



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 24, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 9/10/19

IV. REPORTS

V. OLD BUSINESS

- A. DC#19-067 - 1614 N. Chestnut Ave. - SF/Teardown
Continued from 8/27/19
- B. DC#19-072 - Orthodontic Experts - 1010 S. Arlington
Heights Rd.

VI. NEW BUSINESS

- A. DC#19-018 - 511 W. Wing St. - SF/Addition
- B. DC#19-052 - 631 N. Drury Ln. - SF/Addition
- C. DC#19-077 - 24 N. Rammer Ave. - SF/Addition
- D. DC#19-078 - 914 N. Beverly Ln. - SF/Teardown

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
9/24/2019**

Item: Minutes - 9/10/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 9/10/19

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 10, 2019

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Kirsten Kingsley

Members Absent: Scott Seyer
Jonathan Kubow

Also Present: Chris Russo, ALA Architects for 1523 N. Yale Ave.
Joe & Vito Zivoli, Owners of 402 E. Ridge Rd.
Paul Florczak, Forma, Inc. Architects, for *Orthodontic Experts*
Katherine Sainz, Project Manager for *Orthodontic Experts*
Dr. Yaroslav Yarmolyuk for *Orthodontic Experts*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 27, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 27, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a favorable vote from all 3 commissioners is required for approval of a project tonight.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#19-074 – 1523 N. Yale Ave.

Chris Russo, representing *ALA Architects* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and two-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The project does comply with all R-E zoning requirements, where the lots are typically 20,000 sf or greater. The majority of the houses in the neighborhood are single-story with attached garages; however, there have been numerous teardowns previously completed in this neighborhood.

Overall, Staff feels the proposed design is nicely done, and the low hipped roofs fit very well with the context of the neighborhood. The home is large, but the massing is nicely articulated, and the house fits comfortably on the large lot. The proposed white and black color scheme may have a bold appearance, although the design does include a significant amount of stone on the front elevation to help soften and balance the overall color palette. Staff recommends approval of the proposed design, with a recommendation that the commissioners evaluate the proposed black and white color scheme against the context of the neighborhood.

Mr. Russo said that the owner and future homeowners are also here tonight. They are all excited about the design for the new home that has a really nice floor plan, and they have taken a lot of time with the elevations, striving for four sided architecture. Having more space on the lot allowed them to play with options for the footprint and the roofline. Mr. Russo said that they are asking for a change to the first-floor ceiling height from 9-feet to 10-feet, and he presented a revised front elevation and context elevation showing this change. He explained that this change would allow them to have taller first-floor ceilings and add transom windows on the first-floor.

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

Commissioner Eckhardt liked the massing of the new home and he appreciated the quality materials on the sides of the home that picked up some of the details on the front. He supported the change to a 10-foot ceiling height, especially with the hipped roof lines on the home, and he particularly liked the overhang of the bay window on the left side of the front elevation. He pointed out the tight detail of the clerestory window above the front entry gable, but had no other comments or concerns.

Commissioner Kingsley said it was a nicely designed home, and she appreciated that the design is unique and different than what the commission typically sees. She asked about the color and profile of the corrugated metal siding, and Mr. Russo replied that the profile is standard and the color would be black. Commissioner Kingsley liked the style of the garage door and asked if it would be metal or painted, and the color of it. Mr. Russo said the garage door would be a dark color to match the window frames. Commissioner Kingsley also asked if the front door would have the horizontal glass shown in the rendering, and Mr. Russo said that it would, which Commissioner Kingsley liked because it was different and unique.

Commissioner Kingsley said that overall she liked the elevations; however, her only hesitation with it is the height of it adjacent to the single-story and 1 and ½-story home next to it. She typically likes to see the first-floor eave come down a little bit so it is more in keeping with the line of the other homes, but she liked that it is a hip roof, which would help. Commissioner Kingsley felt the materials were nice and stand together with the home, and her only thought was just the pure massing and height of the new home in relationship to the other homes. Other than those comments, Commissioner Kingsley felt the new home was nicely designed.

Chair Fitzgerald felt the new home was nicely designed, he liked the materials, and he preferred the higher ceilings on the first-floor being requested tonight by the petitioner because of the opportunity it gives to more of the windows along the front of the home. He also appreciated all four sides of the home being detailed, and he was okay with the massing of the new home because of the distance between the homes, which is more than typical, and with a little bit of landscaping this would not be a problem. He was in favor of the project.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR 1523 N. YALE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/15/19, 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. APPROVAL IS BASED ON THE ALTERNATE ELEVATION SUBMITTED TONIGHT BY THE PETITIONER, THAT INCLUDES A 10-FOOT FIRST-FLOOR CEILING HEIGHT.
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.

Commissioner Kingsley asked if the trim and siding would be smooth or have the cedar impression on it, and the petitioner replied that a decision had not yet been made regarding that detail. Commissioner Kingsley recommended smooth trim and either smooth or textured for the siding.

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

3. A STRONG RECOMMENDATION THAT THE TRIM BE SMOOTH.

COMMISSIONER KINGSLEY SECONDED THE MOTION.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#19-076 – 402 E. Ridge Rd.

Joe & Vito Zivoli, owners of the property, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-family residence to create an open, vacant lot. The subject site is zoned R-E, One Family Dwelling District, and has a total land area of 20,000 square feet. Per Section 13.2.c of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit. At this time, the development plan proposed by the petitioner is to demolish the existing house, restore the lot to turf, preserve nine existing large mature trees, and maintain the lot as open space. In the future, the petitioner intends to build a custom home on the site. Accessory structures would not be allowed to be built on the vacant lot without a principal building.

Demolition of existing residences to create vacant lots is generally not supported by the Village unless such property is deemed to be unsafe, uninhabitable, and/or dangerous. The Building Department inspected the home and did not find it to be unsafe or uninhabitable, but the petitioner reports that it was used as a rental house and is in very poor condition. The majority of the houses on this block and all of the homes on the north side of the street are newer two-story homes. Given the poor condition of the existing house and the intent to develop the property with a new house in the future, Staff does not object to the proposed demolition.

Joe Zivoli said he and his brother have owned this rental home for about 20 years and he lives behind this site in a home he built about 14 years ago. He will be sharing the yard when this home is torn down, and he will maintain the space and preserve all of the existing trees on the site until he builds a new home on this site in the year 2021. The existing home has been vacant for 5 months, with the previous 7-year tenant leaving the home in extremely poor condition, making it impossible to rent the home again. He was asking for approval to tear down the existing home and maintain the vacant lot for the next year or so before he builds a new home.

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

PUBLIC COMMENT

Andrew Anderson, 503 E. Ridge Road. He lives across the street from this site and a few homes down. He is concerned about the petitioner tearing down the existing home and never building a new home. He pointed out that there are currently 3 homes on the street for sale, one that is over a million dollars and one that is uninhabitable, as well as 3 homes that are renting; the area is quite a mix right now. He is concerned that this vacant lot would remain vacant for years to come, and he wanted to see a new home built here within 2 years not 10 years; the housing market is very unpredictable. Mr. Zivoli reiterated his intent to build a new home here within a couple of years.

Commissioner Kingsley stated that the Village typically wants to see the design of a new home prior to an existing home being demolished. Based on the pictures submitted, the petitioner has allowed the existing home to deteriorate to be uninhabitable, which he is ultimately responsible for, and he is now asking that this commission be put in a position to decide if the existing home can be demolished and not rebuilt at this time. Mr. Zivoli disagreed. Commissioner Kingsley reiterated that if the petitioner saw the home deteriorating because of a tenant, steps should have been taken at that time, because the petitioner is ultimately responsible for the condition of the home as the owner. Mr. Zivoli said it was unfair to put the burden of what the tenant did to the home, on him. Commissioner Kingsley wanted to point out that this commission does not want other people to allow their homes to deteriorate to point of being uninhabitable. She felt that in this case the existing home should probably be torn down because of its current condition, but she wanted it be noted at the time of building permit that the existing trees should remain and high attention be paid to the surrounding neighborhood. Mr. Zivoli said that he cares about his properties and shares the backyard of this home. Commissioner Kingsley asked what would happen with the driveway curb cut at the street, and Mr. Zivoli said it would be removed. Mr. Hautzinger pointed out that the petitioner's submittal does include a plat of survey showing the sizes and species of the existing trees to be preserved, at least until plans for a new home are approved for construction.

Commissioner Eckhardt asked if Village Code prohibits a property owner from tearing down a home to enjoy the open space, and Mr. Hautzinger replied that Village Code states that a demolition permit cannot be approved until a redevelopment plan is approved by the Design Commission, which is why the petitioner is here tonight, and without this commission's approval, the petitioner is prohibited from demolishing the existing home. Other homes have been torn down without building a new home under two conditions: that the petitioner come before this commission for support to tear down the home, or that the existing home has been deemed unsafe or dangerous, as determined by the Building Department.

Commissioner Eckhardt clarified that the petitioner intends to maintain the existing trees and landscaping on the site after the existing home is torn down, and Mr. Zivoli agreed. Commissioner Eckhardt had no concerns with the petitioner's request.

Chair Fitzgerald agreed with the comments made by the other commissioners and was okay with the petitioner's request to tear down the existing home, which is an improvement over the condition of the existing home, and the petitioner's intent to build a new home within a few years.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT 402 E. RIDGE ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE SITE PLAN AND LETTER FROM THE PROPERTY OWNER RECEIVED 8/22/19, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER REPLACE THE CURB OR RESTORE THE RIGHT-OF-WAY WHERE THE PROPERTY MEETS THE STREET, SO THAT IT APPEARS SEEMLESS AND LIKE THE DRIVEWAY WAS NEVER THERE.
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. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES

Chair Fitzgerald wanted the motion to include that the existing trees will be saved and preserved.

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

4. A REQUIREMENT THAT THE PETITIONER SAVE AND PROTECT THE EXISTING TREES DURING DEMOLITION OF THE HOME, AND MAINTAIN THEM UNTIL SUCH TIME THAT THE PROPERTY MAY BE DEVELOPED AND BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.

COMMISSIONER KINGSLEY SECONDED THE MOTION.

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

ITEM 3. COMMERCIAL REVIEWDC#19-072 – Orthodontic Experts – 1010 S. Arlington Heights Rd.

Paul Florczak, representing *Forma, Inc. Architects*, Katherine Sainz, the Project Manager, and Dr. Yaroslav Yarmolyuk, owner of *Orthodontic Experts*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing an addition and exterior modifications to an existing multi-tenant office building. This project does not require Plan Commission review; therefore, the Design Commission shall review all elements under the Commission's responsibility.

The existing single-story front portion of the building will be demolished to allow construction of a new single-story orthodontist office addition. The two-story rear portion of the building will remain, but it will be remodeled with removal of the existing lattice masonry, installation of new windows and new corrugated metal siding to coordinate with the design of the new addition. The scope of the project includes improvements to the site with new landscaping, new landscaped parking islands, and a new trash enclosure. The existing building is approximately 3,955 square feet, with the proposed addition being approximately 1,508 square feet, for a total of approximately 5,463 square feet. The required number of parking spaces for this project is 24 spaces, where only 21 spaces are provided. The petitioner is pursuing approval of a parking variation.

Mr. Hautzinger said that one of the Village's goals is to improve the appearance along this section of Arlington Heights Road, and this project will be a nice contribution towards realizing this goal. The existing building has an old and worn appearance. Overall, the proposed design is nicely done and will provide a welcome refreshing and updating for this property. The proposed exterior materials and colors work well together, the brick has been selected to match the existing brick to remain at the back of the building and along the north wall, and the proposed corrugated metal siding will add a fresh and modern appearance to the design.

The existing site lacks landscaping, has no trash enclosure, and has visible rooftop mechanical equipment. The petitioner is proposing to add landscaped islands with shade trees at the end of all parking rows, as well as a new planting bed along the south wall of the addition. A new trash enclosure is proposed behind the building, and a new 6' fence is proposed along the rear property line to screen the parking area from the adjacent residential property. New mechanical equipment will be mounted on grade behind the building. Overall, Staff feels that the proposed site design will be a significant improvement for the property. However, the plantings along the south end of the building and facing Arlington Heights Road are minimal, and it is recommended that an abundance of salt and drought tolerant shrubs, ornamental grasses, and other perennials be provided in those areas. Additionally, consider changing the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings, and consider infilling the planting bed along the south property line to provide a continuous hedge.

The petitioner is proposing all new signage for the property. At this time, the proposed signage is conceptual, and the sign designs are expected to be further developed. The signage proposal includes a wall sign on the east wall, a canopy sign on the south, and a ground sign facing Arlington Heights Road. Separate sign permits will be required for each sign along with detailed sign drawings to verify compliance with Chapter 30, sign code.

Staff recommends approval of the proposed architectural design for the proposed addition, with the recommendations previously made about the landscaping.

Mr. Florczak said that the proposed addition will not make the existing building footprint much larger because the existing south section of the building has a large open canopy, the area of which is being incorporated into the new design. He added that Dr. Yarmolyuk's practice is currently renting space just south of this building and will be moving to this property.

Chair Fitzgerald asked if there was any public comment, and confirmed that there was no one else in the audience besides the petitioners team.

Commissioner Eckhardt generally liked the building, which has some modern touches, and felt that where contrasting materials start and stop was a thoughtful idea. He asked if the new glass would be tinted blue like the rendering, which he

liked, and Mr. Florczak replied that the glass would be clear. Commissioner Eckhardt also asked about the material of the fascia at the roof, and the material for the window sills. Mr. Florczak replied that the fascia at the roof would be aluminum in a matching color to slate grey canopy, and the window sills would be smooth cut limestone, which Commissioner Eckhardt pointed out is different than what is shown in the rendering and he was not in favor of. Commissioner Eckhardt added that he was okay with the building and had no further comments at this time, but wanted to hear comments from the other commissioners.

Commissioner Kingsley appreciated the petitioner's efforts to upgrade the existing building, which are in line with the Village's goals for this corridor of Arlington Heights Road. She liked that the existing brick is being re-used and the color of the brick; however, she said it was unfortunate that there is a missing connection to Arlington Heights Road because the project is focused toward the south, and the east elevation is very similar in aesthetics to the rear elevation with the exception of the signage. She suggested keeping some of the elements of the old building and reinterpreting them into the new building design, and pointed out that the scale of the existing building is almost residential and inviting to pedestrians. She added that this building is sort of an iconic time piece in town, and the Village just lost a similar one in another part of town. Like the existing canopy over the front door facing southwest, she asked if something could be done on the front of the building to allow it to be more 3-dimensional. Mr. Florczak liked the comment from Commissioner Kingsley, and he suggested introducing a section of canopy over the windows for more dimensionality; however, he was concerned about the canopy overhanging the public sidewalk.

Mr. Hautzinger pointed out that the proposed addition is located right at the property line on Arlington Heights Road, with the back of the sidewalk representing the edge of the street right-of-way. He advised against any overhang beyond the property line because Arlington Heights Road is an IDOT street and it would require approval from IDOT which may be impossible to obtain. He suggested the possibility of setting the wall back to create space for a small canopy feature.

Mr. Florczak expressed concern about setting the wall back because the plan is to use the existing foundation wall which is on the property line.

Commissioner Kingsley said there would be hurdles to create a front facade that has a little more relief in it than what is currently proposed, which is just a straight wall and straight coping with everything flush. She felt the front facade would benefit from some kind of relief and wanted to see the project come back for another review after some kind of relief was added to the east facade to make it more inviting. She also pointed out the location of patient chairs inside the windows along the east elevation and suggested a different window tint or a brise soleil with a simple sun shade that would help with sun protection for patients in those chairs.

Commissioner Kingsley further stated that she really liked the brick and she really liked the siding, but she did not like the stone and how it stops; there are 4 different materials coming together at one point and she was unsure how that would be executed. She preferred that the brick piers come all the way down to the ground. Commissioner Kingsley asked about the proposed stone and Mr. Florczak said it would be a cultured stone, which Commissioner Kingsley had concerns about for salt tolerance and suggested a natural stone instead. Commissioner Kingsley also felt the red mulch being proposed for the planting beds would clash with the red brick, and she suggested natural mulch instead.

In response to Commissioner Kingsley's comments, Mr. Florczak presented another suggestion for the east elevation to introduce a type of canopy frame element that appears as a reveal above the windows, which would be aluminum that is flush with the facade but creates a reveal and wraps around the corner on the other side. Commissioner Kingsley suggested pushing back just the windows on the front facade instead of the upper portion of the front facade, which would create a shadow line, instead of everything on the front elevation being flush and flat. She felt it was a missed opportunity to not use the bones of the existing building to create relief on the front elevation.

Chair Fitzgerald felt the renderings actually hurt the project because of how shocking the color of the red brick and the color of the blue glass appear, as opposed to the actual material samples, which show a more subtle color palette. He agreed with the comments made by the other commissioners and he could appreciate the petitioner using the existing foundation. He also pointed out that this commission recently approved a fairly flat area of buildings across the street from this site, and although he agreed that it would be interesting to see some type of relief on the front facade, it would not be a requirement

for him. He agreed with the concerns about the stone on the front elevation and suggested taking the stone below the windows and going more horizontal across the building with it, instead of the horizontal and vertical detail being proposed.

Chair Fitzgerald said his bigger concern was with the north elevation that abuts the adjacent parking lot and has no architectural detail. This elevation will be extremely visible from Arlington Heights Road, and although the proposed addition and renovation is a great improvement to the existing building, he felt this was a missed opportunity to do some type of detailing on the north elevation. He wanted to hear the petitioner's comments about this. Chair Fitzgerald also agreed with Staff's comments on the landscaping, and said he was very much against the red mulch.

Commissioner Eckhardt asked if the canopy on the south elevation would be white as shown on the renderings, and Mr. Florczak said it would be clear anodized aluminum to match the storefront. Commissioner Eckhardt was disappointed that the canopy was not white because he felt it would be a nice contrast with everything else going on. He pointed out that the area of stone on the front of the building was not that visible and the horizontal aluminum siding is an interesting detail that needs to be looked at carefully because it appears very flat to him. He felt the proposed design was a very good remodel of the existing building, but he felt the petitioner should explore the possibility of re-using some or all of the existing canopy into the new design, in order to accomplish some of the 3 dimension being suggested by the commissioners.

Looking at the foundation plans, Commissioner Kingsley pointed out that the existing foundation wall is only under the north half of the east wall, so the south half could be stepped back to 1 to 3 feet to add some kind of 3-dimensional relief or shadow line on the front of the building. Mr. Florczak said they could work on creating a recess on the front of the building by moving the window system farther, and pointed out that the entire inside space along the east side of the building is an open bay treatment area with dental chairs, which requires specific dimensions, and the space there is tight, which is the reason for the proposed expansion. Accommodating a canopy on the east elevation that would result in the building being moved, would probably not be attractive to the client; however, they want to address this request by creating some type of reveal above the windows.

Commissioner Kingsley understood the petitioner's comments and concerns specific to the dental equipment, but she really wanted to see some kind of shadow line, or some interest given to the east elevation. She suggested angling the southern half of the east elevation wall, which would mimic the curved layout of the dental chairs inside. She reiterated her concerns that something needed to be done on the front of the building, such as changing the location of the angle on the south elevation, or relief in the windows. This is a missed opportunity to bring out some of the cool elements inside the building.

Chair Fitzgerald said he was okay with keeping the foundation where it is currently proposed, and although he agreed that the front elevation was slightly off, he was uncomfortable with moving foundations and making rooms smaller on the interior.

Commissioner Eckhardt said that he designs and builds medical and dental facilities, and he understood the specific requirements for the layout and dimensions of rooms. He would look to the petitioner to study a coloration plan to create some interest on the east elevation, as opposed to moving walls or changing the geometry of the building. He also felt that something could be done such as a reveal or a different material, to help break up the flat appearance of the east elevation, or make the canopy white as he previously suggested. Commissioner Eckhardt was in support of a motion to allow Staff to review changes the petitioner makes to the current design, based on comments made tonight, and if Staff is not comfortable with the changes, then the project should come back to this commission.

Chair Fitzgerald supported the suggested motion from Commissioner Eckhardt, but felt it should not be a requirement to add white as suggested by Commissioner Eckhardt. Commissioner Kingsley supported it as well, but added that Staff typically looks for direction from the commissioners on changes to a design, and she felt the commissioners were not giving clear direction tonight on the changes they want to see, just different ideas to consider. She was not sure that Staff had clear direction to follow. Commissioner Eckhardt reiterated that he felt the petitioner's architect needs to be creative with some ideas, based on the commissioner's comments tonight, and then if Staff has any doubts or concerns, then the project should come back for another review. Chair Fitzgerald felt the commissioners were clear with their direction tonight.

Chair Fitzgerald asked Staff for the best options for the petitioner if the project came back for another review. Mr. Hautzinger replied that Staff generally recommends that a meeting be skipped before a project comes back, to allow the petitioner

sufficient time to make changes to the design. In that case, the next review meeting would be October 10th, as opposed to September 24th, which would only allow the petitioner a few days to submit revisions.

Commissioner Kingsley was in favor of the project coming back on October 10th, and she apologized for delaying the project, which was not her intent; however, because this is an area of Arlington Heights Road that Staff has said the Village is trying to improve, she felt that ultimately this commission needs to look at the design again.

Commissioner Eckhardt asked the petitioner if he had any ideas tonight on how he could specifically change the current design to make it favorable to the commissioners tonight. Mr. Florczak summarized the commissioner's comments as follows:

- Remove the stone and bring the brick all the way down to the foundation.
- Recess the windows and the metal paneling 4-inches maximum, to align with the face brick veneer.
- There was a suggestion to remove the brick columns between the windows and make it a horizontal storefront band. Which he felt could be done.

Mr. Hautzinger commented that the rhythm of the design appears to be coming from the existing back portion of the building that is going to remain which has a verticality to it that is being repeated on the south elevation of the proposed addition and continued to the front east elevation. The only difference on the east wall is the shorter brick piers which is done to create a signable wall space. He understood the logic of the design and wanted to point that out to keeping in perspective the coordination of the proposed addition with the existing back half of the building. He added that the north wall needs to be fire rated because it is a zero lot line, so there is a limit to what can be added, although the petitioner has included one fire rated window at the front portion of that wall.

Commissioner Kingsley suggested an idea to make the addition more horizontal instead of vertical as proposed, and pointed out that the sign is horizontal; and it could still be done with the same materials. Chair Fitzgerald agreed. He also pointed out that in the current design, he liked the older part of the building more than the new part because it was the stone that he did not like as proposed. He liked the previous suggestion to bring the brick piers all the way down. Mr. Florczak agreed. Commissioner Kingsley asked if the proposed new brick actually matches the existing brick, and Mr. Florczak said that it does.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF DC#19-072 FOR ORTHODONTIC EXPERTS TO BE LOCATED AT 1010 S. ARLINGTON HEIGHTS ROAD UNTIL THE NEXT AVAILABLE MEETING ON OCTOBER 10, 2019.

