYSTEM OR SIMILAR, 4 1/2" THERMALLY BROKEN ALUMINUM FRAME, COLOR TO BE BRUSHED NATURAL. GLASS TO BE W/ PPG SOLARBAN 80 OUTSIDE GLASS LITE TO BE 1" SOLARBAN 80 ON CLEAR (SURFACE #2), 1" AIR CAVITY & INSIDE GLASS LITE TO BE 1" CLEAR. TEMPER. SHADING COEFFICIENT IS .21 AND THE U-VALUE IS .24.

NOTES:
- ALL SIZES SHOWN ARE GIVEN FOR VISIBLE GLASS AREA. VERIFY IN FIELD ALL R.O. SIZES BEFORE FABRICATING WINDOWS. PROVIDE COLOR SAMPLES TO ARCHITECT FOR APPROVAL.
- SILICONE SEAL COMPLETELY AROUND ALL WINDOW FRAMES, COLOR TO MATCH WINDOW FRAME

METAL SPECIFICATIONS:

TYPE	DESCRIPTION
MTL-I	ALUMINUM STOREFRONT GLAZING FRAMES, 2X6, TYP. 'REGAL WHITE'

FIBER CEMENT PANEL SPECIFICATIONS:

TYPE	DESCRIPTION
FCP-I	CEMENTIT CEMBOUNT FIBER-CONCRETE GLAZING PANEL W/ 3/8" REVEALS ON RAINSCREEN CHANNELS & CONT. INSUL - COLOR 'PEARL' (901) BY EASTERN ARCHITECTURAL PRODUCTS; FNT REVEALS TO MATCH; PROVIDE SAMPLES FOR FINAL APPROVAL; ALLOW 10 WEEKS LEAD-TIME; FASTENERS TO MATCH COUNTERSINK

GLASS SPECIFICATIONS:

TYPE	SIZE	DESCRIPTION
GL-V		1" INSULATED GLASS, CLEAR VISION
E-T-R		EXISTING BUILDING COMPONENT TO REMAIN

PAINT SPECIFICATIONS:

TYPE	DESCRIPTION
PT-WHT	SHERWIN KMS - SW-7028 'INCREDIBLE WHITE'
PT-PLM	SHERWIN KMS - SW-6212 'PLUM BROWN'

NOTES:

- NEW 4-PLY ROOFING SYSTEM. SEE ROOF PLAN FOR SPECIFICATIONS
- CONCRETE FOUNDATION & FOOTING - REFER TO STRUCTURAL
- NEW 4" CONC SLAB OVER 6" COMPACTED BASE W/ SNOW-MELT UNDERLAYMENT; SEE STRUCT DINGS
- NEW 6" CONCRETE SLAB OVER 6" COMPACTED BASE W/ SNOW-MELT UNDERLAYMENT; SEE STRUCT DINGS
- INSTALLED INSULATING MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE 2012 IL ENERGY CONSERVATION CODE MINIMUM STANDARDS
- NEW BUILDING ENVELOPE CONSTRUCTION SHALL COMPLY WITH THE MINIMUM R-VALUES & U-VALUES REQUIRED FOR CLIMATE ZONE 5 BUILDING COMPONENTS AS STIPULATED IN 2015 IECC
- ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2012 IBC W/ ADDISON AMENDMENTS
- ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED
- SITE-CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS)
- MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NUMBER 1-E OF THE STANDARDS. MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES
- BUILDING ADDRESS - 80" HIGH FCP ROUTER-RECESSED NUMBERS IN MATCHING FCP COLOR
- FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW
- ALL MASONRY DIMENSIONS ARE NOMINAL
- MASONRY GROUT TO MATCH EXISTING SURROUNDING GROUTS
- WATER PROOF CONCRETE MASONRY UNIT
- PAINT ROOFTOP EQUIPMENT EXTENDING ABOVE PARAPET PER DISCRETION OF OWNER'S CONSTRUCTION REPRESENTATIVE
- ALL EXISTING BUILDING BRICK TO BE POWER WASHED AND TO RECEIVE WATER REPELLANT

DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

ELEVATIONS

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Bankes Act (410 ILCS 25), the Illinois Accessibility Code (711 ILCS 400) and applicable Building Codes.

Douglas S. Harman
License #001.019973

IL-licensed Architect
Expires 11.30.2018

IL PROF DESIGN FIRM 184.006928

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ISSUE DATE: 10 AUG '17

SHEET NO.
A-300



- NOTES:
1. STONE OR ALUMINUM COPING SYSTEM
 2. CONTINUOUS ALUMINUM FLASHING
 3. ACOUSTICAL SEALANT
 4. 1" INSULATED GLASS - TEMPERED, SUPERLITE II OR VISION AS APPLICABLE, REFER TO ELEVATIONS ON SHEETS A-200 & A-201.
 5. THERMALLY BROKEN ALUMINUM WINDOW FRAME, FASTEN TO STRUCTURE PER MANUF. SPECS.
 6. NEW 4-PLY ROOFING SYSTEM, REFER TO ROOF PLAN FOR SPECIFICATIONS.
 7. NEW TUBE STEEL BEAMS, STRUC STL DECK & TRUSS JOISTS, REFER TO STRUCTURAL DRAWINGS FOR SIZES & DETAILS
 8. FRY REGLET E.I.F.S. CHANNEL SCREED #PGS-25-150 CONTROL JOINT, WHERE APPLICABLE, SEE SHEETS A-200 & A-201
 9. CEILING SYSTEM, SEE RCP FOR CEILING SPECIFICATIONS & HEIGHTS.
 10. CONTIN. SILL GASKET
 11. 6 MIL VAPOR BARRIER
 12. NEW CONCRETE FOOTING & FOUNDATION WALL, REFER TO STRUCTURAL DRAWINGS FOR SIZES & DETAILS
 13. ADA COMPLIANT ALUMINUM THRESHOLD
 14. ICYNENE SPRAY INSULATION, R-20 (MIN) PER 2012 IECC FOR CLIMATE ZONE 5
 15. 6" COMPACTED GRANULAR FILL TO ENGINEERING SPECIFICATIONS.
 16. ALUMINUM COPING SYSTEM, PAC-GLAD, PAC-LOG COPING SYSTEM, NEOPRENE COMPRESSION SYSTEM, .080 ALUMINUM, COLOR TO BE (KYNAR 500 METALLIC SILVER) OVER TREATED WOOD BLOCKING
 17. ~~NOT USED~~ FIBER BOARD BUILD-UP TO PROFILE
 18. ~~NOT USED~~ 1/2" x 1/2" x 1/2" EPOXY IN PLACE WITH INTEGRAL STEEL REINFORCING AS SHOWN
 19. REVOLVING DOOR PERIMETER CAULKING (INCLUDING BASE SECTION TO FLOOR) AND GANOPY COVER CAULKING NOT BY DOOR MANUFACTURER.
 20. ALL HOLES IN FLOOR NOT BY REVOLVING DOOR MANUFACTURER.
 21. FULVIEW II PANIC PROOF BOOK-FOLD MECHANISM IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
 22. BOOK-FOLD TENSION IS NOT PRESET; IT MUST BE ADJUSTED TO MEET BUILDING CONDITIONS.
 23. MOTION-ACTIVATED OPENERS IN DIRECTION OF ENTRY & EXIT TRAVEL (2 REQ'D)
 24. **A' - WALL SECTION - (INSIDE TO OUTSIDE)**
6E ELASTOMERIC SPRAY COAT SYSTEM, OVER
3/8" BROWN COAT PORTLAND CEMENT STUCCO, OVER
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, OVER
3/4" SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, OVER
WATER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, OVER
5/8" DENGGLAS BUILDING SHEATHING, OVER
3"x6" WOOD STUDS @ 16" O.C. (VERIFY W/ STRUC. DWGS) WITH
5/8" DENGGLAS BUILDING SHEATHING, WITH
2-LAYERS GRADE "D" WEATHER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, WITH 3/4" SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, WITH
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, WITH
3/8" BROWN COAT PORTLAND CEMENT STUCCO, WITH
1/4" FINISH COAT PORTLAND CEMENT STUCCO, FINISH COLORS PER SHEETS A-200 & A-21
 25. **B' - WALL SECTION - (INSIDE TO OUT)**
WALL COVERING OR PAINT, OVER
5/8" TYPE X GYP. WALL BD (FOR 1 HOUR MINIMUM RATED ASSEMBLY WHERE APPLICABLE, SEE FLOOR PLAN) OR PLYWOOD (SEE SECTION), GLUED AND SCREWD, OVER
3"x6" WOOD STUDS @ 16" O.C. (VERIFY W/ STRUC. DWGS) WITH 6" FOIL-FACED BATT INSULATION, R21 WITH
5/8" CDX PLYWOOD SHEATHING, WITH
EXTERIOR 5/8" TYPE X GYP. WALL BD (FOR 1 HOUR MINIMUM RATED ASSEMBLY WHERE APPLICABLE, SEE FLOOR PLAN) OR PLYWOOD (SEE SECTION), GLUED AND SCREWD, OVER
2-LAYERS GRADE "D" WEATHER RESISTANT PAPER BARRIER, LAY HORIZ. W/ 4" OVERLAPS, WITH 3/4" SELF-FURRING GALV. WIRE STUCCO MESH, OVERLAP, & STAGGER, WITH
3/8" SCRATCH COAT PORTLAND CEMENT STUCCO, WITH
3/8" BROWN COAT PORTLAND CEMENT STUCCO, WITH
1/4" FINISH COAT PORTLAND CEMENT STUCCO, FINISH STANDARDS & COLORS PER SHEETS A-200 & A-21
 26. **C' - ROOF DECK, (OUTSIDE TO INSIDE)**
4 PLY ROOFING MEMBRANE, OVER
SPRAYED POLYURETHANE FOAM (FOR CROSS SLOPE DRAINAGE ONLY), OVER
TAPERED RIGID FOAM, 1" MIN. (FOR POSITIVE DRAINAGE), OVER
STRUCTURAL STEEL ROOF DECK (SEE STRUCT. DWGS FOR ADD'L NOTES), OVER
OPEN WEB STEEL JOISTS & BEAMS, (SEE STRUCT. DWGS), WITH
ICYNENE R-25 SPRAY INSULATION, OVER
SUSPENDED 56G HALCYON ACOUSTICAL CEILINGS & 6" GYP. WALL BOARD SOFFITS PER REFLECTED CEILING PLAN



DR. JOHN KOTIS
SURGICAL CENTER
3443 N KENNICOTT AVE
ARLINGTON HEIGHTS IL 60004

REVISIONS

ELEVATIONS

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and, to the best of my knowledge and belief and to the extent of my professional obligation, they are in compliance with the Environmental Bankers Act (410 ILCS 25), the Illinois Accessibility Code (71 ILCS 400) and applicable Building Codes.

Douglas S. Hammen
License #001.019973

Illinois Licensed Architect
Expires 11.30.2018

IL PROF DESIGN FIRM 184.006928



www.douglasDesign.US
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ISSUE DATE: 10 AUG '17

SHEET NO.
A-301

KOTIS SURGICAL CENTER

BUILDING MATERIAL SPECIFICATIONS

Arlington Medical Arts building addition

3443 Kennicott Avenue, Arlington Heights IL

11 August, 2017

- High Density Fiber Cement Rainscreen Cladding –
Cembonit 'Pearl' by Eastern Architectural Products
- Vision Glass –
Solarban 60 (2) on Glass below + clear glass (insulating glass unit), Solar Control Low E glass
- Metal columnwraps
Drexel Metals 'regal white' SR.70/TE.87 provided by Chicago Metal Supply Inc
- Paints –
Over brick – Sherwin Williams 'Plum Brown' #SW6272
Miscellaneous trim – Sherwin Williams 'Incredible White' #SW7028
- Mechanical screens –
L10 Angled Louver screens by RoofScreen Visionguard Architectural Louvers, white





KOTIS SURGICAL CENTER



ARLINGTON BOWL viewing E



BUSINESS PARK viewing E



3436 OFFICES viewing W



3436 OFFICES viewing NW





NISSAN



BP viewing N

MARIO
TRICOCCHI
SALON & DAY SPA



MARIO TRICOCCHI



SUPERCUTS



QDOBA RESTAURANT



Item: DC#17-110 - St. Edna Church - 2525 N. Arlington Heights Rd. - Church Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a Multi-Purpose Parish Center addition to an existing church building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to St. Edna Church located at 2525 N. Arlington Heights Road. This recommendation is subject to compliance with the plans dated 8/18/17 and received 8/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide a screen around the rooftop kitchen exhaust.
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 nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
4. All signage must meet code, Chapter 30.

ATTACHMENTS:

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

Staff Report
2013 Drawings
Current Drawings
Lighting & Mechanical Cut Sheets

Board or Commission Report
Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: St. Edna Catholic Church
Project Address: 2525 N. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: September 19, 2017

PETITIONER INFORMATION:

DC Number: 17-110
Petitioner Name: Reverend Rich Yanos
Petitioner Address: 2525 N. Arlington Heights Rd.
Arlington Heights, IL 60005
Meeting Date: September 26, 2017

Requested Action(s):

1. Approval of the proposed architectural design for a Multi-Purpose Parish Center addition to an existing church building.

ANALYSIS

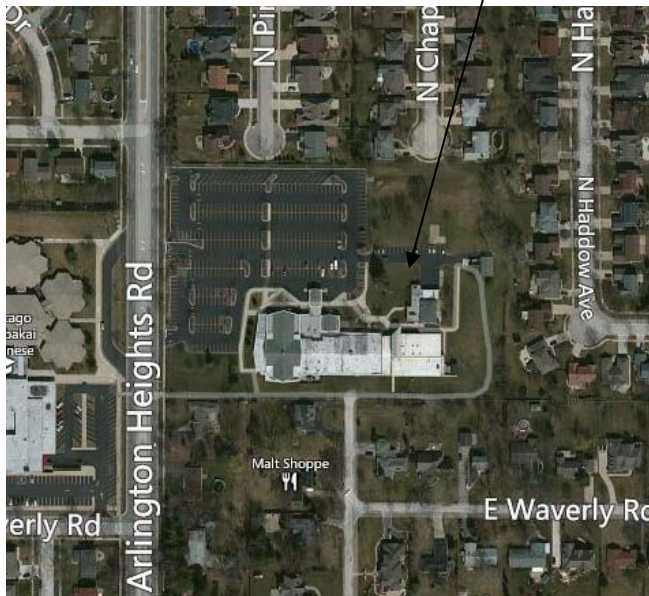
Summary:

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

The petitioner is proposing a new Multi-Purpose Parish Center addition to the existing St. Edna Church building. The new building will consist of a multi-purpose assembly/gymnasium room with a raised stage, kitchen, and toilet rooms. A two-story rectory residence has been demolished to make way for the construction of the new addition. The new building will be connected to the existing building with a new corridor structure, but otherwise, the existing building will remain as is. The scope of the project includes site and landscape work around the new addition as well as a new 45 space parking area. This project requires Plan Commission review and Village Board approval for an amendment to an existing PUD. The existing building area is 41,700 sf and the proposed addition is 13,425 sf. The subject site is 8.5 acres (370,242 square feet).

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-1, One Family Dwelling District	St. Edna Catholic Church	Institutional
North	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-E, One Family Dwelling District	Single Family Residences	Single Family Detached Estate
East	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
West	R-3, One Family Dwelling District	Chicago Futabakai Japanese School	Schools

Architectural Design / Previous Approval:

This project was previously reviewed and approved by the Design Commission in 2013. At that time, the proposed Parish Center addition was 2,625 sf smaller and 5'-4" shorter than this current proposal:

- 13,425 sf currently proposed (10,800 sf previously approved)
- 31'-0" to the top of the wall currently proposed (25'-8" to the top of the wall previously approved)
- 36'-0" to the peak of the gable currently proposed (30'-8" to the peak of the gable previously approved)

The increased building height still complies with the zoning requirements, which allows churches up to 45 feet in height.

In 2013, numerous color schemes and massing options were studied for the proposed addition, and the current proposal retains the same basic color scheme and massing as the approved 2013 design.

Notable design features include:

- A sloped parapet which nicely mimics the slope of the roof line on the existing church building.
- A vertical accent band in the middle of the addition creating a cross like effect which gives the otherwise large gymnasium building an ecclesiastical feeling. The crossing accent bands reinforce the identity of St. Edna's Church as seen on their entry signage and logo below.



Existing entry signage



St. Edna logo

The proposed addition is setback over 400 feet from Arlington Heights Road and approximately 140 feet from the single family residences on the east. The east side of the proposed addition steps down in size which helps to visually diminish the mass of the proposed addition. Overall, the proposed design is nicely done and will blend well with the existing building and site.

Mechanical Unit Screening:

Three new mechanical units are proposed to be mounted on grade adjacent to the new addition. The mechanical units will be fully screened by wood fences and landscaping.

The new rooftop kitchen exhaust fan on the lower roof area is required to be screened from view.

Landscaping:

Overall, the proposed landscaping work is generally nicely done. The Petitioner will be required to comply with all landscape and parking requirements as part of the Plan Commission approval process.

Signage:

Signage is not included in this review, but will be required to comply with the signage code, Chapter 30.

RECOMMENDATION:

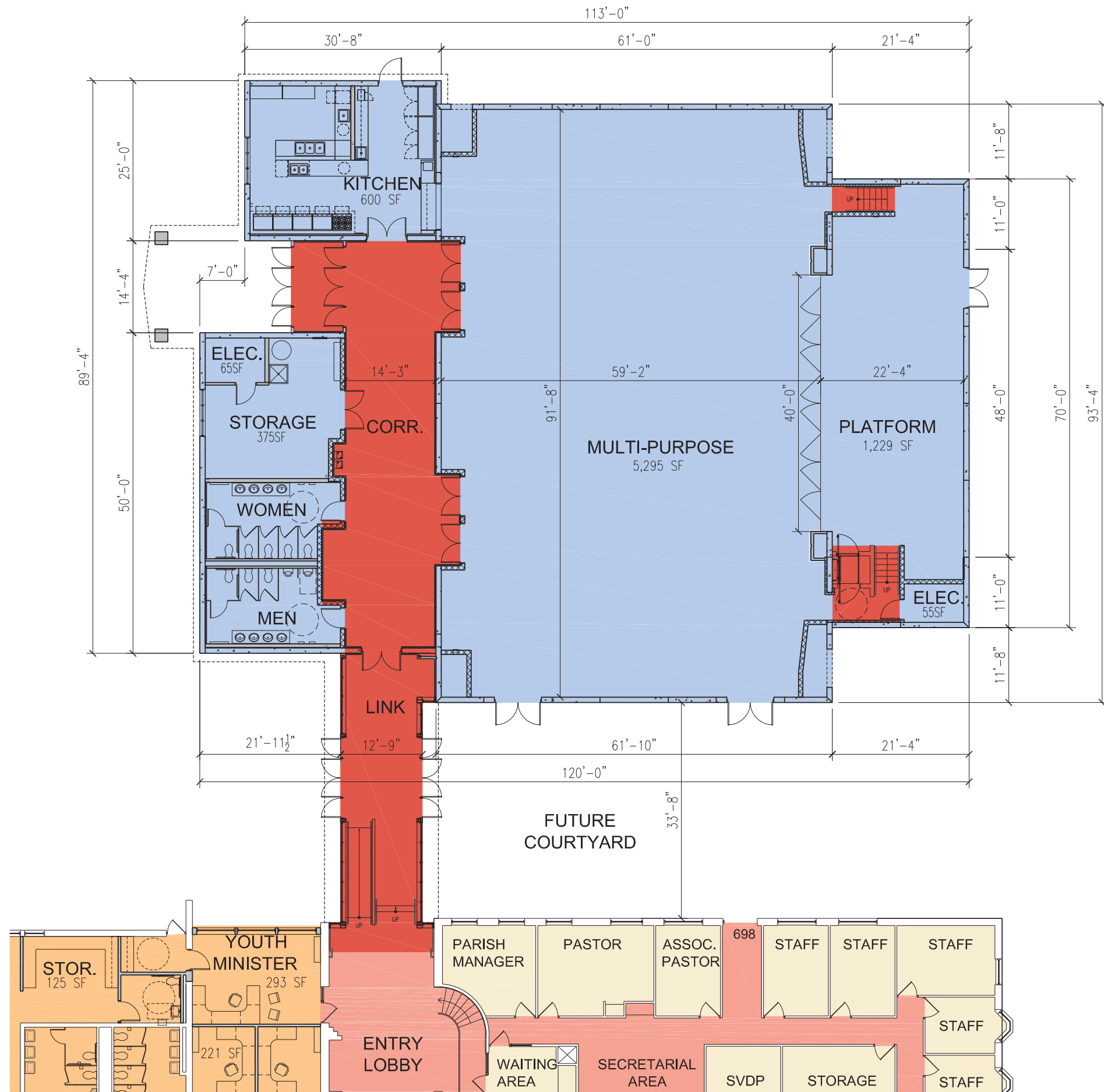
It is recommended that the Design Commission approve the proposed architectural design for the addition to *St. Edna Church* located at 2525 N. Arlington Heights Road. This recommendation is subject to compliance with the plans dated 8/18/17 and received 8/29/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Provide a screen around the rooftop kitchen exhaust.
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 nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
4. All signage must meet code, Chapter 30.

September 19, 2017

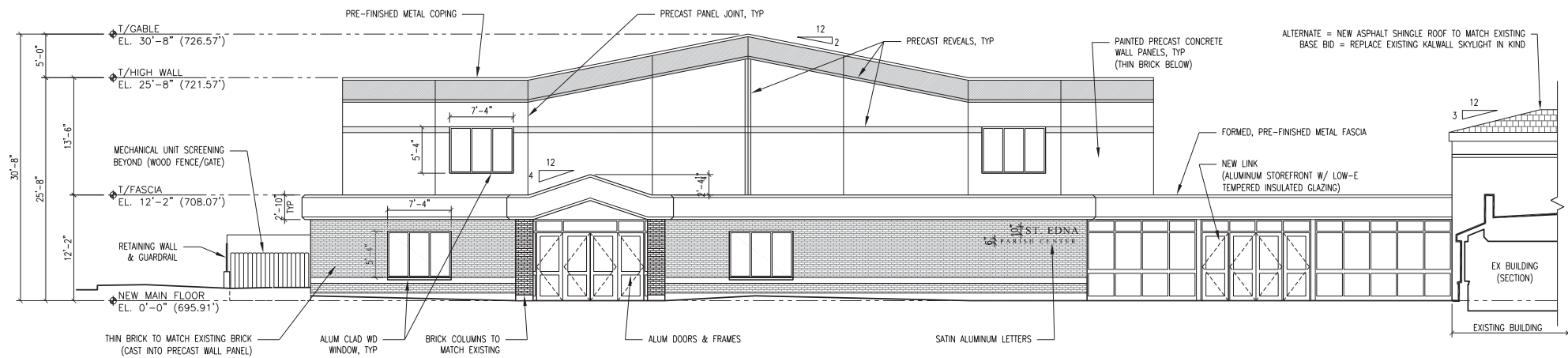
Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 17-110



- EXISTING TO REMAIN
- EXISTING CIRCULATION
- NEW CIRCULATION
- PHASE 1- NEW CONSTRUCTION (COMPLETION 2015)
- PHASE 2- DOHERTY CENTER REMODELING (COMPLETION 2018 IF FUNDING IS AVAILABLE)

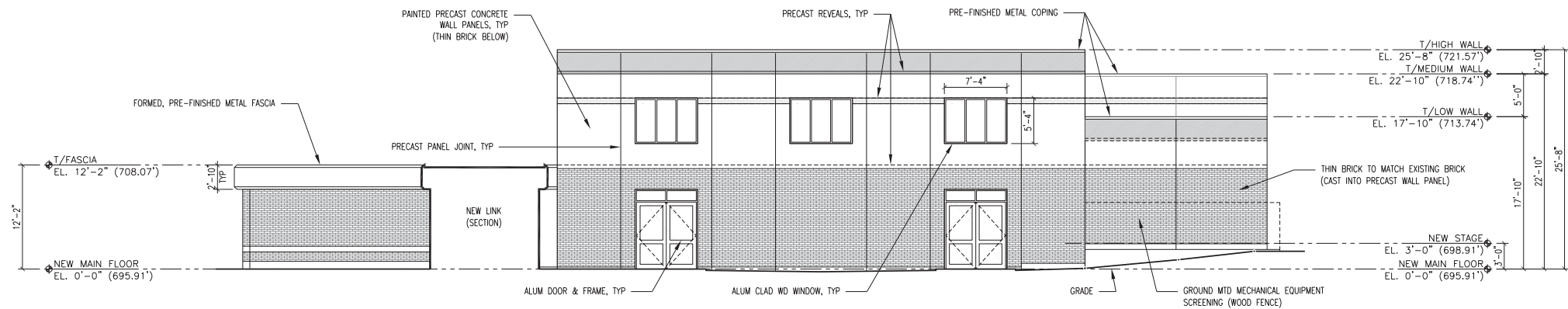
PROPOSED PARISH CENTER FLOOR PLAN



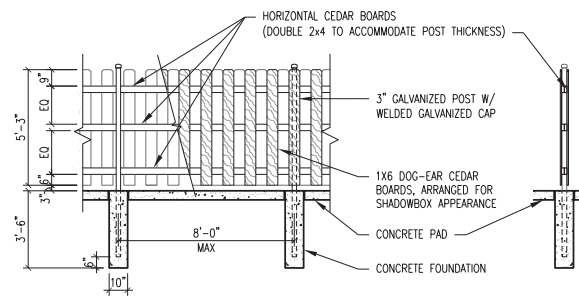
COLOR LEGEND

	COLOR 'A'
	COLOR 'B'
	COLOR 'C'
	THIN BRICK TO MATCH EX DARK BRICK (BROWN/BLACK)

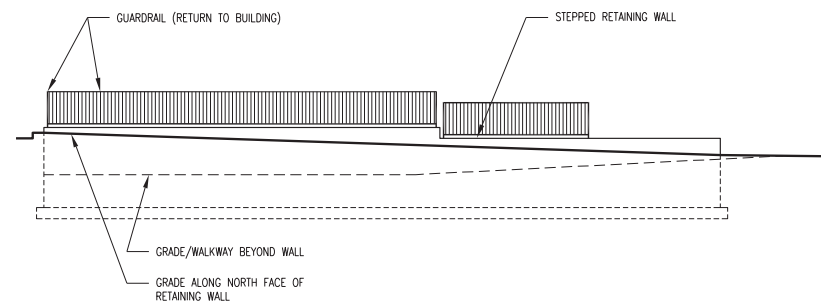
PROPOSED WEST ELEVATION



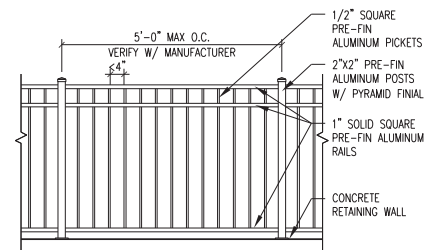
PROPOSED SOUTH ELEVATION



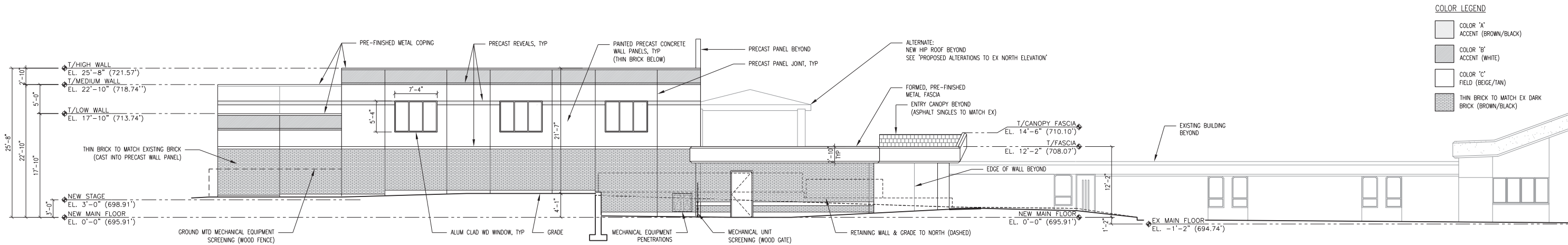
CEDAR FENCE @
MECHANICAL ENCLOSURE



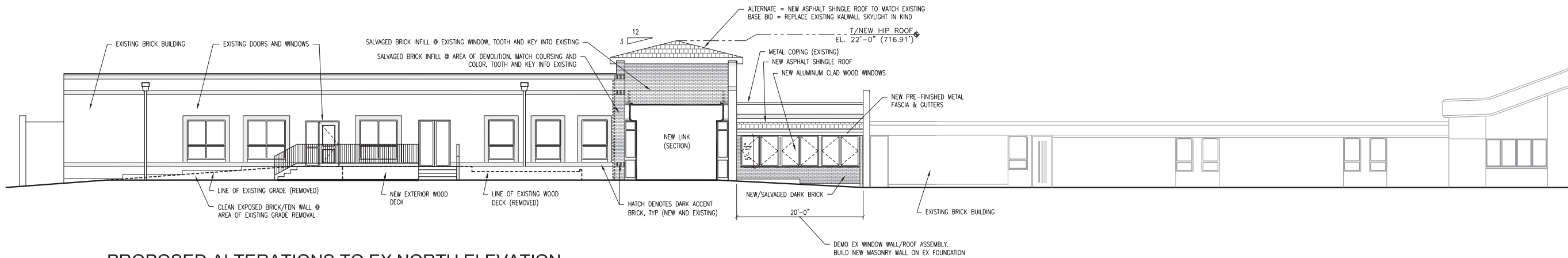
RETAINING WALL ELEVATION



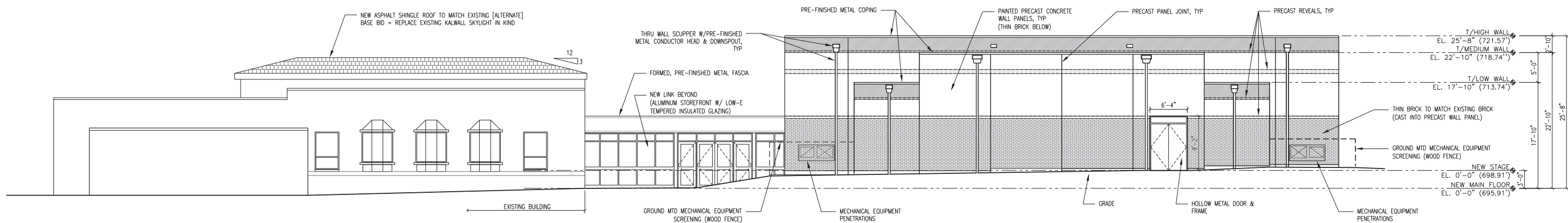
TYPICAL GUARDRAIL ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED ALTERATIONS TO EX NORTH ELEVATION