Mr. Florczak asked if the project could be continued to the next meeting in two weeks on September 24. Ms. Sainz added that they are concerned about weather delays with so much exterior work being proposed. Mr. Hautzinger said that the agenda for the next meeting on September 24 is already full with 5 projects, and the petitioner needs enough time to work on the revisions, and Staff needs sufficient time to review the revisions and prepare a report for the next meeting. The revisions would need to be submitted by the end of this week for the meeting on September 24.

Mr. Florczak said they could remove the stone on the east elevation and bring the brick piers down to the ground, and raise the brick piers up through the metal paneling above, similar to the south elevation, and then add an aluminum channel for signage that would wrap around the corner.

Chair Fitzgerald said that he was okay if everything was kept the way it is currently proposed, but the stone removed and replaced with the brick, and then possibly popping the windows back a little bit. These changes could be reviewed by Staff and brought back to the commission if necessary. Commissioner Eckhardt supported the elimination of the stone on the east elevation and either/or adding spandrel light under the windows to make it look like all glass, with about 12-inches of the metal underneath it to give it more storefront interest. Mr. Florczak agreed to this suggestion. Chair Fitzgerald said that he liked the windows all the same height because looking at the corner, which is how most people look at a building like this, the windows would all line up.

Commissioner Kingsley said she still had a real difficult time with the design and felt that the modifications being suggested were not enough. Looking at the building from the southeast would be the main view of the building, and she agreed with the suggestion to eliminate the stone and bring all the columns down on the east facade, but she felt the new addition is the gem that needs to stand alone and pop at the southeast corner. Currently, it has the same dialogue in the front and back, except the columns have been truncated and 'Orthodontic Experts' has been put on the front; there is nothing interesting about it, and although it is nice, she felt it could be nicer. Commissioner Kingsley said it was okay if the front elevation stands separate from the side, but the angled south wall could really be something interesting right at the corner.

Mr. Florczak said they could keep the existing foundation on the east elevation, but slightly taper the southeast section of the building and wrap the canopy around to the front about 18 inches deep. Commissioner Kingsley felt that suggestion was awesome and added a suggestion to get rid of the brick piers above the canopy on the south and east. Commissioner Eckhardt agreed. Commissioner Kingsley also felt the existing canopy being shown could be extended southward to become one canopy, if the petitioner chooses to do so. Mr. Hautzinger pointed out that the geometry of the canopy is following the jog of the building, and he was unsure how the canopy would then pop out and wrap all the way around. Mr. Florczak presented a few options for the canopy, which the petitioners were interested in seeing further explored.

Commissioner Eckhardt wanted to give specific direction to the petitioner tonight about the required changes. He encouraged the petitioner to submit those revisions to Staff as soon as possible for their review, and then email to each commissioner to provide their individual comments to Staff to determine if it would need to come back for re-review. Commissioner Kingsley asked if a motion tonight would be a conditional approval based on specific design direction, and Commissioner Eckhardt said yes, the commissioners should be very specific on the revisions they want to see, and if Staff agrees that the revisions satisfy the direction given tonight, the project could then be approved by Staff.

Chair Fitzgerald was comfortable with a motion that includes specific design direction for the petitioner tonight with revisions to be submitted to Staff who can forward them to the commissioners for their individual response, and if necessary, bring the project back at the next meeting on October 10. The other commissioners agreed. Mr. Hautzinger pointed out that since this is a commercial project, public notification is not required and a motion to continue the project to a date specific is not necessary, and if by some possibility the project can be included on the September 24th agenda, if necessary, it will be.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *ORTHODONTIC EXPERTS* LOCATED AT 1010 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 9/5/19, 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 ALTER THE EAST AND SOUTH ELEVATIONS AS FOLLOWS, FOR STAFF REVIEW:
 - a. TAKE A PORTION OF THE ADDITION AND ANGLE IT BACK SLIGHTLY TO CREATE A DIMENSION SETBACK FROM THE LOT LINE TO ALLOW THE POSSIBILITY OF A SMALL CANOPY OR FENESTRATION THAT WOULD TIE INTO THE CANOPY AND FENESTRATION ON THE SOUTH ELEVATION.
 - b. ELIMINATE THE STONE BASE AND CONTINUE BRICK PIERS DOWN TO THE EXISTING AND THE NEW FOUNDATION.
2. A REQUIREMENT THAT AN ABUNDANCE OF SALT AND DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, AND OTHER PERENNIALS BE PROVIDED IN THE PLANTING BED ALONG THE SOUTH BUILDING WALL AND FACING ARLINGTON HEIGHTS ROAD.
3. A REQUIREMENT TO CHANGE THE PROPOSED SIBERIAN CYPRESS AND DWARF GLOBE BLUE SPRUCE TO MORE SALT AND DROUGHT TOLERANT PLANTINGS.
4. A REQUIREMENT THAT THE PLANTING BED ALONG THE SOUTH PROPERTY LINE BE INFILLED TO PROVIDE A CONTINUOUS HEDGE.
5. THAT NATURAL COLOR MULCH BE USED INSTEAD OF THE PROPOSED RED MULCH.
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.

Commissioner Kingsley asked about rooftop units and Mr. Hautzinger said there are none. Commissioner Kingsley pointed out that the petitioner could come back with more brick on the north end of the east elevation, which might be okay, but she felt that something needed to anchor the canopy.

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

7. A REQUIREMENT THAT THE PETITIONER STUDY THE MASSING OF THE NORTHEAST CORNER TO MAKE IT MORE SOLID, IF THE AESTHETICS OF THE ELEVATION WOULD DICTATE, TO BE SUBMITTED TO STAFF FOR THEIR COMMENT AND EVENTUALLY THE DESIGN COMMISSIONERS' REVIEW.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

Mr. Hautzinger commented that although the motion gives specific direction, he encouraged the Architect to study and refine these revisions, which will be reviewed by Staff and shared individually with the commissioners.

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

ITEM 4. GENERAL MEETING

Commissioner Eckhardt reminded and encouraged the commissioners to attend the presentation of the Alan Bombick award at the Village Board meeting on September 16th. Commissioner Eckhardt also said that he is not able to attend the next DC meeting on September 24th, and Commissioner Kingsley added that she would not be either.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:15 PM. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT



Design Commission 9/24/2019

Item: DC#19-067 - 1614 N. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions as previously requested by the Design Commission summarized below for the proposed new single-family residence to be located at 1614 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received on 7/30/19, revised exterior elevations received on 9/18/19, and the following:

1. Reduce the overall height of the house and reduce the roof pitches to better fit with the scale of the neighborhood.
2. Omit the dormer on the roof to eliminate the appearance of a third floor.
3. Evaluate and coordinate the proportions of the windows throughout the design.
4. Change the stone masonry to brick to better fit with the context of the neighborhood.
5. Extend the masonry base down the side walls for a more cohesive level of detail on all sides of the house.
6. Show the locations of all downspouts so that the black versus white color can be evaluated.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits 9-24-19	Exhibits
Exhibits 8-27-19	Exhibits
Response Letter	Correspondence
Color Scheme Examples (For reference only)	Exhibits
DC Minutes 8-27-19	Minutes

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1614 N. Chestnut Ave.
Project Address: 1614 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 22, 2019
Date Revised: September 18, 2019

PETITION INFORMATION:

DC Number: 19-067
Petitioner Name: Peter McGovern
Petitioner Address: T.P. Carpentry Inc.
6823 W. Gunnison, Apt GA
Harwood Heights, IL 60706
Meeting Date: August 27, 2019
Re-Review Meeting Date: September 24, 2019

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.

The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,250 square feet and the proposed residence will have approximately 4,178 square feet. The proposed floor area slightly exceeds the maximum allowed, so the plan will either need to be modified or a variation requested from the Zoning Board of Appeals. The project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 31 feet Side: 6.7 feet Side: 6.7 feet Rear: 47.5 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,138 SF	4,178 SF
Building Lot Coverage	3,238 SF	2,664 SF
Impervious Surface Coverage Total	4,625 SF	3,924 SF

Previous Review Comments:

This project was previously reviewed by the Design Commission on August 27, 2019, at which time Staff raised concerns about the scale of the house and the proposed color scheme. Four residents also raised various concerns about the proposed house, as documented in the meeting minutes. The Design Commission agreed with many of the concerns and the project was CONTINUED to allow the design to be revised in response to the concerns raised. The following is a summary of feedback from the Design Commissioners:

- Reduce the overall height of the house and reduce the roof pitches to better fit with the scale of the neighborhood.
- Omit the dormer on the roof to eliminate the appearance of a third floor.
- Lower the eave height of the first floor porch and garage roof to better align with the adjacent houses.
- Omit the exterior lights at the second floor to draw less attention to the scale of the house.
- Evaluate and coordinate the proportions of the windows throughout the design.
- Change the stone masonry to brick to better fit with the context of the neighborhood.
- Extend the masonry base down the side walls for a more cohesive level of detail on all sides of the house.
- Change the black fascia and soffits to white to better fit with the context of the neighborhood.
- Show the locations of all downspouts so that the black versus white color can be evaluated.
- Add a small roof above the back patio door.

Project Update:

The petitioner has addressed some of the Design Commission's comments by making the following changes to the design:

- The eave height of the first floor porch and garage roof has been lowered to better align with the adjacent houses.
- The exterior lights at the second floor have been omitted.
- The black fascia and soffits have been changed to white.
- A small roof has been added above the back patio door.

Staff Comments:

Staff appreciates the revisions made by the petitioner, but the house still has a large scale and details that do not fit with the neighborhood. It is recommended that the remaining issues also be addressed, including:

- Reduce the pitch of the upper gables and main roof from 12:12 to 8:12 to reduce the overall mass of the roof. An 8:12 roof pitch would coordinate with the 8:12 pitch on the garage roof and the front porch entry gable.
- Omit the dormer on the roof to eliminate the appearance of a third floor.
- Change the stone masonry to brick to better fit with the context of the neighborhood.
- Extend the masonry base down the side walls for a more cohesive level of detail on all sides of the house.
- Change the color of the gutters and downspouts from black to white to better fit with the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1614 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received on 7/30/19, revised exterior elevations received on 9/18/19, and the following:

1. Reduce the pitch of the upper gables and main roof from 12:12 to 8:12 to reduce the overall mass of the roof.
2. Omit the dormer on the roof to eliminate the appearance of a third floor.
3. Change the stone masonry to brick to better fit with the context of the neighborhood.
4. Extend the masonry base down the side walls for a more cohesive level of detail on all sides of the house.
5. Change the color of the gutters and downspouts from black to white to better fit with the context of the neighborhood.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, September 18, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-067

S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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

BUILDING DEPARTMENT NOTE

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ONLY IF SIGNATURE APPEARS IN BLUE

S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-20
CORPORATE LICENSE
No. 184-000582 EXP. 04-30-19

PROJECT:

CUSTOM
RESIDENCE
LOT 22
\$14 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

BUILDER:

TP Builders
6823 W. GUNNISON
BROOKWOOD HEIGHTS, IL 607
PH. 630.272.9142
FAX 708.867.6941

[illegible]

JOB NO.		15
DATE:		05-0
DRAWN BY:		
SCALE:		AS NO
SHEET NO.	1	
ELEVATIONS-A STREET STUDY		

1

OF



ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1' 0"



REAR ELEVATION

SCALE: 1/8" = 1' 0"



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"

**FINAL
REVIEW PLANS**

DATE: _____

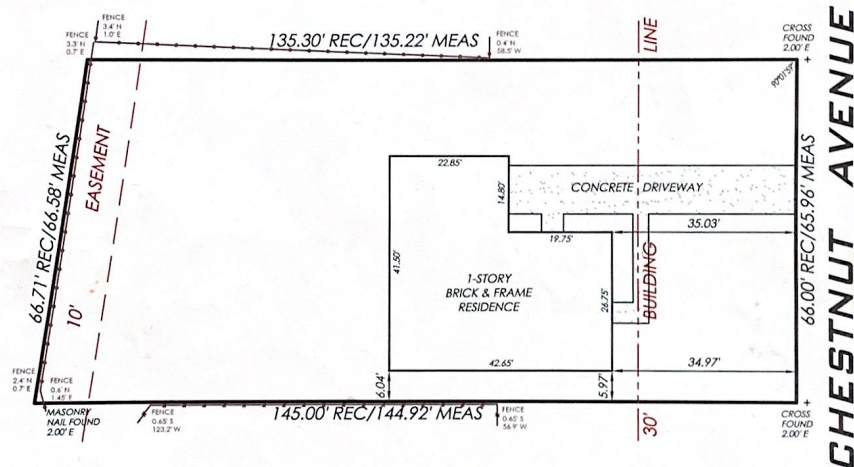
ACCEPTED: _____



PLAT OF SURVEY

18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

LOT 22 IN BLOCK 2 IN HASBROOK SUBDIVISION OF UNIT NO. 2 OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957, AS DOCUMENT NO. 17041013 IN COOK COUNTY, ILLINOIS.



LOT AREA:
9,249.9 SQ. FT.
0.21 ACRES

AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS

STATE OF ILLINOIS REG. # 184-002702

COUNTY OF COOK

ON BEHALF OF STREAMLINE SURVEY, INC. I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: REGISTERED ILLINOIS LAND SURVEYOR

DATED: 04-26-19

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2020

DATE OF FIELD WORK COMPLETION: APRIL 26, 2019

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'

JOB NO.: 19-0480

ADDRESS: 1614 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

P.L.N.: 03-19-206-024

TOWNSHIP: WHEELING

ORDERED BY: CIEBLA LAW



S

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OF 9

SCALE: 1/8" = 1' 0"



Property to Left 2

1604 N Chestnut Ave



Property to Left 1

1610 N. Chestnut Ave



Subject Property

1614 N. Chestnut Ave



Property to Right 1

1620 N. Chestnut Ave



Property to Right 2

1626 N. Chestnut Ave



Property to Right 3

1632 N. Chestnut Ave

End of Block

Chestnut Ave.



Property Across 1

1611 N. Chestnut Ave



Property Across 2

1617 N. Chestnut Ave



Property Across 3

1625 N. Chestnut Ave



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

BUILDING DEPARTMENT NOTE

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UNDER MY DIRECT SUPERVISION AND TO THE BEST OF
MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES
OF THE STATE, COUNTY, CITY OR VILLAGE TO WHICH THEY ARE SUBMITTED.

ONLY IF SIGNATURE APPEARS IN BLUE INK

S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-20
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LOT 22
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ARLINGTON HEIGHTS

BUILDER:

TP Builders
6823 W. GUNNISON
BROOKWOOD HEIGHTS, IL 60701
PH. 630.272.9142
FAX 708.867.6941

NO.	DATE:	
	ISSUES AND REVISIONS:	
	06-10-19, 06-19-19	
	FINAL REVIEW	
	06-20-19	
	PRE-ARB REVIEW	

JOB NO. 19

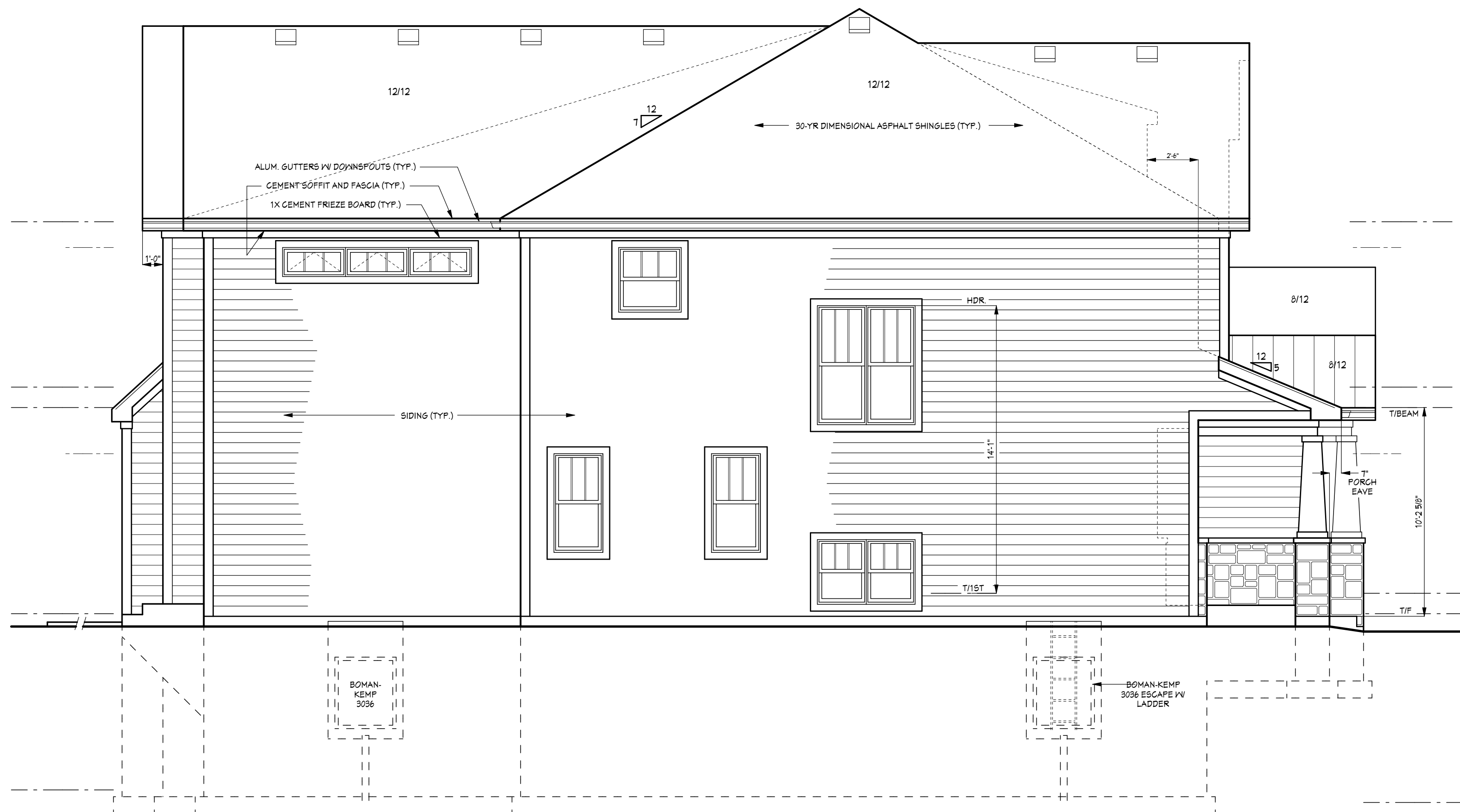
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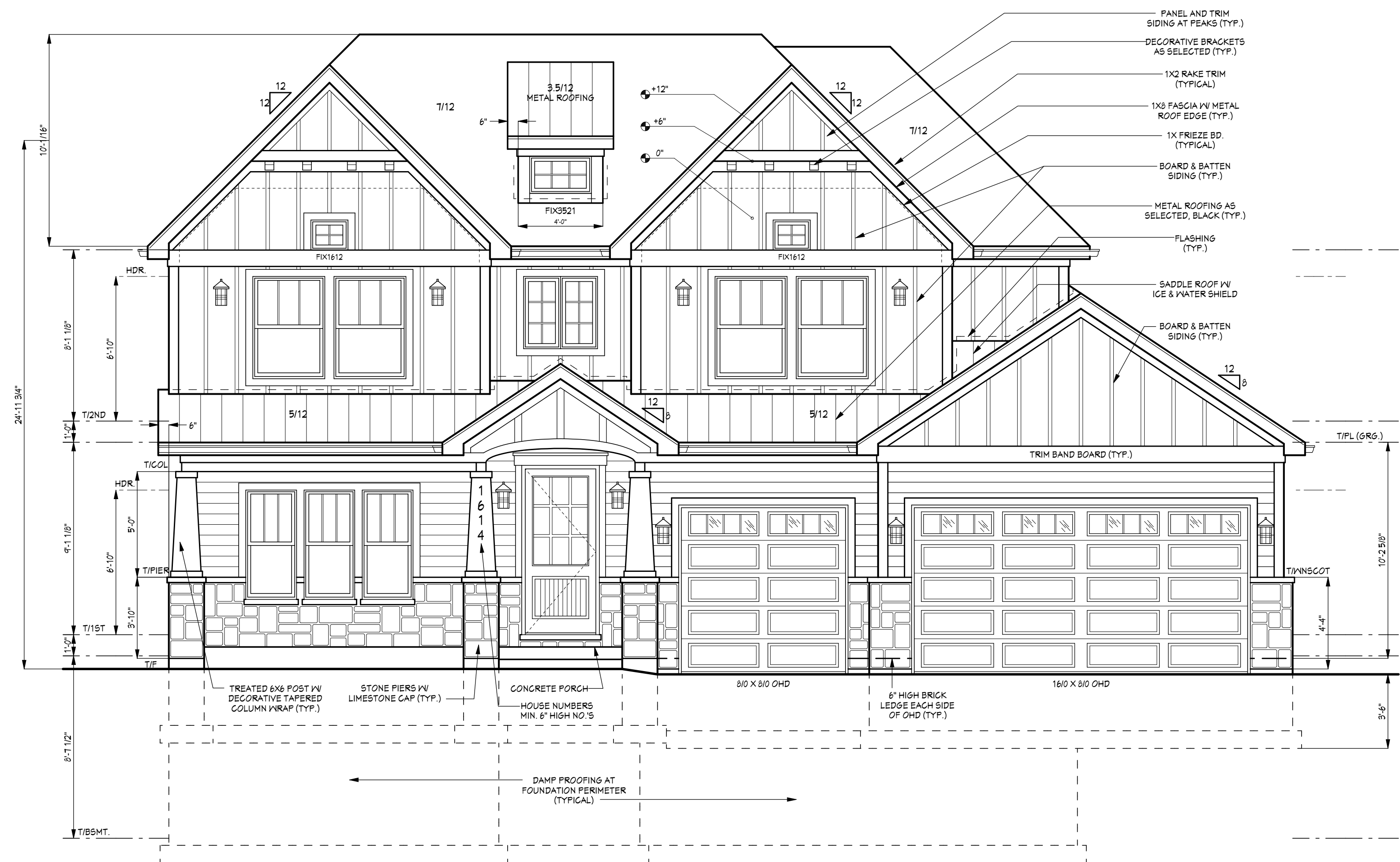
SHEET NO. 2

OF §



LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"

1614 N. CHESTNUT AVE



EXTERIOR TRIM : WHITE
LP BY JAMES HARDIE



SIDING : WHITE,
CEMENT BOARD, BY -
JAMES HARDIE



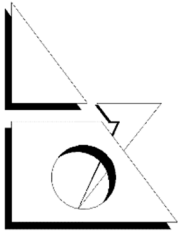
ALUMINUM : BLACK,
WINDOWS, + DOWN SPOUTS.



SHINGLE : CHARCOAL, BY IKO



STONE : NATURAL



S.G. Architects, Inc.

Residential – Addition/Renovation – Commercial

1401 Branding Ave., Suite 270, Downers Grove, IL 60515

Phone (630) 969-9279 Fax

(630) 969-0692

www.SGArchitectsInc.com

September 17, 2019

Village of Arlington Heights
Building & Health Services
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: #19-067
TP Carpentry, Inc
1614 N Chestnut Ave.

Attn: Steve Hautzinger, Design Commission

Regarding the design commission meeting of 08/27/19. Several recommendations were made at that time regarding making changes to the exterior massing, colors, etc. for the submitted project.

Item #1: Eave height

There are several new construction projects within this same block where the eave heights are of the same general height and/or are distinctly higher (see pics below). Each of these other properties is adjacent to similar style ranch homes as the subject property. In each case the ARB Design Commission has set precedence by finding the eave height acceptable in approving those projects. Altering the eave height would create an unfavorable condition architecturally as well as to the builder's marketability of this project.

Item #2: Roof pitch

There are several new construction projects within this same block where the roof pitch of the street facing gables which have the same general 12:12 pitch (see pics below). Each of these other properties is adjacent to similar style ranch homes as the subject property. In each case the ARB Design Commission has set precedence by finding the roof pitch acceptable in approving those projects. Altering the roof pitch would create an unfavorable condition architecturally as well as to the builder's marketability of this project.

Each of the existing approved examples have similar eave and roof conditions and each is adjacent to similar style homes to that which is being proposed.

1614 N Chestnut Ave. (across and North one from subject property)



1632 N Chestnut Ave. (same side and North three from subject property)



1703 N Chestnut Ave. (across and North four from subject property)



1714 N Chestnut Ave. (same side and North several from subject property)



1714 N Chestnut Ave. – completed



Item #3: Color selections

The builder shall revise the soffit and fascia color to white. The gutters and downspouts better fit the architectural style and modern farmhouse color scheme to remain in black (as previously approved and constructed at 1702 N Verde).

Item #4: Garage door color

The garage door color better fits the architectural style and modern farmhouse color scheme to remain in black (as previously approved and constructed at 1702 N Verde).).

1702 N Verde Ave. – completed



I am attaching a revised sheet that includes additional meeting requested items:

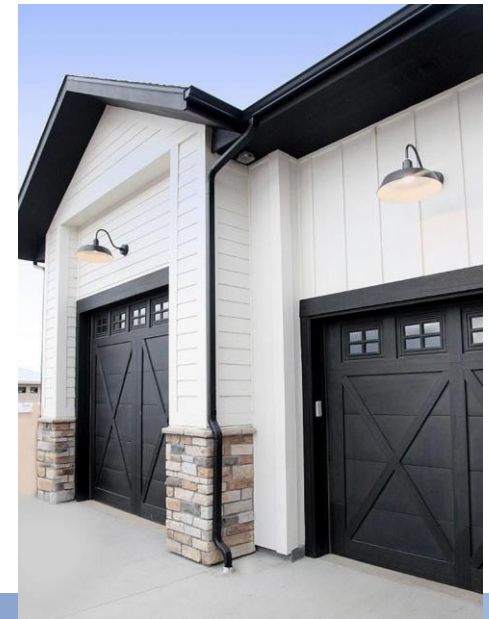
- The second story exterior lights at the front elevation have been deleted
- A bracketed roof has been added at the rear patio door

Please feel free to contact me if you need any additional information.

Sincerely,

Stephen L. Gawlik
S.G. Architects, Inc., Pres.





COLOR SCHEME 1:

- Black Windows
- Black Fascia/Soffits
- Black Gutters/Downspouts





COLOR SCHEME 2:

- Black Windows
- White Fascia/Soffits
- Black Gutters/Downspouts



COLOR SCHEME 3:

- Black Windows
- White Fascia/Soffits
- White Gutters/Downspouts





COLOR SCHEME 4:

- White Windows
- White Fascia/Soffits
- White Gutters/Downspouts

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 27, 2019

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

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

Members Absent: Scott Seyer

Also Present: Peter McGovern, T.P. Carpentry for *1614 N. Chestnut Ave*
Steve Gawlik, S.G. Architects for *1614 N. Chestnut Ave.*
Tom Buckley, Thomas Buckley Architects for *634 S. Burton Pl.*
Dan Olson, Watermark Engineering for *McDonald's*
Joe Kerchner, Lingle Design Group for *McDonald's*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 13, 2019

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF AUGUST 13, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#19-067 – 1614 N. Chestnut Ave.

Steve Gawlick, representing *S.G. Architects*, and Peter McGovern, representing *T.P Carpentry*, were present on behalf of the project.

Chair Fitzgerald clarified that this commission's purview is about the appearance of the new home and how it fits into the neighborhood.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The proposed floor area slightly exceeds the maximum allowed, so the plan will either need to be modified or a variation requested from the Zoning Board of Appeals. Mr. Gawlick said that the plans will be adjusted at the time of permit to comply with code. Mr. Hautzinger said that the project does comply with all other R-3 zoning requirements.

The existing neighborhood consists of primarily single-story homes with a mix of one-car and two-car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block. Overall, the proposed design is nicely done and is consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. However, the Design Commission should evaluate the following design concerns:

Scale. The proposed house has a large appearance between the two adjacent single-story homes.

- o It is recommended that the first floor eave height be lowered at least one foot to better align with the existing adjacent homes.
- o Consider reducing the pitch of the upper gables and main roof from 12:12 to 8:12 to help reduce the overall mass of the roof. An 8:12 roof pitch would coordinate with the 8:12 pitch on the garage roof and the front porch entry gable.

Exterior Colors. The proposed color scheme includes white siding, black roofing, black windows, black fascia/soffits, and black gutters/downspouts. The black fascia/soffits and gutters/downspouts add a bold appearance that will not fit well with the context of the neighborhood. Mr. Hautzinger presented an exhibit for reference prepared by Staff depicting 4 color scheme options for homes with white siding and black roofs:

- Option 1: black windows, black fascia/soffits, black gutters/downspouts (proposed)
- Option 2: black windows, white fascia/soffits, black gutters/downspouts
- Option 3: black windows, white fascia/soffits, white gutters/downspouts (recommended)
- Option 4: white windows, white fascia/soffits, white gutters/downspouts

Mr. Hautzinger recommended the following:

- o It is recommended that the fascia/soffits and gutters/downspouts be changed from black to white to better fit with the context of the neighborhood.
- o The proposed garage door color is not indicated, but black garage doors would add to the bold contrast in this neighborhood. White garage doors are recommended to blend with the white siding color.

Overall, Staff recommends approval of the proposed design, with the recommendations previously stated.

Mr. Gawlick said they were not opposed to changing the color of the fascia/soffits and gutters/downspouts from black to white; however, lowering the pitch of the gables would be an issue because if the side pitches on the gables are dropped, so would the side pitch on the main roof, which would start to shorten up the ridge substantially. From an architectural standpoint, he suggested dropping that pitch to 11:12 to pull it in a little, and he agreed to dropping the front gutter on the front porch down an extra foot, which would not create any issues from a structural or architectural standpoint.

PUBLIC COMMENT

Ryan Guilfoil, 1638 N. Chestnut Avenue. He lives 4 homes north of the site and has lived there with his family for 9 years and is invested in the neighborhood. He said most of the original homes in the neighborhood were built primarily with brick and small amounts of siding used as an accent, and he was concerned about the proposed materials and how they would integrate into the neighborhood, since none of the homes were originally built with these large stone accents and none were built primarily with siding. He recommended brick be used on the new home to blend into the existing neighborhood. He also pointed out that existing homes in the neighborhood are one-story ranch homes that follow the same basic floor plan, resulting in a long flowing horizontal emphasis, as opposed to the very vertical emphasis of the new home. It is hard to see how the new home, which is more or less 3-floors tall, blends into a neighborhood of one-story homes; it just does not fit in that well. He also pointed out that the size of the back yard also does not fit in, with the original homes all being on similar size lots with generous yards, which is one of the things that brought him to this neighborhood. He said that the home directly south of him is also a teardown whose children play in the front yard, which spills into the parkway and the street, and he questioned how well this fits into the neighborhood. He also said that because of the tall height of the new home and the position of it on the site, the home will block a lot of the south sunlight that comes in the winter and keeps our homes warm, and he specifically pointed out that the home directly north has 2 bedrooms on the south exposure that would continually be shaded by the new home. He attended the design review meeting for the teardown located across the street at 1625 N. Chestnut that was completed a year ago, where the commissioners discussed an existing parkway tree that the petitioner agreed to keep; however, the tree was removed as part of the construction to allow for the new 3-car driveway. He was concerned about the lack of trees being in the parkway and how wide this new driveway will be and how much it will impact the foliage in the neighborhood and the character of the neighborhood. He felt that a home that would fit in with the neighborhood should be less vertically oriented and more horizontal, more smooth, and it flows more. He vehemently disagreed that the proposed design fits in with the neighborhood, having lived here for 9 years. He felt the new home was nicely designed, but it did not belong where it is being proposed. This is a home better suited on a double lot.

Keith Moens, 636 S. Cleveland Avenue. He agreed with the previous resident and felt the new home clearly did not fit in this neighborhood. The home is way too big and about 4 times the size of some of the other homes on the block. Staff's recommendation that the new home conforms to other teardowns is a false comparison; the new home should be compared to the other original homes. He also agreed that the design of the new home was nice, but it does not fit in this neighborhood.

Jim Elgas, 1626 N. Chestnut Avenue. He lives 2 homes north of the site and said there have been numerous teardowns in this neighborhood that have been very inconvenient to the residents living here. If anyone thinks that this new home fits in this neighborhood, then something is wrong with their eyesight. The residents have had to put up with these teardowns and they cannot invest any more in their own homes because they will never get anything back because the only interested buyer is a teardown person. This is a small neighborhood, and what the Village has done with Virginia Terrace is a crime; they tore out the whole neighborhood and they are doing it now in this neighborhood. He has been watching this stuff go on for the last 15 to 20 years and it is terrible. This new home does not fit all, and with the basement it adds up to a home that is 5,200 square feet next to a home that is 1,100 square feet, so please don't say that the new home fits in with this neighborhood.

Steve Lindstrom, 1610 N. Chestnut Avenue. He lives directly south of the site and although he understands that this is not the purview to talk about drainage, this is the first time he has attended one of these meetings and felt the need to comment about it. He has lived in this neighborhood for 20 years and it seems as though that whenever there is a teardown in this neighborhood, there is always a side effect of it, which is drainage issues. Every new home that goes up, the homes next to it become flood planes, and the only reason he is here tonight is to make sure something is put into the minutes to say that he pointed this out, so that they can have the proper inspection or the proper folks come out and make sure they watch how the new home is built so the proper swales are put in so that his backyard does not become a pond.

Commissioner Eckhardt asked the resident where the existing flooding occurs on his property and Mr. Lindstrom replied that his backyard began flooding after the 2 new homes behind him on Mitchell were built, with the water coming from the northwest. He added that other neighbors have the same problem, and he just wants to make sure that someone at the Village is aware of this and that it is considered when this new home is being built. Commissioner Eckhardt encouraged the resident to be pro-active and determine the area of flooding in his yard prior to construction of the new home, and meet

with Village engineers to discuss further. He added that the new home is not required to fix an existing flooding problem; however, the new home cannot make the problem worse.

Mr. Elgas reiterated that his backyard now floods after the teardown that was built next to him, and when he told the current owners of that home about these issues (not the original owners), they installed a giant pipe in between the homes, dug a swale, and got a variation from the Village to connect to the storm sewer at the street. He said that he bought the home south of him that he rents out because he did not want another giant home next to him that would box him in, and after the new home was built behind it, the backyard and patio flooded. He contacted the Village Engineers who came out and evaluated the property and told him that it is higher than the teardown built behind him, and that the water issue was his problem to fix. He obtained 2 estimates to fix the issue, but declined because of the enormous cost. He also found out that the Hasbrook neighborhood has clay underneath, with little dirt on top of the clay, and once that dirt gets saturated, the water runs over the top and comes down into other properties. The Village finally got the resident behind him to put a pipe in that goes out to the street into the storm sewer, which alleviated the water from flooding the backyard of the home he owns to the south. He was also concerned about the residents on Maude who are in direct line of water run-off from the new home being reviewed tonight. Mr. Elgas felt the Village should have something in place that requires a new home to install a pipe or something that goes out to the storm sewer, and get it taken care of before the problems start. This is not the neighbors' problem who already live here; this problem is created because of the teardowns, and the residents have the right to enjoy their neighborhood.

Commissioner Eckhardt encouraged the residents to attend a Village Board meeting to voice these concerns about drainage.

Chair Fitzgerald closed the public portion of the meeting.

Commissioner Kubow said that in terms of the architecture of the new home, he felt it was well designed and he liked the finish and materials a lot. He felt that Staff's recommendations were on point; dropping the first level down 1-foot to get a little closer to the existing eave of the adjacent homes was a great start. He felt that Color Scheme Option 3 presented by Staff was a well designed option; the black has way too much pop in the other options. In terms of context, he felt the 2D elevation was massive compared to what is happening around it; however, he pointed out that there are other homes that have been built, and not just teardowns, that do not necessarily take the one-story homes into account. This neighborhood has a lot of different architecture. He felt that dropping the home as suggested by Staff would help; however, he felt that changing the eaves would not make much of a difference. In terms of zoning, he said that the new home will be compliant after the F.A.R. change is made.

Commissioner Kingsley said it was a nicely designed home, but felt there were things that could help the design by itself, and help it fit the neighborhood. This included eliminating the exterior lights on the second-floor of the home and lowering the eaves to be more in keeping with the homes on either side. She also pointed out that the photos of surrounding homes show only two, 2-story homes, which should be kept in mind when talking about context. Because of the adjacent one-story homes, she suggested lowering the roof pitch of the new home to a minimum 8:12, if not lower, which Staff could review, and also consider eliminating the dormer on the third-floor. She also pointed out that the proportions of the windows are all different and she wanted to see the windows changed to be more in keeping with each other. She suggested the petitioner look at the functionality of the front porch as currently proposed, and consider increasing the size of it to be more usable. She pointed out that the back door has no covering over it and would benefit from one, and the stoop is basic and miniscule, and she suggested returning the stone on the front elevation around to the sides, up to the end of the garage on the right side elevation. With regards to colors, Commissioner Kingsley was in favor of the black and white colors being proposed and she really liked Option 1 presented by Staff, although she pointed out that the options presented by Staff did not include as many downspouts as the home being presented tonight, and she wanted to see the locations of all downspouts if the home is brought back. With so many downspouts, Option 3 would be better. She also recommended using smooth trim on the home.

With regards to context, Commissioner Kingsley acknowledged the comments made by the residents tonight, although she reiterated that the new home would meet all zoning requirements once the change in F.A.R. is made. She wanted to see the design come back with a different solution that is more in keeping with the homes on either side, and she suggested

changing the proposed stone to brick, to be more in keeping with the homes on either side.

Commissioner Eckhardt agreed with the comments made by the other commissioners. He felt that 9 lights on the front of the home was too much, especially given the large size of the new home, and he agreed with the suggestion to eliminate the lights on the second-story. He supported the comments about the brick versus stone, and he agreed with the suggestion to modify the design to lower the home. He acknowledged that 75% of this neighborhood consists of one-story homes, and while the proposed new home fits in with the trend of development, it does not fit in. He also acknowledged that the new home is code compliant and the petitioner has the right to build their dream home the way they want, just like anyone else; however, he felt as much as possible should be done to be sympathetic to the surrounding homes, without hurting the aesthetics or marketability of the new home. He wanted to see some inches come out of the first-floor, as well as the second-floor if possible to try to lower the home, along with lowering the roof pitches. Commissioner Eckhardt did not understand the little windows over the front gable ends that are sitting on top of the fascia board, or why details from the front elevation were not carried on to the sides of the home. He was in support of the suggestion to return the stone from the front around to the sides of the home, and change the stone to brick. He also agreed with the suggestion to add some type of canopy over the back door.

Chair Fitzgerald said that most of his comments were already given by the other commissioners. He agreed with the suggestion to lower the eaves because to him, the new home looks like a 3-story home, even if the roof dormer was removed. He was okay with the black soffits and downspouts because he felt the black actually brought the roof down a little; however, he agreed with Commissioner Kingsley's comment about showing the location of all the downspouts on the new home. He also asked about the future of the existing tree in the front yard, and the petitioner replied that the tree would need to be removed. Chair Fitzgerald also agreed that there are too many lights being proposed on the front of the home, and he strongly agreed that the sides and back of the home need to be detailed more to match the front elevation because right now it looked like 2 different homes. He asked what the ceiling height of the second-floor is and the petitioner said it would be 8-feet plus the tray ceiling, which Chair Fitzgerald replied should allow for room to bring the home down. Chair Fitzgerald also liked the idea of brick instead of the stone, even if it is painted. He added that he usually did not have a problem with teardowns that meet code, but in this neighborhood and this context, he felt the new home was enormous and he would have a hard time supporting it tonight.

Given the drainage concerns stated by the neighbors, Commissioner Kingsley wanted to make sure that the amount of the top of foundation being proposed was correctly shown. Mr. Gawlik replied that high grade is typically taken and 6-inches is added to that for the top of foundation amount, although it will depend on the topography and final engineering drawings. Commissioner Kingsley also said that if the existing tree in the front yard is removed as stated by the petitioner, then she wanted the project to come back with a landscape plan to show that the tree will be replaced.

Chair Fitzgerald wanted to see the project come back, with the comments given by the commissioners. Commissioner Kubow felt there were too many revisions needed on the current design to make a motion tonight.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF 1614 N. CHESTNUT AVENUE (DC#19-067), TO ALLOW THE PETITIONER TO CONSIDER THE DESIGN COMMENTS GIVEN BY THE COMMISSIONERS, AND RETURN WITH A RESPONSE TO THE DESIGN COMMISSION, BECAUSE IT WILL GREATLY AFFECT THE APPEARANCE OF THE NEW HOME AND ITS COMPATIBILITY WITH THE NEIGHBORHOOD.

Options given to the petitioner included taking a vote tonight, which did not sound favorable based on the comments made by the commissioners, or continuing the project to a specific date so that public notification is not required. The next available review date to continue the review would be September 24th. Mr. Hautzinger encouraged the petitioner to consider the comments made tonight and come back with a revised design. Mr. Gawlik agreed and said that September 24 was good for them.

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

1. THAT THE PROJECT BE CONTINUED TO THE SEPTEMBER 24, 2019 DESIGN COMMISSION MEETING.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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



Design Commission 9/24/2019

Item: DC#19-072 - Orthodontic Experts - 1010 S. Arlington Heights Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition and exterior modifications to an existing multi-tenant office building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Orthodontic Experts at 1010 S. Arlington Heights Road. This recommendation is based on the revised plans dated 9/11/19 received on 9/13/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits - 9/24/19
Exhibits - 9/10/19

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT RE - REVIEW

PROJECT INFORMATION:

Project Name: Orthodontic Experts
Project Address: 1010 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: September 4, 2019
Date Revised: September 19, 2019

PETITIONER INFORMATION:

DC Number: 19-072
Petitioner Name: Katherine Sainz
Petitioner Address: 1250 W. Northwest Highway
Mt. Prospect, IL 60056
Meeting Date: September 10, 2019
Re-Review Meeting Date: September 24, 2019

Requested Action(s):

Approval of the proposed architectural design for an addition and exterior modifications to an existing multi-tenant office building.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review for all elements under the Commission's responsibility."

Summary:

The petitioner is proposing an addition and exterior modifications to an existing multi-tenant office building. The single-story front portion of the building will be demolished to allow construction of a new single-story orthodontist office addition. The two-story rear portion of the building will remain, but it will be remodeled with removal of the existing lattice masonry, installation of new windows and new corrugated metal siding to coordinate with the design of the new addition.

The scope of the project includes improvements to the site with new landscaping, new landscaped parking islands, and a new trash enclosure. The subject site is approximately 14,788 square feet. The existing building is approximately 3,955 square feet. The proposed addition is approximately 1,508 square feet, for a total of approximately 5,463 square feet.

The required number of parking spaces for this project is 24 spaces, where only 21 spaces are provided. The petitioner is pursuing approval of a parking variation.

Previous Review Comments:

This project was previously reviewed by the Design Commission on September 10, 2019, at which time the Design Commission raised concerns about the flat east wall which lacked interest facing Arlington Heights Road, as well as concerns about the landscape design. The following revisions were requested by the Design Commission:

1. Enhance the east and south elevations:
 - o Angle the southeast portion of the new addition to create a setback from the front property line.
 - o Extend the entrance canopy across the south elevation and wrap it onto the east elevation.
 - o Omit the stone base on the brick piers, and extend the brick down to the foundation.
 - o Consider making the northeast portion of the new addition more solid in appearance with more brick.
2. Provide an abundance of salt and drought tolerant shrubs, ornamental grasses, and other perennials in the planting bed along the south building wall and facing Arlington Heights Road.
3. Change the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings.
4. Infill the planting bed along the south property line to provide a continuous hedge.
5. Use natural color mulch in the landscaping beds in lieu of red mulch.

Project Update:

The petitioner has revised the building and landscape design to address all of the Design Commissioner's comments.