PROPOSED EAST ELEVATION





PROPOSED NORTHWEST PERSPECTIVE



PROPOSED WEST PERSPECTIVE



PROPOSED NORTHEAST PERSPECTIVE



PROPOSED EAST PERSPECTIVE





1
CHURCH - EAST ELEVATION



2
HURLEY CENTER - NORTHEAST ELEVATION



3
HURLEY CENTER - NORTHWEST ELEVATION



4
TRASH ENCLOSURE AND GARAGE



5
HURLEY CENTER - EAST ELEVATION



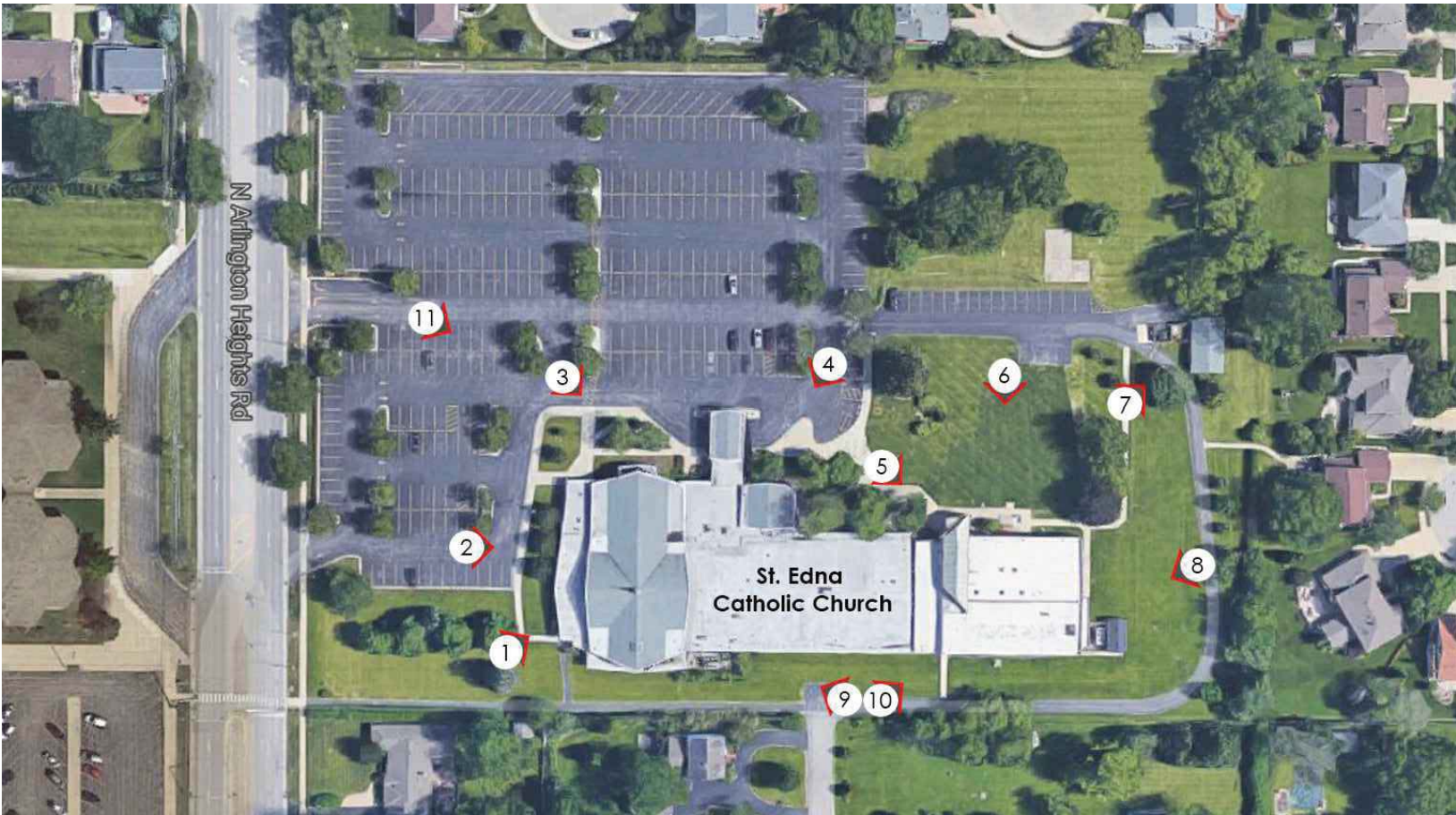
6
CHURCH - SOUTHWEST ELEVATION



7
TRASH ENCLOSURE AND GARAGE



8
HURLEY CENTER - EAST ELEVATION



9
CHURCH AND DOHERTY CENTER - SOUTH ELEVATION



10
DOHERTY CENTER AND HURLEY CENTER- SOUTH ELEVATION



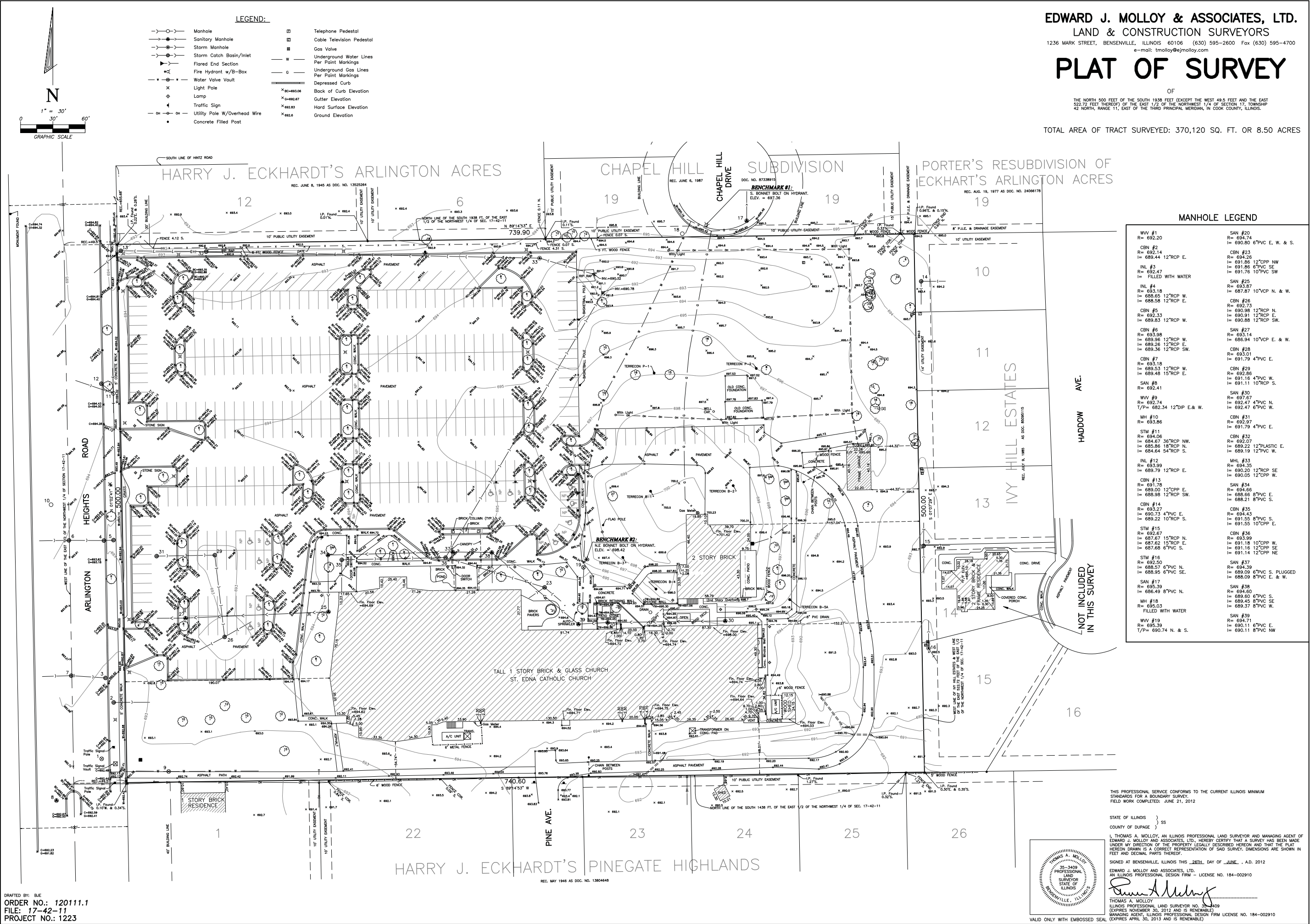
11



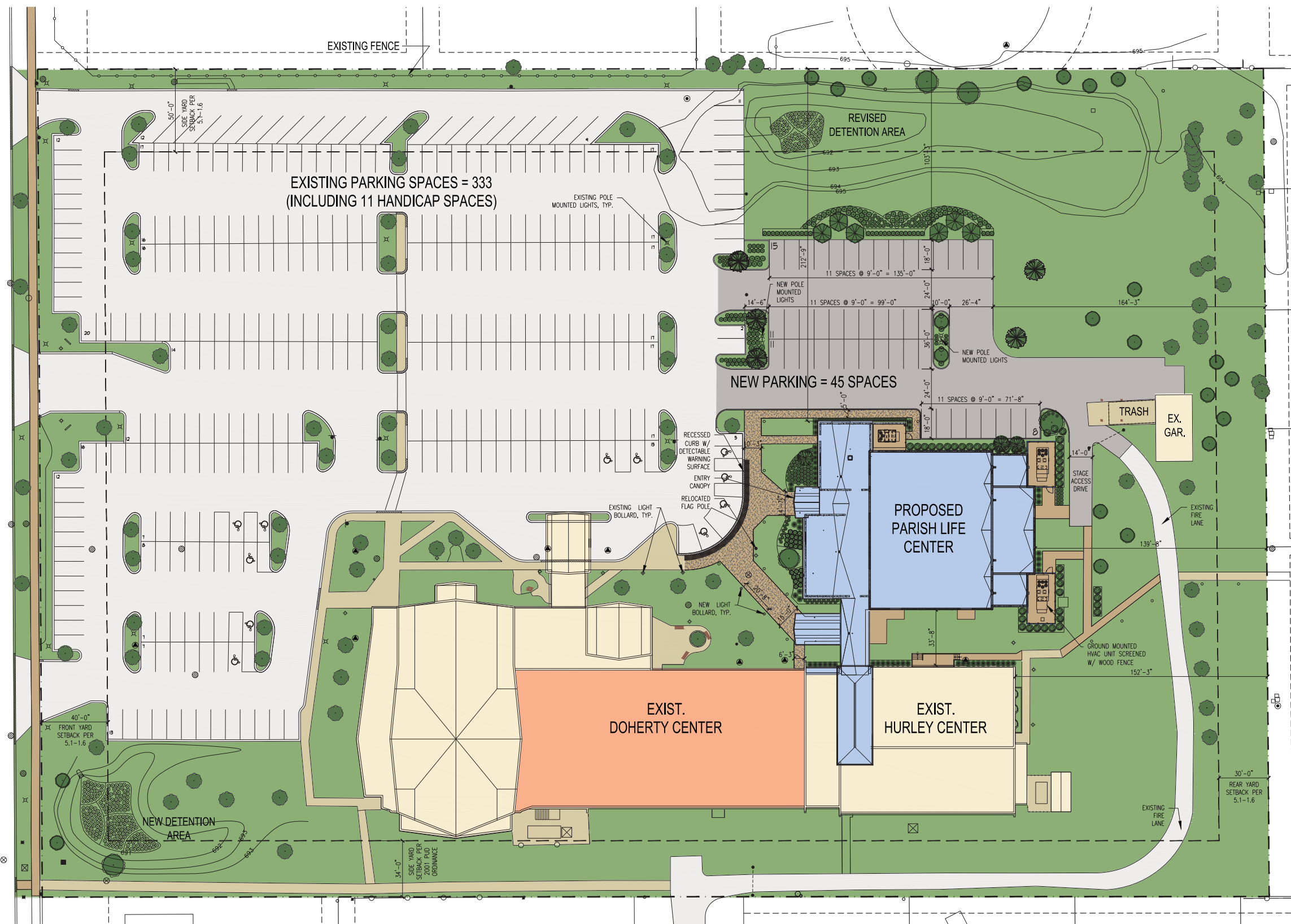
PLAT OF SURVEY

OF
THE NORTH 500 FEET OF THE SOUTH 1938 FEET (EXCEPT THE WEST 49.5 FEET AND THE EAST
522.72 FEET THEREOF) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP
42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL AREA OF TRACT SURVEYED: 370,120 SQ. FT. OR 8.50 ACRES







LEGEND

- EXISTING PARKING
- NEW PARKING
- EXISTING BUILDING TO REMAIN
- PROPOSED REMODELING OF EXISTING BUILDING
- PROPOSED PARISH LIFE CENTER
- EXISTING CONCRETE
- NEW CONCRETE

ZONING INFORMATION

ZONING DISTRICT R-1 PLANNED UNIT DEVELOPMENT	
AREA	
EXISTING CHURCH/DOHERTY CENTER/ HURLEY CENTER	41,700 SF
NEW PARISH CENTER	13,425 SF
GARAGE	890 SF

	REQUIRED	ACTUAL
SITE AREA	20,000 SF	370,242 SF
LOT WIDTH	100'-0"	500'-0"
SETBACKS		
FRONT	40'-0"	190'-1"
REAR	30'-0"	139'-8"
SIDE (N)	50'-0"	212'-9"
SIDE* (S)	34'-0"	34'-0"
LOT COVERAGE	30%	15.1%
F.A.R.	30%	15.1%
HEIGHT	45'-0"	36'-0"
IMPERVIOUS COVERAGE		57% (214,790 SF)

* SIDE SETBACK MODIFIED AS A PART OF ORIGINAL PUD

PARKING INFORMATION

CHURCH	SF	OCC. REQ'D	OCC.	PARKING REQUIREMENT	# OF SPACES REQ'D
NAVE			995	1 SPACE/S SEATS	199
CHOIR			35	1 SPACE/S SEATS	7
NARTHEX			130	1 SPACE/S SEATS	26
COMMUNITY ROOM	990	15 SF/P	66	30% OF OCCUPANCY	20

DOHERTY CENTER

MULTI-PURPOSE ROOMS	5342	15 SF/P	356	30% OF OCCUPANCY	107
OFFICE	750			1 SPACE FOR 300 SF	3

HURLEY HALL

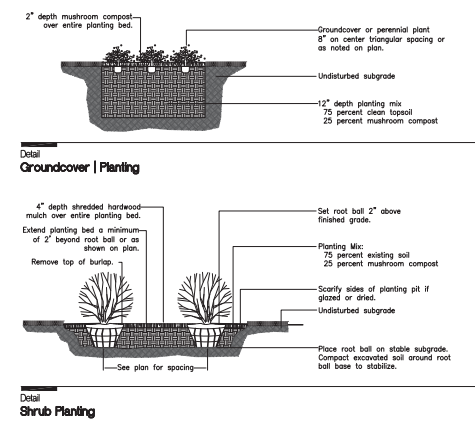
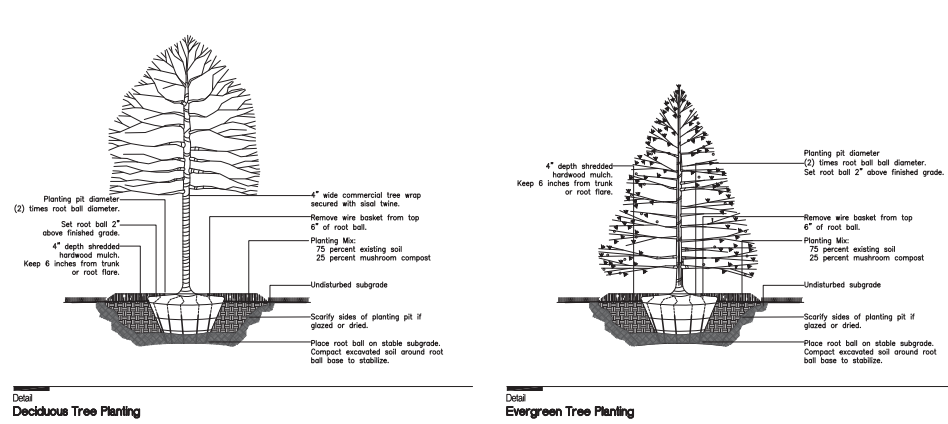
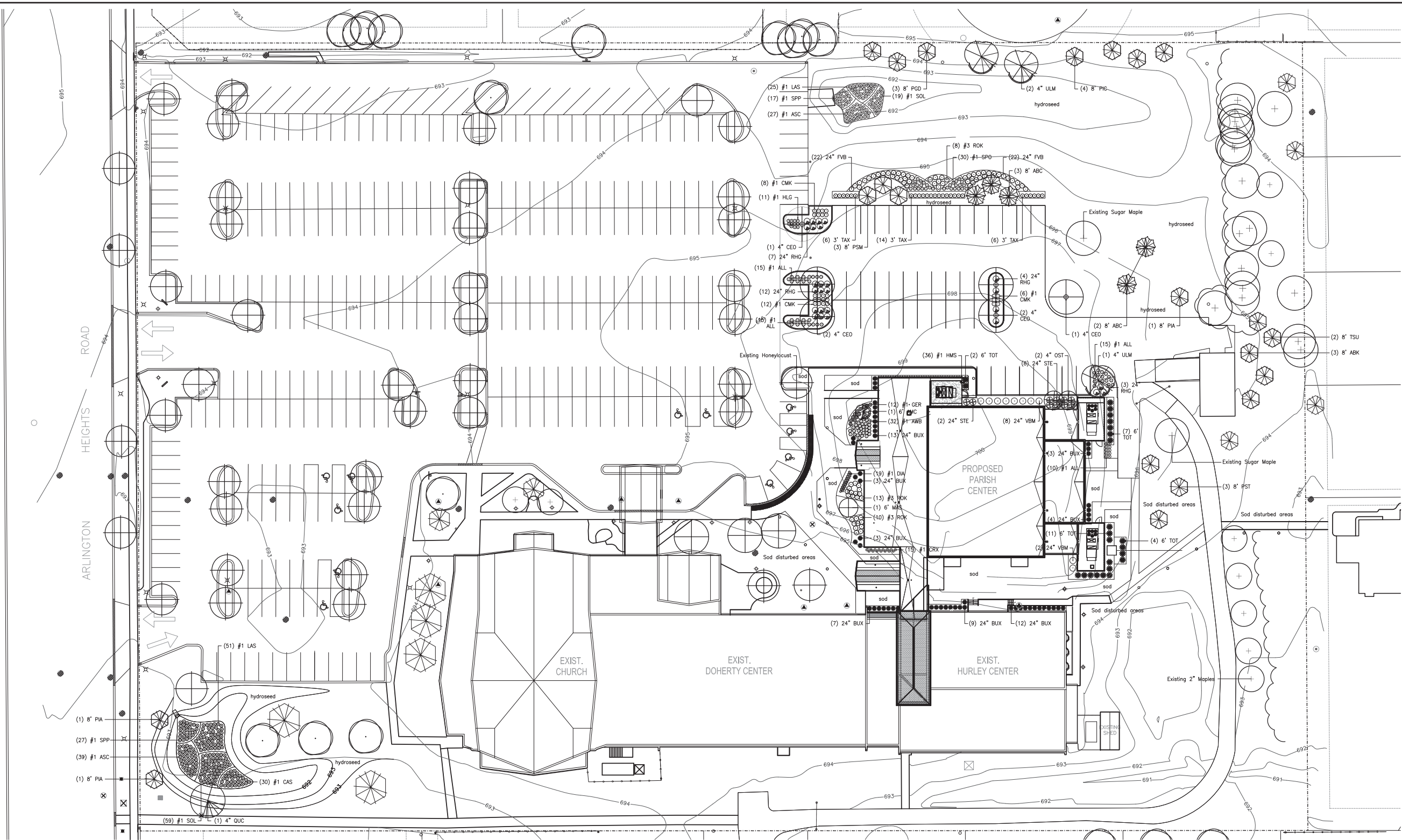
OFFICE AREA	3750			1 SPACE FOR 300 SF	13
MEETING ROOMS	2020	15 SF/P	135	30% OF OCCUPANCY	40
YOUTH ROOM	2275	15 SF/P	152	30% OF OCCUPANCY	46

PARISH CENTER

MULTI-PURPOSE ROOMS (MAIN SPACE)	6540	15 SF/P	436	30% OF OCCUPANCY	131
MULTI-PURPOSE ROOMS (STAGE)	1475	15 SF/P	98	30% OF OCCUPANCY	30

REQUIRED PARKING SPACES 622
PARKING SPACES PROVIDED 378
VARIANCE REQUESTED 244

- GENERAL NOTES**
- THE PROPOSED BUILDING WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL REFERENCED BUILDING CODES IN THE ARLINGTON HEIGHTS MUNICIPAL CODE.
 - 2009 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
 - 2015 INTERNATIONAL ENERGY CODE WITH AMENDMENTS (AS ADOPTED BY THE STATE OF ILLINOIS)
 - 2009 INTERNATIONAL FIRE CODE WITH VILLAGE AMENDMENTS
 - 2009 INTERNATIONAL FUEL GAS CODE WITH VILLAGE AMENDMENTS
 - 2014 ILLINOIS STATE PLUMBING CODE WITH AMENDMENTS
 - NFPA ELECTRICAL CODE WITH AMENDMENTS
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - ALL BUILDING AREAS AND PARKING WILL COMPLY WITH ILLINOIS ACCESSIBILITY CODE REQUIREMENTS.
 - FIRE SPRINKLERS WILL BE PROVIDED THROUGHOUT THE NEW ADDITION.
 - FIRE ALARM NOTIFICATIONS SHALL BE PROVIDED THROUGHOUT THE NEW ADDITION. SEE FIRE ALARM DRAWINGS.
 - THE EXISTING GARAGE IS USED FOR THE STORAGE OF OUTSIDE MAINTENANCE EQUIPMENT.



Plant List				
Shade Trees	Qty.	Size	Botanical Name	Common Name
CEO	6	4"	Cela occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry
OST	2	4"	Ostrya virginiana	Ironwood
QUC	1	4"	Quercus rubra	Red Oak
ULM	3	4"	Ulmus x 'Regal'	Regal Elm
Evergreen Trees				
Key	Qty.	Size	Botanical Name	Common Name
ABC	5	8"	Abies concolor	Concolor Fir
ABK	3	8"	Abies kawensis 'Hurlingham Silverlark'	Kawen Fir
POD	3	8"	Picea glauca 'Denata'	Black Hill's Spruce
PIA	3	8"	Picea canadensis	White Spruce
PIC	4	8"	Picea pungens	Colorado Spruce
PSM	1	8"	Pseudotsuga menziesii	Douglas Fir
PIF	3	8"	Pinus strobus	White Pine
TSU	2	8"	Taxus canadensis	Canadian Hemlock
Ornamental Trees				
Key	Qty.	Size	Botanical Name	Common Name
AMC	1	6"	Amelanchier canadensis	Shadblow Serviceberry
MSC	1	6"	Magnolia stellata 'Royal Star'	Royal Star Magnolia
Shrubs				
Key	Qty.	Size	Botanical Name	Common Name
BUX	54	24"	Buxus 'Glennae'	Chicago Green Boxwood
FVB	44	24"	Forsythia x 'Bronzeal'	Bronze Dwarf Forsythia
ROG	38	24"	Rhus aromatica 'One-Low'	One-Low Fragrant Sumac
ROK	31	24"	Rosa 'Ribbon'	Rose Ribbon
STE	10	24"	Stephanandra incisa 'Crispa'	Plum Knockout Rose
TAX	26	3"	Taxus media 'Nicksa'	White Pine
TOT	24	6"	Thuja occidentalis 'Tectylis'	Eastern Arborvitae
VBM	10	24"	Viburnum dentatum 'Christina'	Blue Mufin Viburnum
Perennials, Ornamental Grasses and Groundcovers				
Key	Qty.	Size	Botanical Name	Common Name
ALL	55	1"	Allium 'Summer Beauty'	Summer Beauty Allium
ASC	32	1"	Asclepias tuberosa	Butterflyweed
AWB	32	1"	Aster dumosus 'Wood's Blue'	Wood's Blue Aster
CAS	30	1"	Campanula medium 'White Bell'	Common Fox Glove
CMK	26	1"	Colostephis caudata 'Yari Foerster'	Feather Reed Grass
CRK	12	1"	Cornus 'Everglade'	Everglade Dogwood
DA	19	1"	Dianthus gratiopolitanus 'Firewitch'	Firewitch Cheddar Pinks
GGR	12	1"	Geranium 'Jolly Red'	Jolly Red Geranium
HLC	11	1"	Hemerocallis 'Little Grapette'	Little Grapette Daylily
HSR	12	1"	Hemerocallis 'Mini Stella'	Mini Stella Daylily
LAS	76	1"	Liatris aspera	Rough Blazingstar
SOL	76	1"	Solidago rigida	Rigid Goldenrod
SPO	30	1"	Sporobolus heterolepis	Prairie Dropseed
SPP	44	1"	Spartina pectinata	Prairie Cordgrass

LANDSCAPE PLAN
1"-30"

NEW ADDITION AND INTERIOR RENOVATIONS TO:
ST. EDNA CATHOLIC CHURCH
2525 N. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, IL 60004

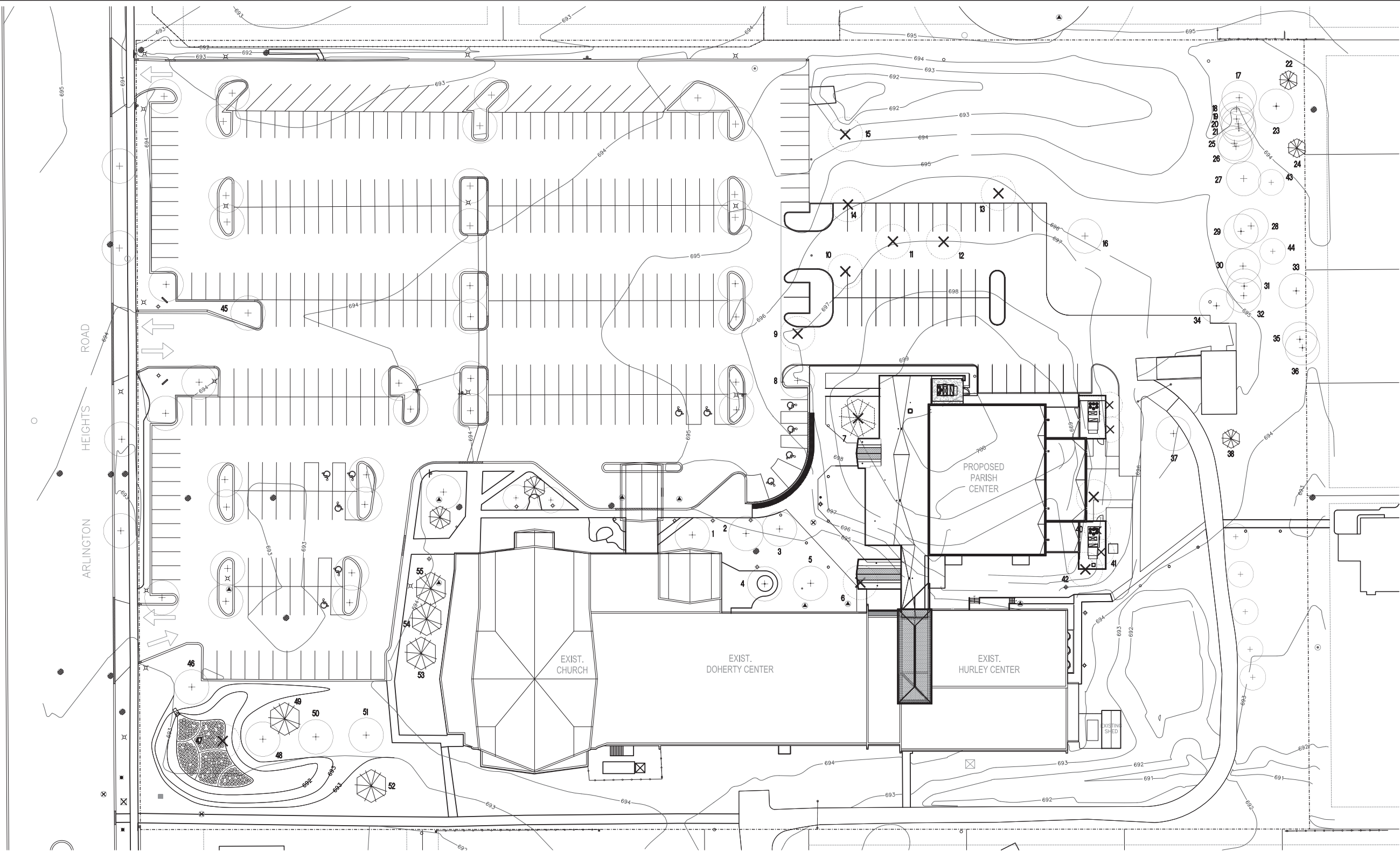
JNKA
ARCHITECTS

JAEGER NICKOLA KUHLMAN
ASSOCIATES, LTD., ARCHITECTS
350 S. NORTHWEST HIGHWAY, SUITE 106, PARK RIDGE, IL
60068
847.692.6165 Fax 847.692.2002
jnkarchitects.com

McCALLUM
ASSOCIATES

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60068
T 847.692.0020 | F 847.692.0020

PLAN COMMISSION SUBMITAL	08.18.17	
ADDENDUM #2	05.17.17	
ADDENDUM #1	05.10.17	
BID SET	05.01.17	
100% DD	03.01.16	
95% DD	02.23.16	
50% DD	02.09.16	
NO.	DESCRIPTION	DATE
LANDSCAPE PLAN		
DRWN:	PLOT DATE:	
DRM	6/23/2017	
CHECKED:		
DRM		
JOB NUMBER:	L1.0	
1722		



Existing Tree Inventory

TAG	SIZE	BOTANICAL NAME	COMMON NAME	FORM/CONDITION	ACTION	TAG	SIZE	BOTANICAL NAME	COMMON NAME	FORM/CONDITION	ACTION
1	9"	Fraxinus pennsylvanica	Green Ash	3/3	To remain	29	8"/16"	Acer negundo	Boxelder	4/4	To remain
2	9"	Fraxinus pennsylvanica	Green Ash	3/3	To remain	30	12"	Acer negundo	Boxelder	4/4	To remain
3	9"	Fraxinus pennsylvanica	Green Ash	3/3	To remain	31	22"	Acer negundo	Boxelder	4/4	To remain
4	17"	Gleditsia triacanthos	Honeylocust	2/2	To remain	32	11"/11"	Acer negundo	Boxelder	4/4	To remain
5	16"	Gleditsia triacanthos	Honeylocust	2/2	To remain	33	14"	Acer negundo	Boxelder	4/4	To remain
6	18"	Gleditsia triacanthos	Honeylocust	2/2	To remain	34	18"	Fraxinus pennsylvanica	Green Ash	4/4	To remain
7	28"	Picea abies	Norway Spruce	2/2	Remove	35	8"/8"/10"/11"	Acer saccharinum	Silver Maple	3/3	To remain
8	8"	Gleditsia triacanthos	Honeylocust	2/2	To remain	36	26"	Populus deltoides	Cottonwood	3/3	To remain
9	8"	Gleditsia triacanthos	Honeylocust	2/2	To remain	37	14"	Acer saccharum	Sugar Maple	3/4	To remain
10	8"	Fraxinus pennsylvanica	Green Ash	3/3	Remove	38	4"/5"/8"	Pinus strobus	White Pine	4/3	To remain
11	22"	Acer saccharinum	Silver Maple	3/4	Remove	39	19"	Fraxinus pennsylvanica	Green Ash	3/4	Remove
12	22"	Acer saccharinum	Silver Maple	3/3	Remove	40	6"/6"/14"	Betula nigra	River Birch	2/2	To remain
13	40"	Acer saccharinum	Silver Maple	3/3	Remove	41	5"/9"/14"	River Birch	River Birch	2/2	Remove
14	10"	Fraxinus pennsylvanica	Green Ash	3/3	Remove	42	17"	Acer platanoides 'Crimson King'	Crimson King Norway Maple	2/2	Remove
15	8"	Fraxinus pennsylvanica	Green Ash	3/3	Remove	43	16"	Betula nigra	River Birch	2/2	To remain
16	10"	Acer saccharum	Sugar Maple	2/2	To remain	44	4"/4"/4"/4"	Betula nigra	River Birch	2/2	To remain
17	17"	Acer negundo	Boxelder	4/4	To remain	45	10"	Gleditsia triacanthos	Honeylocust	2/2	To remain
18	8"	Acer negundo	Boxelder	4/4	To remain	46	10"	Gleditsia triacanthos	Honeylocust	2/2	To remain
19	7"	Acer negundo	Boxelder	4/4	To remain	47	10"	Fraxinus pennsylvanica	Green Ash	3/3	Remove
20	10"/10"	Acer negundo	Boxelder	4/4	To remain	48	10"	Fraxinus pennsylvanica	Green Ash	3/3	To remain
21	6"	Acer negundo	Boxelder	4/4	To remain	49	12"	Picea pungens 'Glauca'	Blue Spruce	3/3	To remain
22	8"	Picea pungens var. glauca	Colorado Blue Spruce	2/2	To remain	50	10"	Fraxinus pennsylvanica	Green Ash	3/3	To remain
23	28"	Populus deltoides	Cottonwood	4/3	To remain	51	9"	Fraxinus pennsylvanica	Green Ash	4/4	To remain
24	10"	Picea pungens var. glauca	Colorado Blue Spruce	3/3	To remain	52	21"	Picea pungens 'Glauca'	Blue Spruce	2/2	To remain
25	10"	Acer negundo	Boxelder	4/4	To remain	53	8"	Pinus nigra	Austrian Pine	2/2	To remain
26	10"/15"	Acer negundo	Boxelder	4/4	To remain	54	7"	Pinus nigra	Austrian Pine	2/2	To remain
27	16"	Acer negundo	Boxelder	4/4	To remain	55	9"	Pinus nigra	Austrian Pine	2/2	To remain
28	10"/10"	Acer negundo	Boxelder	4/4	To remain						

Condition Rating Scale

RATING	DESCRIPTION	GENERAL CRITERIA
1	Excellent	The tree has no apparent defects. This category is typically reserved for larger mature trees in excellent condition.
2	Very Good	Contains little or no deadwood, has few defects and appears healthy.
3	Average	The tree may contain some deadwood or other manageable defects.
4	Poor	The tree possesses numerous major defects. Maintenance and monitoring of the tree is needed.
5	Very Poor	75 percent or more of the tree is dead. Most trees in this condition should be removed.