Staff Comments:

Staff appreciates the petitioner's cooperation in implementing all of the requested revisions, and recommends approval of the revised design as submitted.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for Orthodontic Experts at 1010 S. Arlington Heights Road. This recommendation is based on the revised plans dated 9/11/19 received on 9/13/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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 19, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-072

ORTHODONTIST OFFICE

BUILD OUT

1010 S ARLINGTON HEIGHTS RD, ARLIGTON HEIGHTS, IL 60005

DR YAROSLAV YARMOLYUK, DDS
OWNER
FORMA, INC.
ARCHITECT



OUTSIDE VIEW AT 1010 S ARLINGTON HEIGHTS RD,
ARLINGTON HEIGHTS, IL



1 EXTERIOR VIEW OF PROPOSED DESIGN

VILLAGE OF ARLINGTON HEIGHTS BUILDING CODES			
2009 INTERNATIONAL BUILDING CODE			
2009 INTERNATIONAL MECHANICAL CODE			
2014 ILLINOIS STATE PLUMBING CODE			
2005 NATIONAL ELECTRIC CODE			
2009 INTERNATIONAL FIRE CODE			
2009 INTERNATIONAL FUEL GAS CODE			
2015 INTERNATIONAL ENERGY CONSERVATION CODE			
ILLINOIS ACCESSIBILITY CODE, AS AMENDED FROM TIME TO TIME			
VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE			
2009 IBC CODE ANALYSIS - EXISTING BUILDING			
TENANT SPACE WITH PROPOSED BUSINESS GROUP-B OCCUPANCY PER IBC SECTION 304.1 TENANT SPACE INCLUDES 3192 SF TOTAL PER IBC 2009 TABLE 1004.1.1 BUSINESS = 3192 SF / 100 SF PER OCCUPANT = 32 OCCUPANTS 32 OCCUPANTS TOTAL			
TYPE OF CONSTRUCTION	SECTION 6 TABLE 601	EXIST. II-B	
MINIMUM NUMBER OF EXITS	SECTION 10 TABLE 1019.1	2 EXITS PROVIDED	
MAXIMUM TRAVEL DISTANCE	SECTION 10 TABLE 1016.1	107 FT.	
MINIMUM WIDTH OF EXITS	SECTION 1008	36" DOOR	SEE PLANS
SWING OF EXITS	SECTION 1008.1.2	SWING WITH DIRECTION OF EGRESS (OUT)	SEE PLANS
2014 ILLINOIS PLUMBING CODE / 2009 IBC ANALYSIS-OFFICE			
BUSINESS OCCUPANTS: 32 BUSINESS			
WC LAVATORIES SHOWER DRINKING FOUN. SERVICE SINK	TOTAL 32 OCCUPANTS CODE REQUIRED 2 (MALE), 1(FEMALE) 1(MALE), 1(FEMALE) NOT REQUIRED 1 PER 100 OCC. 1 SERVICE SINK FLOOR	BUILDING PROVIDED 2 WC (MALE)(FEMALE) 2 LAV (MALE)(FEMALE) 1 WATER DISPENSER 1 PROVIDED	

SCOPE OF WORK
1.0 EXPANSION OF EXISTING BUILDING TO THE SOUTH WITH NEW ORTHODONTIC OFFICE. THE NEW ADDITION SHALL BE COLUMN AND BEAM FRAMED WITH STEEL STUD FRAMING. THE ROOF SHALL BE EXPANSION OF EXISTING ON THE FIRST FLOOR WITH NEW ROOF BAR JOISTS SLOPING TOWARDS ROOF DRAINS IN THE CENTER. THE EXTERIOR FACADE SHALL BE BRICK VENEER MATCHING EXISTING WITH METAL PANE AND STONE BASE, SEE DRAWINGS.
2.0 NEW WORK INCLUDES NEW INTERIOR PARTITIONS TO CREATE OPEN BAY TREATMENT BAY, CONSULTATION ROOMS, ONE PRIVATE OPERATORY, TWO (2) NEW TOILET ROOMS, AND SUPPORT SPACES. NEW MECHANICAL FURNACE, CONDENSER UNITS AND DIFFUSERS, NEW ELECTRICAL, AND NEW PLUMBING FIXTURES WILL BE ADDED. NEW FURNITURE AND MILLWORK TO BE APPROVED BY OWNER.
3.0 NEW FURNACE AND CONDENSER UNITS TO BE ADDED TO THE RENOVATED SPACE. FEW DUCT FEEDS WILL BE ADDED TO ACCOMMODATE NEW LAYOUT.
4.0 THE ELECTRICAL SERVICE WITH EXISTING ELECTRICAL PANELS IS TO REMAIN. NEW ELECTRICAL LAYOUT WITH NEW LIGHT FIXTURES TO BE TIED TO EXISTING PANELS. SEE ELECTRICAL DRAWINGS.
5.0 THE PLUMBING SERVICE TO THE BUILDING IS TO REMAIN EXISTING.



1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005
LOCATED IN B-1 ZONING DISTRICT

INDEX TO DRAWING LIST	
SHEET NUMBER	SHEET NAME
T1.0	COVER PAGE, CODE REVIEW
T1.1	EXISTING EXTERIOR BUILDING ELEVATION IMAGES
T1.2	EXISTING NEIGHBORING PROPERTIES
A0.1	SURVEY
A0.1	SITE PLAN, DETAILS
L1.0	LANDSCAPING PLAN AND SCHEDULE
L2.0	LANDSCAPING DETAILS
D1.0	DEMO FOUNDATION PLAN
D1.1	DEMO GROUND AND UPPER PLAN
D1.2	DEMO ROOF PLAN
A1.0	FOUNDATION PLAN
A2.0	GROUND AND UPPER LEVEL FLOOR PLAN
A2.1	GROUND AND UPPER LEVEL FLOOR CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS, EXTERIOR VIEWS
A4.1	EXTERIOR ELEVATIONS, EXTERIOR VIEWS
A6.0	METAL CLADDING DETAILS
A6.1	METAL CLADDING DETAILS

MATERIAL LEGEND			
	EARTH		EXISTING MASONRY
	GRANULAR FILL		STEEL
	CONCRETE		BATT INSULATION
	FACE BRICK		RIGID INSULATION
	C.M.U.		GYPSUM BOARD

SYMBOL LEGEND			
	ELEVATION MARKING		ELEVATION - SEE SHEET A8.1
	REVISION		PARTITION TYPE - SEE SHEET A8.0
	LARGE SCALE DETAIL		DOOR MARK - SEE DOOR SCHEDULE
	DETAIL		WINDOW MARK - SEE WINDOW SCHEDULE
	SHEET NUMBER		DEMOLITION KEYNOTE
	SECTION		LIGHTING & VENTILATION AMOUNTS (SEE WINDOW SCHEDULE)
	SHEET NUMBER		SMOKE DETECTOR
	WALL SECTION		CARBON MONOXIDE DETECTOR
	SHEET NUMBER		

FORMA, Inc.
www.forma-inc.com 3637 N. MIDLAUNDE, Chicago, IL 60646 773 763 2222 773 763 4652
d e s i g n b u i l d m a n a g e m e n t a r c h i t e c t u r e

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ORTHODONTIST OFFICE DESIGN
PACKAGE 09-11-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-11-19
JOB #

19002

T1.0



EXISTING NORTH VIEW
12" = 1'-0"



EXISTING WEST VIEW
12" = 1'-0"



EXISTING SOUTH VIEW
12" = 1'-0"



EXISTING EAST VIEW
12" = 1'-0"



1 PROPERTY ACROSS STREET



2 PROPERTY ACROSS STREET



3 PROPERTY ACROSS STREET



4 PROPERTY TO THE NORTH



5 PROPERTY TO THE NORTH



6 PROPERTY TO THE NORTH



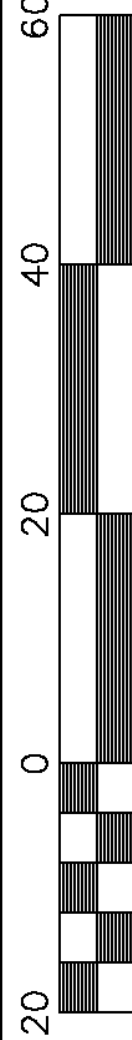
7 PROPERTY TO THE SOUTH



8 PROPERTY TO THE SOUTH



9 PROPERTY TO THE SOUTH



Scale 1" = 20'

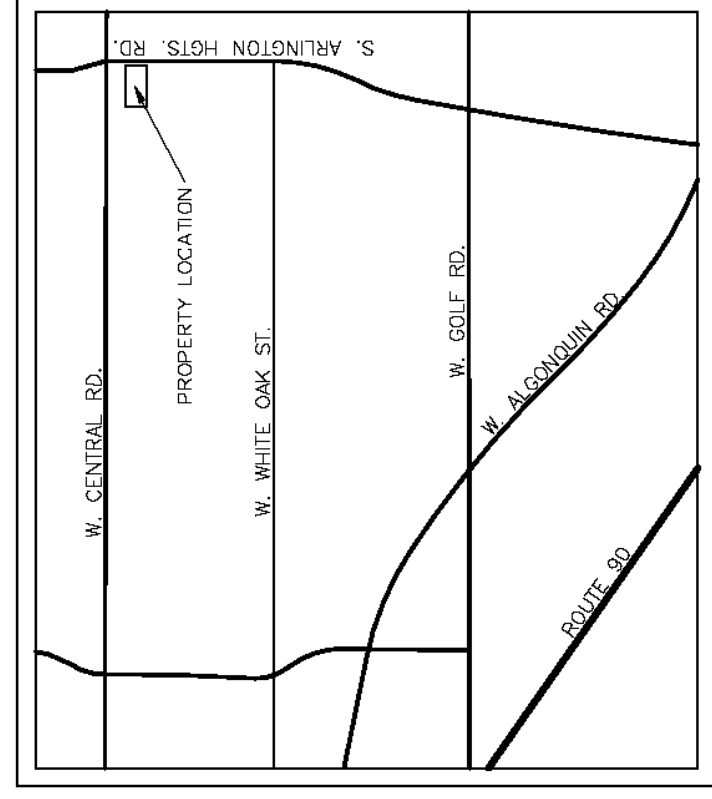
T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@aol.com

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

LOT 1 IN SOUTH ARLINGTON HEIGHTS ROAD DENTAL GROUP RESUBDIVISION, BEING A RESUBDIVISION OF CERTAIN LOTS AND PART OF LOTS IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 12 EAST, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 28, 1978, AS DOCUMENT NUMBER 3068604, IN COOK COUNTY, ILLINOIS.

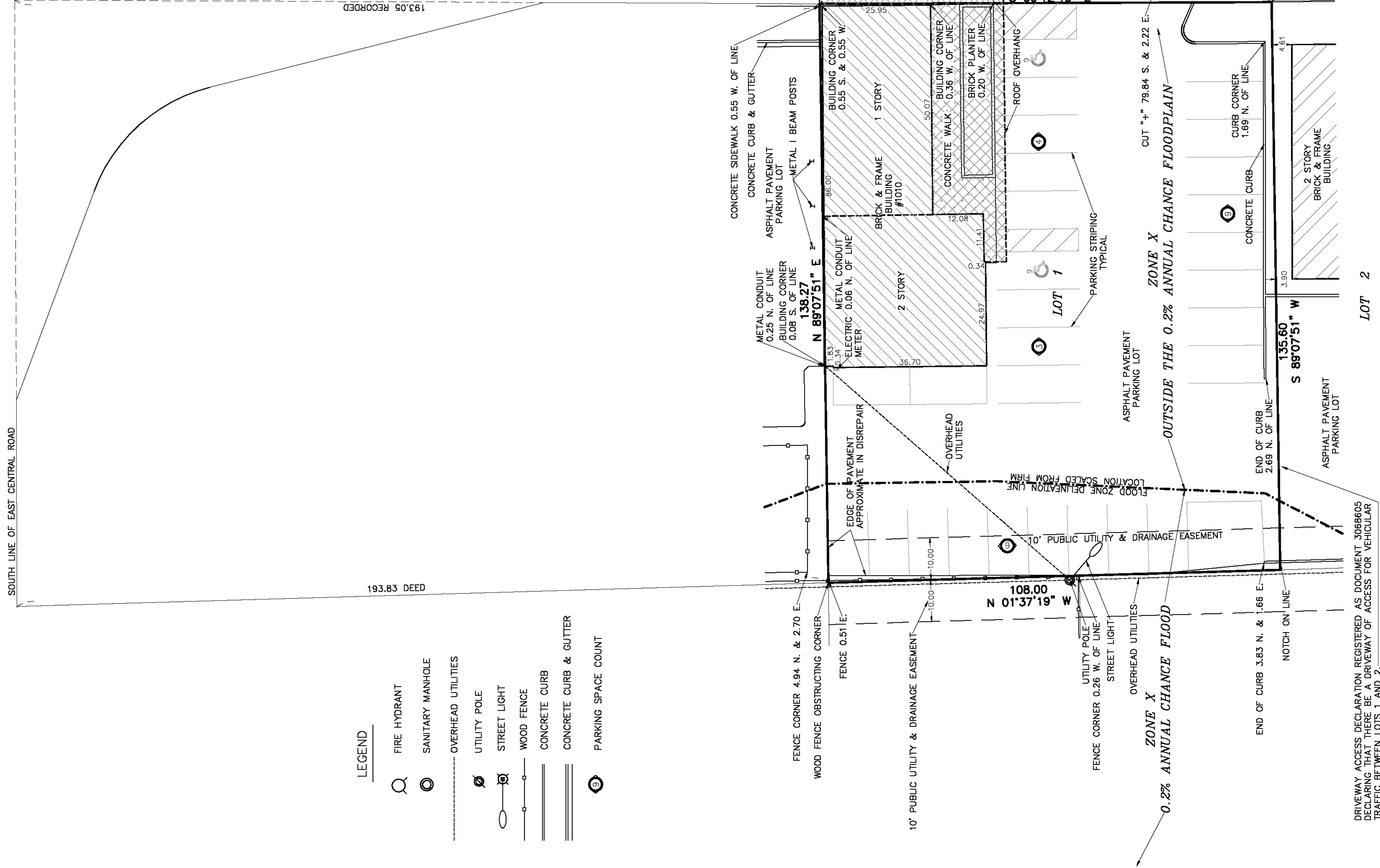
BASIS OF BEARING
(ASSUMED)



LOCATION MAP
NOT TO SCALE

LEGEND

- FIRE HYDRANT
- SANITARY MANHOLE
- OVERHEAD UTILITIES
- UTILITY POLE
- STREET LIGHT
- WOOD FENCE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- PARKING SPACE COUNT



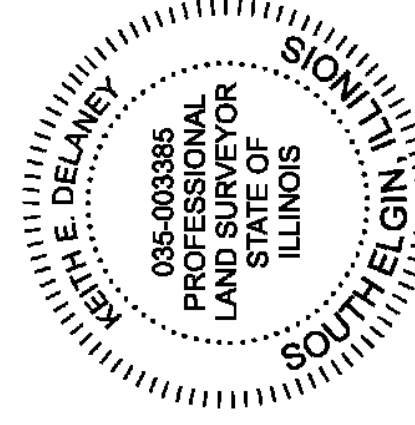
ALTA/NSPS LAND TITLE SURVEYS

1. MONUMENTS (OR REFERENCE MONUMENT OR WITNESS TO THE CORNER) HAVE BEEN FOUND OR SET AS SHOWN HEREON.
2. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #1703100203J MAP REVISED AUGUST 19, 2008. THE PLOTTED FLOOD ZONE DELINEATION LINE IS BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) #1703100203J MAP REVISED AUGUST 19, 2008.
3. THE EXTERIOR DIMENSIONS OF ALL BUILDINGS SHOWN HEREON ARE MEASURED AT GROUND LEVEL.
4. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THE MEASUREMENTS OF FIELD DELINEATION OF WETLANDS WERE OBSERVED AT TIME OF SURVEY.
6. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #1703100203J MAP REVISED AUGUST 19, 2008.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #1703100203J MAP REVISED AUGUST 19, 2008.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #1703100203J MAP REVISED AUGUST 19, 2008.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #1703100203J MAP REVISED AUGUST 19, 2008.
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16. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #1703100203J MAP REVISED AUGUST 19, 2008.

MEASURED LOT AREA = 14,788 SQ. FT. (0.339 ACRES)

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

Scale: 1"=20'
Order # 18-521
Address: 1010 S. Arlington Heights Rd.
Arlington Heights, IL 60005
P.I.N. 08-09-207-024-0000
Ordered by: Erickson Law Office, Ltd.



STATE OF ILLINOIS } ss.
COUNTY OF COOK }

TO: ATA NATIONAL TITLE GROUP, LLC
SOKAL PROPERTIES, LLC

MEASURED LAND AREA: 14,788 SQUARE FEET (0.339 ACRES)
THIS SURVEY IS BASED ON TITLE COMMITMENT/POLICY #18615985-ARL
EFFECTIVE DATE: SEPTEMBER 27, 2018 BY: ATA NATIONAL TITLE GROUP, LLC

The field work was completed on: October 31, 2018
Date of plat or map: October 31, 2018

Keith E. DeLaney Illinois P.L.S. #035-003385
Professional Design Firm Lic. No. 184-005204

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

2 CONCRETE SIDEWALK DETAIL

3 ASPHALT PAVING DETAIL

4 CURB WALK DETAIL

5 WHEEL STOP DETAIL

6 CURB GRADE DETAIL

7 BOLLARD DETAIL

7 TRASH ENCLOSURE DETAIL

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



BUILDING AT 1010 S. ARLINGTON HEIGHT RD. AREA LEGEND		
	AREAS	PARKING REQUIREMENTS
ORTHODONTIC OFFICE	1ST FLOOR 2,760 SQ FT + 2ND FLOOR 715 SQ FT = TOTAL 3,475 SQ FT	3,475/200 MEDICAL = 17 PARKING
EXIST. OFFICE SUITES LOWER LEVEL	1,493 SQ FT	1,493/300 RETAIL = 5 PARKING
UPPER LEVEL HAIR SALON	495 SQ FT	495/250 MEDICAL = 2 PARKING
TOTAL PARKING REQUIRED	17 PARKING + 5 PARKING + 2 PARKING = <u>24 PARKING REQUIRED, 21 SPACE PROVIDED, ASKING FOR 3 SPACES ADMINISTRATIVE VARIANCE</u>	

ORTHODONTIST OFFICE DESIGN
PACKAGE 09-11-19

DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60004

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
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designing a bubble management strategy

GRAPHICAL SYMBOL	SYMBOL	COMMON NAME	BOTANICAL NAME	TREE CALIPER	SHRUBBERY		NOTES
					HEIGHT	SPREAD	
	A	ORNAMENTAL GRASS "KARL FORESTER"	CALAMAGRISTIS ACUTIFLORA		36"-60" MIN.	36" MIN.	MIN. 24"-36" O.C.
	B	GROW-LOW SUMAC	RHUS AROMATICA		18"-24" MIN.	48" MIN.	MIN. 5' O.C.
		GINKGO (MALE)	GINGO BILOBA	4" MIN.	50 FT.	30 FT	
	C	DAYLILY	HEMEROCALLIS		30" MAX.	12"-18" MIN.	PLANT AT MAX 18" O.C. TO CREATE CONTINUOUS FLOWER ISLAND

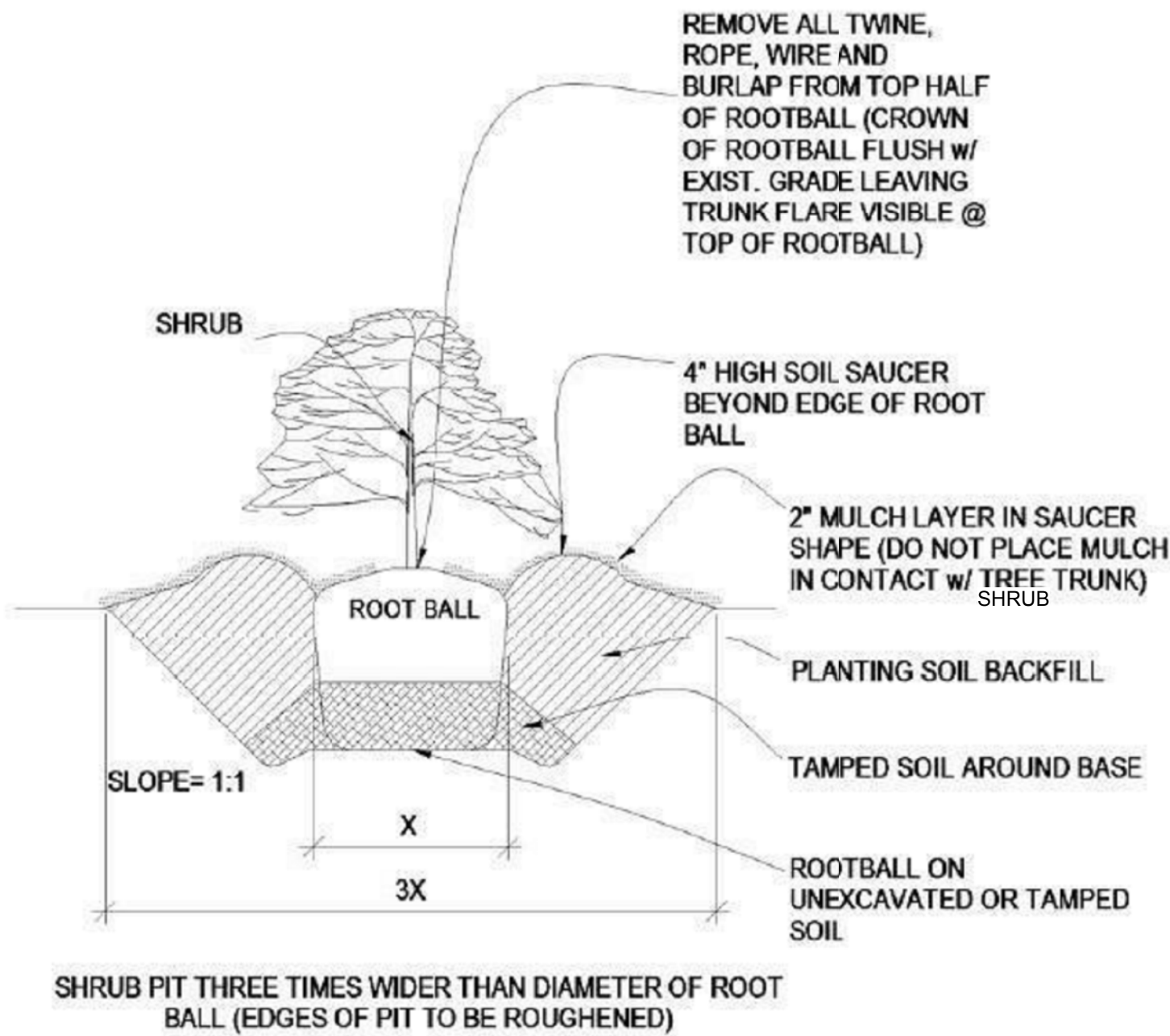
1. TREE SIZE STANDARDS ARE AT TIME OF INSTALLATION. MINIMUM SIZE SHALL BE 2-1/2" CALIPER, MEASURED 6" ABOVE GROUND. TREES SHALL HAVE A CLEAR TRUNK, FREE OF BRANCHES, TO A MINIMUM HEIGHT OF 6'-0". TREES SHALL BE BALLED-AND-BURLAPPED (BBB) WITH NO EXPECTATIONS: 2-1/2" CALIPER TREES SHALL BE: 12'-0" TO 14'-0" HEIGHT WITH A MAXIMUM HEIGHT OF 16'-0"; 2-1/2" CALIPER TREES SHALL HAVE A MINIMUM 28" DIAMETER X 18" DEPTH ROOTBALL.
2. NEW PARKWAY TREES TO BE LOCATED NO CLOSER THAN THE FOLLOWING DISTANCES FROM WALKS, CURBS, UTILITIES, AND OTHER STRUCTURES IN THE PARKWAY:
CURBS: 2'-0"
FIRE HYDRANTS: 5'-0"
MANHOLES & CATCHBASINS: 5'-0"
BUILDINGS: 10'-0"
STREET LIGHTS: 12'-0"
TREES (EXIST.): 25'-0"
OTHER STRUCTURES: 25'-0"
3. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND VILLAGE OF ARLINGTON HEIGHTS LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
4. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.