Tree Removal and Replacement Calculations

Qty.	Caliper (DBH)	Required Replacement Trees	Provided Replacement Trees
0	3"-7"	0	
3	8"-12"	4 (excludes 3 ash trees)	
2	13"-19"	9 (excludes 1 ash tree)	
0	20"-25"	2	
1	26"-29"	1 (clump form)	
0	30"-35"	0	
1	36"+	8	
7 (includes 2 ash trees)			
7 (excludes 2 ash trees) 24 (excludes 2 ash trees) 28 (excludes parking lot and foundation trees)			

NOTE: Ash trees designated for removal are included in the quantity of trees to be removed but not included in required replacement tree calculations.

TREE INVENTORY PLAN
1"-30"

NEW ADDITION AND INTERIOR RENOVATIONS TO:
ST. EDNA CATHOLIC CHURCH
2525 N. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, IL 60004



JAEGER NICKOLA KUHLMAN
ASSOCIATES, LTD., ARCHITECTS
350 S. NORTHWEST HIGHWAY, SUITE 106, PARK RIDGE, IL
60068
847.692.6165 Fax 847.692.2002
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DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60068
T 847.300.0020 | F 847.300.0020

	PLAN COMMISSION SUBMITAL	08.18.17
	ADDENDUM #2	05.17.17
	ADDENDUM #1	05.10.17
	BID SET	05.01.17
	100% DD	03.01.16
	95% DD	02.23.16
	50% DD	02.09.16
NO.	DESCRIPTION	DATE
TREE INVENTORY		
DRAWN:	PLOT DATE:	
DRM	6/23/2017	
CHECKED:		
DRM		
JOB NUMBER:	L2.0	
1722		



**JAEGER NICKOLA KUHLMAN
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350 S. Northwest Hwy., Ste.106, Park Ridge, IL 60068
www.jnka-architects.com 847.692.6166 info@jnka-architects.com

OVERALL CAMPUS PERSPECTIVE

AUGUST 18, 2017

ST. EDNA CATHOLIC CHURCH

2525 N. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60004

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PROPOSED PARISH CENTER EXTERIOR RENDERING

AUGUST 18, 2017

ST. EDNA CATHOLIC CHURCH

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ARLINGTON HEIGHTS, IL 60004
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PROPOSED NORTHWEST PERSPECTIVE



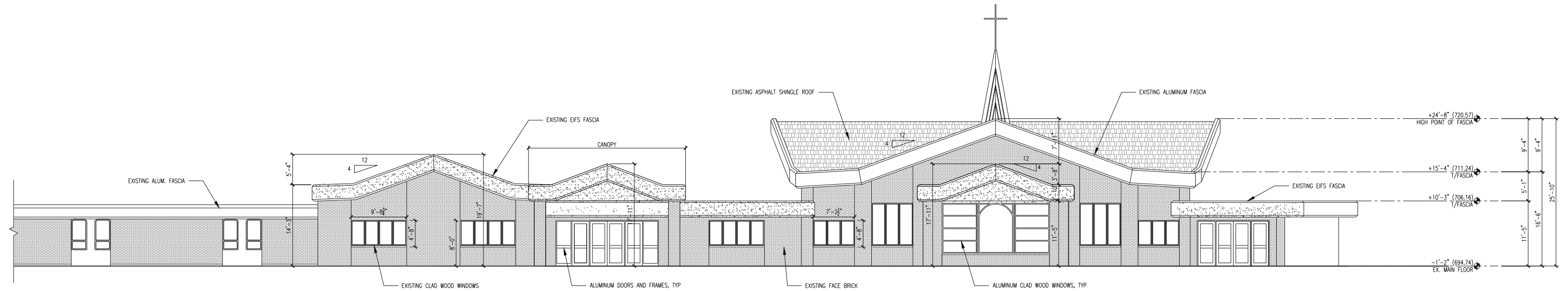
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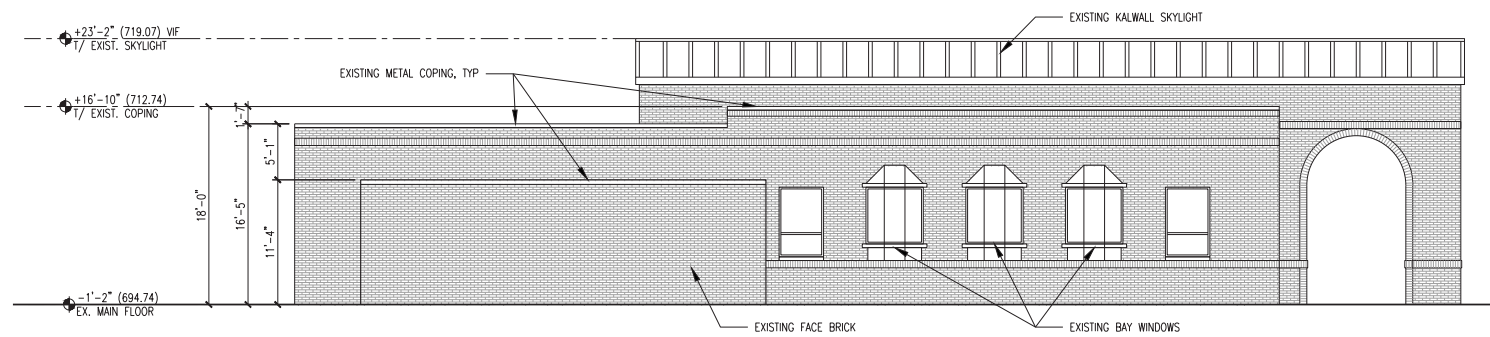
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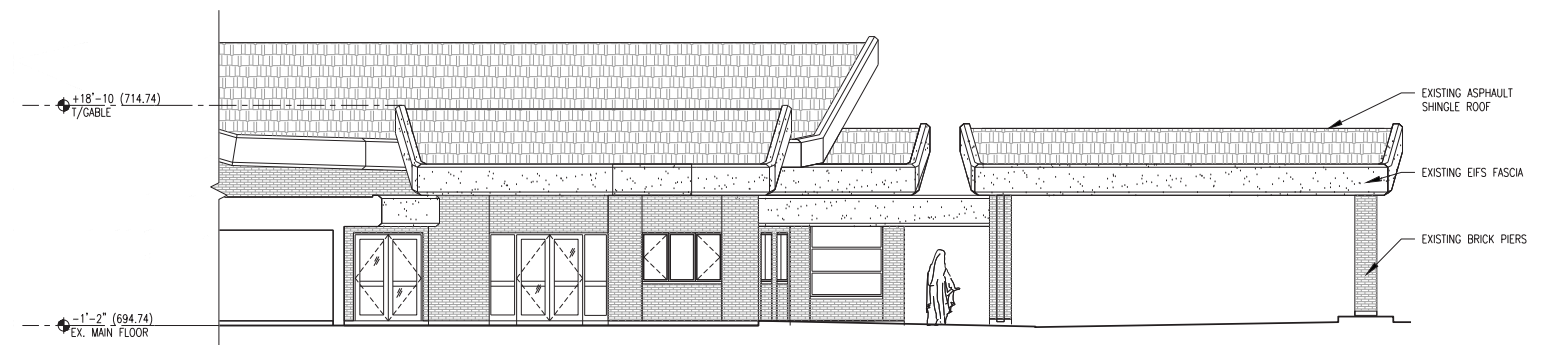
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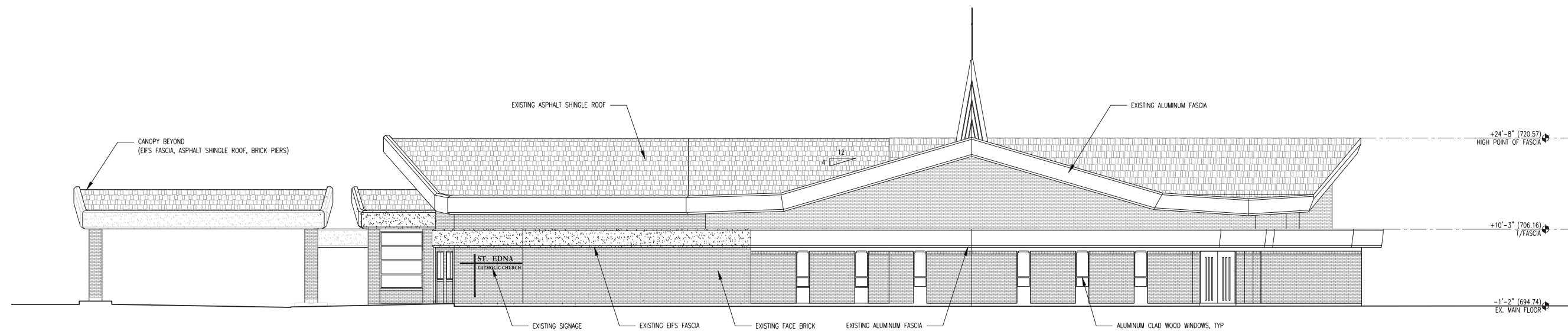
EXISTING NORTH ELEVATION



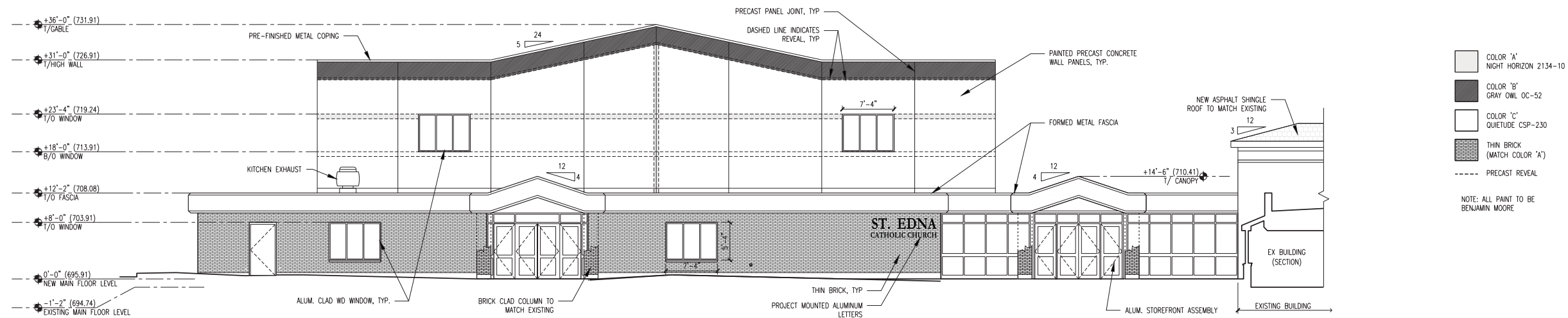
EXISTING HURLEY CENTER



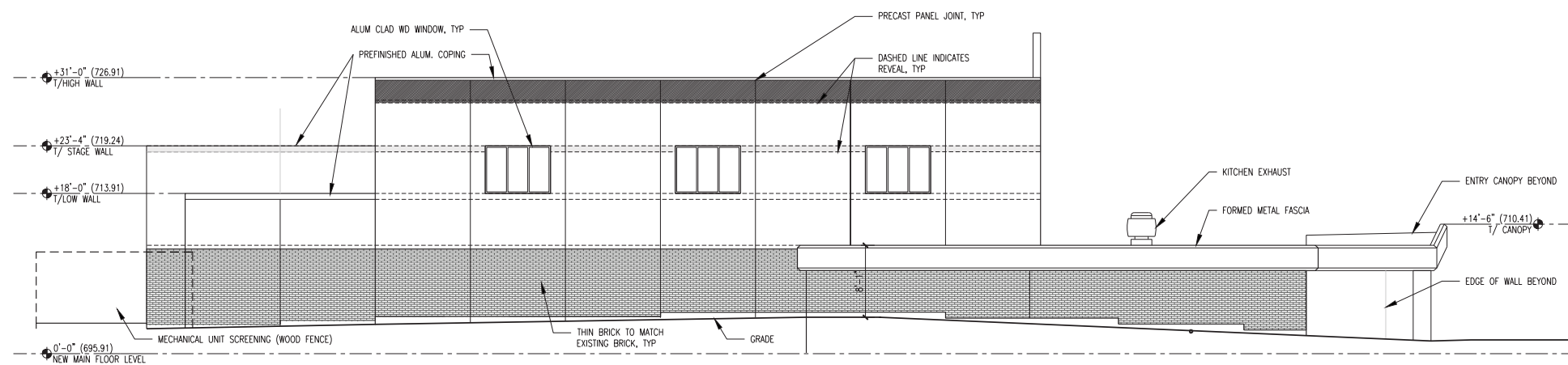
CHURCH – EXISTING EAST ELEVATION



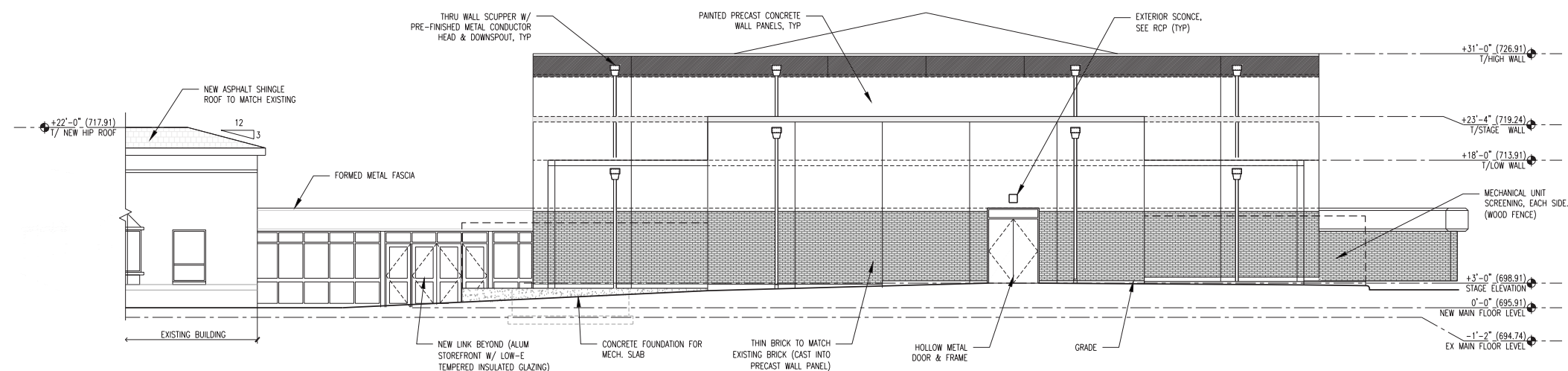
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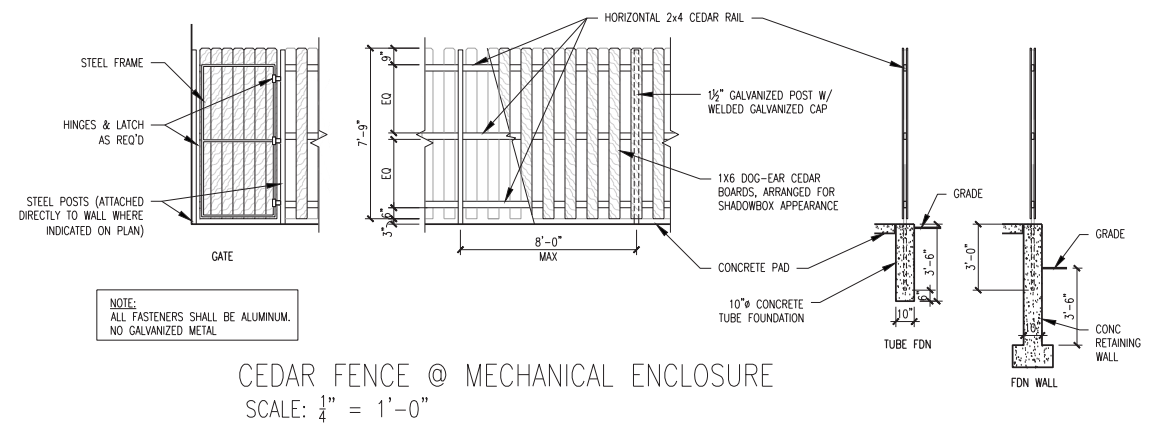
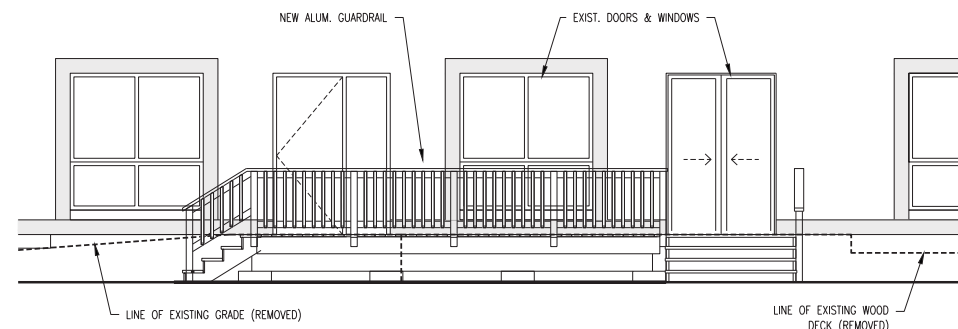
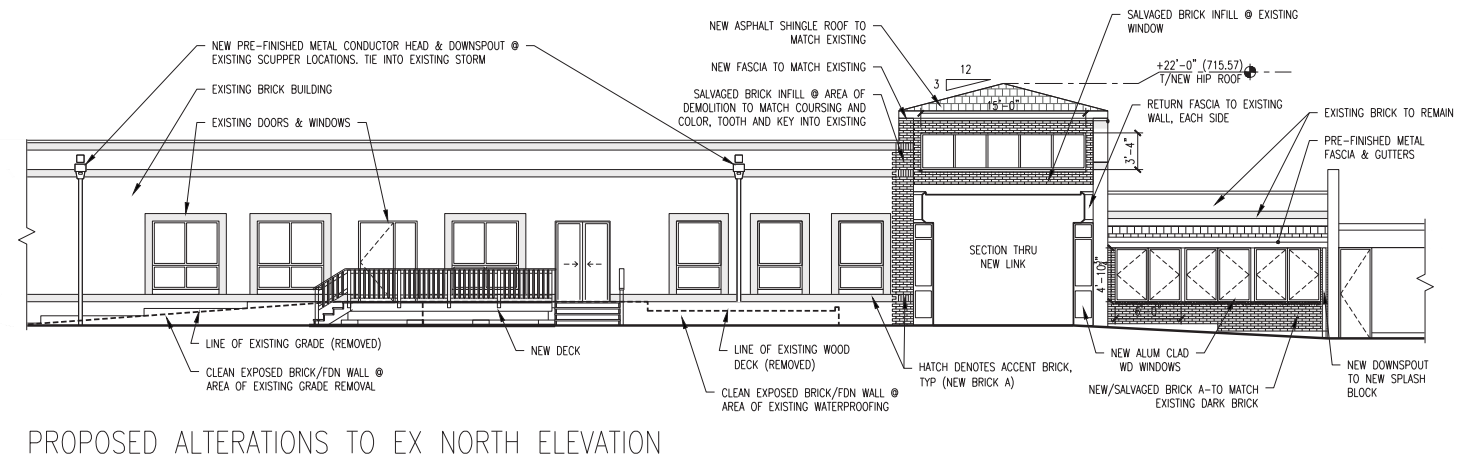
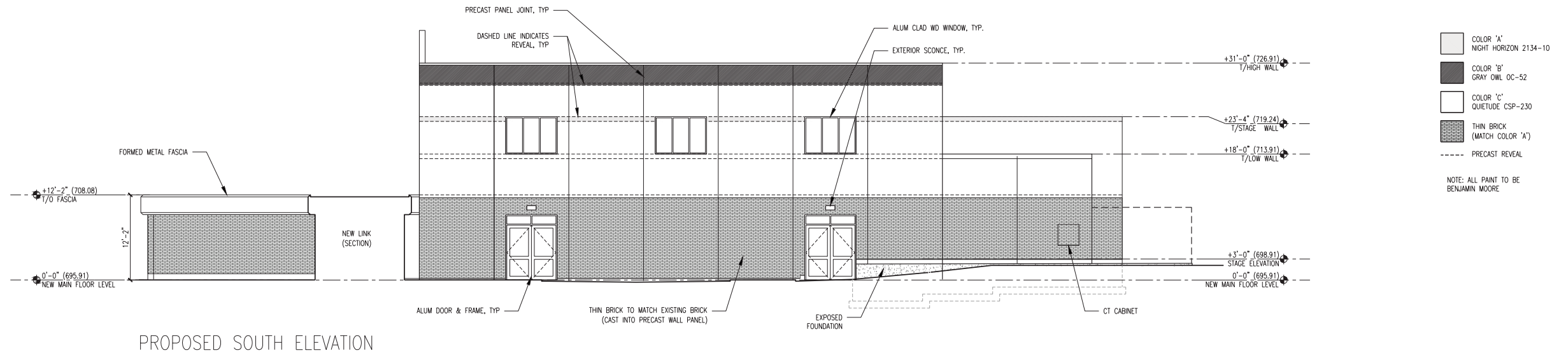
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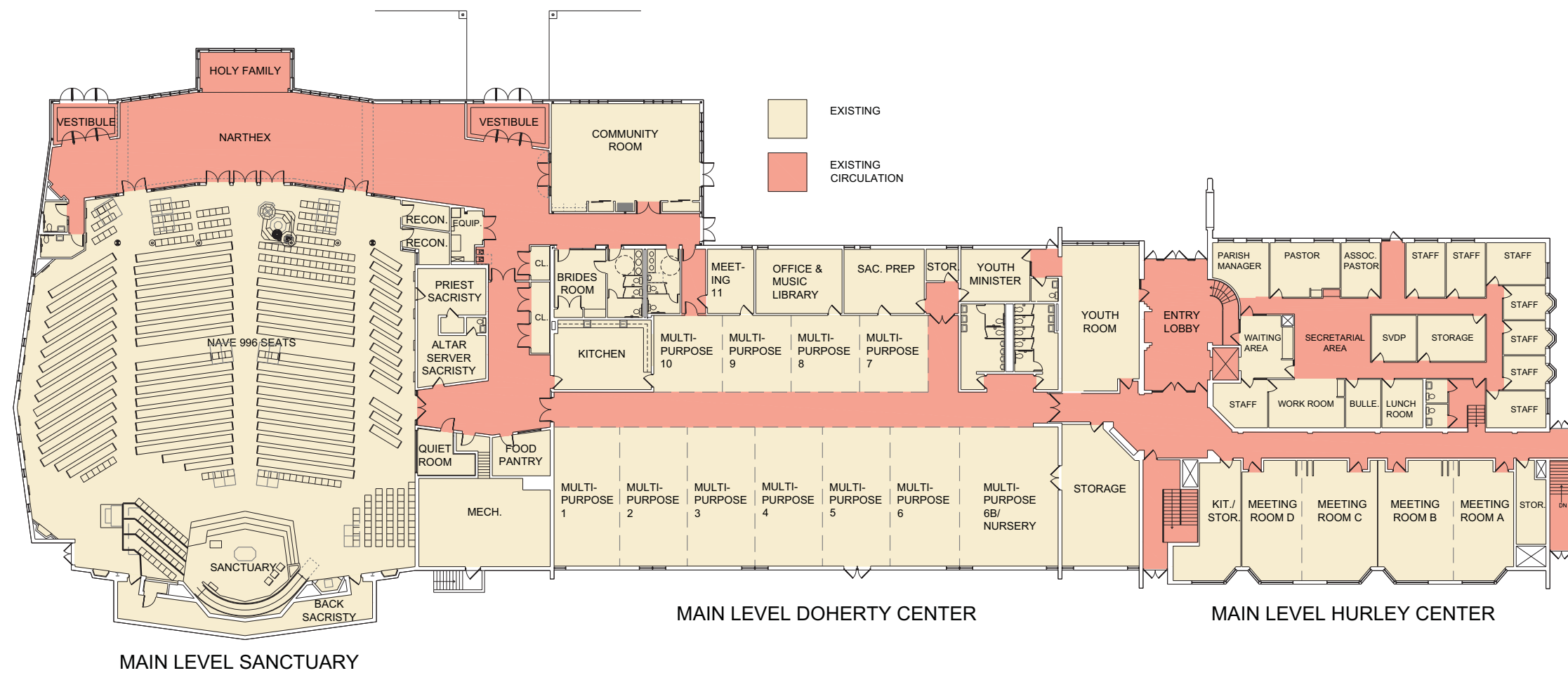
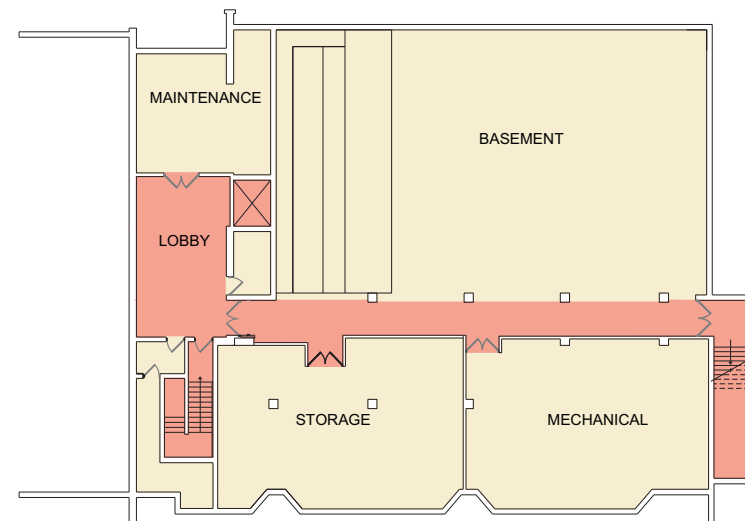


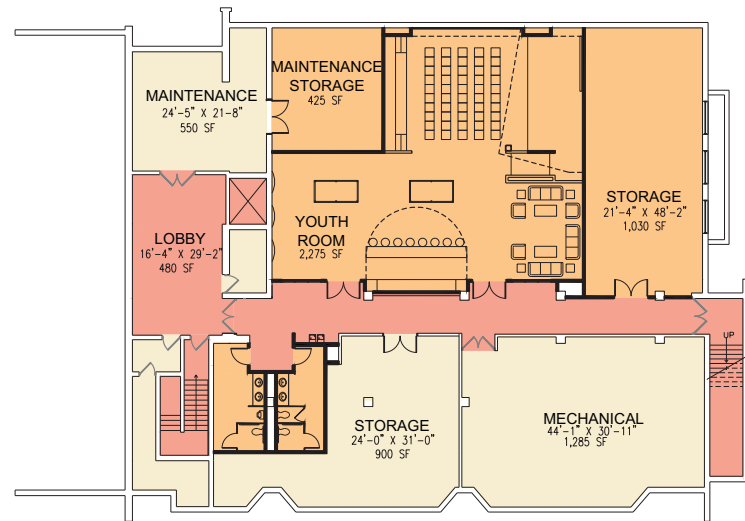
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