SIGN TO BE MAX. 72" HIGH

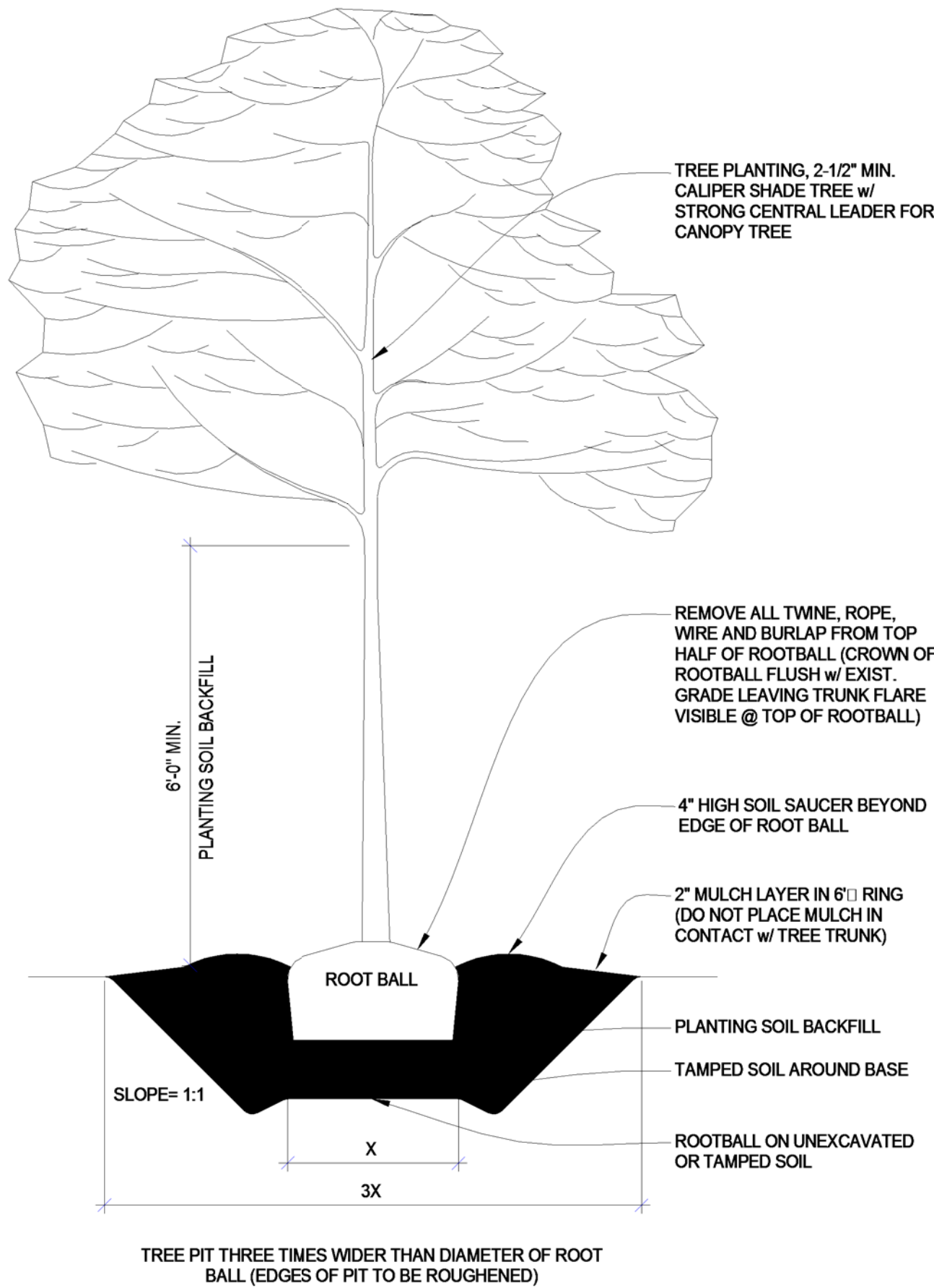


1 SUGGESTIVE DESIGNS FOR MONUMENTAL SIGNS



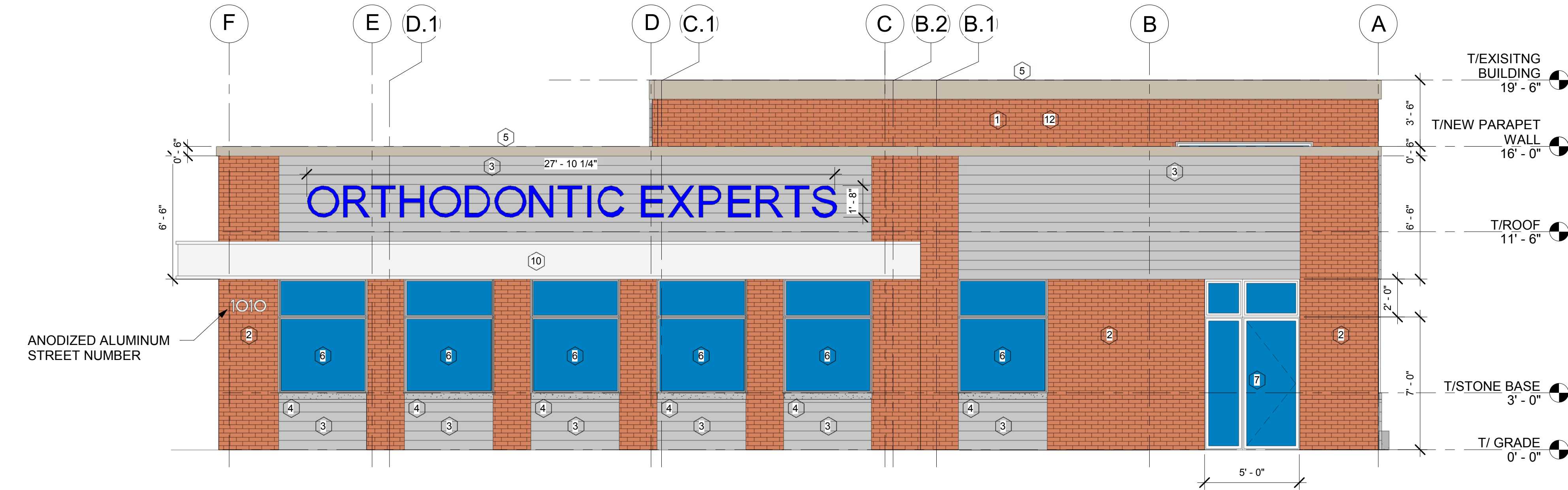
SOIL COMPOSITION: 45%-77% SILT, 0-25% CLAY, 25%-33% SAND
SOIL ACIDITY: pH 6.0 TO 7.0
SOIL ORGANIC CONTENT: 3%-5%

2 SHRUB DETAIL

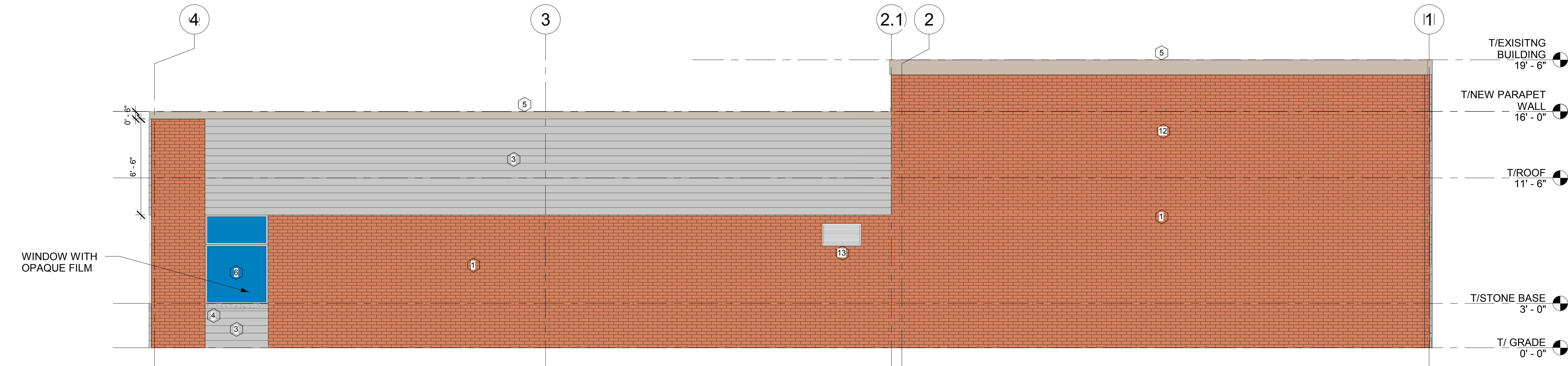


SOIL COMPOSITION: 45%-77% SILT, 0-25% CLAY, 25%-33% SAND
SOIL ACIDITY: pH 6.0 TO 7.0
SOIL ORGANIC CONTENT: 3%-5%

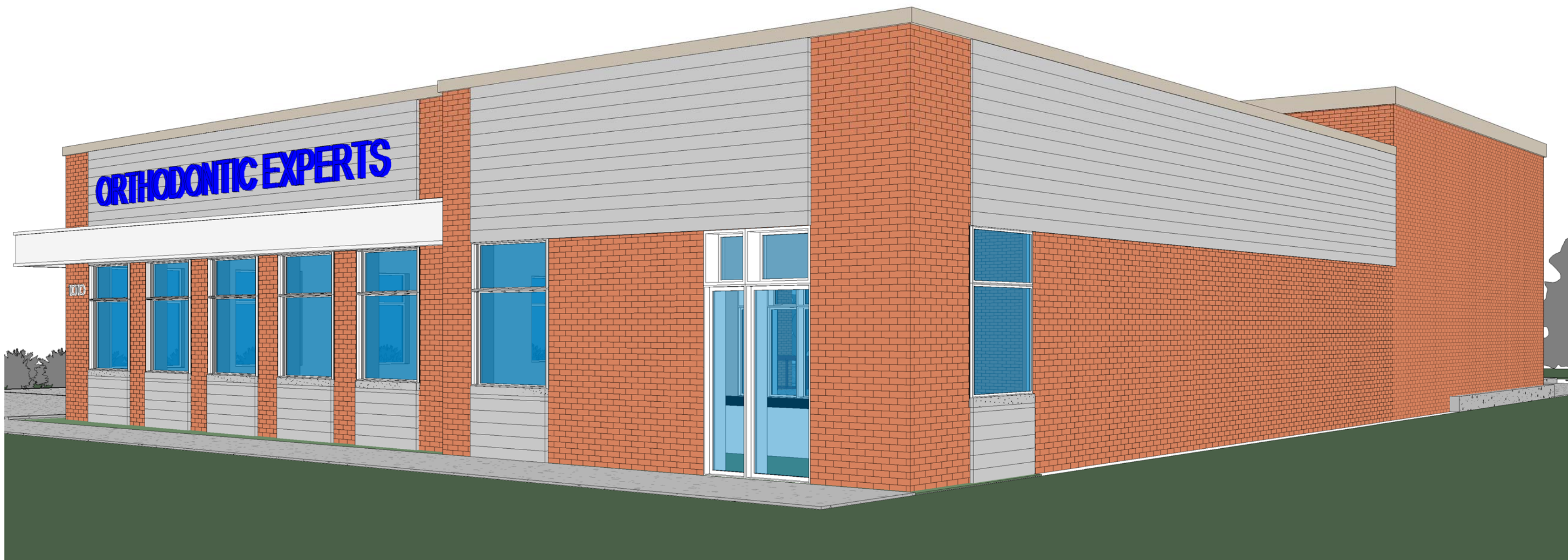
3 TYPICAL PLANTING DETAIL



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



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



3 EXTERIOR NORTHEAST



4 EXTERIOR SOUTHEAST

KEYNOTES - ELEVATION

- EXISTING BRICK ON CMU WALL CONSTRUCTION
- NEW ADDITION EXTERIOR FACE BRICK WALL
- 3 5/8" WIDE MODULAR SIZE BRICK, MATCH EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
- 1" AIR SPACE
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BOARD, TYPE "X"
- NEW ADDITION METAL WALL SYSTEM
- EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
- 3 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 20 GA WITH R15 BATT INSULATION
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BOARD, TYPE "X"
- 3" SMOOTH CUT LIMESTONE SILLS BELOW NEW WINDOWS.
- ALUMINUM COPING W/ PRESSURE TREATED BLOCKING ANCHORED TO WALL W/ 5/8" HILTI ANCHORS AT 24" O.C.
- NEW ALUMINUM WINDOWS WITH CLEAR GLASS. SEE GLAZING SCHEDULE AND DOOR SCHEDULE.
- NEW ALUMINUM STOREFRONT WITH DOORS. SEE GLAZING SCHEDULE AND DOOR SCHEDULE.
- PROVIDE ROOF DRAIN AND OVERFLOW DRAIN DISCHARGE AT 4" ABOVE FOUNDATION WALL, PER DETAIL ON SHT. A3.0
- EXISTING WINDOWS TO BE REPLACED WITH NEW ALUMINUM WINDOWS.
- ALUMINUM ENTRY TRELLIS CANOPY
- CONFIRM TO REPAINT EXISTING LINTELS, REPAIR BRICK SURROUNDING WINDOWS, AND REPAIR EXISTING LIMESTONE SILLS.
- CONFIRM TO REPAIR EXISTING BRICK WALLS AS NEEDED.
- EXISTING 18" X 32" LOUVER TO BE REPLACED.

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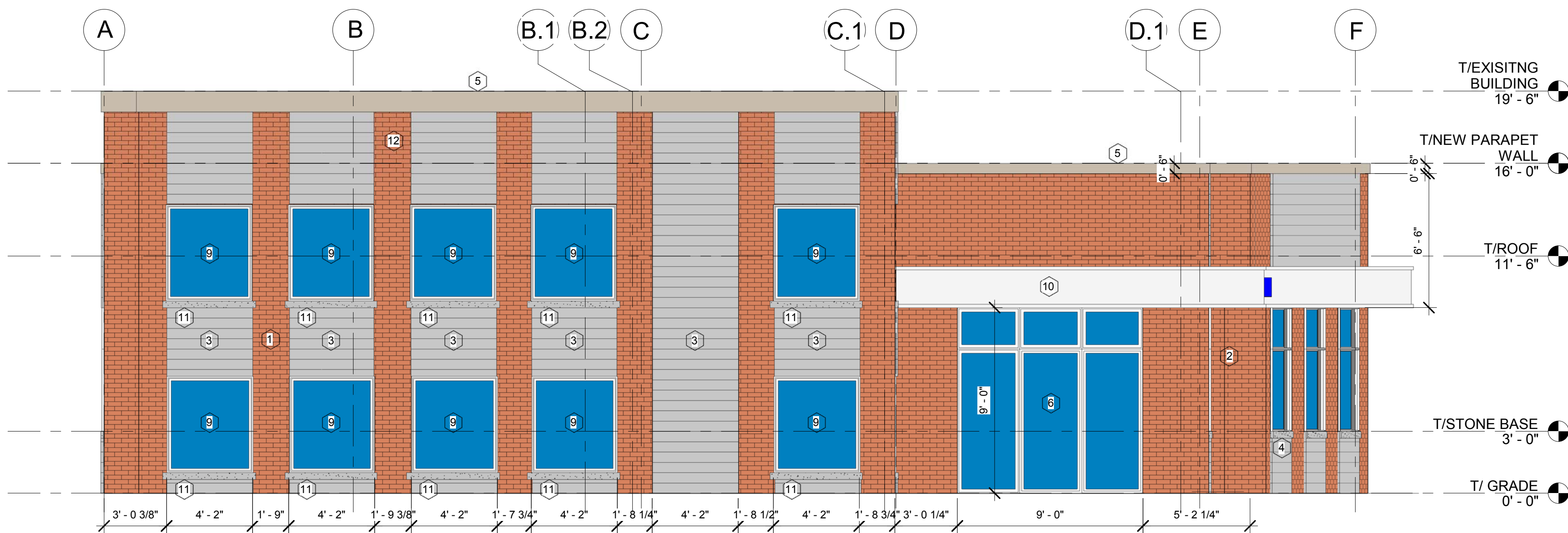
ORTHODONTIST OFFICE DESIGN
PACKAGE 09-11-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

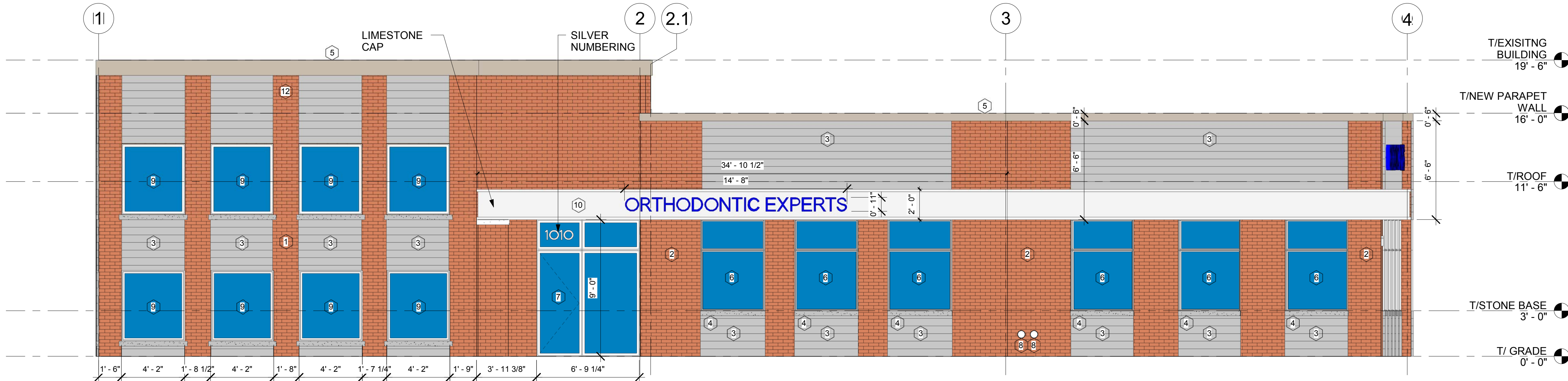
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2 WEST ELEVATION
1/4" = 1'-0"