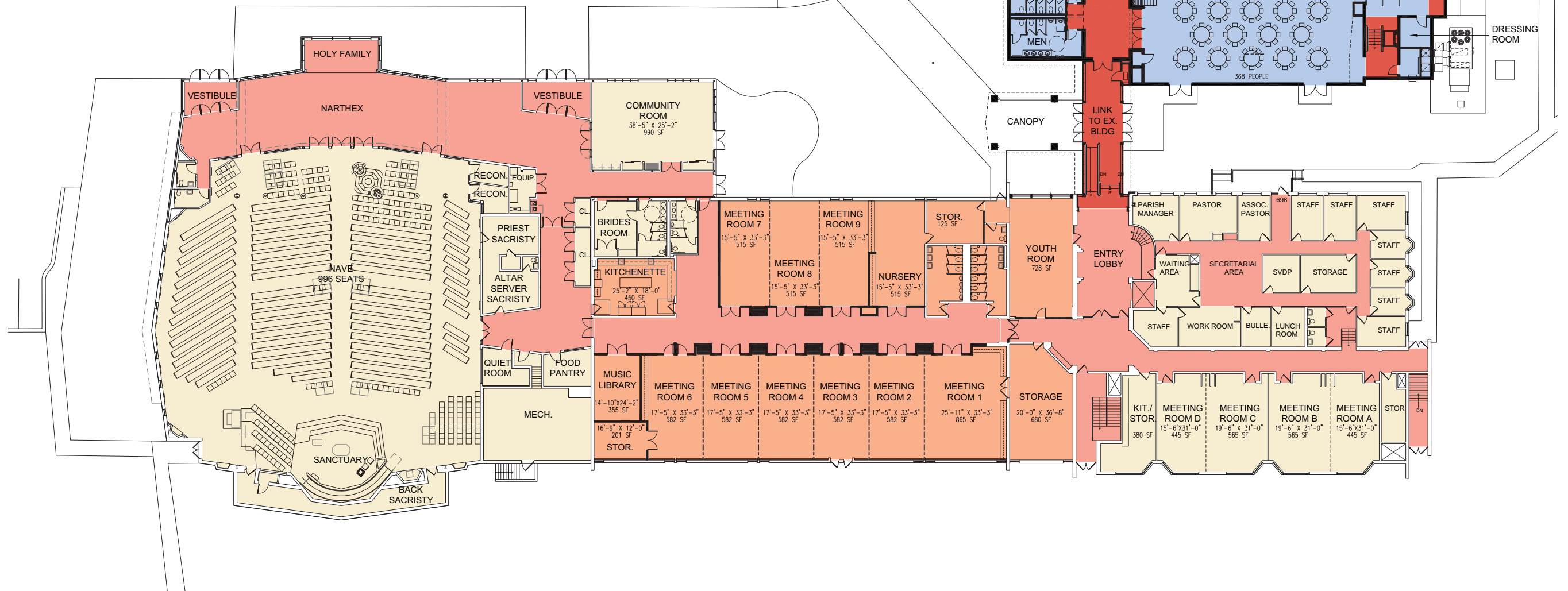


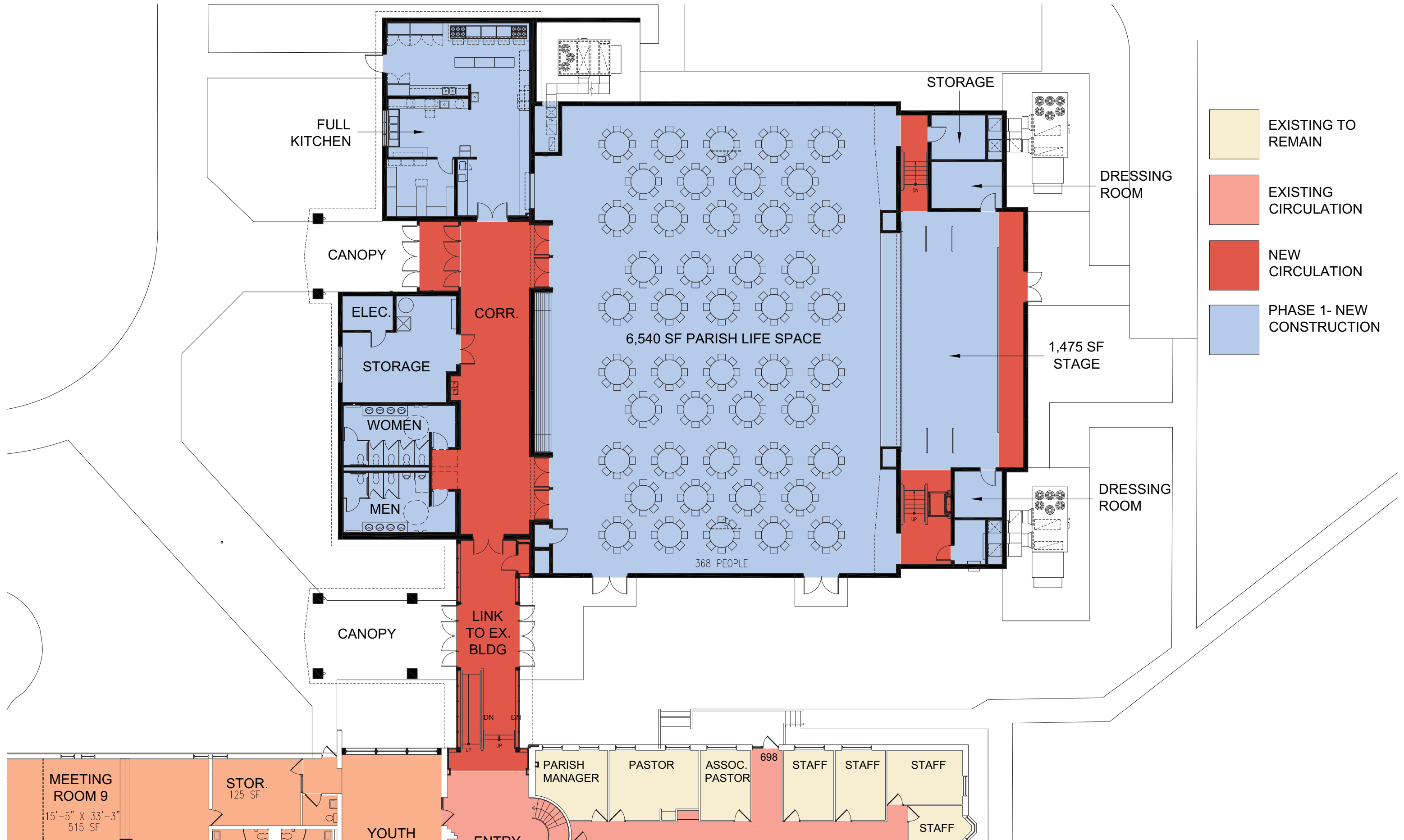


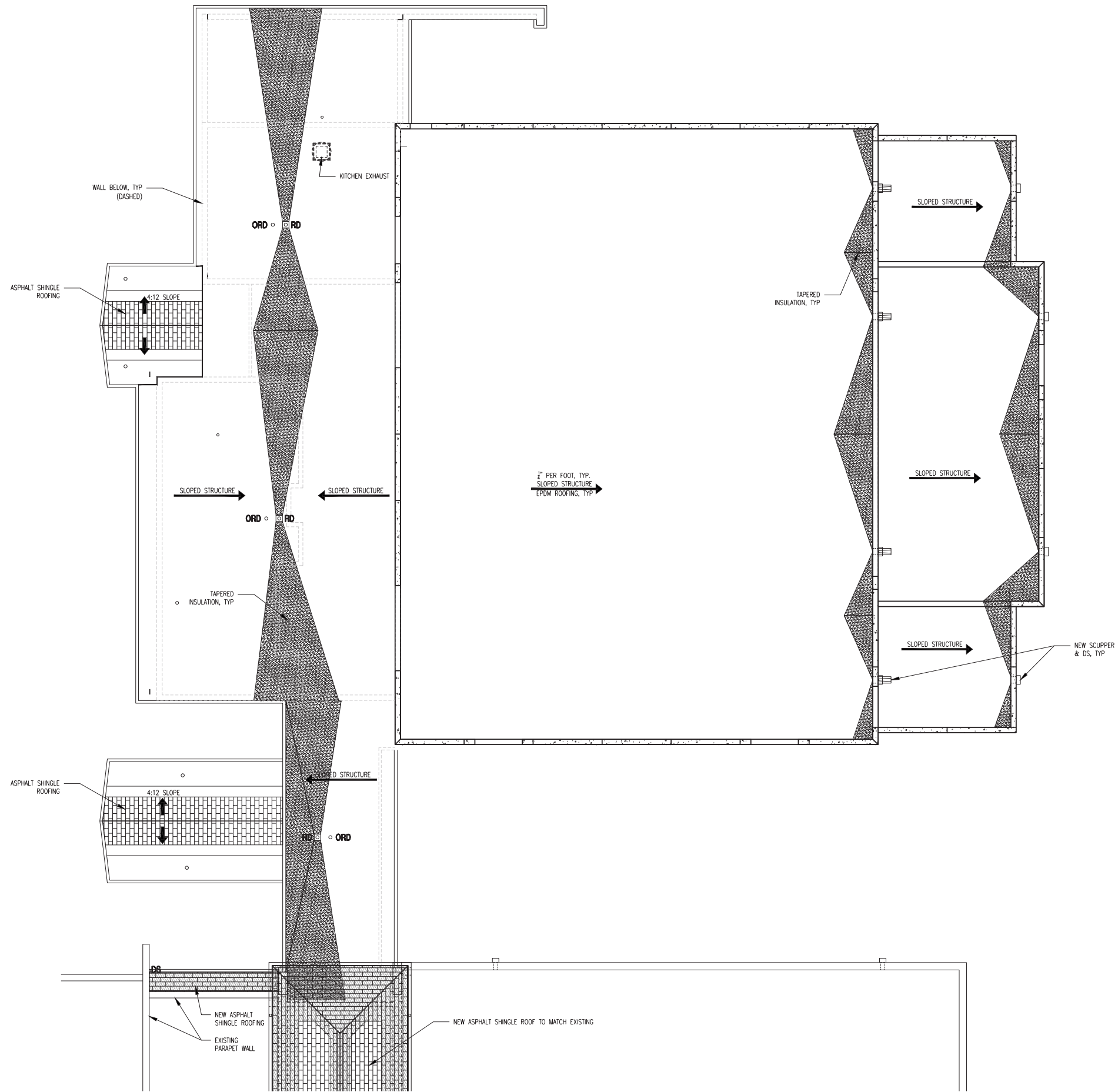


PROPOSED MASTER PLAN LOWER
LEVEL HURLEY CENTER

- NEW CONSTRUCTION
- NEW CIRCULATION
- REMODELED SPACE
- EXISTING TO REMAIN
- EXISTING CIRCULATION







PROPOSED PARISH CENTER ROOF PLAN

ST. EDNA CATHOLIC CHURCH



St. Edna Material List

1. Petitioner Name: Jaeger Nickola Kuhlman and Associates; Susan Maish
2. Date: August 18, 2017
3. Project: St. Edna Catholic Church Parish Center Addition
4. Location: 2525 N. Arlington Heights Road, Arlington Heights

New Parish Center

Thin Brick:	Metro Brick Architectural Thin Brick: 710 Charcoal, Wire Cut Texture
Accent Band in thin Brick (Color C):	Material- Precast Finish- Smooth Color- Benjamin Moore- Quietude CSP-230
Painted Precast Panel (Color C):	Finish- Smooth Color- Benjamin Moore- Quietude CSP-230
Painted Precast Accent (Color A)	Finish- Smooth Color- Benjamin Moore- Night Horizon 2134-10
Painted Precast Accent (Color B)	Finish Smooth Color- Benjamin Moore- Gray Owl OC-52
Lower Aluminum Clad Wood Windows:	Pella Enduraclad Coating, PR0152 Tan
Upper Aluminum Clad Wood Windows:	Pella Enduraclad Coating, PR7839 French Roast
Aluminum Fascia:	Pac-Clad, Stone White
Aluminum Storefront:	Clear Anodized Aluminum
Asphalt Shingles	Match Existing Timberline's 40-Color Slate Blend
Glazing	Low E Insulated Glazing

Color B

Color C

Color A

Alum. Clad
Windows

Shingles

ST. EDNA

CATHOLIC CHURCH

Alum. Fascia

Thin Brick

Aluminum
Storefront

Alum. Clad
Windows



KAD LED

LED Area Luminaire



Catalog
Number

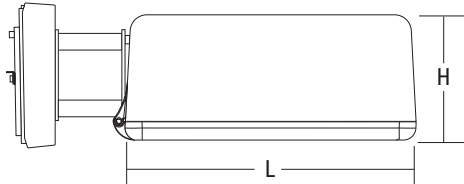
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	17-1/2" (44.5 cm)
Width:	17-1/2" (44.5 cm)
Height:	7-1/8" (18.1 cm)
Weight (max):	36 lbs. (16.4 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100- 400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBXD

KAD LED						
Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ¹
KAD LED	20C 20 LEDs 30C 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT 277 ¹ 120 ¹ 347 ² 208 ¹ 480 ² 240 ¹	Shipped included SPUMBAK___ Square pole universal mounting adaptor ⁴ RPUMBAK___ Round pole universal mounting adaptor ⁴ SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall Shipped separately 04 4" arm 06 6" arm 09 9" arm ³ 12 12" arm ³ DAD12P Degree arm (pole) DAD12WB Degree arm (wall)

Options	Finish (required)
Shipped installed PER5 NEMA twist-lock five-wire receptacle only (no controls) ⁵ PER7 Seven-wire receptacle only (no controls) ⁵ SF Single fuse (120, 277, 347V) ¹ DF Double fuse (208, 240, 480V) ¹ PIR Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁶ PIRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ⁶ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁶ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ⁶ BL30 Bi-level switched dimming, 30% ^{7,8} BL50 Bi-level switched dimming, 50% ^{7,8} PNMTDD3 Part night, dim till dawn ⁹ PNMT5D3 Part night, dim 5 hrs ⁹ PNMT6D3 Part night, dim 6 hrs ⁹ PNMT7D3 Part night, dim 7 hrs ⁹ HS Houseside shield ¹⁰	Shipped separately¹⁰ WG Wire guard KMA Mast arm external fitter DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD	KADL 40C 40K R5 PIRH

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹
SC U	Shorting cap ¹¹
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adaptor (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.
*Round pole top must be 3.25" O.D. minimum.

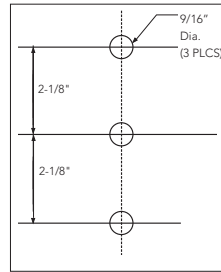
NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Maximum ambient temperature with 347V or 480V is 30°C.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010.
- PIR and PIR1FC3V specify the SensorSwitch [SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the SensorSwitch [SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



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KAD-LED
Rev. 11/17/15



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only.

† Requires 9" or 12" arm.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	35 W	R2	3,615	1	0	1	95	3,846	1	0	1	101	3,860	1	0	1	102
			R3	3,600	1	0	1	95	3,830	1	0	1	101	3,844	1	0	1	101
			R4	3,605	1	0	1	95	3,835	1	0	1	101	3,849	1	0	1	101
			R5	3,826	2	0	1	101	4,070	3	0	1	107	4,084	3	0	1	107
	700 mA	46 W	R2	4,537	1	0	1	95	4,827	1	0	1	101	4,844	1	0	2	101
			R3	4,519	1	0	2	94	4,807	1	0	2	100	4,825	1	0	2	101
			R4	4,524	1	0	2	94	4,813	1	0	2	100	4,830	1	0	2	101
			R5	4,802	3	0	1	100	5,108	3	0	1	106	5,126	3	0	1	107
	1000 mA	73 W	R2	6,203	1	0	2	86	6,598	2	0	2	92	6,622	2	0	2	92
			R3	6,177	1	0	2	86	6,571	1	0	2	91	6,595	1	0	2	92
			R4	6,185	1	0	2	86	6,579	1	0	2	91	6,603	1	0	2	92
			R5	6,564	3	0	1	91	6,983	3	0	1	97	7,008	3	0	1	97
30C (30 LEDs)	530 mA	53 W	R2	5,328	1	0	2	99	5,669	1	0	2	105	5,689	1	0	2	105
			R3	5,307	1	0	2	98	5,645	1	0	2	105	5,666	1	0	2	105
			R4	5,313	1	0	2	98	5,652	1	0	2	105	5,672	1	0	2	105
			R5	5,639	3	0	1	104	5,999	3	0	1	111	6,020	3	0	1	111
	700 mA	69 W	R2	6,674	2	0	2	95	7,100	2	0	2	101	7,126	2	0	2	102
			R3	6,647	1	0	2	95	7,071	2	0	2	101	7,097	2	0	2	101
			R4	6,655	1	0	2	95	7,080	1	0	2	101	7,105	1	0	2	102
			R5	7,063	3	0	2	101	7,514	3	0	2	107	7,541	3	0	2	108
	1000 mA	108 W	R2	8,881	2	0	2	84	9,448	2	0	2	89	9,482	2	0	2	89
			R3	8,844	2	0	2	83	9,409	2	0	2	89	9,443	2	0	2	89
			R4	8,855	2	0	2	84	9,420	2	0	2	89	9,454	2	0	2	89
			R5	9,398	3	0	2	89	9,998	4	0	2	94	10,034	4	0	2	95
40C (40 LEDs)	530 mA	71 W	R2	7,034	2	0	2	102	7,483	2	0	2	108	7,510	2	0	2	109
			R3	7,005	2	0	2	102	7,453	2	0	2	108	7,479	2	0	2	108
			R4	7,014	1	0	2	102	7,462	1	0	2	108	7,488	1	0	2	109
			R5	7,444	3	0	2	108	7,919	3	0	2	115	7,947	3	0	2	115
	700 mA	94 W	R2	8,737	2	0	2	96	9,295	2	0	2	102	9,329	2	0	2	103
			R3	8,701	2	0	2	96	9,257	2	0	2	102	9,290	2	0	2	102
			R4	8,712	2	0	2	96	9,268	2	0	2	102	9,301	2	0	2	102
			R5	9,246	3	0	2	102	9,836	4	0	2	108	9,871	4	0	2	108
	1000 mA	141 W	R2	11,537	2	0	2	82	12,273	2	0	2	88	12,322	2	0	2	88
			R3	11,489	2	0	3	82	12,223	2	0	3	87	12,272	2	0	3	88
			R4	11,503	2	0	3	82	12,237	2	0	3	87	12,286	2	0	3	88
			R5	12,208	4	0	2	87	12,988	4	0	2	93	13,039	4	0	2	93
60C (60 LEDs)	530 mA	103 W	R2	10,334	2	0	2	102	10,993	2	0	2	109	11,033	2	0	2	109
			R3	10,291	2	0	2	102	10,948	2	0	2	108	10,988	2	0	2	109
			R4	10,304	2	0	2	102	10,961	2	0	2	109	11,001	2	0	2	109
			R5	10,935	4	0	2	108	11,633	4	0	2	115	11,675	4	0	2	116
	700 mA	137 W	R2	12,871	2	0	2	96	13,692	3	0	3	102	13,742	3	0	3	103
			R3	12,818	2	0	3	96	13,636	2	0	3	102	13,685	2	0	3	102
			R4	12,833	2	0	3	96	13,653	2	0	3	102	13,702	2	0	3	102
			R5	13,620	4	0	2	102	14,489	4	0	2	108	14,541	4	0	2	109
	1000 mA	216 W	R2	16,336	3	0	3	76	17,379	3	0	3	80	17,440	3	0	3	81
			R3	16,268	3	0	3	75	17,307	3	0	4	80	17,368	3	0	4	80
			R4	16,288	3	0	3	75	17,328	3	0	4	80	17,389	3	0	4	81
			R5	17,286	4	0	2	80	18,390	4	0	2	85	18,455	4	0	2	85

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	46	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KAD LED homepage](#).

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.





KBA8 LED

LED Specification Bollard

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED											
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options	
KBA8 LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY	Asym- metric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7} DF Double fuse (208, 240V) ^{4,7} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts ⁸	Finish (required) DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
		450	450 mA ^{3,4}	40K	4000 K	SYM	Sym- metric ²	120 ⁵			
		530	530 mA	50K	5000 K			208 ⁵			
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted			240 ⁵			
				AMBLW	Amber limited wavelength ^{3,4}			277 ⁵			
								347 ⁴			
											Striping⁹ SDBB Dark bronze SDWH White SDBL Black SDNA Natural aluminum SDTG Tennis green SDBR Bright red SDBUA Dark blue SDYLB Yellow

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBA8 LED⁸

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.
- Striping is available only in the colors listed.



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

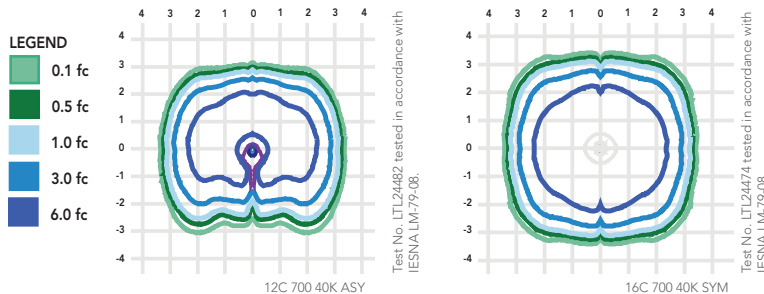
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBA8 Bollard homepage](#).

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



Certified Drawing for RT-1

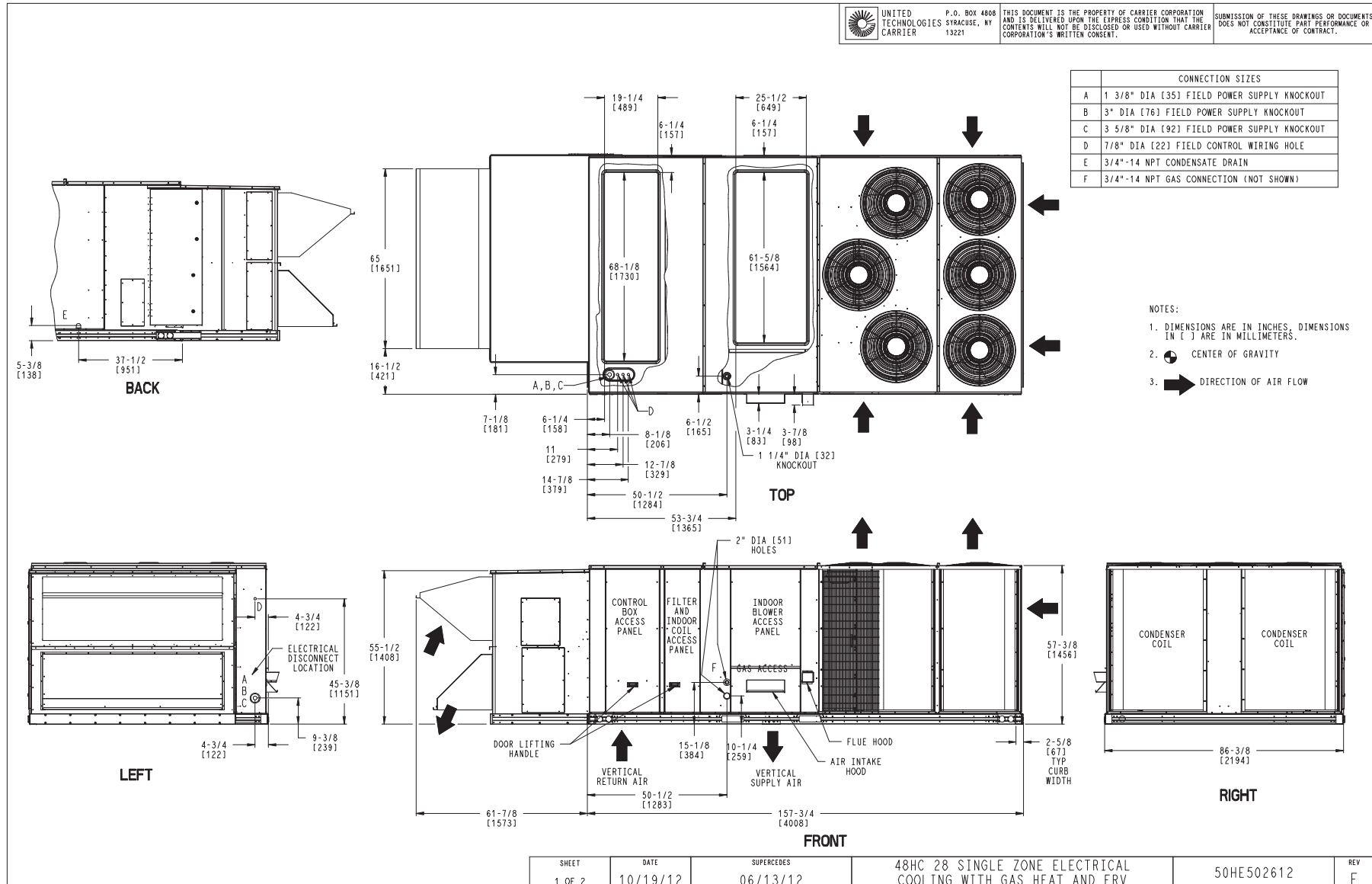
Project: M16025 - St. Edna Catholic Church
Prepared By:

03/01/2016
10:16AM

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CONNECTION SIZES	
A	1 3/8" DIA [35] FIELD POWER SUPPLY KNOCKOUT
B	3" DIA [76] FIELD POWER SUPPLY KNOCKOUT
C	3 5/8" DIA [92] FIELD POWER SUPPLY KNOCKOUT
D	7/8" DIA [22] FIELD CONTROL WIRING HOLE
E	3/4"-14 NPT CONDENSATE DRAIN
F	3/4"-14 NPT GAS CONNECTION (NOT SHOWN)

- NOTES:
1. DIMENSIONS ARE IN INCHES, DIMENSIONS IN [] ARE IN MILLIMETERS.
 2.  CENTER OF GRAVITY
 3.  DIRECTION OF AIR FLOW



SHEET	DATE	SUPERCEDES	DESCRIPTION	UNIT	REV
1 OF 2	10/19/12	06/13/12	48HC 28 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT AND ERV	50HE502612	E

Certified Drawing for RT-1

Project: M16025 - St. Edna Catholic Church
Prepared By:

03/01/2016
10:16AM

UNIT	STD UNIT WEIGHT *		CORNER WEIGHT (A)		CORNER WEIGHT (B)		CORNER WEIGHT (C)		CORNER WEIGHT (D)		C.G.		
	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	X	Y	Z
48HC28	3940	1791	1423	647	720	327	603	274	1194	543	39 1/4 [998]	52 7/8 [1344]	19 [483]



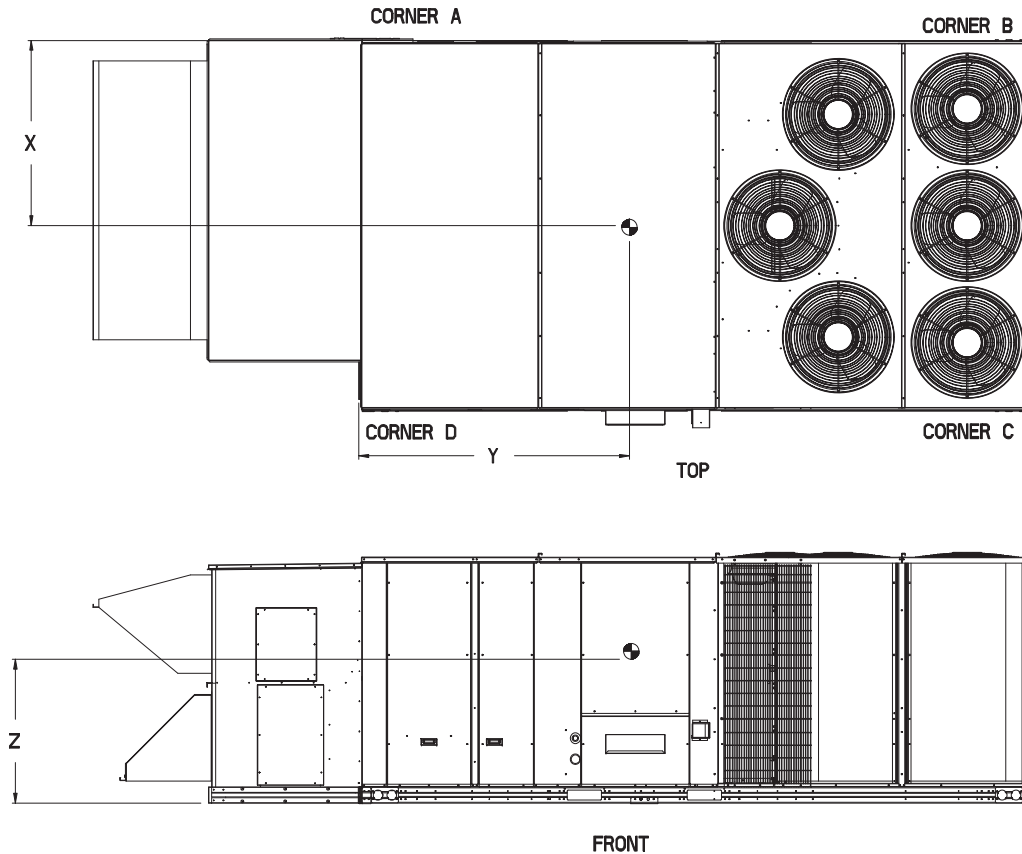
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FOR OTHER OPTIONS AND ACCESSORIES, REFER TO THE PRODUCT DATA CATALOG.

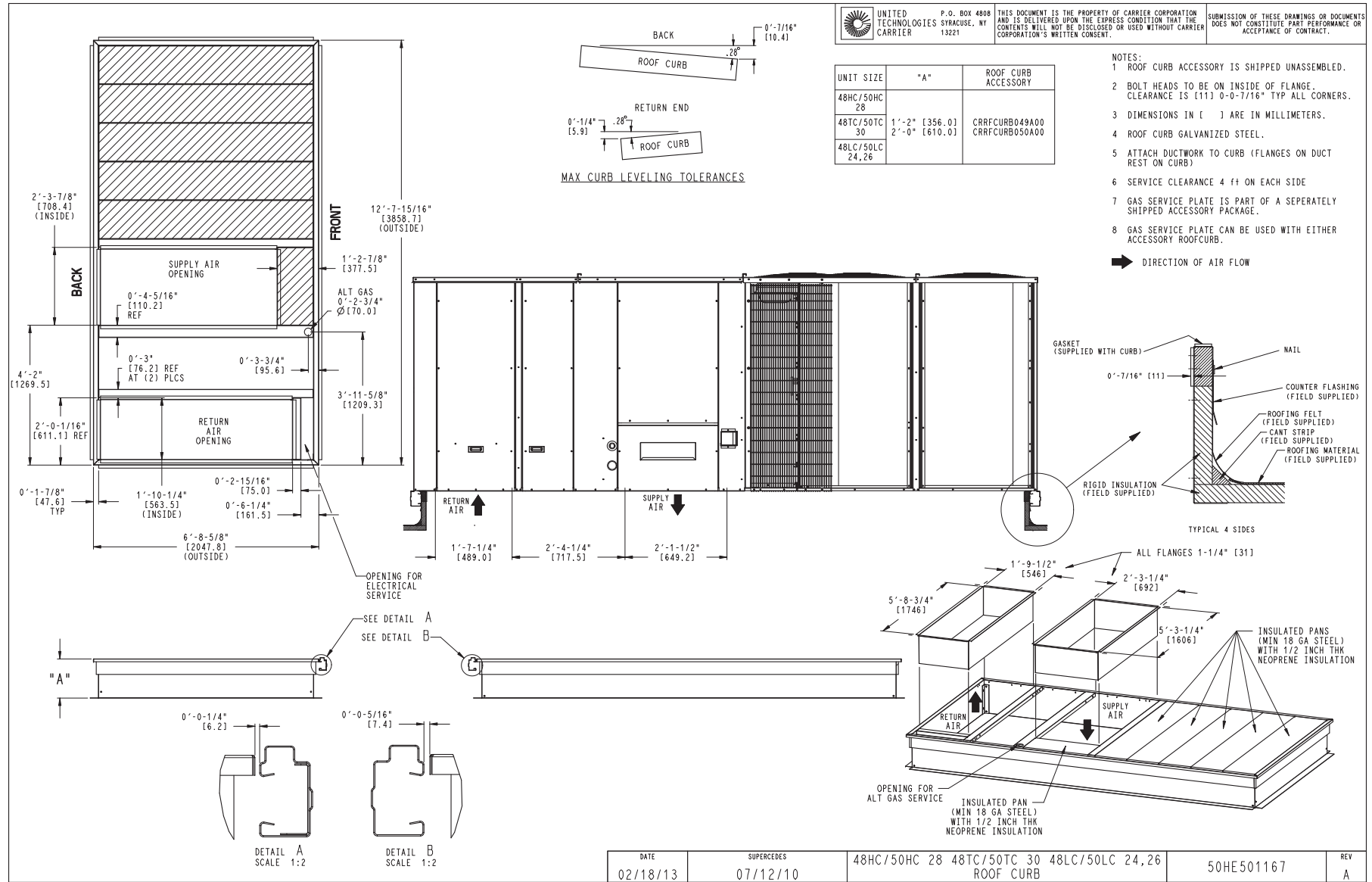


SHEET	DATE	SUPERCEDES	DESCRIPTION	UNIT	REV
2 OF 2	10/19/12	06/13/12	48HC 28 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT AND ERV	50HE502612	E

Certified Drawing for RT-1

Project: M16025 - St. Edna Catholic Church
Prepared By:

03/01/2016
10:16AM



Certified Drawing for RT-2

Project: M16025 - St. Edna Catholic Church
Prepared By:

03/01/2016
10:17AM

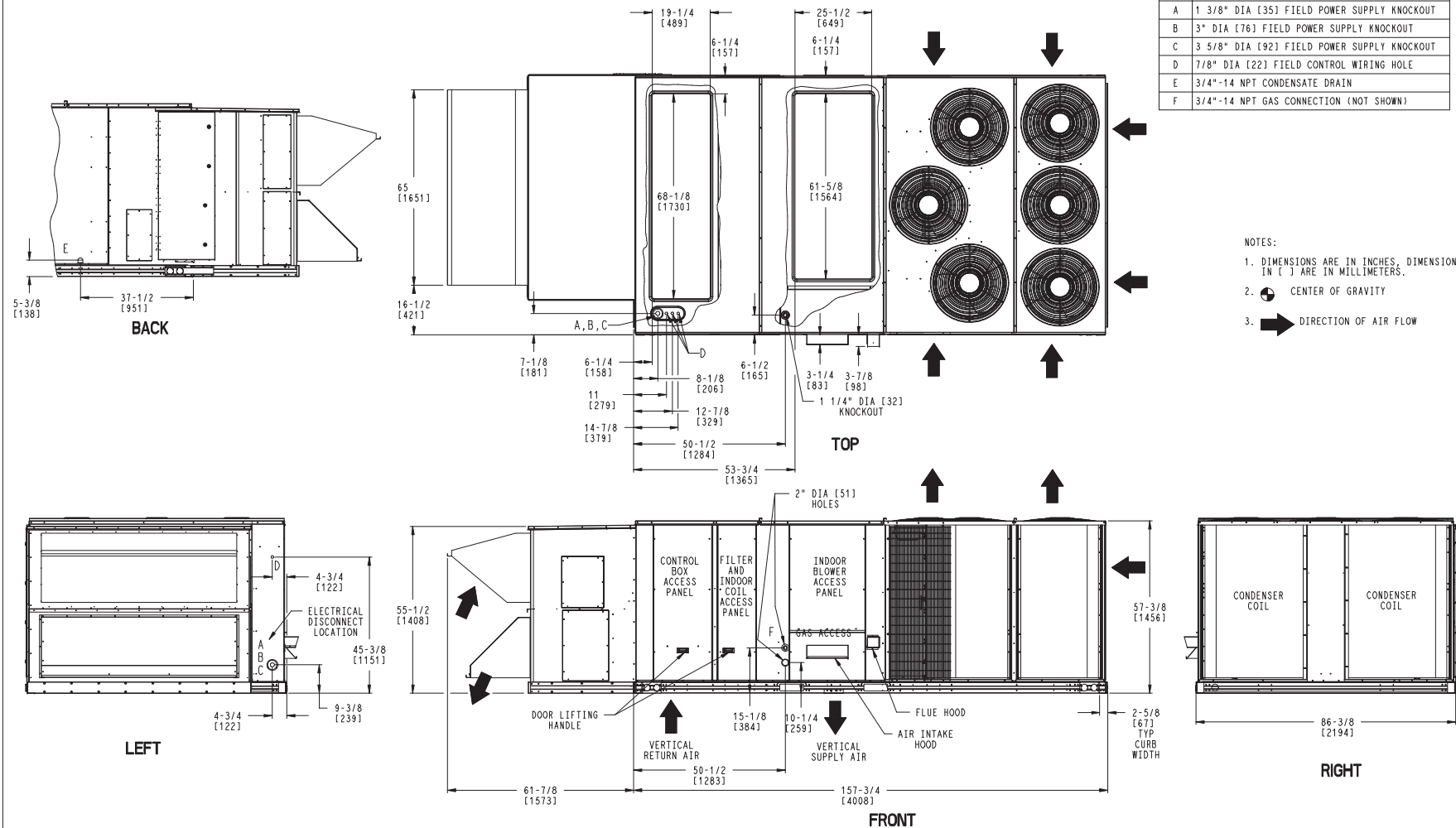


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B	3" DIA [76] FIELD POWER SUPPLY KNOCKOUT
C	3 5/8" DIA [92] FIELD POWER SUPPLY KNOCKOUT
D	7/8" DIA [22] FIELD CONTROL WIRING HOLE
E	3/4"-14 NPT CONDENSATE DRAIN
F	3/4"-14 NPT GAS CONNECTION (NOT SHOWN)

- NOTES:
1. DIMENSIONS ARE IN INCHES, DIMENSIONS IN [] ARE IN MILLIMETERS.
 2. CENTER OF GRAVITY
 3. DIRECTION OF AIR FLOW



SHEET	DATE	SUPERCEDES	DESCRIPTION	UNIT	REV
1 OF 2	10/19/12	06/13/12	48HC 28 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT AND ERV	50HE502612	E

Certified Drawing for RT-2

Project: M16025 - St. Edna Catholic Church
Prepared By:

03/01/2016
10:17AM

UNIT	STD UNIT WEIGHT *		CORNER WEIGHT (A)		CORNER WEIGHT (B)		CORNER WEIGHT (C)		CORNER WEIGHT (D)		C.G.		
	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	X	Y	Z
48HC28	3940	1791	1423	647	720	327	603	274	1194	543	39 1/4 [998]	52 7/8 [1344]	19 [483]



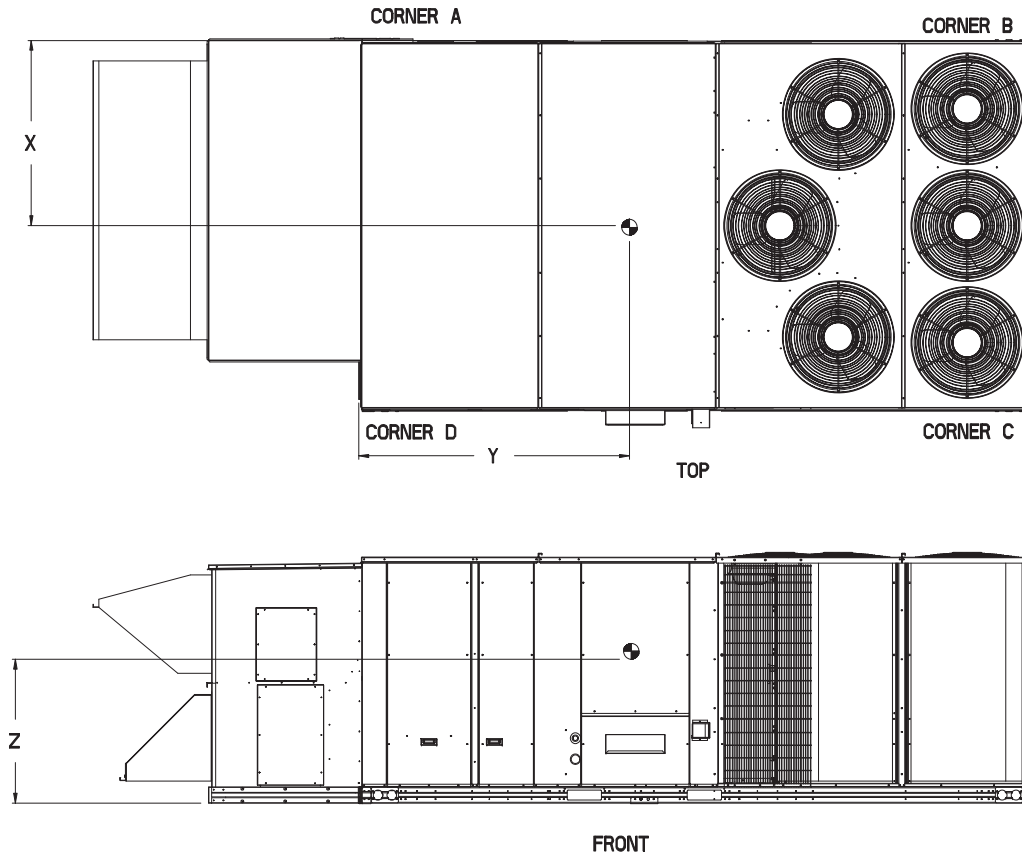
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FOR OTHER OPTIONS AND ACCESSORIES, REFER TO THE PRODUCT DATA CATALOG.

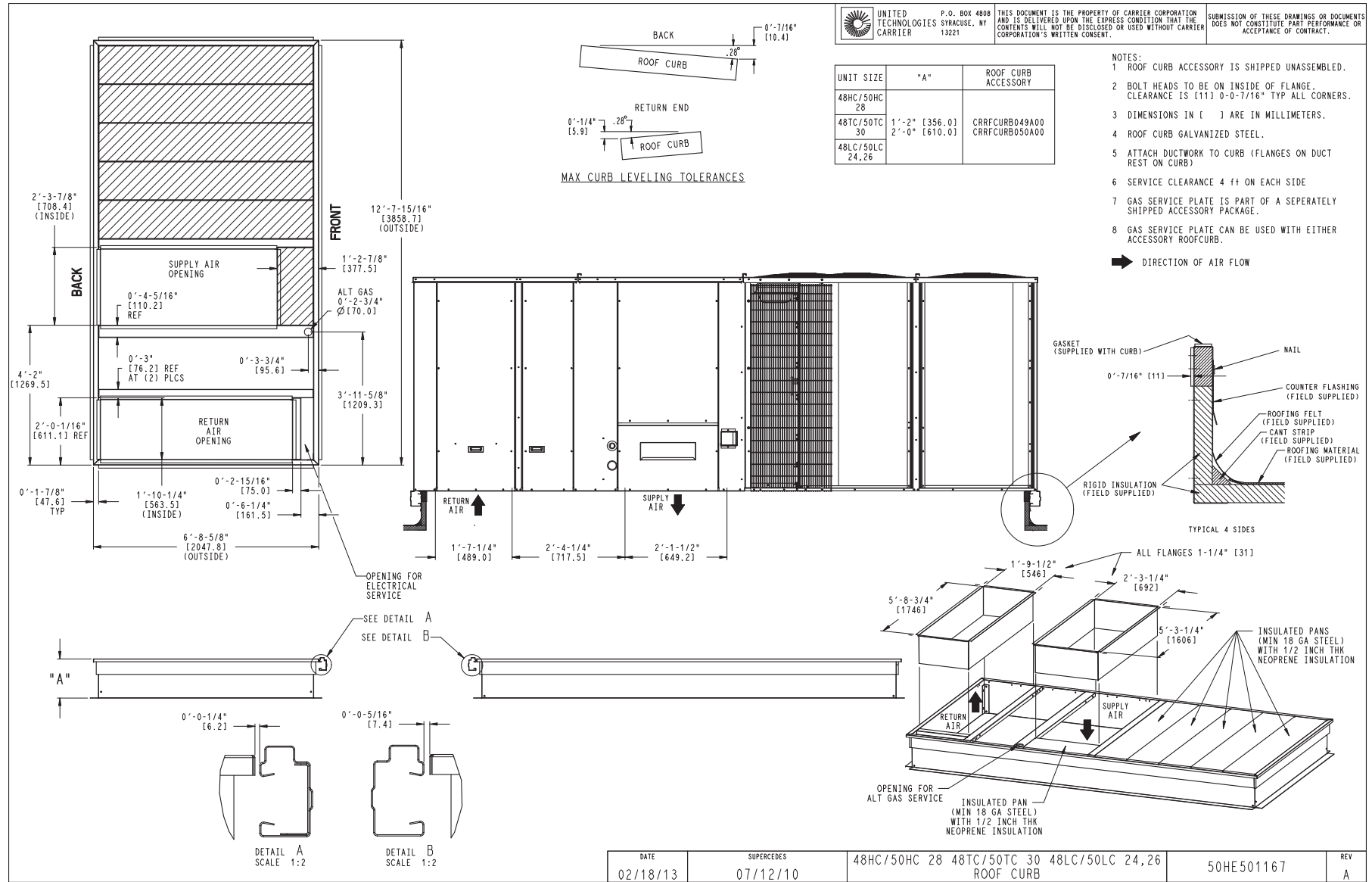


SHEET	DATE	SUPERCEDES	DESCRIPTION	UNIT	REV
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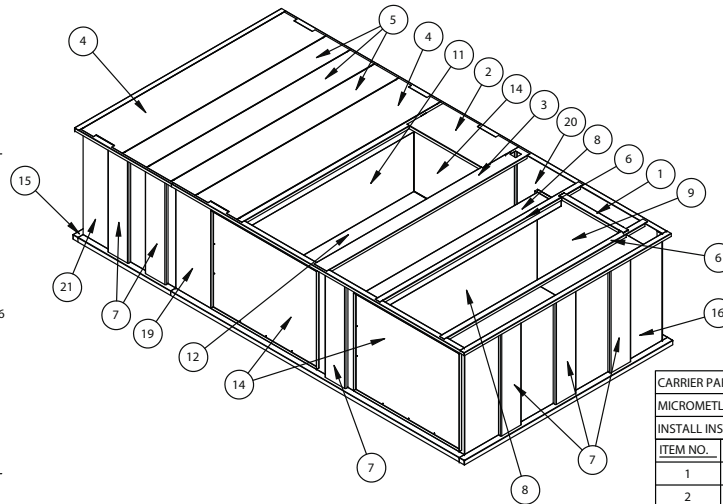
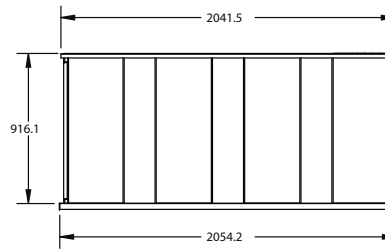
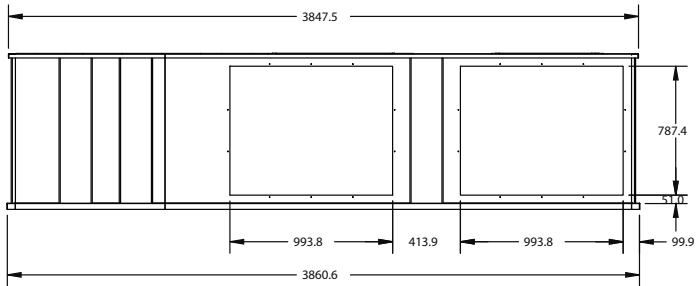
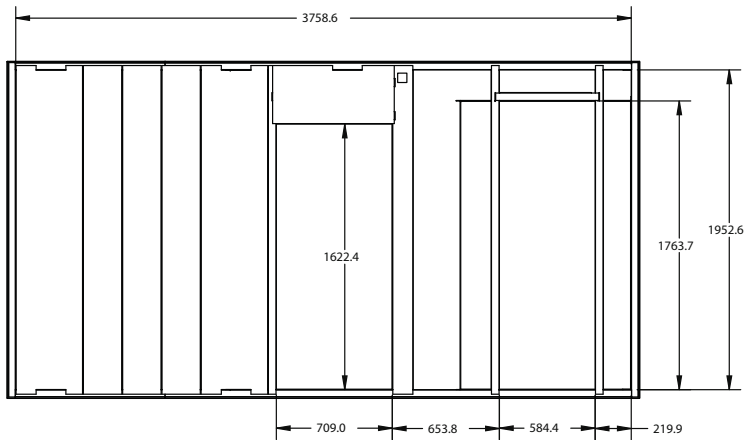
Certified Drawing for RT-2

Project: M16025 - St. Edna Catholic Church
Prepared By:

03/01/2016
10:17AM



RTU 1 AND 2 WILL
DISCHARGE DOWN INTO
THE CURB SHOWN BELOW.



CARRIER PART NUMBER: CRADCURB012A00			
MICROMETL PART NUMBER: HE6F-W-HCRB			
INSTALL INSTRUCTION # IIK-CRADCURB01-01			
ITEM NO.	MMC PART NO.	DESCRIPTION	QTY.
1	0403565A	R/A SUPPORT	1
2	0403566A	S/A SUPPORT	1
3	0403567A	A CROSS SUPPORT	1
4	0403580A	DECK PAN A	2
5	0403581A	DECK PAN B	3
6	0403593A	CROSS SUPPORT	3
7	CRBHE0033	VERTICAL SUPPORT	13
8	CRBHE0034	RETURN SHROUD A	1
9	CRBHE0035	RETURN SHROUD B	1
10	CRBHE0036	SUPPLY SHROUD A	1
11	CRBHE0037	SUPPLY SHROUD B	1
12	CRBHE0038	SUPPLY SHROUD C	1
13	CRBHE0039	RETURN SHROUD C	1
14	CRBHE0040	COVERS	3
15	CRBHE0041	FRONT	1
16	CRBHE0042	REAR	1
17	CRBHE0043	HORIZONTAL CURB, SIDE B	1
18	CRBHE0044	SUPPORT PLATE	2
19	CRBHE0046	HORIZONTAL CURB, SIDE A	1
20	CRBHE0047	HORIZONTAL CURB, SIDE B	1
21	CRBHE0048	HORIZONTAL CURB, SIDE A	1

- NOTES:
1. SHIPS FULLY WELDED
 2. INSULATED DECK PANS
 3. INCLUDE 25 L/F OF 1-1/2 X 1/4" GASKETING (9430-0100)
 4. WILL SIT ON STANDARD CURB

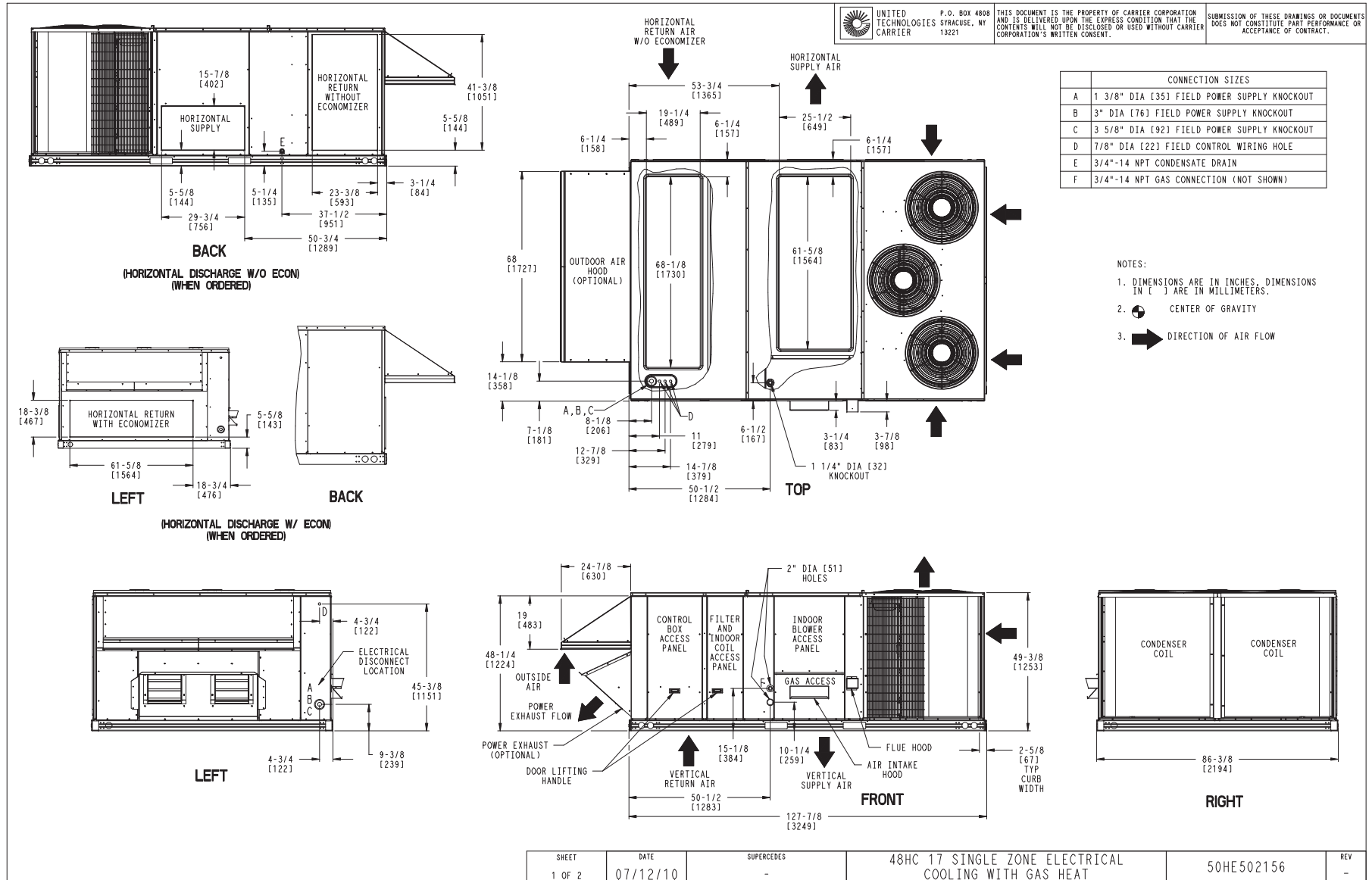
SIZE	DRAWING NUMBER	REV
D	48TM404345	-

Certified Drawing for RT-3

Project: M16025 - St. Edna Catholic Church
Prepared By:

**RTU-3 WILL BE ON A STANDARD 14" CURB.
DUCTS WILL DISCHARGE OUT THE SIDE OF THE
UNIT.**

02/09/2016
11:37AM



Certified Drawing for RT-3

Project: M16025 - St. Edna Catholic Church
Prepared By:

02/09/2016
11:37AM

UNIT	STD UNIT WEIGHT *		CORNER WEIGHT (A)		CORNER WEIGHT (B)		CORNER WEIGHT (C)		CORNER WEIGHT (D)		C.G.		
	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	LBS.	KG.	X	Y	Z
48HC17	1892	860	401	182	449	204	565	257	505	230	48 [1219]	67 3/8 [1711]	16 1/2 [419]

* STANDARD UNIT WEIGHT IS WITH LOW GAS HEAT AND WITHOUT PACKAGING.
FOR OTHER OPTIONS AND ACCESSORIES, REFER TO THE PRODUCT DATA CATALOG.

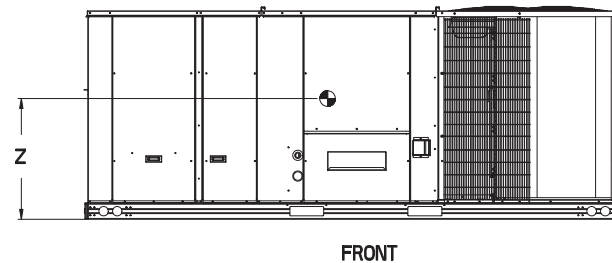
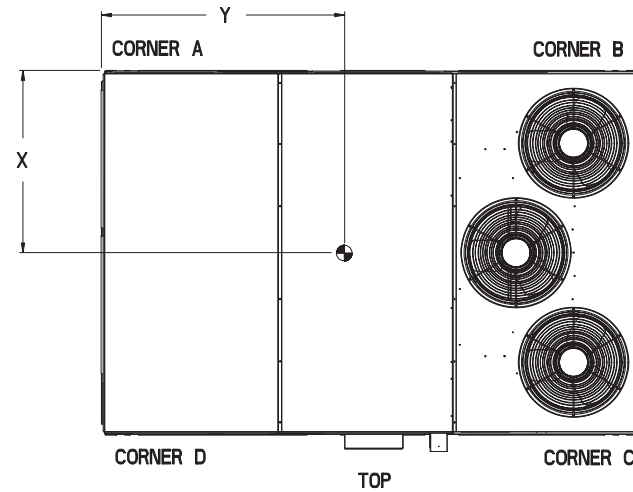


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SHEET 2 OF 2	DATE 07/12/10	SUPERCEDES -	48HC 17 SINGLE ZONE ELECTRICAL COOLING WITH GAS HEAT	50HE502156	REV -
-----------------	------------------	-----------------	---	------------	----------



Item: DC#17-104 - Aldi Store - 550 E. Golf Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing Aldi grocery store.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Aldi located at 550 E. Golf Road. This recommendation is subject to compliance with the plans received on 8/16/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. It is recommended that transom windows be added at the top of the wall along the south elevation.
2. Provide three additional shade trees in the remaining landscape islands.
3. Fill in the gaps in the perimeter hedge screen along Goebbert Road.
4. Provide a variety of shrubs and perennials around the ground sign at the southeast corner of the site.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. All signage must meet code, Chapter 30.

ATTACHMENTS:**Description**

Staff Report

Drawings & Documents

Photos of Surrounding Properties

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Aldi
Project Address: 550 E. Golf Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 17-104
Petitioner Name: Joshua Baird
Petitioner Address: APD Engineering & Architecture
615 Fishers Run
Victor, NY 14564
Meeting Date: September 26, 2017

Date Prepared: September 19, 2017

Requested Action(s):

1. Approval of the proposed architectural design for an addition to an existing Aldi grocery store.

ANALYSIS:

Summary

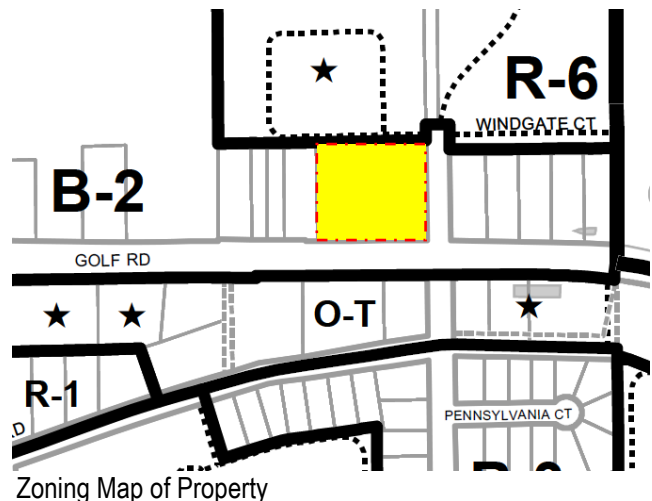
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is proposing to expand an existing 16,079 sf Aldi grocery store with a 3,287 sf building addition for a total building area of 19,366 sf. The scope of the project also includes new signage, which requires sign variations covered under a separate report. The existing parking lot will be modified only as needed to accommodate the new addition. The proposed addition complies with the B-2, General Business, zoning district requirements.

ANALYSIS



Aerial of Property



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Aldi	Commercial
North	R-6, Multi-Family Dwelling District	Multi-Family Townhomes and Condominiums	Moderate Density Multi-Family
South	O-T, Office Transitional	Multi-tenant offices	Offices only
East	B-2, General Business District	Multi-tenant Retail Center	Commercial
West	B-2, General Business District	Valli Produce	Commercial

Architectural Design:

The existing building design is unremarkable with a simple entry design and red brick exterior walls. The proposed addition will extend across the entire front wall of the building facing Golf Road, creating an entirely new façade. The addition includes a new enhanced entry feature with a “bright silver” aluminum entrance canopy and wall cladding above a new clear anodized storefront entrance. Dark brown brick is proposed as an accent material on the vertical piers at the entry and across the front of the building.

While the new entrance is nicely designed, the rest of the building walls are flat brick walls, which lack detail and interest. Other Aldi stores include high transom windows across the front wall which adds interest to the design. It is recommended that high transom windows be added to this project, similar to the example shown in Image 1 below.



Image 1. Example of an Aldi store with transom windows across the front.

Mechanical and Trash Dumpster Screening:

There will be three new rooftop mechanical units that will be screened from view with equipment screens attached to the units. Trash will be stored within an existing trash enclosure located on the west side of the building.

Signage:

New wall signs are proposed as part of the updated appearance for the building. Refer to separate sign variation report for a complete summary of the existing and proposed signage. Separate sign permits are required for all signage.

The signage drawings indicate three “halo-lit logos” in lieu of the “FOOD MARKET” sign shown on the architectural plans. Additionally, the wall surface behind these signs is specified on the architectural drawings to be a “Slate Grey” aluminum panel, where the sign plans illustrate a faux wood wall cladding. The petitioner needs to clarify the design intent.

Landscaping:

Code requires that all landscape islands contain shade trees, and that the perimeter of the parking lot be screened with a continuous three-foot tall landscape hedge. Overall, the landscaping on the site is well maintained, but some of the landscape islands are missing shade trees, and there are some gaps in the perimeter hedge screen along Goebbert Road. The petitioner is proposing to add six shade trees where they are missing in the landscape islands, but three additional trees are required to be added in the remaining landscape islands. Also, the gaps in the perimeter hedge screen along Goebbert Road need to be filled in. Finally, it is recommended that a variety of shrubs and perennials be added around the ground sign at the southeast corner of the site to enhance the appearance.

RECOMMENDATION:

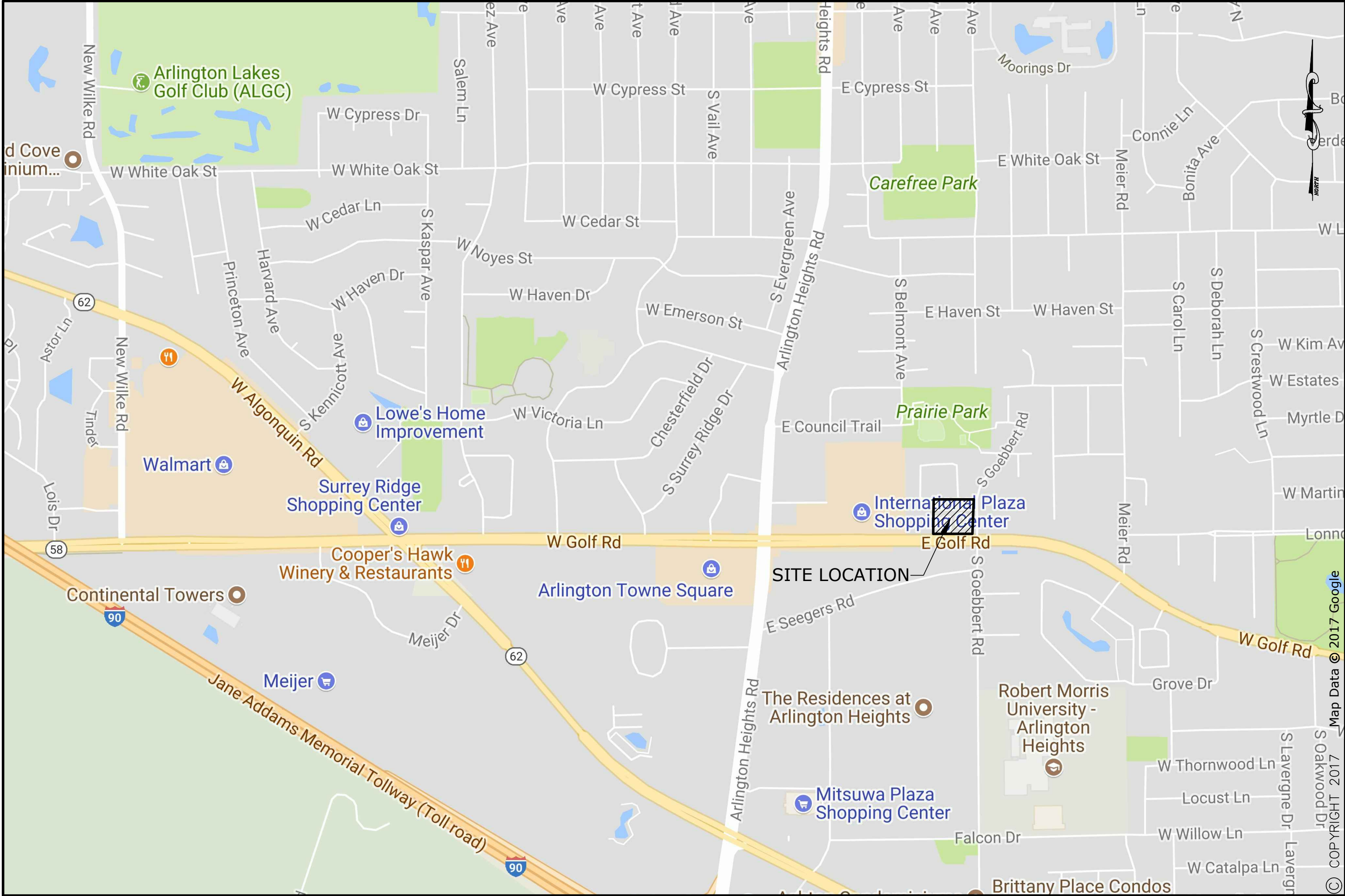
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to *Aldi* located at 550 E. Golf Road. This recommendation is subject to compliance with the plans received on 8/16/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. It is recommended that transom windows be added at the top of the wall along the south elevation.
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6. All signage must meet code, Chapter 30.

September 19, 2017

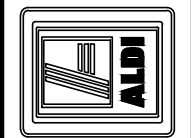
Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-104



PROJECT NO.	30109717
DATE	08/10/17
SCALE	1"=800'
PROJ. MGR.	NEK
PROJ. ASSOC.	AVS

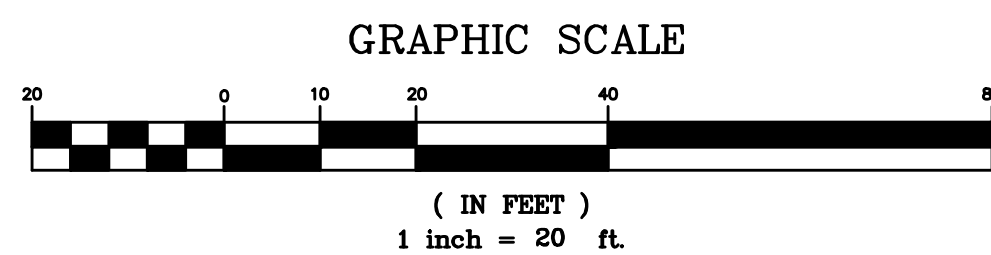
ALDI INC. - STORE #55
ARLINGTON HEIGHTS, ILLINOIS
LOCATION MAP



975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management





BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264

P. I. N.: 08-10-302-037

LEGAL DESCRIPTION

PARCEL 1:
LOTS 5, 6 AND 7 IN ARLINGTON CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2
OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN AS DOCUMENT 25531638 AND FILED WITH THE REGISTRAR OF TORRENS
TITLE AS DOCUMENT LR3261295, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY,
ILLINOIS.

PARCEL 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS AS CREATED BY GRANT OF EASEMENT DATED OCTOBER 13, 1982 AND FILED NOVEMBER 9, 1982 AS DOCUMENT NO. 25531638 FOR FLOWING THROUGH THE WESTERN NATIONAL LIFE AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 18, 1978 KNOWN AS TRUST NO. 45493, OAKWOOD LAKEFRONT PROPERTIES INC., A CORPORATION OF ILLINOIS AND BILLKNAPP'S PROPERTIES, INC., MICHIGAN CORPORATION, FOR INGRESS AND EGRESS OVER AND UNDER THE LANDS OF THE WESTERN NATIONAL LIFE AND TRUST COMPANY OF CHICAGO OF LOT 4 IN ARRLINGTON CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AS DOCUMENT 25531638 AND FILED WITH THE REGISTRAR OF TORRENS RECORDS AS DOCUMENT U32621295, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

CONTAINING AREA: 98,381.21 sq. ft. (2.26 acres)
PROPERTY COMMONLY KNOWN AS: 550 E GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BENCHMARK: NGS PID DM3900 DISK SET ON TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE GOLF ROAD BRIDGE NO 016-0349 OVER SALT CREEK, APPROXIMATELY 0.3 MILES WEST OF THE INTERSECTION OF GOLF ROAD WITH NEW MILKE ROAD, 3 FEET SOUTH OF A CHAIN LINK FENCE.

ELEV. = 696.09 (NAVD 88 DATUM)

SITE BENCHMARK:
CROSS CUT IN WALK NEAR SOUTHEAST CORNER OF SUBJECT PROPERTY.