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



3 EXTERIOR SOUTH VIEW

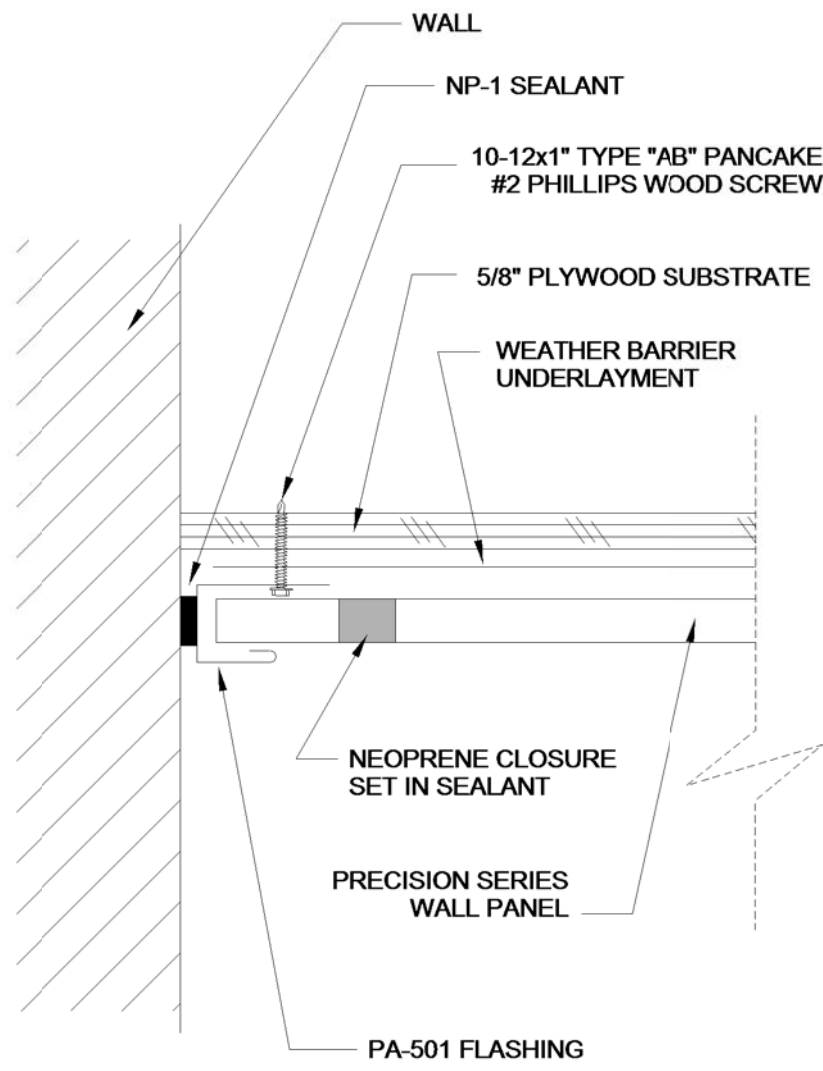


4 EXTERIOR WEST VIEW

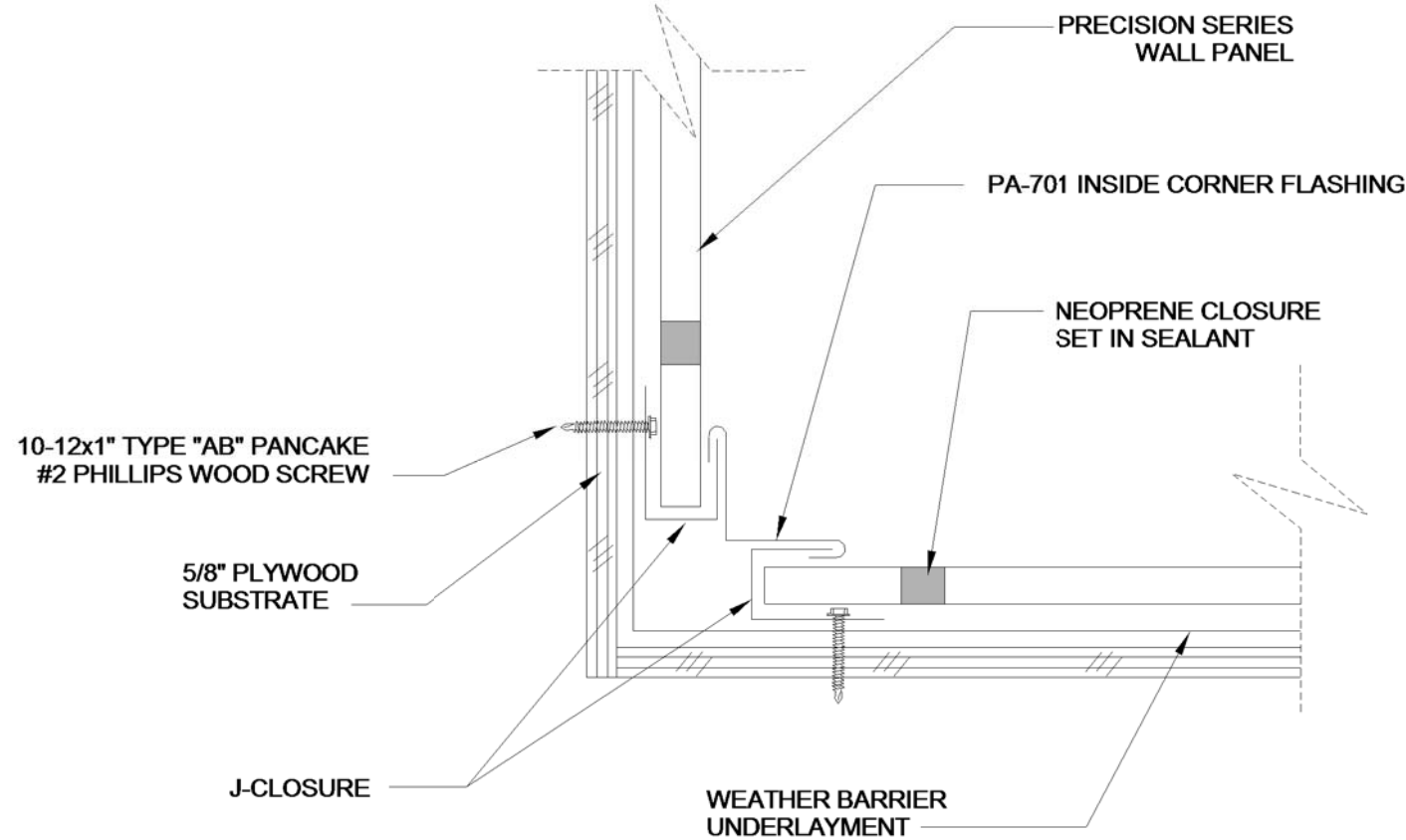
KEYNOTES - ELEVATION

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- NEW ALUMINUM STOREFRONT WITH DOORS. SEE GLAZING SCHEDULE AND DOOR SCHEDULE.
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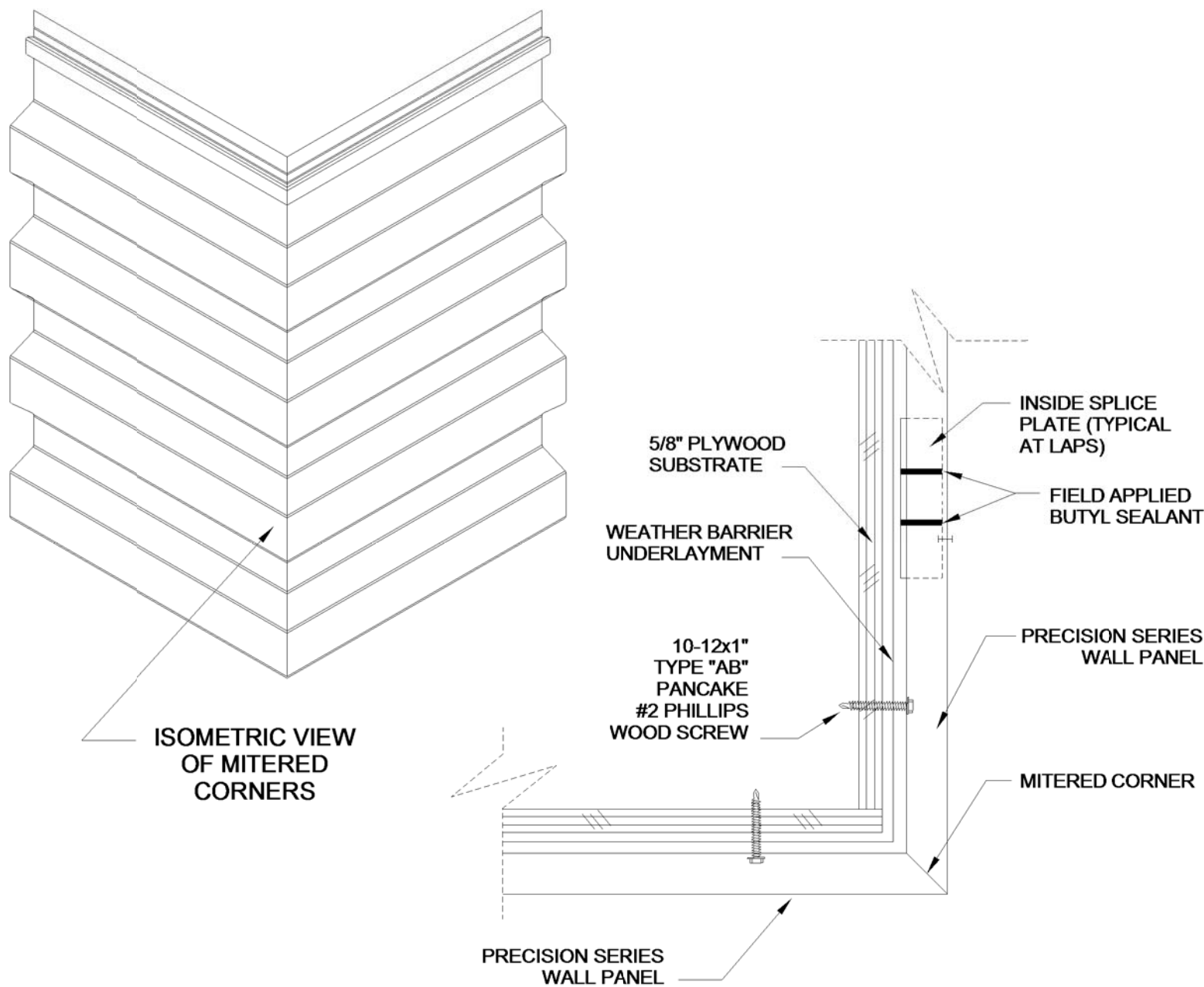
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Endwall Detail



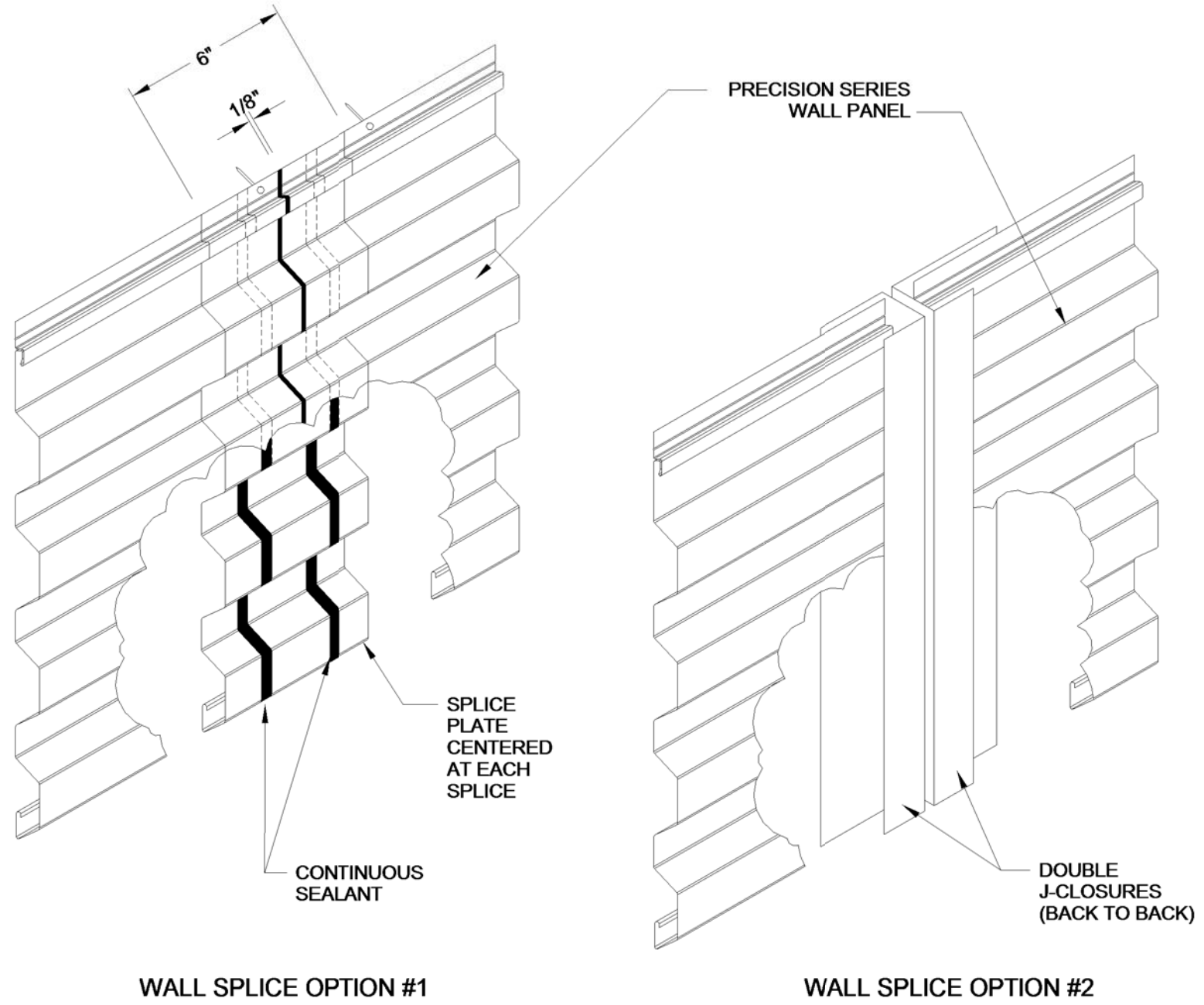
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Inside Corner Detail



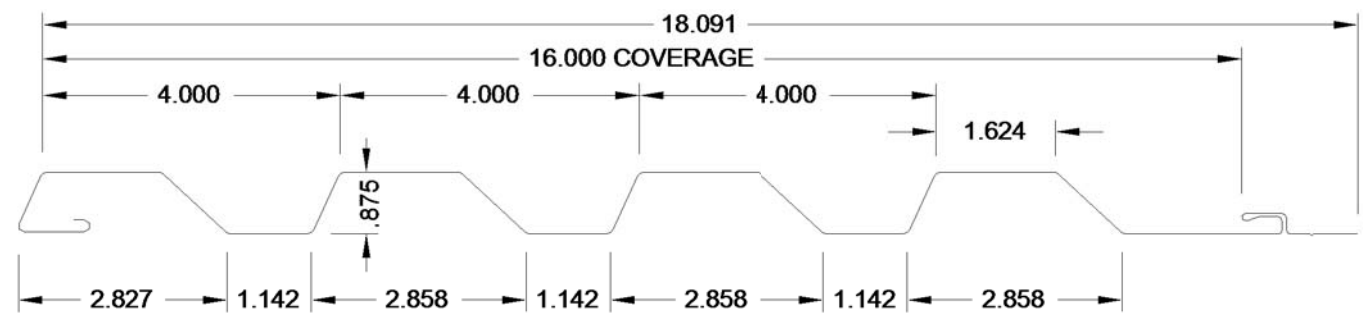
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
One Piece Miter Corner Detail



PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Wall Splice Detail - 2



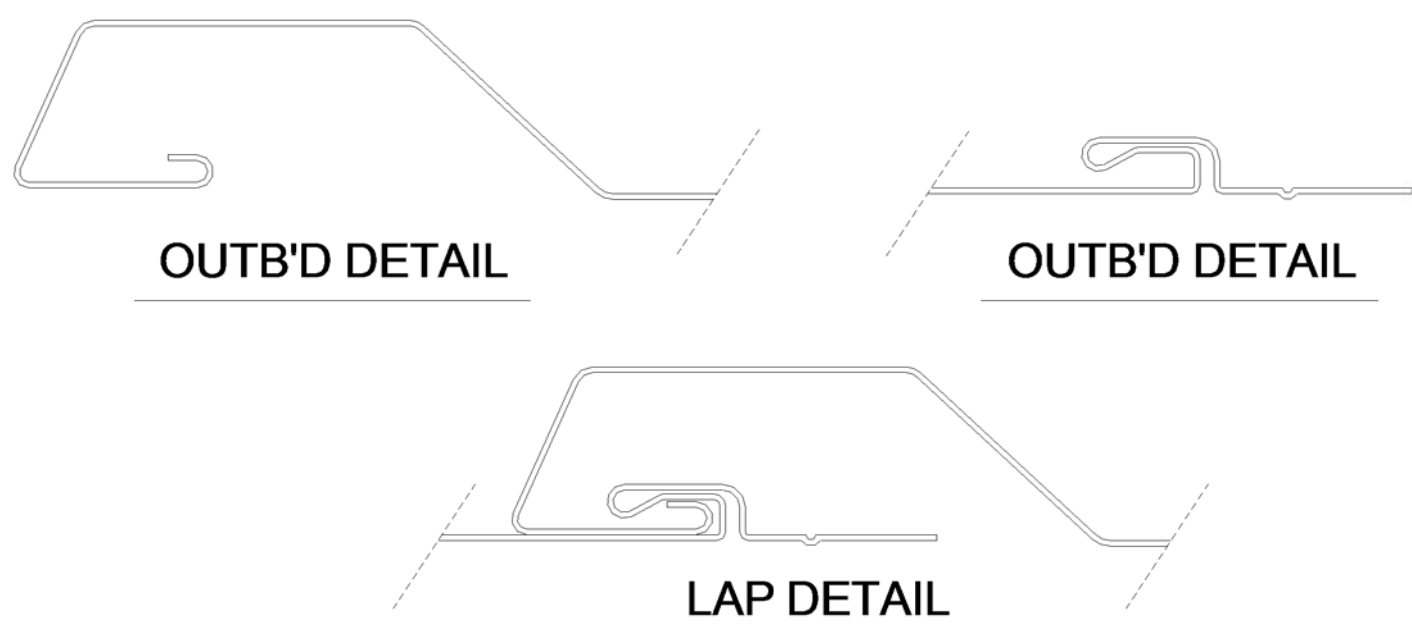
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
PAC HWP 16" - Concealed Thru-Fastened Panel Profile
HWP Profile Detail



PAC HWP 16" HORIZONTAL WALL PANEL PROFILE

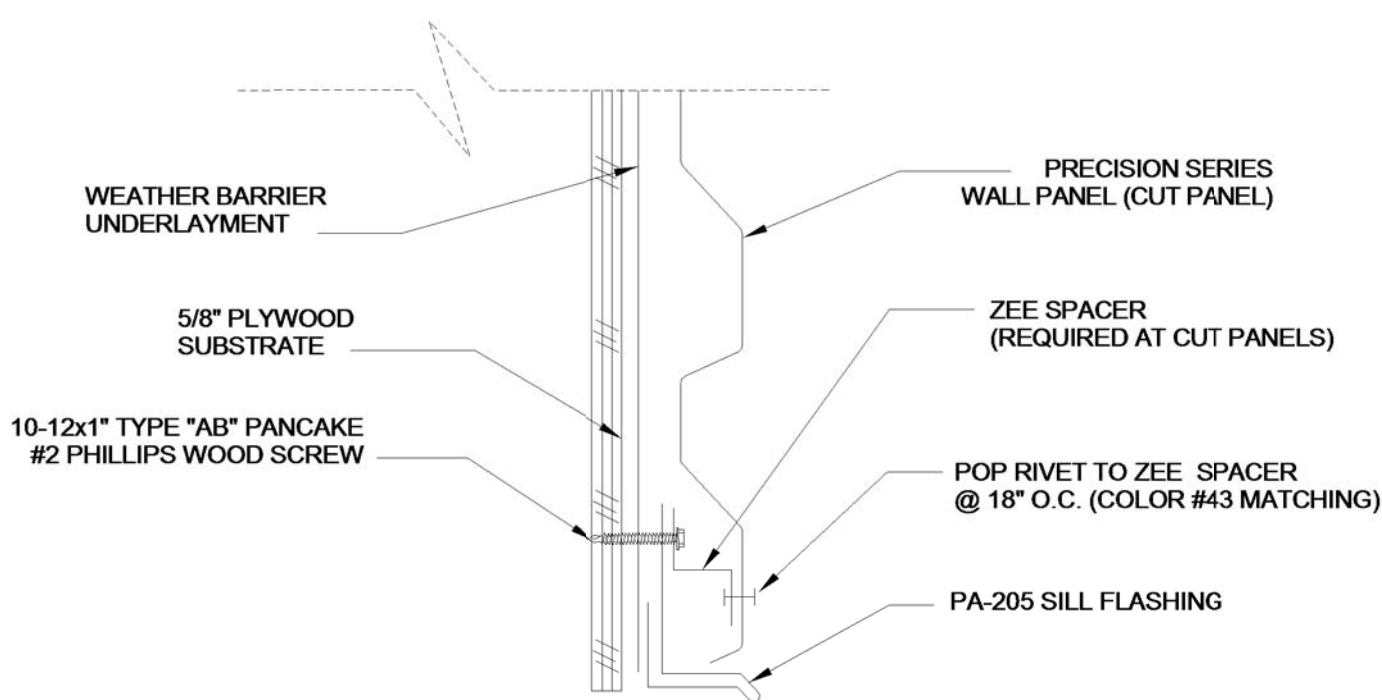
AVAILABLE MATERIALS & FINISHES

- 24 and 22 Gauge Steel available in "PAC-CLAD" colors
- 24 and 22 Gauge Steel available in "Galvalume Plus"
- .032" and .040" Aluminum available in "PAC-CLAD" colors

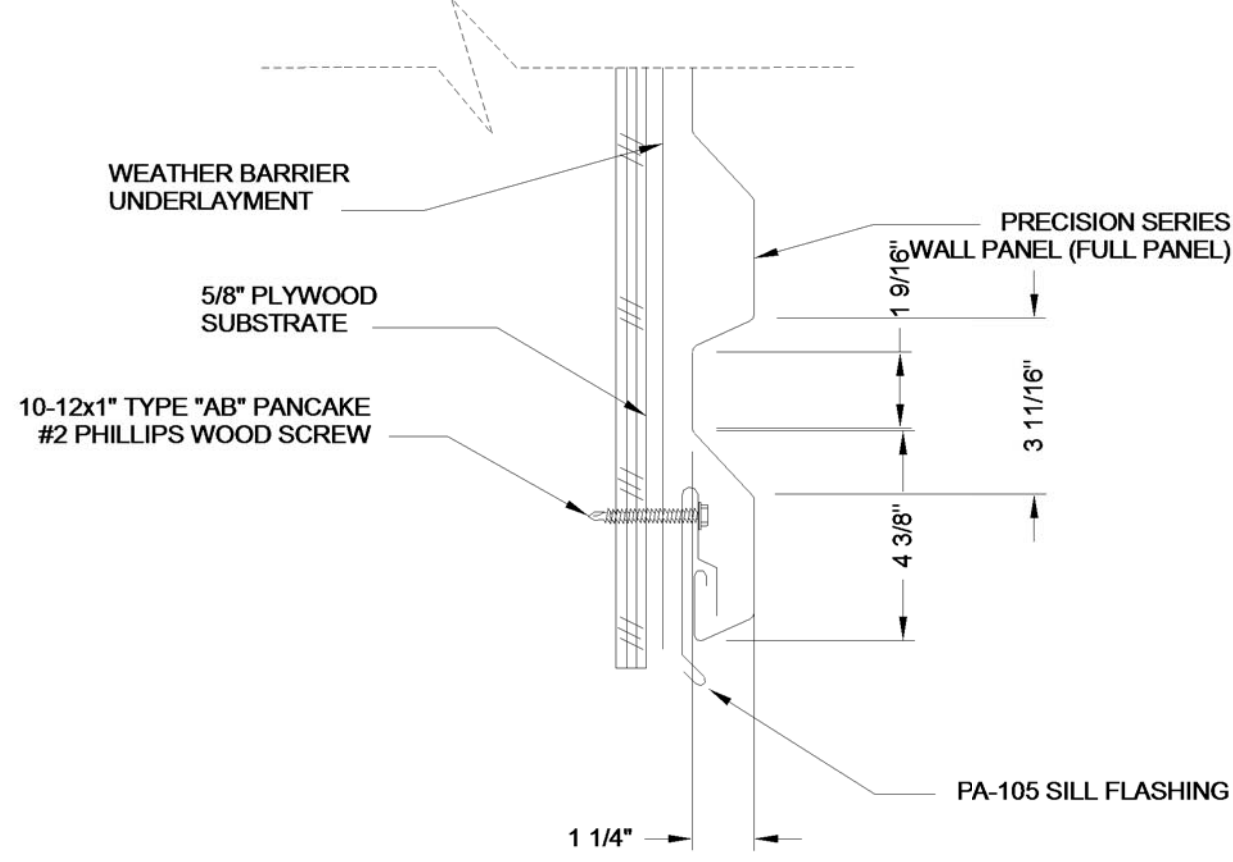


○ TYPICAL PAC CLAD PANEL SYSTEM DETAILS
3" = 1'-0"