ELEV. = 700.44

LEGEND

- | | | | |
|--|---------------------------------------|--|-----------------------------|
| | UTILITY PEDESTAL | | |
| | LIGHT POLE WITH ARMS | | TREE WITH TRUNK DIAM. SIZE |
| | UTILITY POLE | | |
| | SIGN POST | | OVERHEAD WIRES (# OF WIRES) |
| | CLOSED COVER DRAINAGE STRUCTURE | | |
| | FIRE HYDRANT | | |
| | WATER VALVE VAULT | | |
| | OPEN COVER DRAINAGE STRUCTURE | | |
| | SANITARY SEWER MANHOLE | | |
| | WATER SHUTOFF VALVE
WITH 8" CASING | | |
| | BOLLARD | | |
| | DOWNSPOUT | | |
| | TRAFFIC SIGNAL LIGHT | | |
| | WATER SERVICE SHUTOFF VALVE | | |
| | CURB INLET/CATCH BASIN | | |
| | TRAFFIC SIGNAL CONTROL VAULT | | |
-
- SOUTHWEST BAYVIEW
- XXX.X
XXX.XX
FIN/FNL =
T/W =
- GROUND ELEVATION
PAVEMENT ELEVATION
FINISHED FLOOR ELEVATION
TOP OF WALL

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

OCTOBER 22, _____ A.D. 20 16

BY : _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.00287

 STORM SEWER
STRUCTURES

- 1) CATCH BASIN
RIM = 700.35
12" RCP N INV=696.05
12" RCP S INV=696.05
- 2) CATCH BASIN
RIM = 699.96
12" RCP N INV=696.79
10" RCP S INV=696.81
- 3) CATCH BASIN
RIM = 699.90
10" RCP N INV=696.86
8" RCP SW INV=696.89
- 4) CATCH BASIN
RIM = 699.97
12" PVC N INV=694.68
12" PVC SE INV=694.68
- 6) CATCH BASIN
RIM = 699.63
12" PVC NW INV=694.43
12" PVC E INV=694.42
- 7) CATCH BASIN
RIM = 699.41
12" PVC W INV=694.01
12" PVC NE INV=694.01
- 8) CATCH BASIN
RIM = 699.70
15" PVC SW INV=694.00
15" PVC NW INV=694.04
- 9) CATCH BASIN
RIM = 700.56
15" PVC SE INV=693.40
12" PVC NW INV=693.46
10" RCP SW INV=693.57
(NO RESTRICTOR FOUND)
- 10) FLARED END SECTION
18" RCP = 693.71
- 11) STORM SEWER MH
RIM = 700.21
12" N INV=691.41
12" N INV=691.26
10" PVC SW INV=691.33
- 12) CATCH BASIN
RIM = 698.32
- 13) CATCH BASIN
RIM = 699.57
- 14) CURB CATCH BASIN
FLOW LINE = 699.60
- 15) CATCH BASIN
RIM = 698.71

 SANITARY SEWER
STRUCTURES

- 1) SANITARY SEWER MH
RIM = 700.91
12" CLAY W INV=687.86
12" CLAY E INV=687.86
- 2) SANITARY SEWER MH
RIM = 701.73
12" CLAY W INV=687.52
12" CLAY E INV=687.52
12" CLAY N INV=687.56
- 3) SANITARY SEWER MH
RIM = 700.66
12" CLAY W INV=687.14
10" CLAY SE INV=687.1
12" CLAY N INV=687.14
- 4) SANITARY SEWER MH
RIM = 701.84
10" CLAY W INV=691.34
10" CLAY N INV=691.34

☐ WATER VALVE
VAULTS

- 1) WATER VALVE VAULT
RIM = 699.96
TOP OF PIPE=693.96
- 2) WATER VALVE VAULT
RIM = 700.60
TOP OF PIPE=694.00
- 3) WATER VALVE VAULT
RIM = 702.08
TOP OF PIPE=695.30
- 4) WATER VALVE VAULT
RIM = 701.57
TOP OF PIPE=695.37

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : RWG ENGINEERING LLC
DRAWN BY : MMG
CHECKED BY : _____
SURVEYED BY : JG-LR-BG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 16-20737 REV 1
ALDI # 55, 550 E. GOLF ROAD, ARLINGTON HEIGHTS

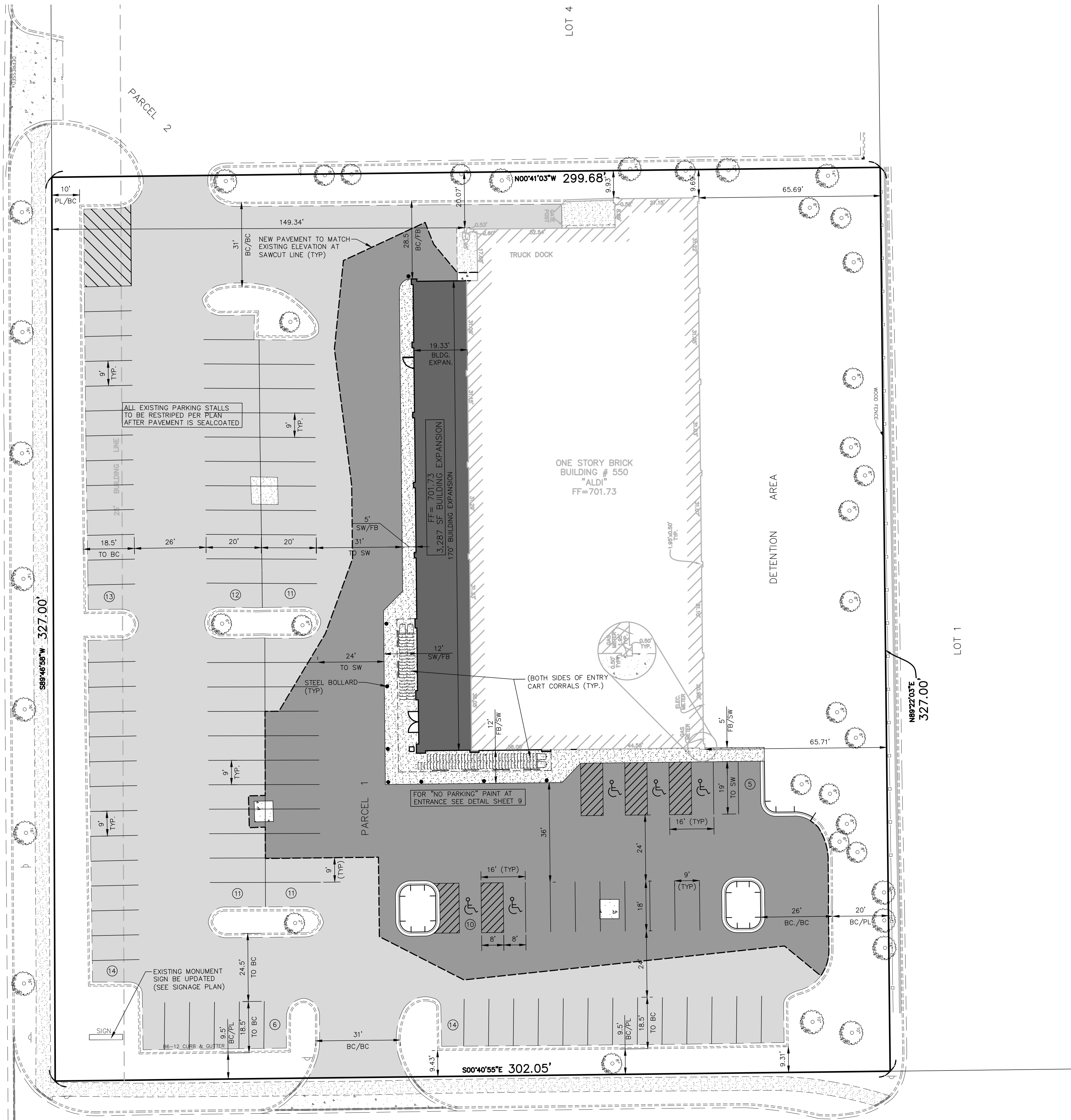
1	07/10/2017	P.I.N.: ADDED	MMG
NO.	DATE	DESCRIPTION	BY

GOLF

ROAD

(100' RIGHT-OF-WAY)

GOLF ROAD
(100' RIGHT-OF-WAY)



GOEBBERT ROAD

(66' RIGHT-OF-WAY)

ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
(TYP)	=	TYPICAL

SURFACE IMPROVEMENT LEGEND:

	EXISTING ASPHALT PAVEMENT - MAINTENANCE WORK
	REPAIR FAILED PAVEMENT AREAS WITH 1 1/2" MILL AND NEW SURFACE COURSE
	SEALCOAT ENTIRE LOT
	RESTRIPE PAVEMENT AS SHOWN
	NEW ASPHALT PAVEMENT
	1 1/2" - HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
	BITUMINOUS TACK COAT (0.05 GAL/SY)
	2 1/2" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
	BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
	10" AGGREGATE BASE COURSE CA-6, TYPE B
	CONCRETE TRUCK RAMP/DOCK
	8" PORTLAND CEMENT CONCRETE (4,000 PSI)
	W/ 6"x6" No. 6 WELDED WIRE MESH
	6" AGGREGATE BASE COURSE CA-6, TYPE B
	CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE)
	5" - PCC SIDEWALK (4,000 PSI) (6" ACROSS PAVEMENT)
	4" - AGGREGATE BASE COURSE TYPE B, CA-6
	PROPOSED B6.12 CONCRETE CURB AND GUTTER
	PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING DEPRESSED CURB AND GUTTER

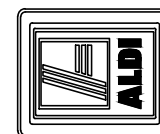
SITE GEOMETRIC AND PAVING NOTES:

- SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
- UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
- UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY GENTILE AND ASSOCIATES, INC., AND DATED OCTOBER 22, 2016.
- BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY - REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
- THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
- UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS YELLOW. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. ACCESSIBLE STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
- PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1' INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

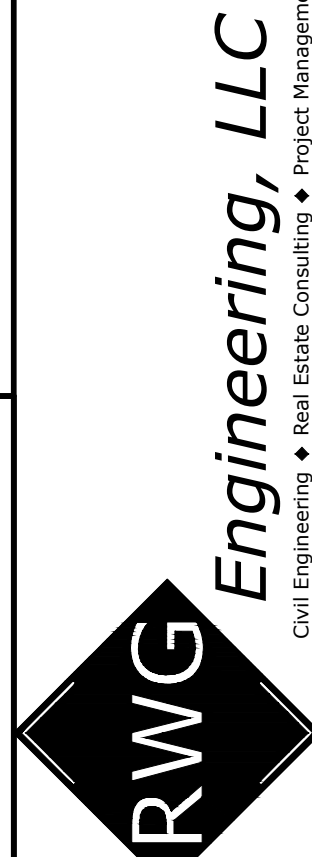
SITE DATA:

TOTAL LOT SIZE	=	98,381 S.F. (2.26 AC)
EXISTING ZONING:	=	B-2
EXISTING SITE CONDITIONS:		
EXISTING BUILDING FOOTPRINT	=	16,079 S.F. (16.34%)
EXISTING PAVT./SIDEWALK	=	54,324 S.F. (55.22%)
EXISTING GREENSPACE	=	27,978 S.F. (28.44%)
EXISTING CONDITION IMPERVIOUS AREA	=	70,403 S.F. (1.62 AC)
PROPOSED SITE CONDITIONS:		
PROPOSED BUILDING FOOTPRINT	=	19,374 S.F. (19.69%)
PROPOSED PAVT./SIDEWALK	=	51,742 S.F. (52.59%)
PROPOSED GREENSPACE	=	27,265 S.F. (27.72%)
PROPOSED CONDITION IMPERVIOUS AREA	=	71,116 S.F. (1.63 AC)
EXISTING PARKING SUMMARY:		
REGULAR STALLS	=	110
ADA ACCESSIBLE STALLS	=	5
TOTAL STALLS	=	115
PROPOSED PARKING SUMMARY:		
REGULAR STALLS	=	102
ADA ACCESSIBLE STALLS	=	5
TOTAL STALLS PROVIDED	=	107 (5.52/1,000 SF)

ALDI INC. - STORE #55
ARLINGTON HEIGHTS, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN



975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com



PROJECT NO. 30109717
DATE 08/04/17
SCALE 1"=20'
PROJ. MGR. NEK
PROJ. ASSOC. RWG
DRAWN BY ZRN

SHEET

4 OF 8

Aldi
Store No. 55

550 East Golf Road
Arlington Heights, Illinois

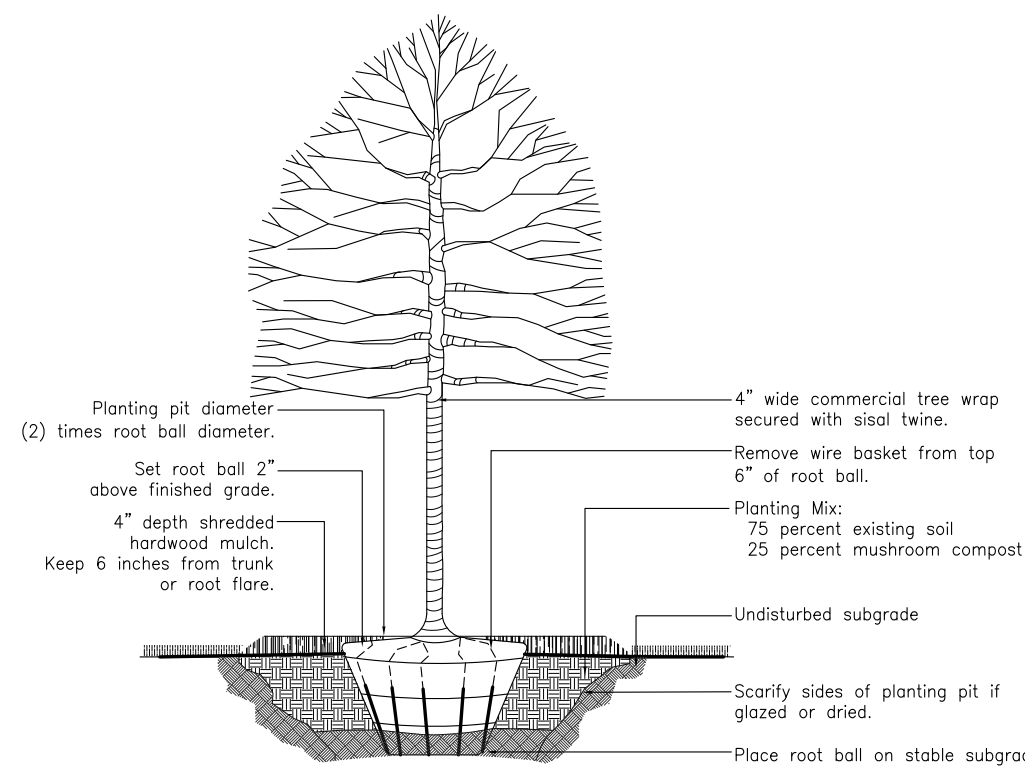
DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60088
T 847.382.2209 | F 847.382.0214

McCALLUM
ASSOCIATES

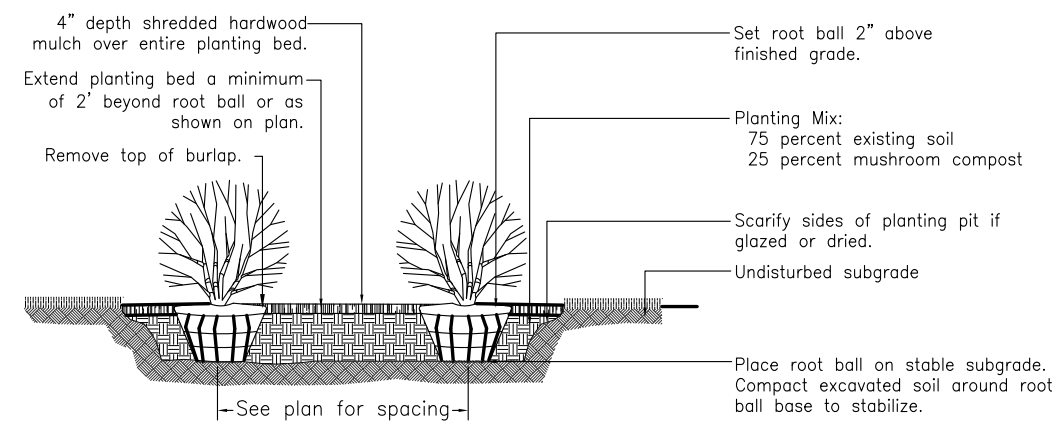
RWG ENGINEERING, LLC

975 East 22nd Street, Suite 400, Wheaton, Illinois 60189
T 630.480.7889

Landscape Plan



Detail
Deciduous Tree Planting

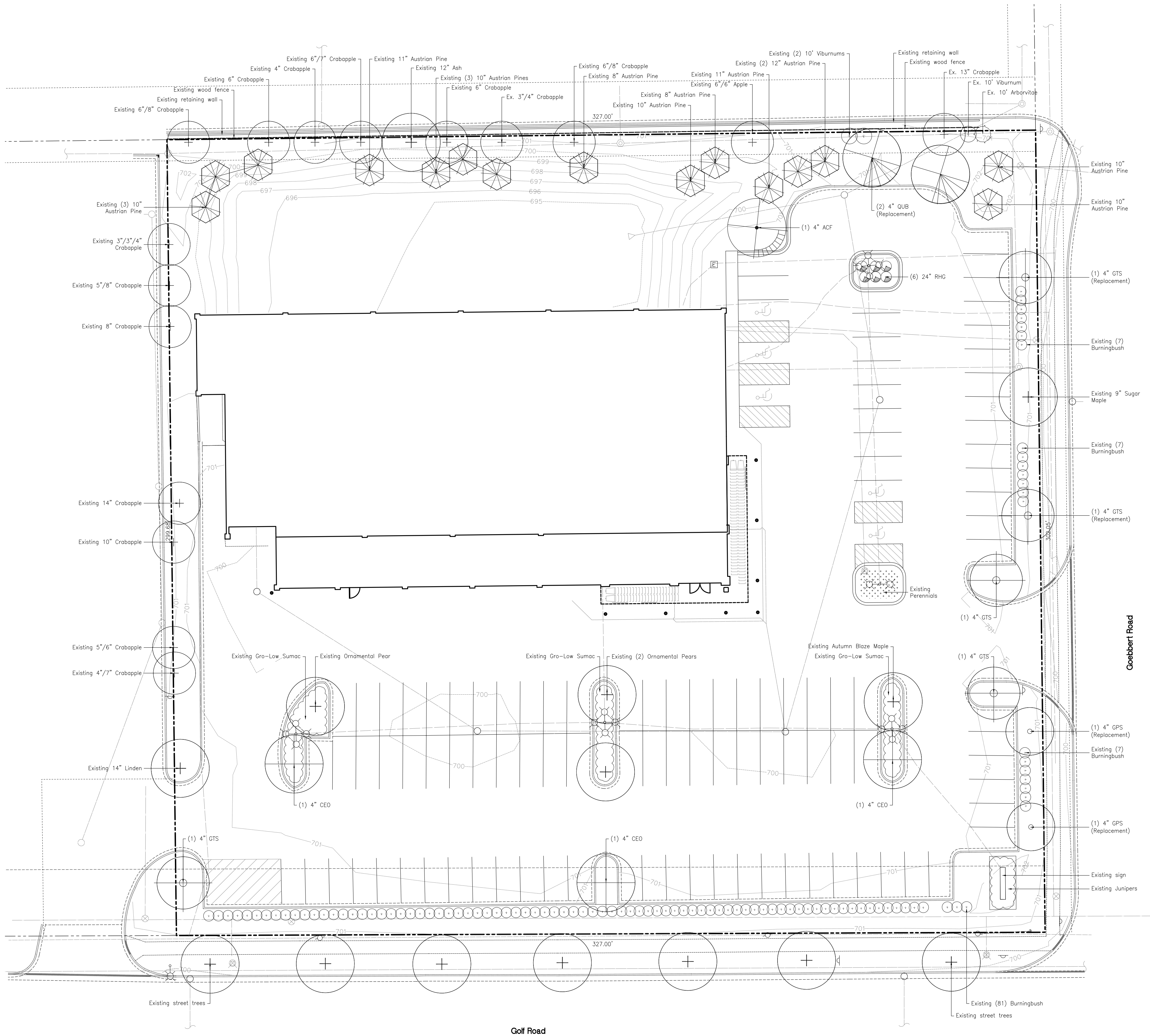


Detail
Shrub Planting

Plant List

Shade Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	1	4"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
CEO	3	4"	Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB
GPS	2	4"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB
GTS	5	4"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
QUB	2	4"	Quercus bicolor	Swamp White Oak	BB

Shrubs					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
RHG	6	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB



1	For Review	07/31/17
Mark	Description	Date
Issuance		

Number
463517

Scale
1" = 20'

File
4635FP1A

Sheet

L10

Aldi
Store No. 55

550 East Golf Road
Arlington Heights, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
350 N. Milwaukee Avenue | Libertyville, Illinois 60048
T 847.382.2209 | F 847.382.0214

McCALLUM
ASSOCIATES

RWG ENGINEERING, LLC

975 East 22nd Street, Suite 400, Wheaton, Illinois 60189
T 630.480.7889

Tree Inventory

1	For Review	07.31.17
Mark	Description	Date
Issuance		

Number
463517

Scale
1" = 20'

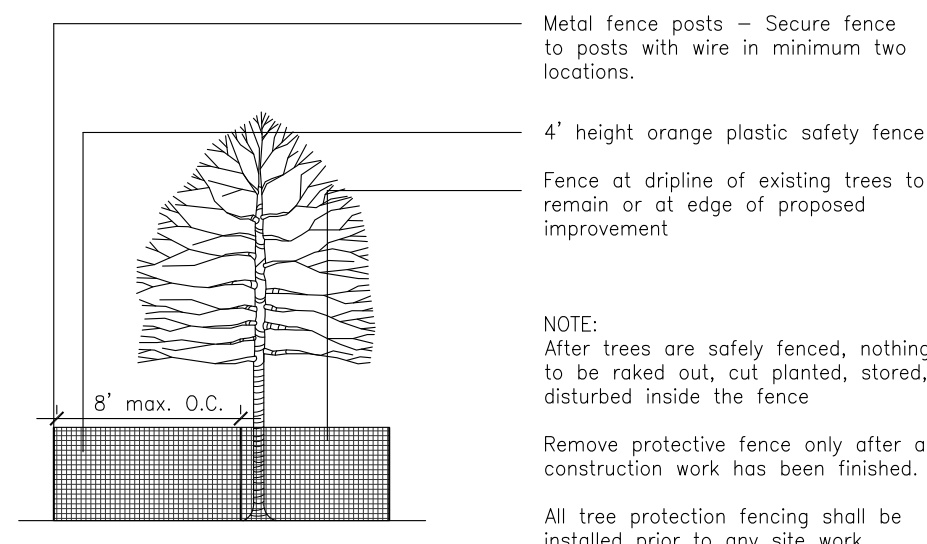
File
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Sheet

L20

Tree Key

- 1 + Existing tree to remain
- 13 Existing evergreen tree to remain
- 8 X Existing tree to be removed
- 29 Existing evergreen tree to be removed
- Tree protection fence



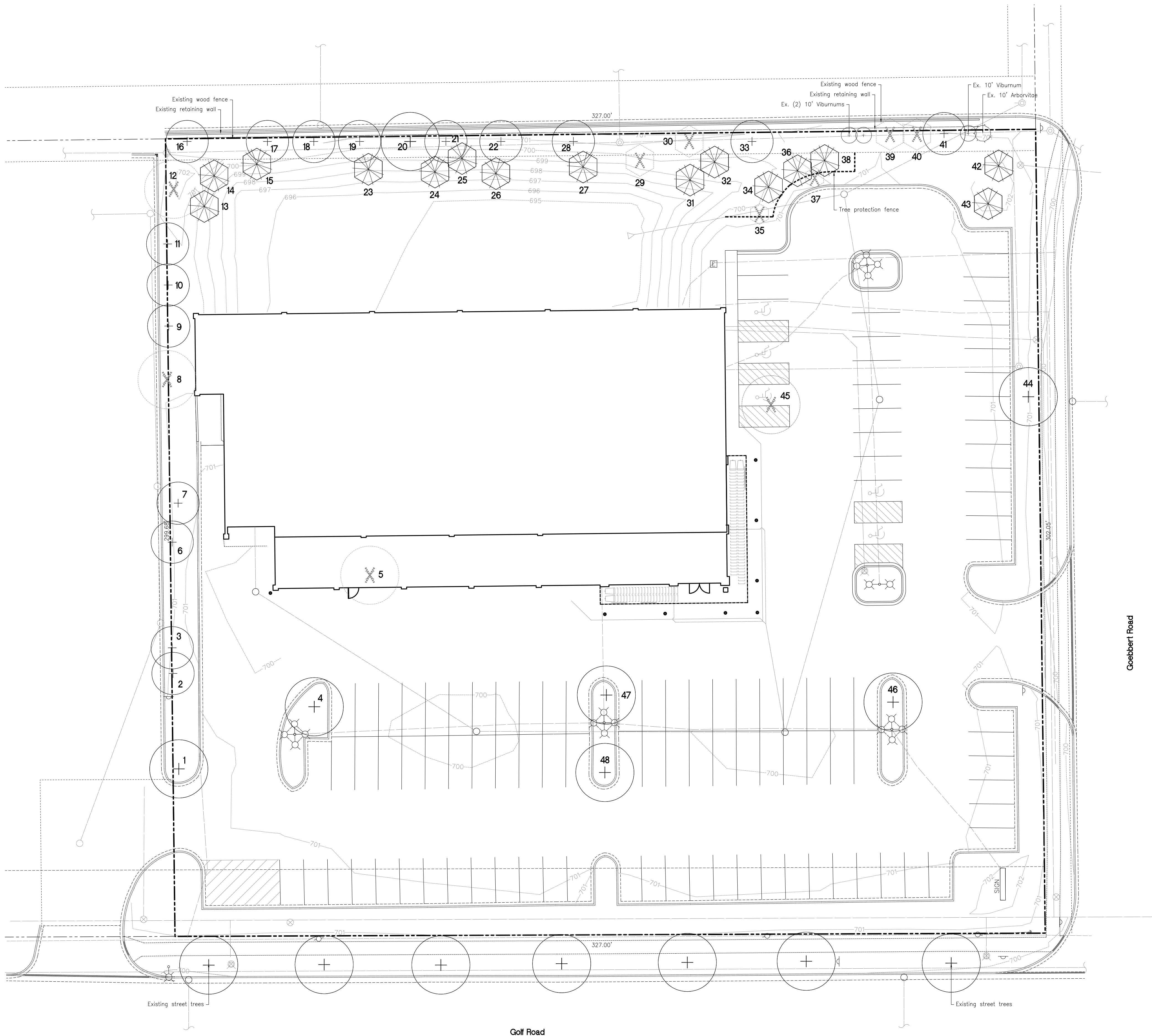
Detail

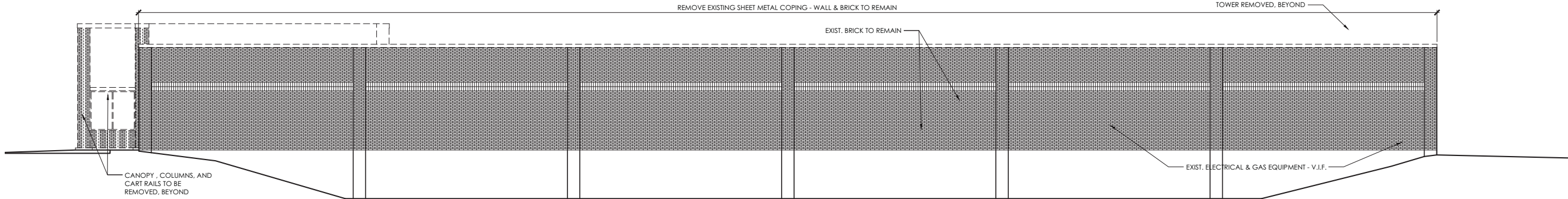
Tree Protection Fence

Tree Inventory

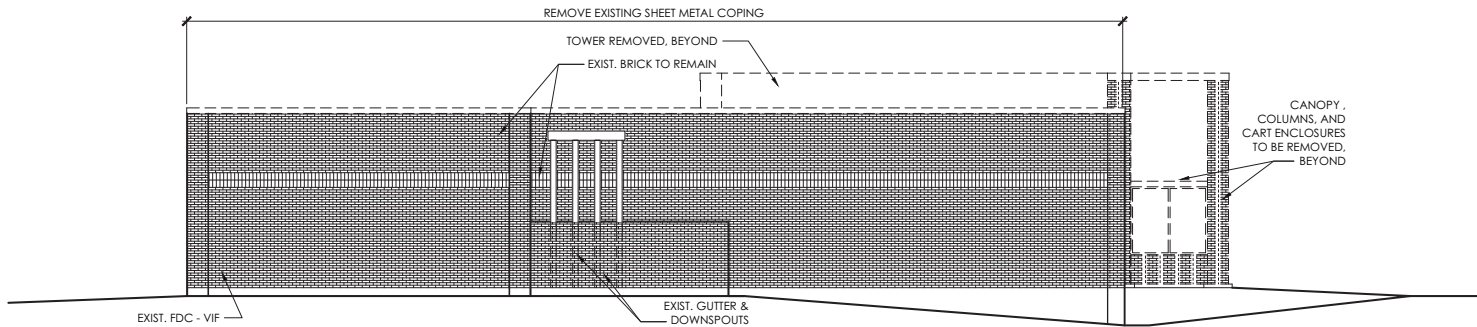
Tag	Size	Botanical Name	Common Name	Form/Condition	Action
1	14"	Tilia cordata	Linden	4/4	To remain
2	4 7/8"	Malus species	Crabapple	3/3	To remain
3	5 7/8"	Malus species	Crabapple	3/3	To remain
4	10"	Pyrus calleryana	Ornamental Pear	2/2	To remain
5	11"	Pyrus calleryana	Ornamental Pear	3/3	Remove = (3) replacement trees
6	10"	Malus species	Crabapple	3/3	To remain
7	14"	Malus species	Crabapple	3/3	To remain
8	14"	Fraxinus	Ash	Dead	Remove
9	8"	Malus species	Crabapple	4/4	To remain
10	5 7/8"	Malus species	Crabapple	3/3	To remain
11	3 7/8" / 3 7/4"	Malus species	Crabapple	3/3	To remain
12	16"	Fraxinus	Ash	Dead	Remove
13	10"	Pinus nigra	Austrian Pine	3/3	To remain
14	10"	Pinus nigra	Austrian Pine	3/3	To remain
15	10"	Pinus nigra	Austrian Pine	3/3	To remain
16	6 7/8"	Malus species	Crabapple	3/3	To remain
17	6"	Malus species	Crabapple	4/4	To remain
18	4"	Malus species	Crabapple	4/4	To remain
19	6 7/8"	Malus species	Crabapple	3/3	To remain
20	12"	Fraxinus	Ash	5/5	To remain
21	6"	Malus species	Crabapple	3/3	To remain
22	3 7/4"	Malus species	Crabapple	3/3	To remain
23	11"	Pinus nigra	Austrian Pine	3/3	To remain
24	10"	Pinus nigra	Austrian Pine	3/3	To remain
25	10"	Pinus nigra	Austrian Pine	3/4	To remain
26	10"	Pinus nigra	Austrian Pine	3/3	To remain
27	8"	Pinus nigra	Austrian Pine	3/3	To remain
28	6 7/8"	Malus species	Crabapple	3/3	To remain
29	8"	Pinus nigra	Austrian Pine	Dead	Remove
30	12"	Pinus nigra	Austrian Pine	Dead	Remove
31	10"	Pinus nigra	Austrian Pine	3/3	To remain
32	8"	Pinus nigra	Austrian Pine	3/3	To remain
33	6 7/6"	Malus	Apple	3/3	To remain
34	11"	Pinus nigra	Austrian Pine	2/2	To remain
35	8"	Pinus nigra	Austrian Pine	Dead	Remove
36	12"	Pinus nigra	Austrian Pine	4/4	To remain
37	12"	Pinus nigra	Austrian Pine	Dead	Remove
38	12"	Pinus nigra	Austrian Pine	4/4	To remain
39	14"	Pinus sylvestris	Scotch Pine	Dead	Remove
40	10"	Pinus sylvestris	Scotch Pine	Dead	Remove
41	13"	Malus species	Crabapple	3/4	To remain
42	10"	Pinus nigra	Austrian Pine	2/4	To remain
43	10"	Pinus nigra	Austrian Pine	2/2	To remain
44	9"	Acer saccharum	Sugar Maple	2/3	To remain
45	12"	Pyrus calleryana	Ornamental Pear	2/3	Remove = (3) replacement trees
46	4"	Acer x freemanii	Autumn Blaze Maple	3/3	To remain
47	8"	Pyrus calleryana	Ornamental Pear	3/3	To remain
48	8"	Pyrus calleryana	Ornamental Pear	3/3	To remain