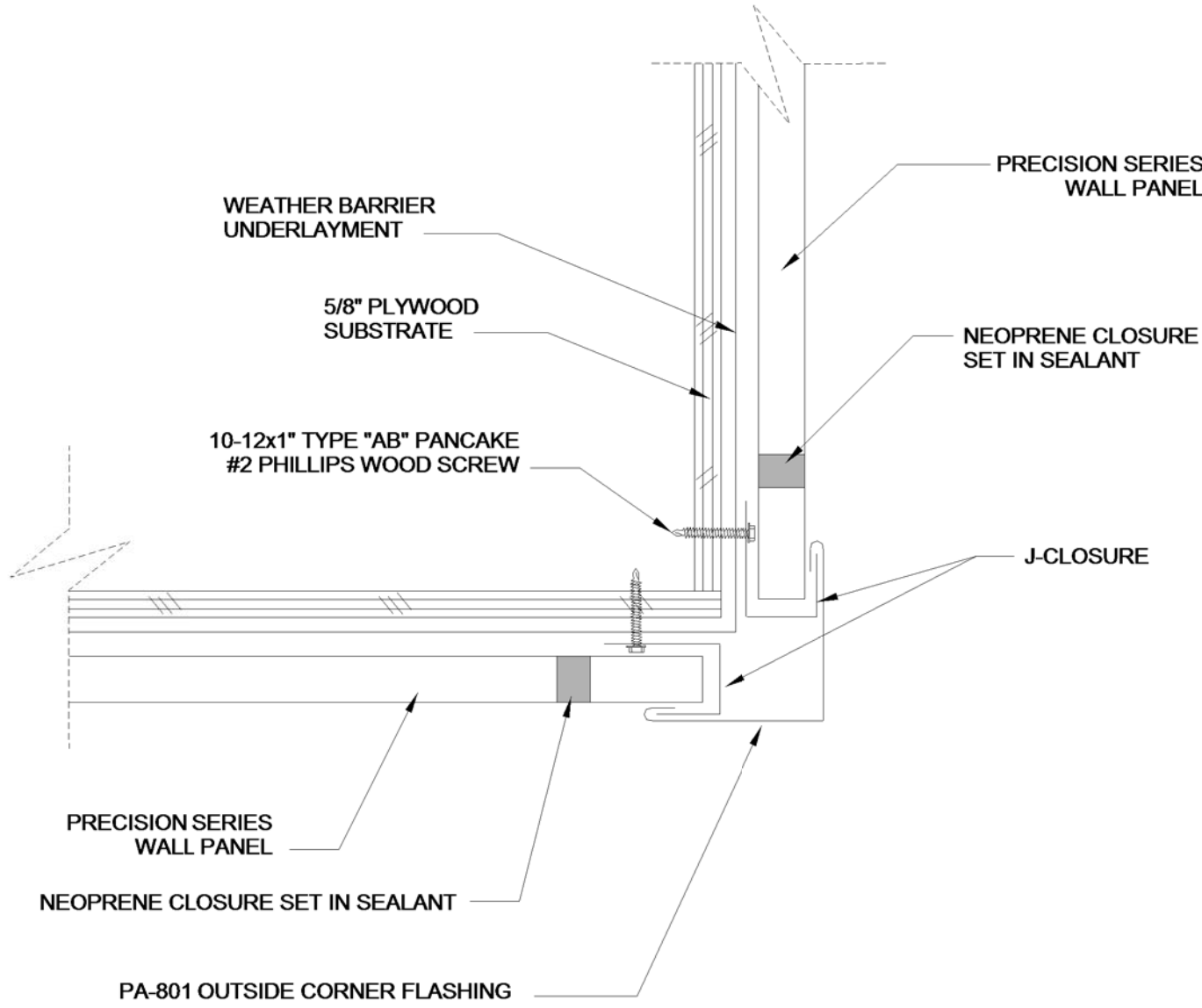
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Sill Detail at Cut Panel



PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Sill Detail at Full Panel



PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Outside Corner Detail



ORTHODONTIST OFFICE DESIGN
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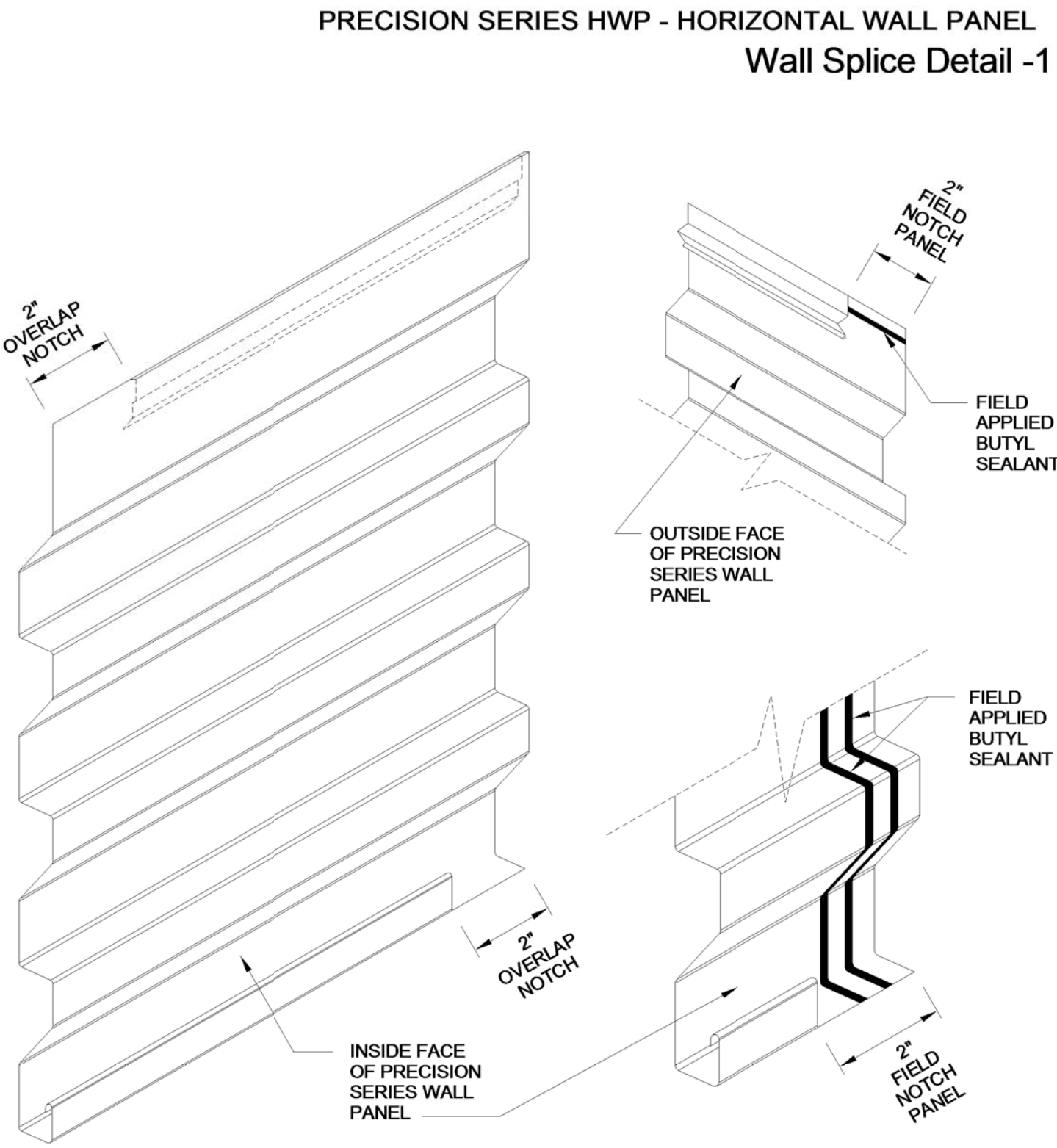
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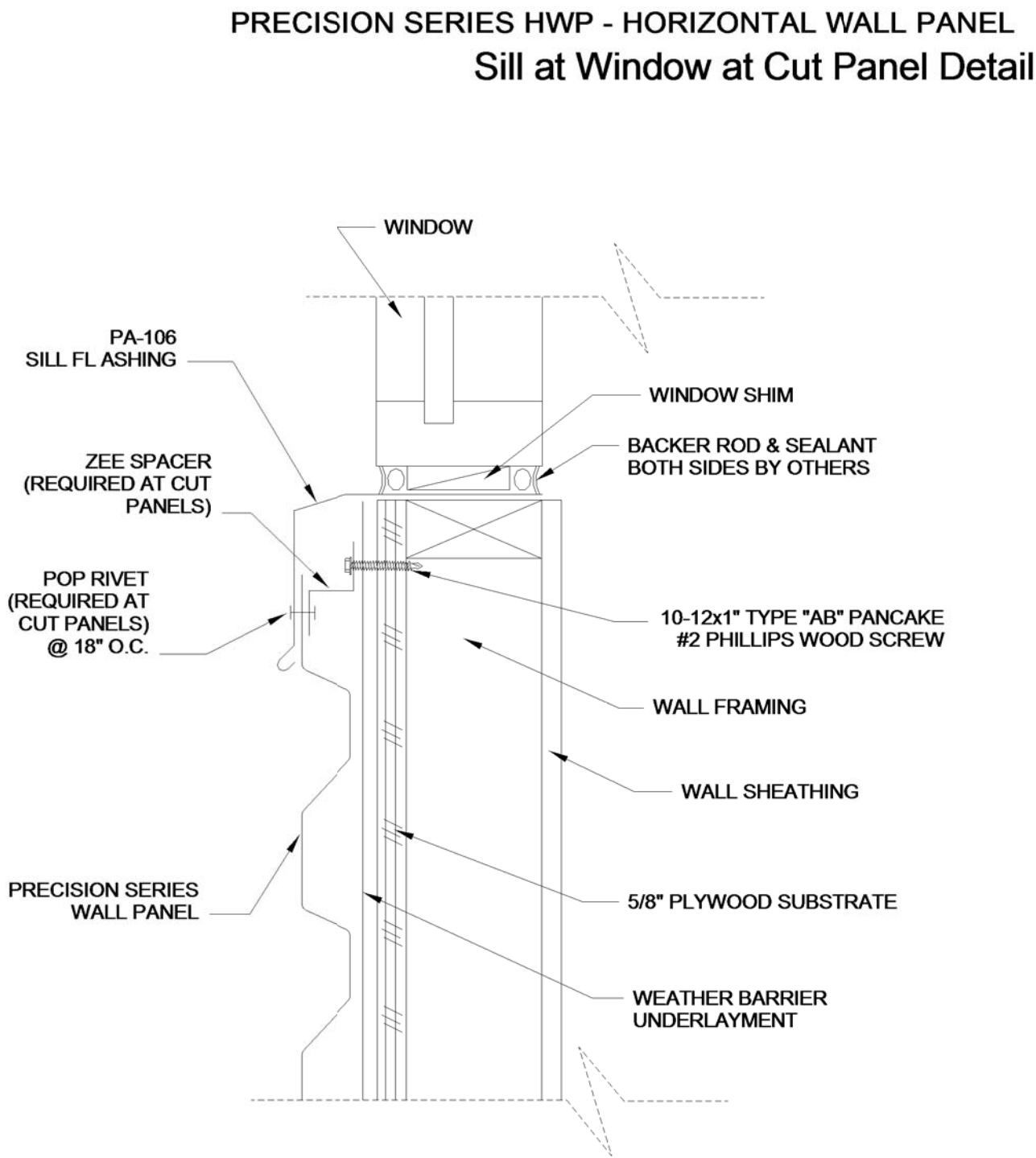
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○ TYPICAL PAC CLAD PANEL SYSTEM 2
3" = 1'-0"



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ORTHODONTIST OFFICE

BUILD OUT
1010 S ARLINGTON HEIGHTS RD, ARLIGTON HEIGHTS, IL 60005

DR YAROSLAV YARMOLYUK, DDS
OWNER
FORMA, INC.
ARCHITECT



OUTSIDE VIEW AT 1010 S ARLINGTON HEIGHTS RD,
ARLINGTON HEIGHTS, IL



1 EXTERIOR VIEW OF PROPOSED DESIGN

VILLAGE OF ARLINGTON HEIGHTS BUILDING CODES			
2009 INTERNATIONAL BUILDING CODE			
2009 INTERNATIONAL MECHANICAL CODE			
2014 ILLINOIS STATE PLUMBING CODE			
2005 NATIONAL ELECTRIC CODE			
2009 INTERNATIONAL FIRE CODE			
2009 INTERNATIONAL FUEL GAS CODE			
2015 INTERNATIONAL ENERGY CONSERVATION CODE			
ILLINOIS ACCESSIBILITY CODE, AS AMENDED FROM TIME TO TIME			
VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE			
2009 IBC CODE ANALYSIS - EXISTING BUILDING			
TENANT SPACE WITH PROPOSED BUSINESS GROUP-B OCCUPANCY PER IBC SECTION 304.1 TENANT SPACE INCLUDES 3192 SF TOTAL PER IBC 2009 TABLE 1004.1.1 BUSINESS = 3192 SF / 100 SF PER OCCUPANT = 32 OCCUPANTS 32 OCCUPANTS TOTAL			
TYPE OF CONSTRUCTION	SECTION 6 TABLE 601	EXIST. II-B	
MINIMUM NUMBER OF EXITS	SECTION 10 TABLE 1019.1	2 EXITS PROVIDED	
MAXIMUM TRAVEL DISTANCE	SECTION 10 TABLE 1016.1	107 FT.	
MINIMUM WIDTH OF EXITS	SECTION 1008	36" DOOR	SEE PLANS
SWING OF EXITS	SECTION 1008.1.2	SWING WITH DIRECTION OF EGRESS (OUT)	SEE PLANS
2014 ILLINOIS PLUMBING CODE / 2009 IBC ANALYSIS-OFFICE			
BUSINESS OCCUPANTS: 32 BUSINESS			
WC LAVATORIES SHOWER DRINKING FOUN. SERVICE SINK	TOTAL 32 OCCUPANTS CODE REQUIRED 1(MALE), 1(FEMALE) 1(MALE), 1(FEMALE) NOT REQUIRED 1 PER 100 OCC. 1 SERVICE SINK FLOOR	BUILDING PROVIDED 2 WC (MALE)(FEMALE) 2 LAV (MALE)(FEMALE) 1 WATER DISPENSER 1 PROVIDED	

SCOPE OF WORK
1.0 EXPANSION OF EXISTING BUILDING TO THE SOUTH WITH NEW ORTHODONTIC OFFICE. THE NEW ADDITION SHALL BE COLUMN AND BEAM FRAMED WITH STEEL STUD FRAMING. THE ROOF SHALL BE EXPANSION OF EXISTING ON THE FIRST FLOOR WITH NEW ROOF BAR JOISTS SLOPING TOWARDS ROOF DRAINS IN THE CENTER. THE EXTERIOR FACADE SHALL BE BRICK VENEER MATCHING EXISTING WITH METAL PANE AND STONE BASE, SEE DRAWINGS.
2.0 NEW WORK INCLUDES NEW INTERIOR PARTITIONS TO CREATE OPEN BAY TREATMENT BAY, CONSULTATION ROOMS, ONE PRIVATE OPERATORY, TWO (2) NEW TOILET ROOMS, AND SUPPORT SPACES. NEW MECHANICAL FURNACE, CONDENSER UNITS AND DIFFUSERS, NEW ELECTRICAL, AND NEW PLUMBING FIXTURES WILL BE ADDED. NEW FURNITURE AND MILLWORK TO BE APPROVED BY OWNER.
3.0 NEW FURNACE AND CONDENSER UNITS TO BE ADDED TO THE RENOVATED SPACE. FEW DUCT FEEDS WILL BE ADDED TO ACCOMMODATE NEW LAYOUT.
4.0 THE ELECTRICAL SERVICE WITH EXISTING ELECTRICAL PANELS IS TO REMAIN. NEW ELECTRICAL LAYOUT WITH NEW LIGHT FIXTURES TO BE TIED TO EXISTING PANELS. SEE ELECTRICAL DRAWINGS.
5.0 THE PLUMBING SERVICE TO THE BUILDING IS TO REMAIN EXISTING.



1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005
LOCATED IN B-1 ZONING DISTRICT

INDEX TO DRAWING LIST	
SHEET NUMBER	SHEET NAME
T1.0	COVER PAGE, CODE REVIEW
T1.1	EXISTING EXTERIOR BUILDING ELEVATION IMAGES
T1.2	EXISTING NEIGHBORING PROPERTIES
A0.1	SURVEY
A0.1	SITE PLAN, DETAILS
L1.0	LANDSCAPING PLAN AND SCHEDULE
L2.0	LANDSCAPING DETAILS
D1.0	DEMO FOUNDATION PLAN
D1.1	DEMO GROUND AND UPPER PLAN
D1.2	DEMO ROOF PLAN
A1.0	FOUNDATION PLAN
A2.0	GROUND AND UPPER LEVEL FLOOR PLAN
A2.1	GROUND AND UPPER LEVEL FLOOR CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS, EXTERIOR VIEWS
A4.1	EXTERIOR ELEVATIONS, EXTERIOR VIEWS
A6.0	METAL CLADDING DETAILS
A6.1	METAL CLADDING DETAILS

MATERIAL LEGEND			
	EARTH		EXISTING MASONRY
	GRANULAR FILL		STEEL
	CONCRETE		BATT INSULATION
	FACE BRICK		RIGID INSULATION
	C.M.U.		GYPSUM BOARD

SYMBOL LEGEND			
	ELEVATION MARKING		ELEVATION - SEE SHEET A8.1
	REVISION		PARTITION TYPE - SEE SHEET A8.0
	LARGE SCALE DETAIL		DOOR MARK - SEE DOOR SCHEDULE
	DETAIL		WINDOW MARK - SEE WINDOW SCHEDULE
	SHEET NUMBER		DEMOLITION KEYNOTE
	SECTION		LIGHTING & VENTILATION AMOUNTS (SEE WINDOW SCHEDULE)
	SHEET NUMBER		SMOKE DETECTOR
	WALL SECTION		CARBON MONOXIDE DETECTOR
	SHEET NUMBER		



1 PROPERTY ACROSS STREET



2 PROPERTY ACROSS STREET



3 PROPERTY ACROSS STREET



4 PROPERTY TO THE NORTH



5 PROPERTY TO THE NORTH



6 PROPERTY TO THE NORTH



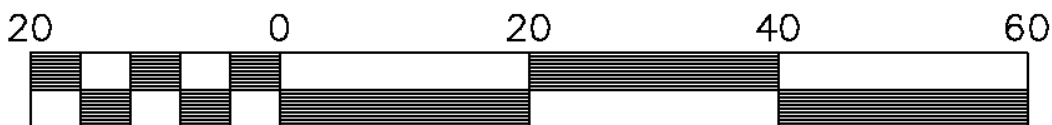
7 PROPERTY TO THE SOUTH



8 PROPERTY TO THE SOUTH



9 PROPERTY TO THE SOUTH



Scale 1" = 20'

T.K.D. Land Surveyors, Inc.

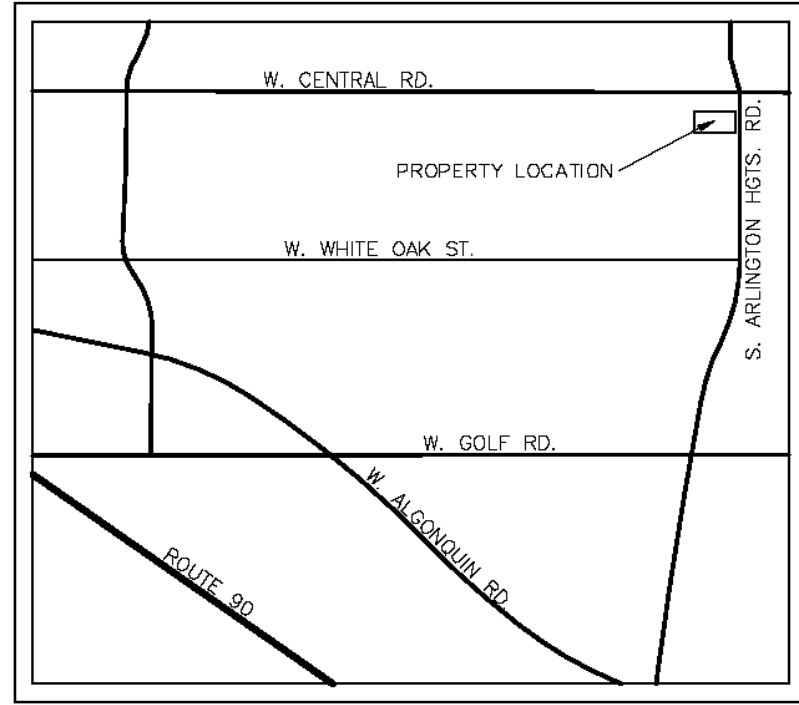
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@aol.net

**ALTA/NSPS
LAND TITLE SURVEY**

LEGAL DESCRIPTION:

LOT 1 IN SOUTH ARLINGTON HEIGHTS ROAD DENTAL GROUP RESUBDIVISION, BEING A RESUBDIVISION OF CERTAIN LOTS AND PART OF LOTS IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 29, 1978, AS DOCUMENT NUMBER 3068604, IN COOK COUNTY, ILLINOIS.