Total = (6) 4" replacement trees

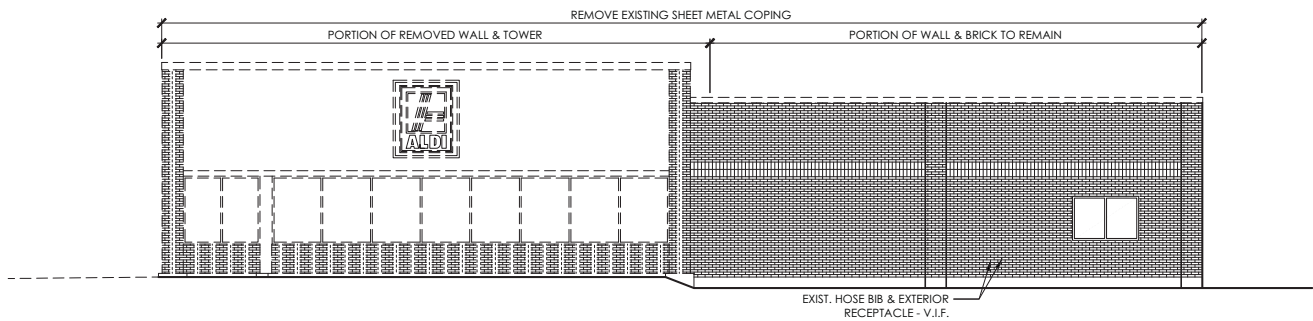




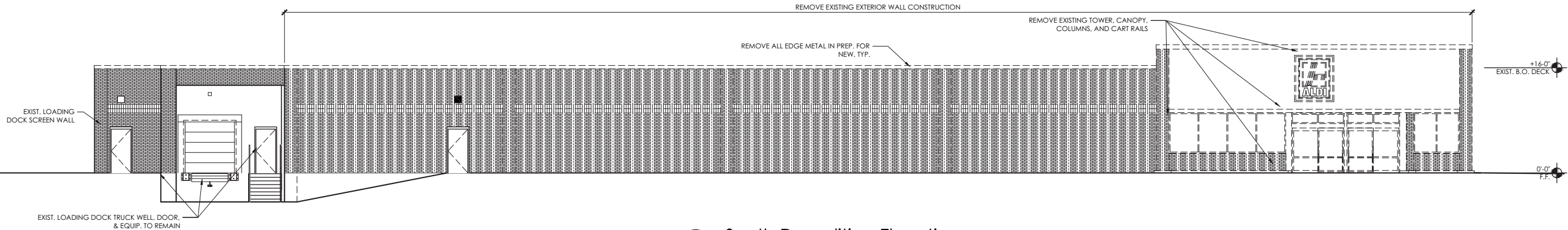
4 North Demolition Elevation
SCALE: 1/8" = 1'-0"



3 West Demolition Elevation
SCALE: 1/8" = 1'-0"



2 East Elevation Demolition
SCALE: 1/8" = 1'-0"



1 South Demolition Elevation
SCALE: 1/8" = 1'-0"

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Revisions:		Date:
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PROJECT ARCHITECT/ENGINEER	DATE
GASPARE ACCORDO, AIA, NCARB	
PROJECT LEAD	DATE
MICHAEL HOCHADEL	
PROJECT DESIGNER	DATE
JOSH BAIRD	

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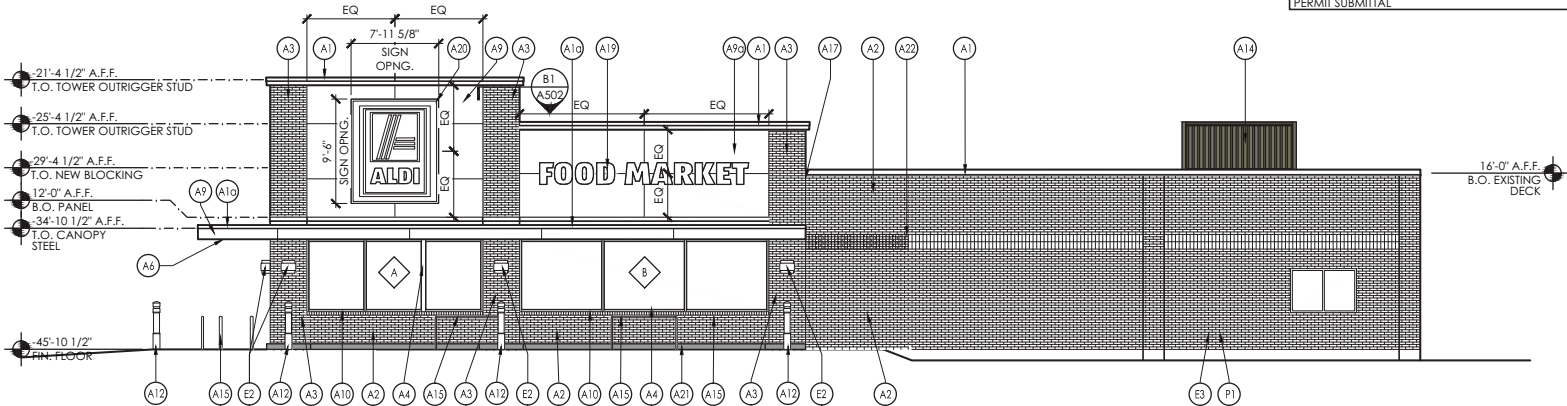

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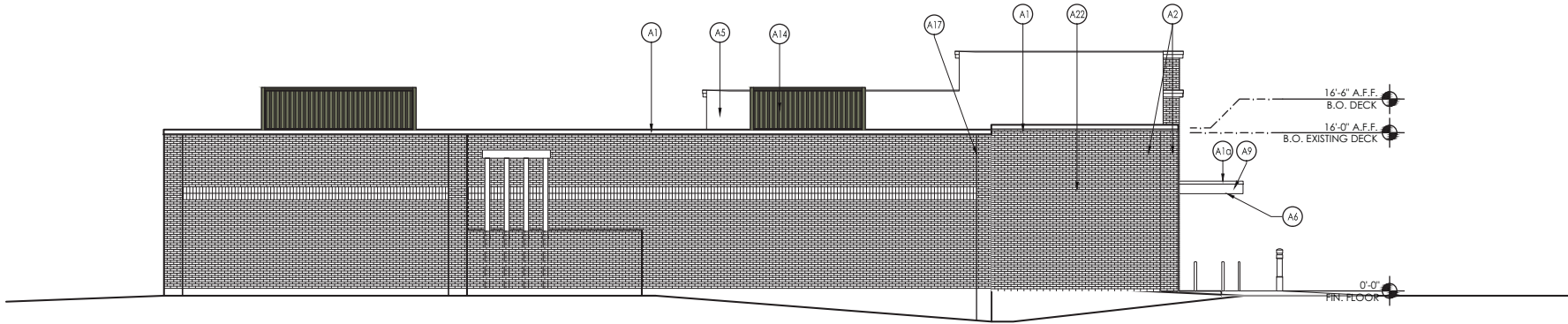
ALDI Inc. Store #: 55
Arlington Heights
550 E. Golf Road
Arlington Heights, IL 60005
Cook County
Project Name & Location:

Demolition Elevations	
Drawing Name:	
Date: 01/31/17	Project No.
Type: V1.07	16-0406A
Drawn By: DAS	D-102
Scale: As Noted	Drawing No.

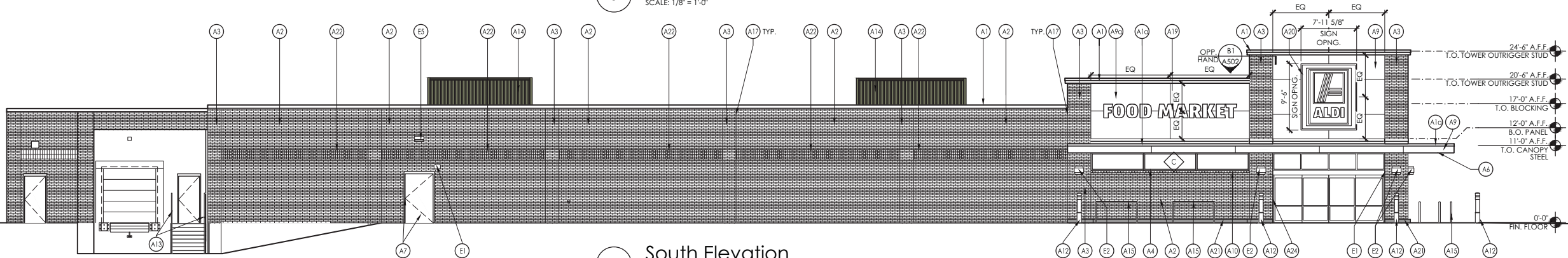
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	EDGE METAL BY FIRESTONE	A1 - SLATE GRAY A1a - SILVER METALLIC	FIELD EDGE METAL NOT AT TOWERS TO MATCH EXISTING BOTTOM EDGE OF METAL
A2	BRICK	MATCH EXISTING	CLEAN BRICK, RE-POINT MORTAR AS REQUIRED
A3	BRICK	SEE SPEC	MATCH EXISTING SIZE AND COURSING
A4	STOREFRONT	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	AT BACK OF ALDI LOGO SIGN TOWER, FOOD MARKET SIGN TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC	RE: DWG. A301-A304
A7	EXTERIOR PAINT BY SHERWIN-WILLIAMS	PT-19 / CL-5	RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	A9 - BRIGHT SILVER A9a - SLATE GRAY	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	BRICK ROW-LOCK SILL	MATCH EXISTING	
A11	NOT USED		
A12	BLRD-4	FACTORY FINISH - CHARCOAL	RE: DWG A603
A13	EXISTING RAIL	PT-19/CL-5	
A14	EQUIPMENT SCREEN		SEE SPEC.
A15	CART RAIL & STARTER POST	GALVANIZED	
A16	NOT USED		
A17	CONTROL JOINT		MAX 30' OC RE: DWG. A504
A18	NOT USED		
A19	FOOD MARKET SIGN	BY SIGN VENDOR	19'-0 3/8" W. X 2'-0" H.
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h. SEE DETAIL D1/A504; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	BRICK SOLDIER COURSE	MATCH EXISTING	
A23	NOT USED		
A24	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCNCE	FACTORY FINISH	MOUNT @ 7'-6" A.F.F.
E3	EXISTING EXTERIOR RECEPTACLE		VERIFY LOCATION IN FIELD
E4	UTILITY METERING & C.T.		SEE ELECTRICAL DWGS; VERIFY LOCATION IN FIELD
E5	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
F1	EXISTING FIRE DEPARTMENT CONNECTION		VERIFY LOCATION IN FIELD
P1	EXISTING HOSE BIB		VERIFY LOCATION IN FIELD
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SHADED WINDOWS ARE SPANDREL - RE: DWG A602



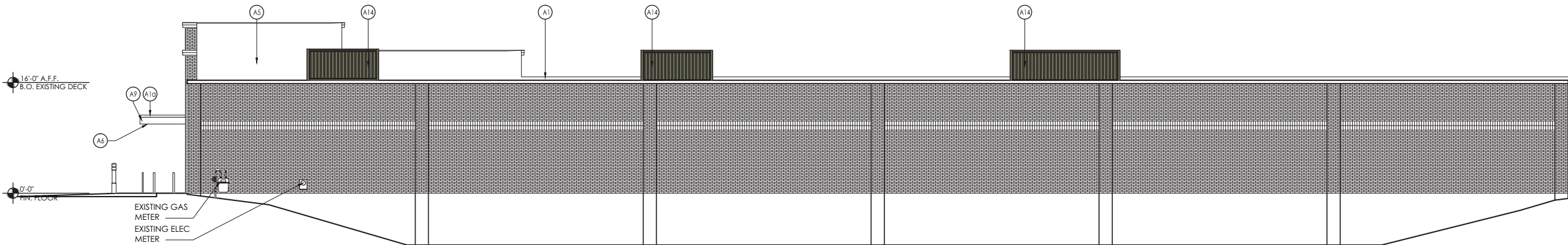
4 East Elevation
SCALE: 1/8" = 1'-0"



3 West Elevation
SCALE: 1/8" = 1'-0"



2 South Elevation
SCALE: 1/8" = 1'-0"



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

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
FOOD MARKET SIGN	2	38.1	76.2
TOTAL SIGNAGE			226.0
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

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Arlington Heights
550 E. Golf Road
Arlington Heights, IL 60005
Cook County
Project Name & Location:

Exterior Elevations Drawing Name:	Project No. 16-0406A
Date: 01/31/17	
Type: V1.07	
Drawn By: DAS	A-201
Scale: As Noted	Drawing No.

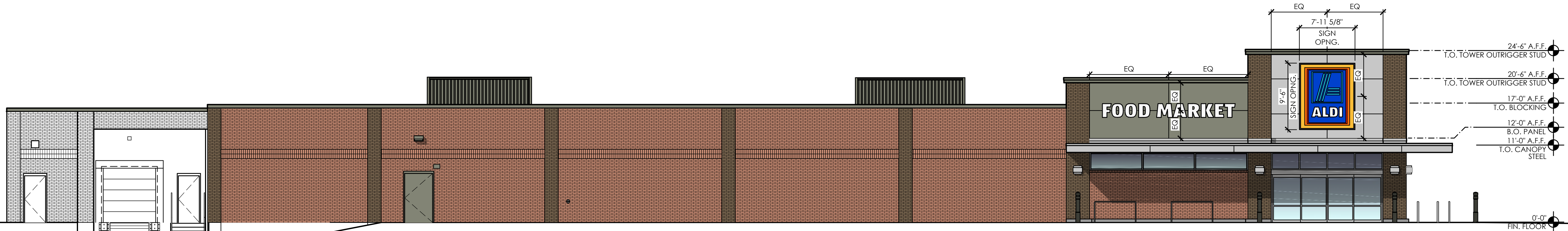
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SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
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4 East Elevation
SCALE: 1/8" = 1'-0" N.T.S.



2 South Elevation
SCALE: 1/8" = 1'-0" N.T.S.

Seal

Seal

PROJECT ARCHITECT/ENGINEER

DATE

GASPARE ACCORDO, AIA, NCARB

PROJECT LEAD

DATE

MICHAEL HOCHADEL

PROJECT DESIGNER

DATE

JOSH BAIRD

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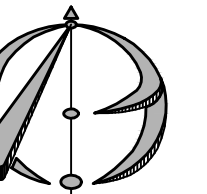
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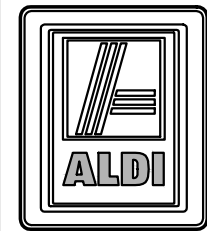
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550 E. Golf Road
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Cook County
Project Name & Location:

Exterior Elevations		Project No.
Drawing Name:		16-0406A
Date:	01/31/17	
Type:	V1.07	A-201
Drawn By:	JDB	
Scale:	As Noted	Drawing No.

August 14, 2017

Material List

1. Petitioner Name: Tom Strehmann
2. Date: 08/14/2017
3. Project: ALDI – Arlington Heights, IL
4. Location: 550 East Gold Road, Arlington Heights, IL 60005

Commercial Building:

- | | |
|------------------------------|--|
| - Field Brick: | Belden Rubigo red to match existing |
| - Pilaster Accent Brick: | Belden ALDI Blend, Gas Flashed Set |
| - Aluminum Composite Panels: | Laminators Inc. Bright Silver and Slate Gray |
| - Aluminum Storefront: | Clear Anodized |
| - Exterior Paint: | Sherwin Williams #7504 Keystone Gray |

HEADQUARTERS

615 Fishers Run, Victor, New York 14564
Phone: 585.742.2222 • Fax: 585.924.4914

WEST COAST OFFICE

17961 Cowan B, Irvine, CA 92614
Phone / Fax: 714.987.1380

Website: www.apd.com • eMail: info@apd.com



Arlington Heights, IL EXTERIOR FINISHES



1 Field Brick - ALDI Blend
(match existing)



2 Accent Brick -
ALDI Blend, Gas Flashed Set



3 Aluminum Composite
Panel - Bright Silver



Exterior Paint
'Keystone Grey' - SW #7504



4 Aluminum Storefront -
Clear Anodized



5 Aluminum Composite
Panel - Slate Grey

Existing Arlington Heights Aldi Store



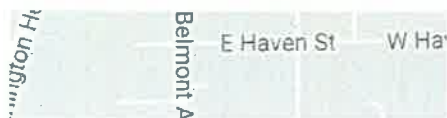
Google Maps 598 E Golf Rd



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Arlington Heights, Illinois

Street View - Oct 2016





S Goebbert Rd



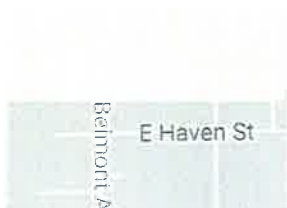
Existing Arlington Heights Aldi Store

Google

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Arlington Heights, Illinois

Street View - Oct 2016



Similar Design at Other Aldi Store



Similar Design at Other Aldi Store



Similar Design at Other Aldi Store



Similar Design at Other Aldi Store



Similar Design at Other Aldi Store





SECTION 102400 – ROOF TOP EQUIPMENT SCREENS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Pre-formed thermoplastic panel for enclosing roof top mechanical equipment.
2. Aluminum assembly framing for direct attachment of screening panels to mechanical equipment; (RTU-1) no base or curb required unless shown otherwise on drawings.
3. Roof top equipment screen assembly for direct attachment to vertical structural steel framing mounted to the roof structure (Refrigeration Condenser).
4. Sliding panels to permit easy access to mechanical equipment for servicing

1.2 REFERENCES

A. American Society for Testing and Materials: Standard Specifications for

1. ASTM B 221-96 - Aluminum and Aluminum Alloy Extruded Bars, Rods, Wire Profiles, and Tubes.

B. The Aluminum Association, Inc.

1. AA ADM-1516166 (1994) - Aluminum Design Manual

C. American Society of Civil Engineers.

1. ASCE 7-95 - Minimum Design Loads for Buildings and Other Structures.

1.3 SYSTEM DESCRIPTION

A. Design Criteria:

1. Manufacturer is responsible for the structural design of all materials, assembly and attachments to resist wind, suction and uplift loading at any point without damage or permanent set.
2. Framing shall be designed in accordance with the Aluminum Design Manual to resist the following loading:
 - a. ASCE 7-95 - Minimum Design Loads for Buildings and Other Structures; American Society of Civil Engineers.

1.4 SUBMITTALS

A. Product Data: Submit manufacturer's catalog data, detail sheets, specification and other data sufficient to indicate compliance with these specifications.

B. Shop Drawings: Indicate layouts heights, component connection details, and details of interface with adjacent construction. Mark data to indicate:

1. Roof top mechanical equipment to be enclosed.

C. Samples:

1. Samples of Materials: Thermoplastic panels.
2. Color Selection: Submit paint chart with full range of colors available for Architect's selection.

D. Certification: Manufacturer's Certificate of Compliance certifying that thermoplastic panels supplied meet or exceed requirements specified.

E. Closeout Submittals: Warranty documents, issued and executed by manufacturer, countersigned by Contractor.

1.5 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with requirements of building authorities having jurisdiction in Project location.

B. Manufacturer Qualifications: Minimum five (5) years documented experience producing systems specified in this section.

C. Pre-Installation Meeting:

1. Convene at job site seven (7) calendar days prior to scheduled beginning of construction activities of this section to review requirements of this section.
2. Require attendance by representatives of the installing subcontractor, (who will represent the system manufacturer) and other entities directly affected by construction activities of this section.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly indicating manufacturer and material.
- B. Storage and Handling: Protect materials and finishes during handling and installation to prevent damage.

1.7 PROJECT CONDITIONS

- A. Field Measurements: Take measurements of actual roof top unit for fit without gaps. Indicate measurements on shop drawings fully documenting any field condition that may interfere with the screen system installation.

1.8 COORDINATION

- A. Installer for work under this Section shall be responsible for coordination of panel and framing sizes and required options with the Contractor's requirements.
 - 1. Request information on sizes and options required from the Contractor.
 - 2. Field measure tube steel condenser enclosure framing for equipment screen mounting.
- B. Submit shop drawings to the Contractor and obtain written approval of shop drawing from the Contractor prior to fabrication.

1.9 WARRANTY

- A. If any part of the rooftop equipment screen fails because of a manufacturing defect within one year from the date of substantial completion, the manufacturer will furnish without charge the required replacement part(s). Any local transportation, related service labor or diagnostic call charges are not included.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Envisor Screening System by CityScapes Incorporated, 4200 Lyman Ct. Hilliard, OH 43026. 1-877-727-3367 www.cityscapesinc.com
 - 1. Spinnaker Industries Inc.; Corrugated Sliding Panel System.
 - Galvalume metal sheet panels.
 - Framing, 18 gauge LFQ, CQ, G-90 galvanized steel minimum.
 - 2. Eclipse Screen Systems: Skyline 2.

2.2 MATERIALS

- A. Thermoformed Plastic Panels: Fabricated from rigid medium impact thermo-formed ABS (Acrylic Butylene Styrene) sheets.
 - 1. Minimum thickness: 3/16 inch (18 mm).
- B. Framing: Aluminum Plate, Shapes and Bar: ASTM B 221, alloy 6061-T5 or 6063-T5.
- C. Threaded Fasteners: All screws, bolts, nut and washers shall be Stainless steel.
 - 1. Corner assembly fasteners shall be #10-16 x stainless steel TEK screws. Length as required to develop full holding capacity of screw when fastened to Mechanical Equipment.
 - 2. Provide lock washer or other locking device at all bolted connections.

2.3 FABRICATION

- A. Provide factory-formed panel systems with continuous interlocking panel connections and indicated or necessary components: Form all components true to shape, accurate in size, square and free from distortion or defects. Cut panels to precise lengths indicated on approved shop drawings.
- B. Fabricate all panels to slide horizontally to allow access to unit access panels behind.
- C. Panel Design, Style, Trim:
 - 1. Panel Style: Vertical
 - 2. Panel Size: 52inch@RTU-1, 52inch at Refrigeration Condenser.
 - 3. Panel Design: Wide Rib.
 - 4. Decorative Top Trim Profile: Flat.
- D. Trim and Closures: Fabricated from 24 gage metal, and finished with the manufacturers standard coating system, unless shown otherwise on drawings.
- E. Framing: Fabricate and assemble components in largest practical sizes, for delivery to the site.
 - 1. Construct corner assemblies to required shape with joints tightly fitted.
 - 2. Supply components required for anchorage of framing. Fabricate anchors and related components of material and finish as required, or as specifically noted.

2.4 FINISHES

- A. Aluminum Framing: Mill finish.

- B. Panel Coating: Manufacturer's standard coating system, factory-applied.
 - 1. Color: Basis of Design – Slate Grey, confirm with the owner prior to placing order.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Installer's Examination: Examine conditions under which construction activities of this section are to be performed.
 - 1. Submit written notification to Architect and Screen manufacturer if such conditions are unacceptable.
 - 2. Beginning erection constitutes installer's acceptance of conditions.

3.2 INSTALLATION

- A. Install units in accordance with the manufacturer's instructions and approved shop drawings. Keep perimeter lines straight, plumb, and level. Provide brackets, anchors, and accessories necessary for a complete installation.
- B. Fasten structural supports to HVAC Roof Top units without damaging operation of the unit.
 - 1. Provide corner and mid-span assemblies as required by approved shop drawings so that the panels are supported uniformly.
 - 2. Fastening bottom rail using bolts to permit ease of access to HVAC units.
- C. Fasten post mounted equipment screen assembly to vertical structural tube steel framing enclosing roof top condenser. Equipment screen assembly shall be mounted level.
- D. Insert thermoplastic panels into structural supports, except where fixed attachment points are indicated. Butt thermoplastic panels to adjacent panels for uniform fit. Fasten fixed panels in accordance with the shop drawings.
- E. Metal Separation: Where aluminum materials would contact dissimilar materials, insert rubber grommets at attachment points, thus eliminating where dissimilar metals would otherwise be in contact.
- F. Do not cut or abrade finishes which cannot be restored. Return items with such finishes to shop for required alterations.

3.3 ERECTION TOLERANCES

- A. Maximum misalignment from true position: ¼ inch (12 mm).

3.4 CLEANING AND PROTECTION

- A. Remove all protective masking from material immediately after installation.
- B. Protection:
 - 1. Ensure that finishes and structure of installed systems are not damaged by subsequent construction activities.
 - 2. If minor damage to finishes occurs, repair damage in accordance with manufacturer's recommendations; provide replacement components if repaired finishes are unacceptable to Architect.
- C. Prior to Substantial Completion: Remove dust or other foreign matter from component surfaces; clean finishes in accordance with manufacturer's instructions.
 - 1. Clean units in accordance with the manufacturer's instructions.

END OF SECTION 102400

Google Maps 420 E Golf Rd



Arlington Heights, Illinois

Street View - Oct 2016

1st site to the left

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Google Maps 346 E Golf Rd



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Arlington Heights, Illinois

Street View - Oct 2016

2nd site to the left



550 E Golf Rd

Across the road



Image capture: Oct 2016 © 2017 Google United States

Arlington Heights, Illinois

Street View - Oct 2016



E Golf Rd

3rd site to the left



Image capture: Oct 2016 © 2017 Google United States

Arlington Heights, Illinois

Street View - Oct 2016



550 E Golf Rd

2nd & 3rd site across the road



Image capture: Oct 2016 © 2017 Google United States

Arlington Heights, Illinois

Street View - Oct 2016



E Golf Rd

1st site to the right



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Arlington Heights, Illinois

Street View - Oct 2016



E Golf Rd

2nd & 3rd site to the right



Image capture: Oct 2016 © 2017 Google United States

Arlington Heights, Illinois

Street View - Oct 2016



Item: DC#17-111- Aldi Store - 550 E. Golf Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

South Elevation:

1. A variation from Chapter 30, section 30-402 Number, to allow two wall signs on the south elevation, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 75 sf wall sign on the south elevation, where 50 sf maximum is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 81.5 sf wall sign on the south elevation, where 0 sf is allowed.

East Elevation:

4. A variation from Chapter 30, section 30-402 Number, to allow two wall signs on the east elevation, where only one wall sign is allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 75 sf wall sign on the east elevation, where 50 sf maximum is allowed.
6. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 81.5 sf wall sign on the east elevation, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission evaluate the requested wall sign variations for Aldi at 550 E. Golf Road. This recommendation is based on the plans received 9/5/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

1. Consider reducing the size of the signs.
2. Consider reducing the number of signs.
3. Consider omitting the second wall sign on the east elevation.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Hardship Letter

Photos of Surrounding Properties

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Aldi – Sign Variation
Project Address: 550 E. Golf Road
Prepared By: Steve Hautzinger

Date Prepared: September 18, 2017

Requested Action(s):

South Elevation:

1. A variation from Chapter 30, section 30-402 Number, to allow two wall signs on the south elevation, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 75 sf wall sign on the south elevation, where 50 sf maximum is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 81.5 sf wall sign on the south elevation, where 0 sf is allowed.

East Elevation:

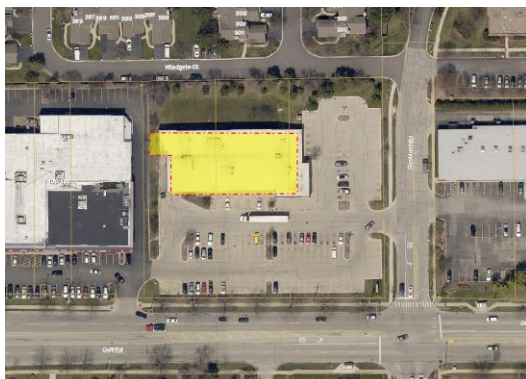
4. A variation from Chapter 30, section 30-402 Number, to allow two wall signs on the east elevation, where only one wall sign is allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 75 sf wall sign on the east elevation, where 50 sf maximum is allowed.
6. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 81.5 sf wall sign on the east elevation, where 0 sf is allowed.

ANALYSIS:

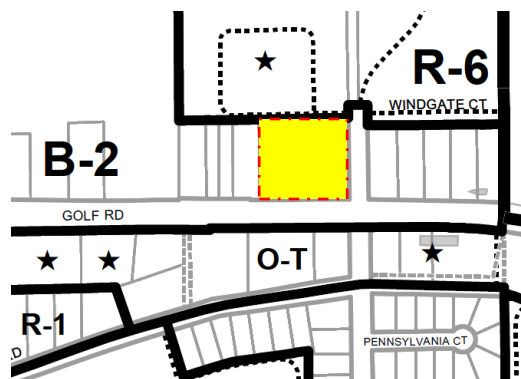
Summary

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

The petitioner is proposing an addition to the front of the existing Aldi grocery store which includes a new façade and new wall signage. The building is free-standing and has street frontages on Golf Road and Goebbert Road. The building currently has code compliant wall signage with one 50 sf "Aldi" wall sign facing each street frontage. New larger 75 sf "Aldi" wall signs are proposed to replace the existing signs, and new decorative halo-lot logo discs are proposed adjacent to the "Aldi" signs.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Aldi	Commercial
North	R-6, Multi-Family Dwelling District	Multi-Family Townhomes and Condominiums	Moderate Density Multi-Family
South	O-T, Office Transitional	Multi-tenant offices	Offices only
East	B-2, General Business District	Multi-tenant Retail Center	Commercial
West	B-2, General Business District	Valli Produce	Commercial

WALL SIGN SUMMARY:

Table 1: Aldi - Proposed Wall Signs

ELEVATION / FRONTAGE One wall sign allowed per street frontage.	PROPOSED SIGN	SIGNABLE AREA	25% ALLOWED BY CODE	EXISTING SIZE	PROPOSED SIZE	REMARKS
South Elevation / Golf Road	ALDI with logo	200 sf	50 sf max.	50 sf	75 sf (38%)	Variation required for size.
South Elevation / Golf Road	logo discs	182.75 sf	0 sf max. (25% is 45.7)	NA	81.5 sf (45%)	Variation required for number. Variation required for size.
East Elevation / Goebbert Road	ALDI with logo	200 sf	50 sf max.	50 sf	75 sf (38%)	Variation required for size.
East Elevation / Goebbert Road	logo discs	182.75 sf	0 sf max. (25% is 45.7)	NA	81.5 sf (45%)	Variation required for number. Variation required for size.
TOTAL			100 sf	100 sf	313 sf	

Table 2: Grocery Store Signage Comparison

Grocery Stores	Approximate Size of Building	Total Number of Wall Signs	Total Square Footage of Wall Signs	REMARKS
Jewel Osco, 440 E. Rand Rd.	69,000 sf	3 (single frontage)	349.8 sf	Variations approved 1990.
Mariano's, 802 E. Northwest Hwy.	65,350 sf	2 (1 on east frontage) (1 on south frontage)	265.2 sf	
Jewel Osco, 1860 S. Arlington Heights Rd.	58,900 sf	4 (3 on east frontage) (1 on south frontage)	511.1 sf	Variations approved 2008.
Dominick's (closed), 325 E. Palatine Rd.	49,500 sf	5 (single frontage)	386.2 sf	Variations approved 2007.
Valli Produce, 450 E. Golf Rd.	33,900 sf	1 (single frontage) (plus numerous awning signs)	202.0 sf	
Jewel Osco, 122 N. Vail Ave.	25,750 sf	4 (3 on east frontage) (1 on north frontage)	137.6 sf	Variations approved 2009.
Aldi, 550 E. Golf Rd.	19,374 sf	4 proposed (2 on east frontage) (2 on south frontage)	313.0 sf	Variations required for number and size.
Trader Joes, 17 W. Rand Rd.	18,077 sf	2 (1 on north frontage) (1 facing parking)	197.5 sf	

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria with highlights as follows:

- The building size and setbacks justify the quantity and size of the requested signs.
- The requested signs are per Aldi's national corporate standards.
- The new modern signage will enhance the character of the area.
- The proposed signage is required to properly identify the business.

Staff agrees that the proposed signage is consistent with Aldi's national brand standards, and the new signage will enhance the appearance of the building, especially at night, but the amount of signage requested is three times the current amount on the building.

The proposed number and size of wall signs is similar to other previously approved grocery store sign variations, but the amount of signage is significantly larger than other grocery stores of comparable size.

Staff does not object to some amount of variations, but the requested amount is excessive.

Options to consider:

1. Reduce the size of the signs.
2. Reduce the number of signs.
3. Omit the second wall sign on the east elevation.

RECOMMENDATION

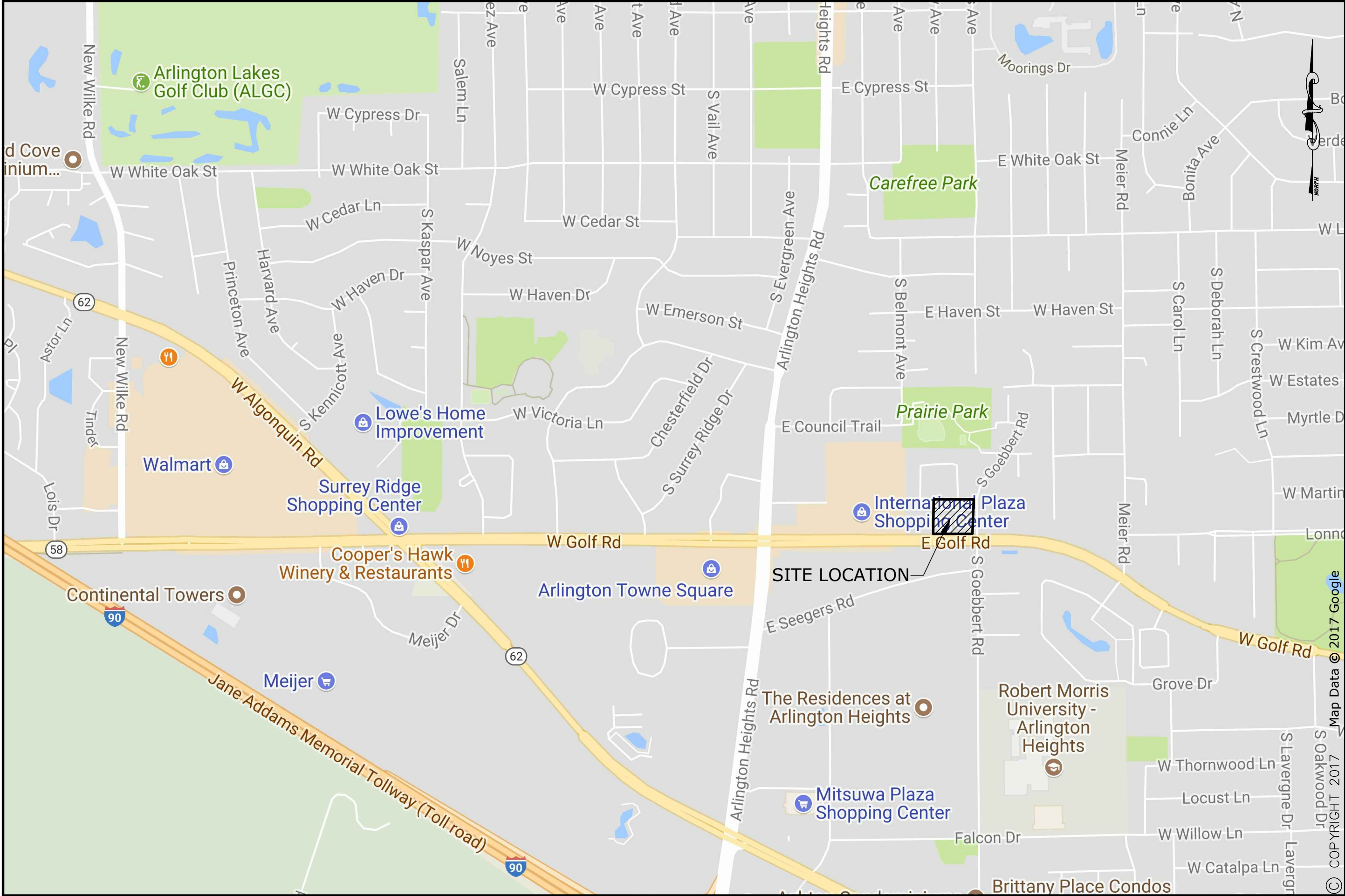
It is recommended that the Design Commission **evaluate** the requested wall sign variations for *Aldi* at 550 E. Golf Road. This recommendation is based on the plans received 9/5/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

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3. Consider omitting the second wall sign on the east elevation.
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_____, September 18, 2017

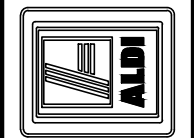
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-111



PROJECT NO.	30109717
DATE	08/10/17
SCALE	1"=800'
PROJ. MGR.	NEK
PROJ. ASSOC.	AVS

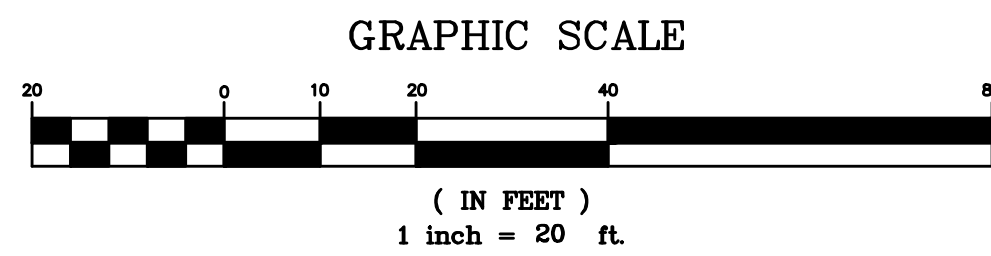
ALDI INC. - STORE #55
ARLINGTON HEIGHTS, ILLINOIS
LOCATION MAP



975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management





BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264

P. I. N.: 08-10-302-037

LEGAL DESCRIPTION

PARCEL 1:
LOTS 5, 6 AND 7 IN ARLINGTON CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2
OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN AS DOCUMENT 25531638 AND FILED WITH THE REGISTRAR OF TORRENS
TITLE AS DOCUMENT LR3261295, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY,
ILLINOIS.

PAGE 2:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A AS AS CREATED BY GRANT OF EASEMENT DATED OCTOBER 13, 1982 AND FILLED NOVEMBER 9, 1982 AS DOCUMENT NO. LRS281295, MADE BY BETWEEN AMERICAN TONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 18, 1978 KNOWN AS TRUST NO. 45493, OAKWOOD LAKEFRONT PROPERTIES INC., A CORPORATION OF ILLINOIS AND BILLY K. KILPATRICK INC., A CORPORATION IN MICHIGAN CORPORATION, FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LOT AND FEES: 1/4 OF SECTION 16 OF TOWNSHIP 14 NORTH AND LOT 4 OF A LINGLTON CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AS DOCUMENT 25531638 AND FILED WITH THE REGISTRAR OF TORRENS TITLE IN DOCUMENT LRS281295, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

CONTAINING AREA: 98,381.21 sq. ft. (2.26 acres)

PROPERTY COMMONLY KNOWN AS: 550 E GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS

NOTES:

EXCEPT AS SPECIFICALLY INDICATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THIS SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE OWNER. THE LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

BENCHMARK: NGS PID DM3900 DISK SET ON TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE GOLF ROAD BRIDGE NO 016-0349 OVER SALT CREEK, APPROXIMATELY 0.3 MILES WEST OF THE INTERSECTION OF GOLF ROAD WITH NEW MILKE ROAD, 3 FEET SOUTH OF A CHAIN LINK FENCE.

ELEV. = 696.09 (NAVD 88 DATUM)

SITE BENCHMARK:
CROSS CUT IN WALK NEAR SOUTHEAST CORNER OF SUBJECT PROPERTY

ELEV. = 700.44

LEGEND

- | | | | |
|--|---------------------------------------|---|---|
|  | UTILITY PEDESTAL |  | TREE WITH TRUNK DIAM. SIZE |
|  | LIGHT POLE WITH ARMS | | |
|  | UTILITY POLE | | |
|  | SIGN POST |  | OVERHEAD WIRES (# OF WIRES) |
|  | CLOSED COVER DRAINAGE STRUCTURE | _____//_____ | |
|  | FIRE HYDRANT | _____>_____ | STORM SEWER |
|  | WATER VALVE VAULT | _____E_____ | UNDERGROUND
ELECTRIC |
|  | OPEN COVER DRAINAGE STRUCTURE | _____T_____ | UNDERGROUND
TELEPHONE |
|  | SANITARY SEWER MANHOLE | _____G_____ | GAS MAIN |
|  | WATER SHUTOFF VALVE
WITH 8" CASING | _____W_____ | WATER MAIN |
|  | BOLLARD | _____) | SANITARY SEWER |
|  | DOWNSPOUT | | |
|  | TRAFFIC SIGNAL LIGHT | | |
|  | WATER SERVICE SHUTOFF VALVE | | |
|  | CURB INLET/CATCH BASIN | | |
|  | TRAFFIC SIGNAL CONTROL VAULT | | |
|  | CONCRETE PAVEMENT | XXXX.X
XXXX.XX
FIN/FL =
T/W = | GROUND ELEVATION
PAVEMENT ELEVATION
FINISHED FLOOR ELEVATION
TOP OF WALL |
|  | ASPHALT PAVEMENT | | |

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

OCTOBER 22, A.D. 20 16

BY : _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

 STORM SEWER
STRUCTURES

- 1) CATCH BASIN
RIM = 700.35
12" RCP SW INV=696.05
12" RCP S INV=696.05
- 2) CATCH BASIN
RIM = 699.96
12" RCP SW INV=696.79
10" RCP S INV=696.81
- 3) CATCH BASIN
RIM = 699.90
10" RCP N INV=696.86
8" RCP SW INV=696.89
- 4) CATCH BASIN
RIM = 699.97
- 5) CATCH BASIN
RIM = 699.48
12" PVC N INV=694.68
12" PVC SE INV=694.68
- 6) CATCH BASIN
RIM = 699.63
12" PVC NW INV=694.43
12" PVC S INV=694.42
- 7) CATCH BASIN
RIM = 699.41
12" PVC W INV=694.01
15" PVC NE INV=694.01
- 8) CATCH BASIN
RIM = 699.70
15" PVC SW INV=694.00
15" PVC NW INV=694.04
- 9) CATCH BASIN
RIM = 700.56
15" PVC SE INV=693.40
10" PVC NE INV=693.46
18" RCP SW INV=693.51
(NO RESTRICTOR FOUND)
- 10) FLARED END SECTION
18" RCP = 693.71
- 11) STORM SEWER MH
RIM = 700.21
10" W W=691.41
12" N W=691.26
10" PVC SW INV=691.30
- 12) CATCH BASIN
RIM = 698.32
- 13) CATCH BASIN
RIM = 699.57
- 14) CURB CATCH BASIN
FLOW LINE = 699.60
- 15) CATCH BASIN
RIM = 698.71

 **SANITARY SEWER
STRUCTURES**

- 1) SANITARY SEWER MH
RIM = 700.91
12" CLAY W INV=687.86
12" CLAY E INV=687.86
- 2) SANITARY SEWER MH
RIM = 701.73
12" CLAY W INV=687.52
12" CLAY E INV=687.52
12" CLAY N INV=687.56
- 3) SANITARY SEWER MH
RIM = 700.66
12" CLAY W INV=687.14
10" CLAY SE INV=687.14
12" CLAY N INV=687.14
- 4) SANITARY SEWER MH
RIM = 701.84
10" CLAY W INV=691.34
10" CLAY N INV=691.34

☐ WATER VALVE
VAULTS

- 1) WATER VALVE VAULT
RIM = 699.96
TOP OF PIPE=693.96
- 2) WATER VALVE VAULT
RIM = 700.60
TOP OF PIPE=694.00
- 3) WATER VALVE VAULT
RIM = 702.08
TOP OF PIPE=695.30
- 4) WATER VALVE VAULT
RIM = 701.57
TOP OF PIPE=695.37

BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY : RWG ENGINEERING LLC
DRAWN BY : MMG
CHECKED BY : _____
SURVEYED BY : JG-LR-BG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

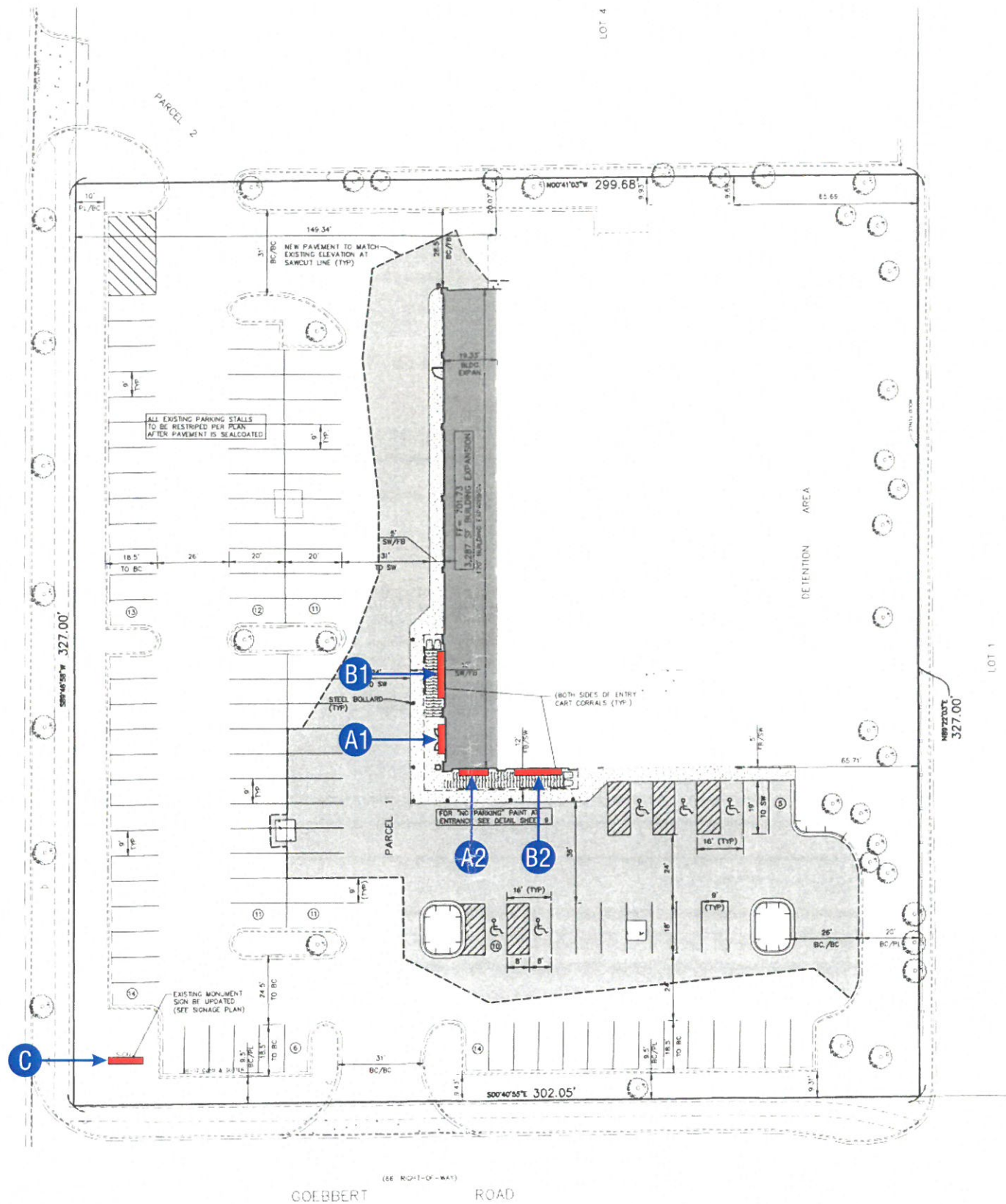
ORDER NO. 16-20737 REV 1
ALDI # 55, 550 E. GOLF ROAD, ARLINGTON HEIGHTS

1	07/10/2017	P.I.N.: ADDED	MMG
NO.	DATE	DESCRIPTION	BY

GOLF

ROAD

(100' RIGHT-OF-WAY)



DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

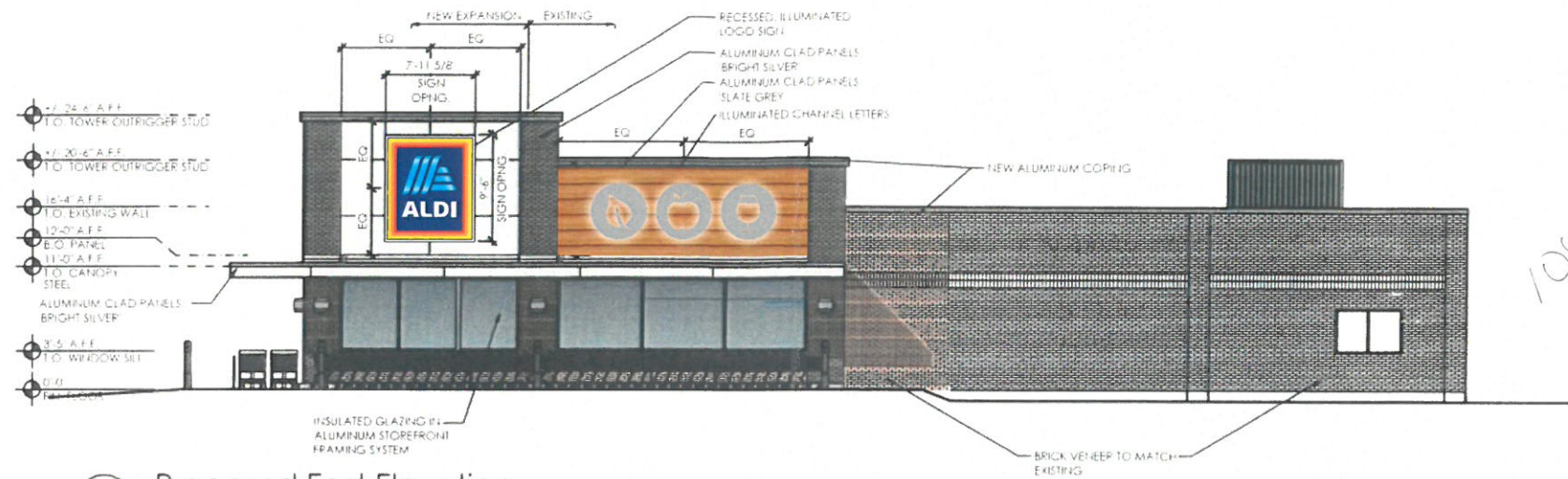
DATE	REVISION
8.22.17	REMOVED "FOOD MARKET" LETTERS & ADDED NEW ICONS
8.25.17	UPDATED TO NEW ALDI LOGO

CUSTOMER APPROVAL _____ DATE _____

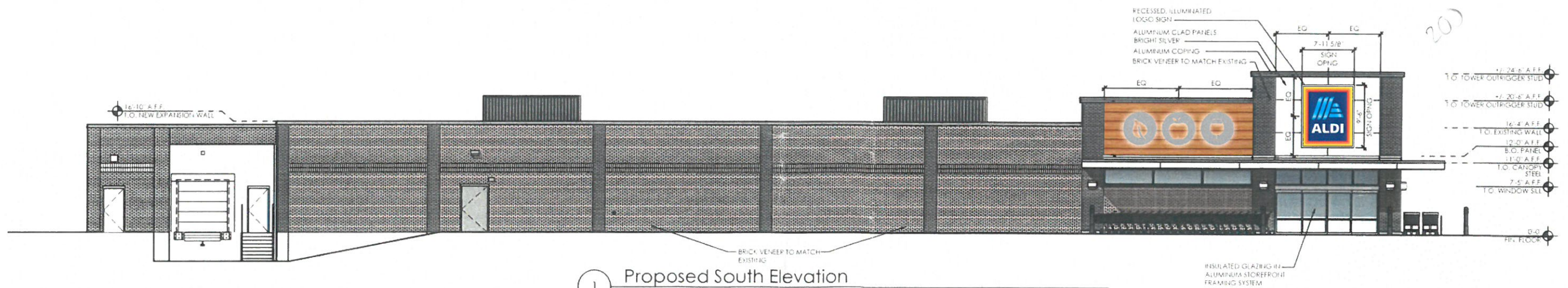
This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #55				
ADDRESS	550 E. GOLF RD.				
CITY	ARLINGTON HEIGHTS	STATE	IL	DESIGNER	KM
DRWG. NO.	16109	SCALE:	NOTED	DATE:	07.25.2017
				SALESPERSON	TD
				SHEET NO.	1

Z:\Design\A\ALDI\ARLINGTON HEIGHTS IL - 550 GOLF RD\ALDI - ARLINGTON HTS IL.cdr



3 Proposed East Elevation
SCALE: 1/16" = 1'



1 Proposed South Elevation
SCALE: 1/16" = 1'



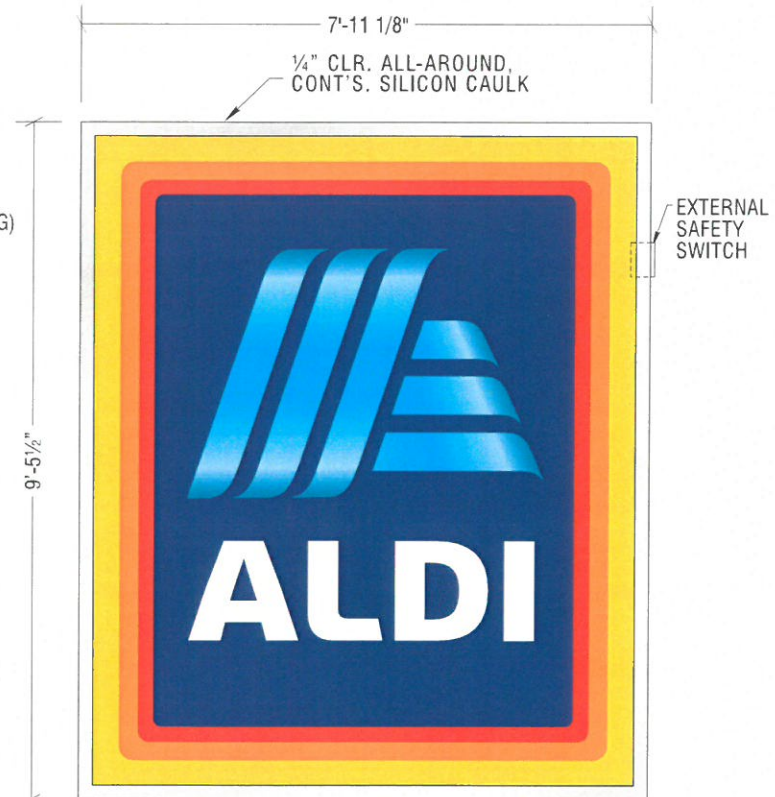
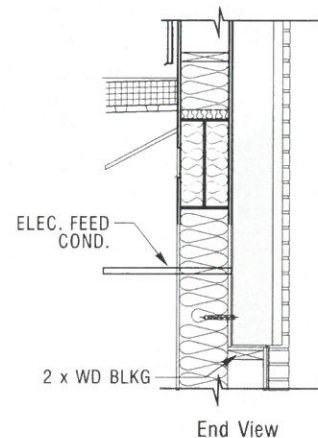
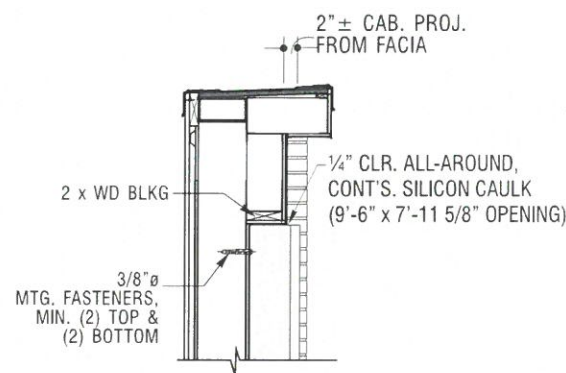
DATE	REVISION
8.22.17	REMOVED "FOOD MARKET" LETTERS & ADDED NEW ICONS
8.25.17	UPDATED TO NEW ALDI LOGO

CUSTOMER APPROVAL _____ DATE _____

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CLIENT	ALDI #55				
ADDRESS	550 E. GOLF RD.				
CITY	ARLINGTON HEIGHTS	STATE	IL	DESIGNER	KM
DRWG. NO.	16109	SCALE:	NOTED	DATE:	07.25.2017
				SALESPERSON	TD
				SHEET NO.	2

Z:\Design\A\ALDI\ARLINGTON HEIGHTS IL - 550 GOLF RD\ALDI - ARLINGTON HTS IL.cdr



DESCRIPTION:

- FLEX FACE GRAPHICS:
 - COPY, WHITE ON A PMS #287 BLUE BKGD.
 - LOGO, PMS #2985 LT. BLUE
 - OUTER BORDER, PMS #1235 YELLOW
 - CENTER BORDER, PMS #151 ORANGE
 - INNER BORDER, PMS #172 RED
- ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.

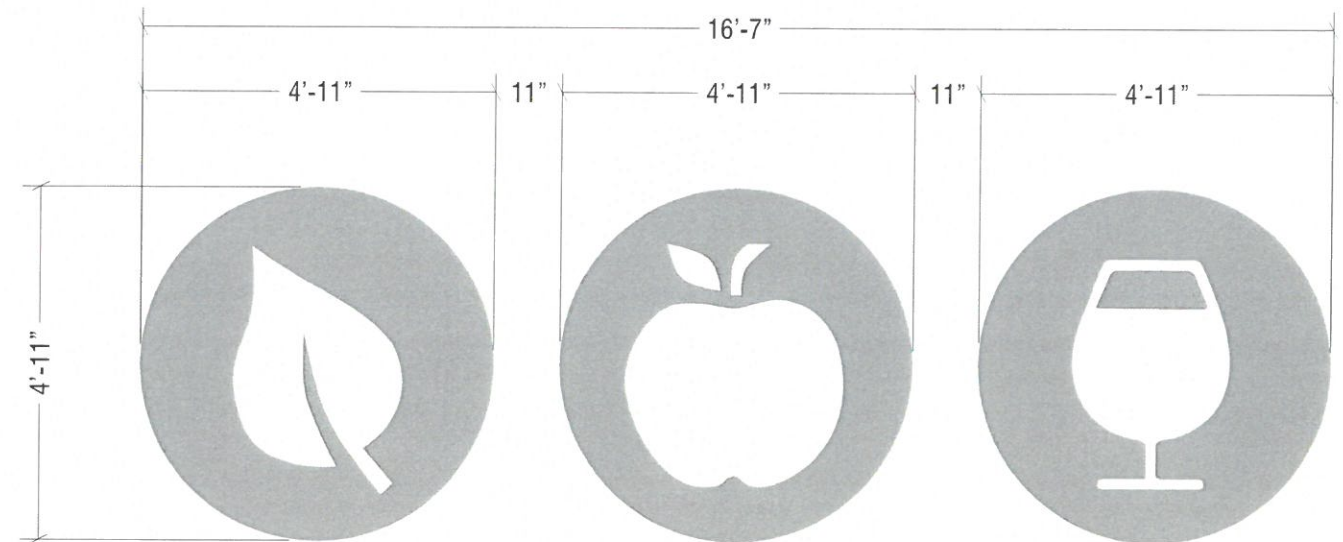
A Standard 'Flex-Face' Illum'd. Wall Sign

TWO(2) req'd.

scale: 3/8" = 1'-0"

COLOR LEGEND

PMS#638CVC PMS#287CVC PANTONE WARM RED PMS#021CVC PMS#1235CVC



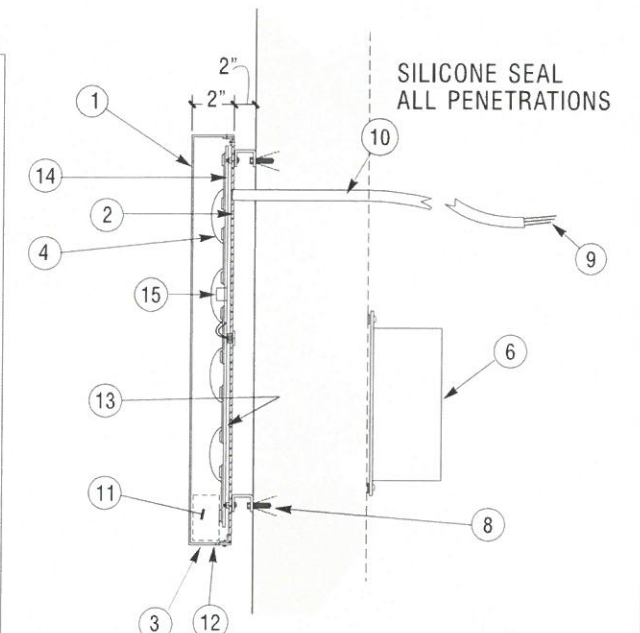
B L.E.D. HALO-LIT LOGO DISCS

TWO(2) SETS REQ'D

SCALE: 3/8" = 1'-0"

LEGEND

- BRUSHED ALUM. COMPOSITE MATERIAL
- .187 CLR. LEXAN BACKS
- BRUSHED ALUM. COMPOSITE MATERIAL
- TERMINAL BLOCK
- REMOTE TRANSFORMER, CLASS II 12V.
- MOUNTING ANCHORS
- 120V PRIMARY, No.12 THHN STRANDED WIRE
- FLEXIBLE, WEATHERPROOF, CONDUIT PER CHGO. CODE
- SAFETY SWITCH, PER LOCAL CODE
- 1/4" DRAIN HOLE
- L.E.D. STENCIL
- L.E.D. CIRCUIT BOARD
- BRIDGE RECTIFIER



Section / Rev-Channel Letters



DATE	REVISION
8.22.17	REMOVED "FOOD MARKET" LETTERS & ADDED NEW ICONS
8.25.17	UPDATED TO NEW ALDI LOGO

CUSTOMER APPROVAL DATE

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CLIENT	ALDI #55				
ADDRESS	550 E. GOLF RD.				
CITY	ARLINGTON HEIGHTS	STATE	IL	DESIGNER	KM
DRWG. NO.	16109	SCALE:	NOTED	DATE:	07.25.2017
				SALESPERSON	TD
				SHEET NO.	3

Z:\Design\A\ALDI\ARLINGTON HEIGHTS IL - 550 GOLF RD\ALDI - ARLINGTON HTS IL.cdr

Existing Arlington Heights Aldi Store



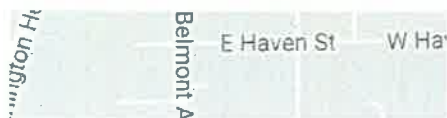
Google Maps 598 E Golf Rd



Image capture: Oct 2016 © 2017 Google United States

Arlington Heights, Illinois

Street View - Oct 2016





S Goebbert Rd



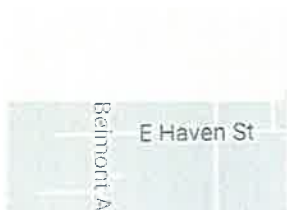
Existing Arlington Heights Aldi Store

Google

Image capture: Oct 2016 © 2017 Google United States

Arlington Heights, Illinois

Street View - Oct 2016



Similar Signs at Other Aldi Store



Similar Signs at Other Aldi Store



Similar Signs at Other Aldi Store

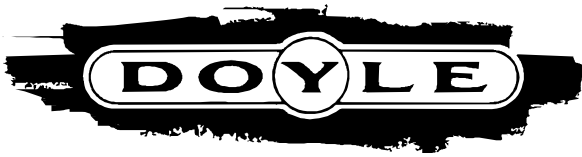




Similar Signs at Other Aldi Store







Doyle Signs, Inc., *General Sign Contractors*
232 Interstate Road, P.O. Box 1068
Addison, IL 60101
Office: (630)543-9490 Fax: (630)543-9493

Village of Arlington Heights
Planning Commission
33 S Arlington Heights Road
Arlington Heights, IL 60005

RE: Aldi Food Market Variation
550 E Golf Road

Aldi Food Market is seeking a variation from the sign code to allow this location to have an additional wall mounted sign on each elevation. Aldi is also seeking a variation from the sign code to allow the sign proposed to exceed the maximum allowed 25% of the signable wall area that is allowed by the Village of Arlington Heights zoning code.

- The particular difficulty or peculiar hardship is not self-created by the petitioner but is in fact created by the Arlington Heights zoning code restriction that a business may only have one wall mounted sign per street frontage. Aldi Foods has 104' of building frontage on the East elevation and approximately 200' of frontage on the South elevation. The building also has a setback from the street frontage on the East elevation of 103 feet from the property line and approximately 115.5 feet from the property line on the South elevation.
- The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare of the property due to the fact that the variation that is requested is strictly to allow an additional wall mounted sign for each elevation that will conform to Aldi, Inc corporate standards and is relatively small in relation to the size and setback of the facility.
- The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses as the sign variation Aldi is currently seeking will allow this location to be branded with Aldi's national corporate sign standards and be incorporated into the new remodeled and improved facades.

- The variation will not alter the essential character of the locality but will in fact enhance the location by allowing Aldi to identify the property in question by utilizing modern and appropriate new signage standards set forth and maintained nationally by Aldi, Inc.
- The applicant's business cannot reasonably function under the standards of this chapter due to the size of the building and the setback of the building from the right of way. Aldi believes that the size and placement of the signs are in harmony with the intent of the sign code and will allow Aldi to properly identify the business while still conforming to the national sign program standards.

Google Maps 420 E Golf Rd



Arlington Heights, Illinois

Street View - Oct 2016

1st site to the left

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Google Maps 346 E Golf Rd



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Arlington Heights, Illinois

Street View - Oct 2016

2nd site to the left



550 E Golf Rd

Across the road



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Arlington Heights, Illinois

Street View - Oct 2016



E Golf Rd

3rd site to the left



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550 E Golf Rd

2nd & 3rd site across the road



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Arlington Heights, Illinois

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E Golf Rd

1st site to the right



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E Golf Rd

2nd & 3rd site to the right



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