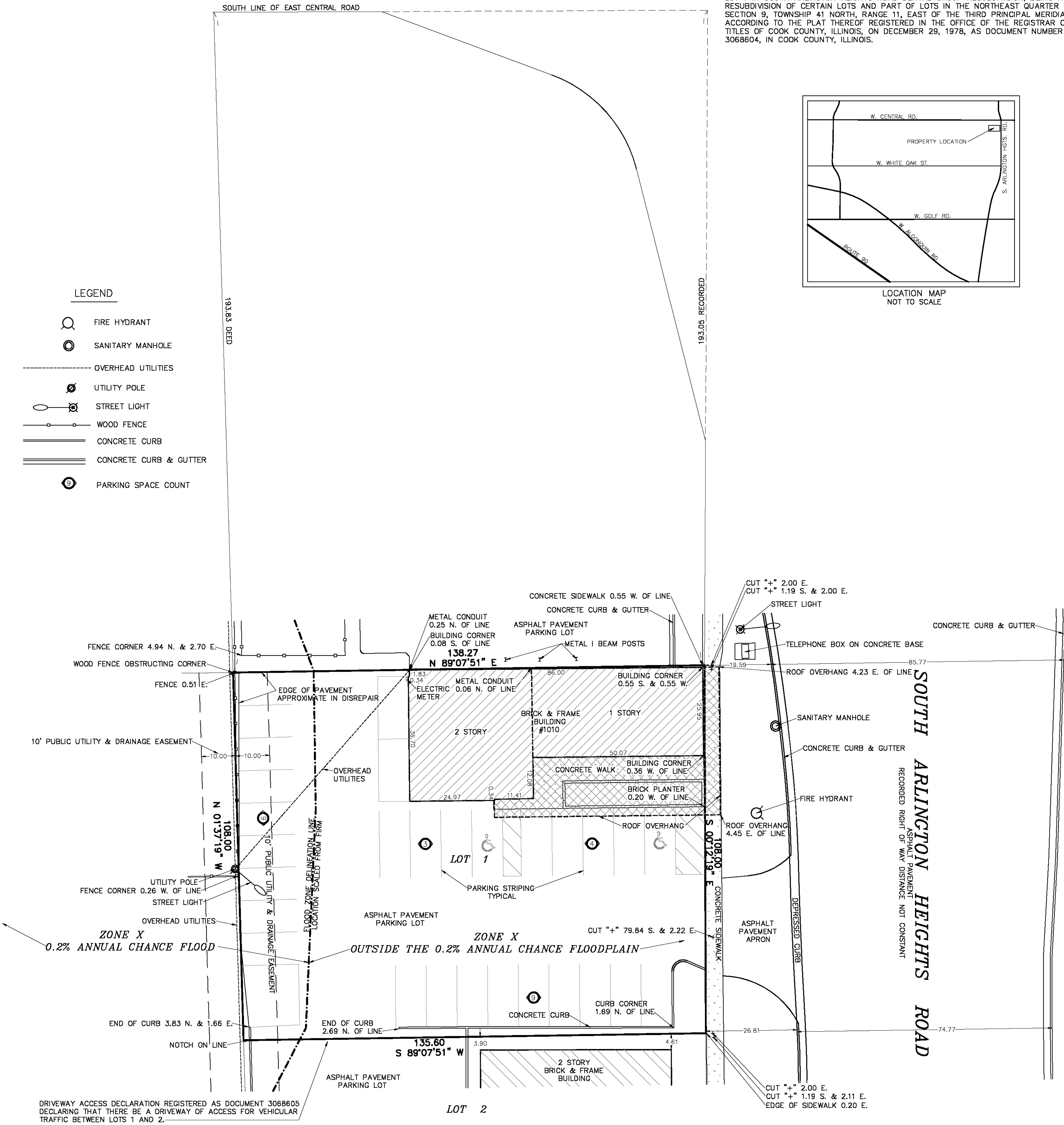
BASIS OF BEARING
(ASSUMED)



LOCATION MAP
NOT TO SCALE

LEGEND

- FIRE HYDRANT
- SANITARY MANHOLE
- OVERHEAD UTILITIES
- UTILITY POLE
- STREET LIGHT
- WOOD FENCE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- PARKING SPACE COUNT



THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #17031C0203J MAP REVISED AUGUST 19, 2008.

MEASURED LAND AREA: 14,788 SQUARE FEET (0.339 ACRES)

THIS SURVEY IS BASED ON TITLE COMMITMENT/POLICY #18615985-ARL
EFFECTIVE DATE: SEPTEMBER 27, 2018 BY: ATA NATIONAL TITLE GROUP, LLC

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

TO: ATA NATIONAL TITLE GROUP, LLC
SOKAL PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(A), 8, 9, 11, 16 AND 18 OF TABLE A THEREOF.

The field work was completed on: October 31, 2018

Date of plat or map: October 31, 2018

Lic. Exp. 11-30-20

Keith E. DeLaney Illinois P.L.S. #035-003385

Professional Design Firm Lic. No. 184.005204

ALTA/NSPS LAND TITLE SURVEYS

ADDITIONAL TABLE A ITEMS:

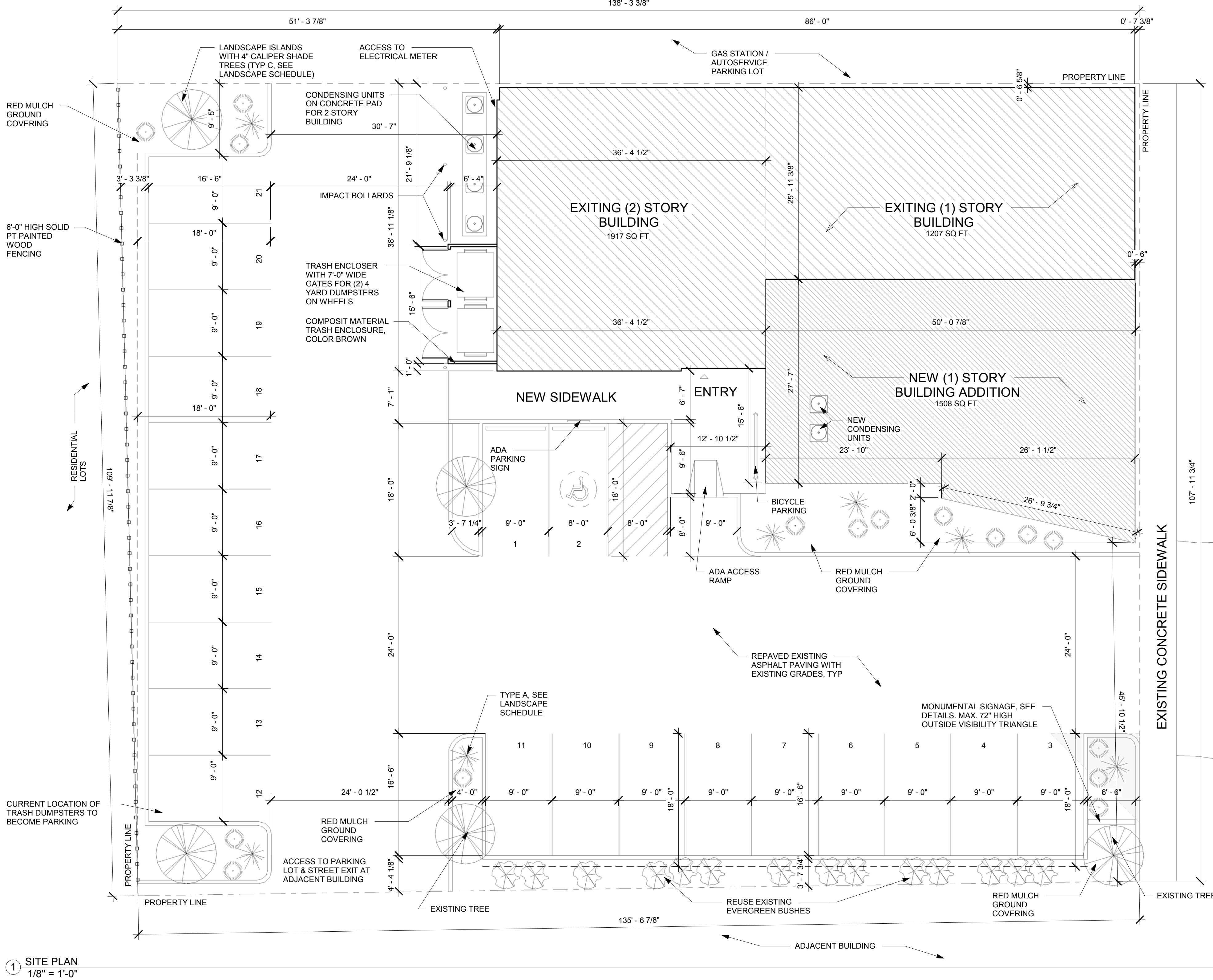
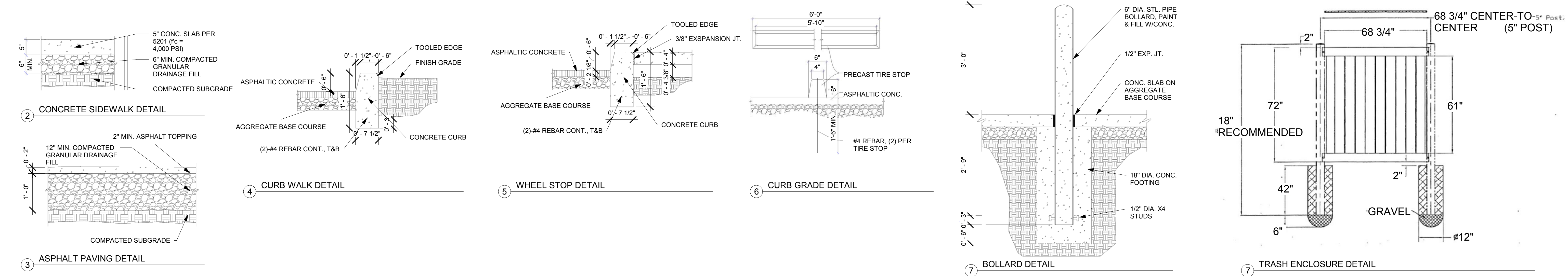
- MONUMENTS (OR REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT EACH MAJOR CORNER OF THE BOUNDARY OF THE PROPERTY HAVE BEEN FOUND OR SET AS SHOWN HEREON
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN OTHER FLOOD AREAS ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) BY FLOOD INSURANCE RATE MAP (FIRM) #17031C0203J MAP REVISED AUGUST 19, 2008. THE PLOTTED FLOOD ZONE DELINEATION LINE SHOWN HEREON IS BASED ON LOCATION SCALED FROM FIRM.
- GROSS MEASURED LAND AREA = 14,788 SQUARE FEET (0.339 ACRES).
- THE EXTERIOR DIMENSIONS OF ALL BUILDINGS SHOWN HEREON ARE MEASURED AT GROUND LEVEL.
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- THERE ARE 25 REGULAR STRIPED PARKING SPACES AND 2 DISABLED STRIPED PARKING SPACES ON THE PROPERTY SHOWN HEREON.
- THE LOCATION OF THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE AT TIME OF SURVEY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO MARKERS OF FIELD DELINEATION OF WETLANDS WERE OBSERVED AT TIME OF SURVEY.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

MEASURED LOT AREA = 14,788 SQ. FT. (0.339 ACRES)

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

Scale: 1"=20'
Order # 18-521
Address: 1010 S. Arlington Heights Rd.
Arlington Heights, IL 60005
P.I.N. 08-09-207-024-0000
Ordered by: Erickson Law Office, Ltd.



S ARLINGTON HEIGHTS RD

BUILDING AT 1010 S. ARLINGTON HEIGHT RD. AREA LEGEND		
	AREAS	PARKING REQUIREMENTS
ORTHODONTIC OFFICE	1ST FLOOR 2,760 SQ FT + 2ND FLOOR 715 SQ FT = TOTAL 3,475 SQ FT	3,475/200 MEDICAL = 17 PARKING
EXIST. OFFICE SUITES LOWER LEVEL	1,493 SQ FT	1,493/300 RETAIL = 5 PARKING
UPPER LEVEL HAIR SALON	495 SQ FT	495/250 MEDICAL = 2 PARKING
TOTAL PARKING REQUIRED	17 PARKING + 5 PARKING + 2 PARKING = 24 PARKING REQUIRED, 21 SPACE PROVIDED. ASKING FOR 3 SPACES ADMINISTRATIVE VARIANCE	

ORTHODONTIST OFFICE DESIGN
PACKAGE 09-03-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19
JOB #

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a r c h i t e c t u r e d e s i g n b u i l d m a n a g e m e n t

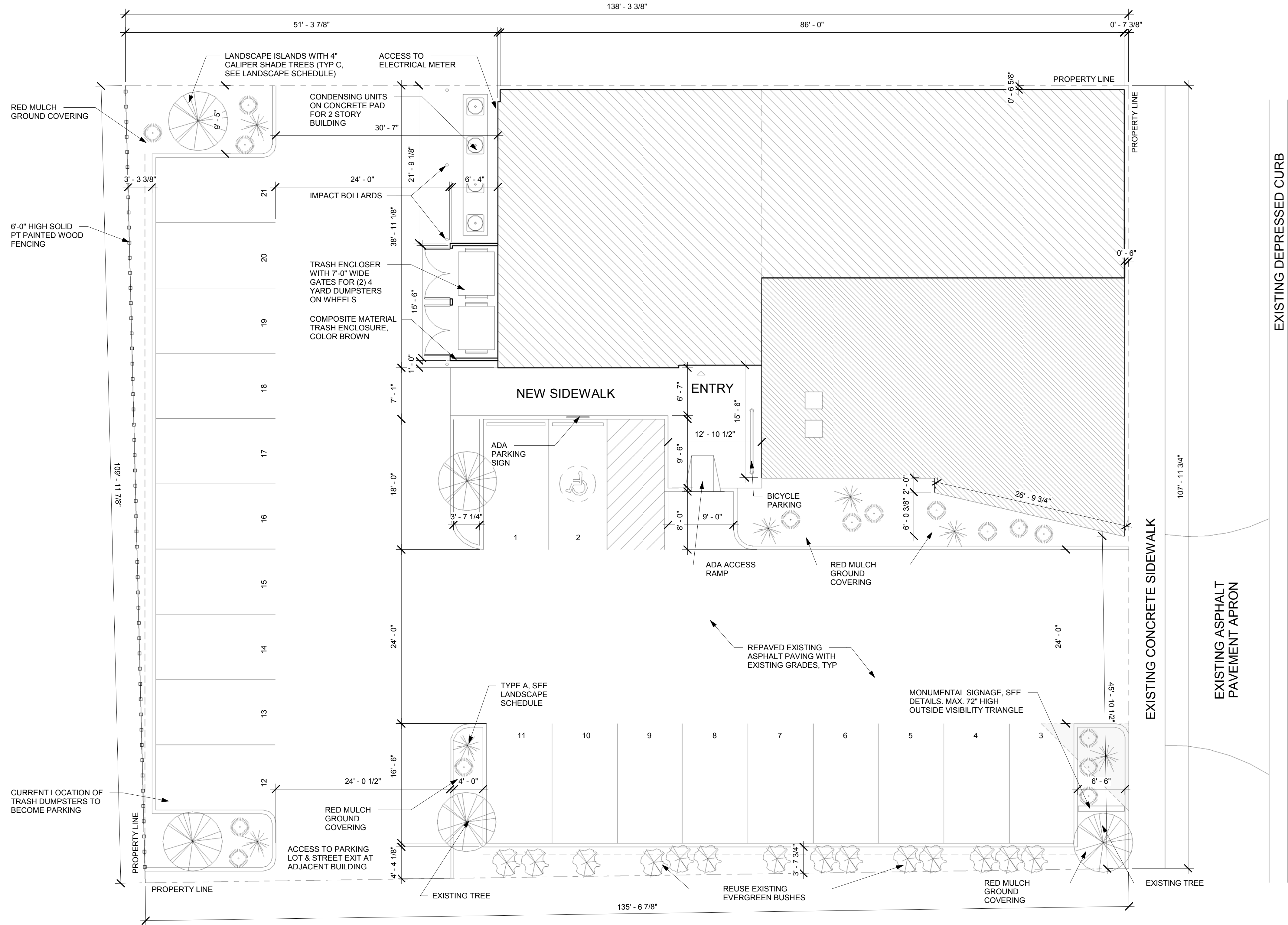
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LANDSCAPE SCHEDULE							
GRAPHICAL SYMBOL	SYMBOL	COMMON NAME	BOTANICAL NAME	TREE CALIPER	SHRUBBERY		NOTES
	A	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'		HEIGHT	SPREAD	
	B	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA		24" MIN.	36" MIN.	MIN. 5'O.C.
	B	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA		12" MIN.	48" MIN.	MIN. 5'O.C.
	C	GINKGO (MALE)	GINGO BILOBA	2.5" MIN.	50 FT.	30 FT	
NOTE: ALL GORUND COVERING IN LANDSCAPING AREAS TO BE RED MULCH.							

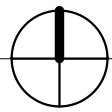
LANDSCAPE GENERAL NOTES

1. TREE SIZE STANDARDS ARE AT TIME OF INSTALLATION. MINIMUM SIZE SHALL BE 2-1/2" CALLIPER, MEASURED 6" ABOVE GROUND. TREE SHALL HAVE A CLEAR TRUNK, FREE OF BRANCHES, TO A MINIMUM HEIGHT OF 6'-0". TREES SHALL BE BALLED-AND-BURLAPPED (B&B) WITH NO EXPECTATIONS. 2-1/2" CALIPER TREES SHALL BE 12'-0" TO 14'-0" HEIGHT WITH A MAXIMUM HEIGHT OF 16'-0". 2-1/2" CALIPER TREES SHALL HAVE A MINIMUM 28" DIAMETER X 18" DEPTH ROOTBALL.
2. NEW PARKWAY TREES TO BE LOCATED NO CLOSER THAN THE FOLLOWING DISTANCES FROM WALKS, CURBS, UTILITIES, AND OTHER STRUCTURES IN THE PARKWAY:
CURBS: 2'-0"
FIRE HYDRANTS: 5'-0"
MANHOLES & CATCHBASINS: 5'-0"
BUILDINGS: 10'-0"
STREET LIGHTS: 12'-0"
TREES (EXIST.): 25'-0"
OTHER STRUCTURES: 25'-0"
3. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND CITY OF BURBANK LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS.
4. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.

5. PLANTS SHALL BE IN HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS.
6. PLANTS SHALL HAVE FULL, EVEN WELL-DEVELOPED BRANCHING AND DENSE, FIBROUS, AND VIGOROUS ROOT SYSTEM.
7. BALLED-AND-BURLAPPED (B&B) PLANTS SHALL BE DUG WITH A FIRM ROOTBALL OF NATURAL EARTH, OF A SIZE IN PROPOTION TO THE PLANTS SIZE, AS MEASURED BY CALIPER, HEIGHT, OR SPREAD.
8. BALLED-AND-BURLAPPED (B&B) PLANTS SHALL BE HANDED ONLY BY THE ROOTBALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOTBALL AND DAMAGE THE ROOT SYSTEM.
9. PLANTS SHALL BE PROTECTED FROM DRYING OUT AFTER DELIVERY BY PLANTING IMMEDIATELY. IF THIS IS NOT POSSIBLE, THE ROOTBALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
10. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOTBALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.
11. PROVIDE 6" CONCRETE CURB & GUTTER FOR ALL INTERIOR AND PERIMETER LANDSCAPE ISLANDS.
12. PROVIDE PRECAST WHEEL STOPS WHERE AUTOS MEET FENCING, SHRUBS, TREES, AND PARKING LOT LIGHT POLES.



1 LANDSCAPING PLAN
1/8" = 1'-0"



ORTHODONTIST OFFICE DESIGN
PACKAGE 09-03-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
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09-03-19
JOB #

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L1.0

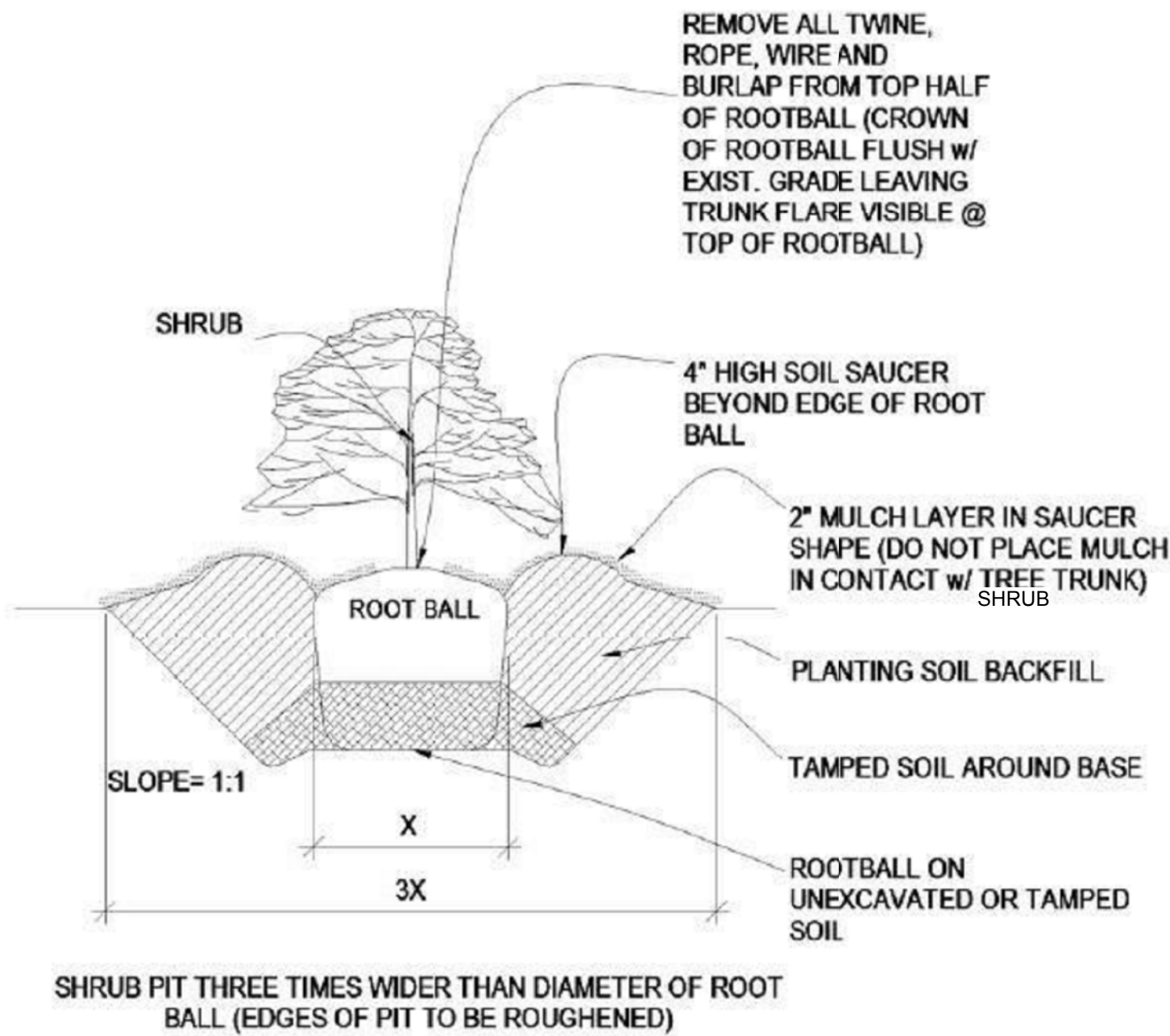
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architectural design



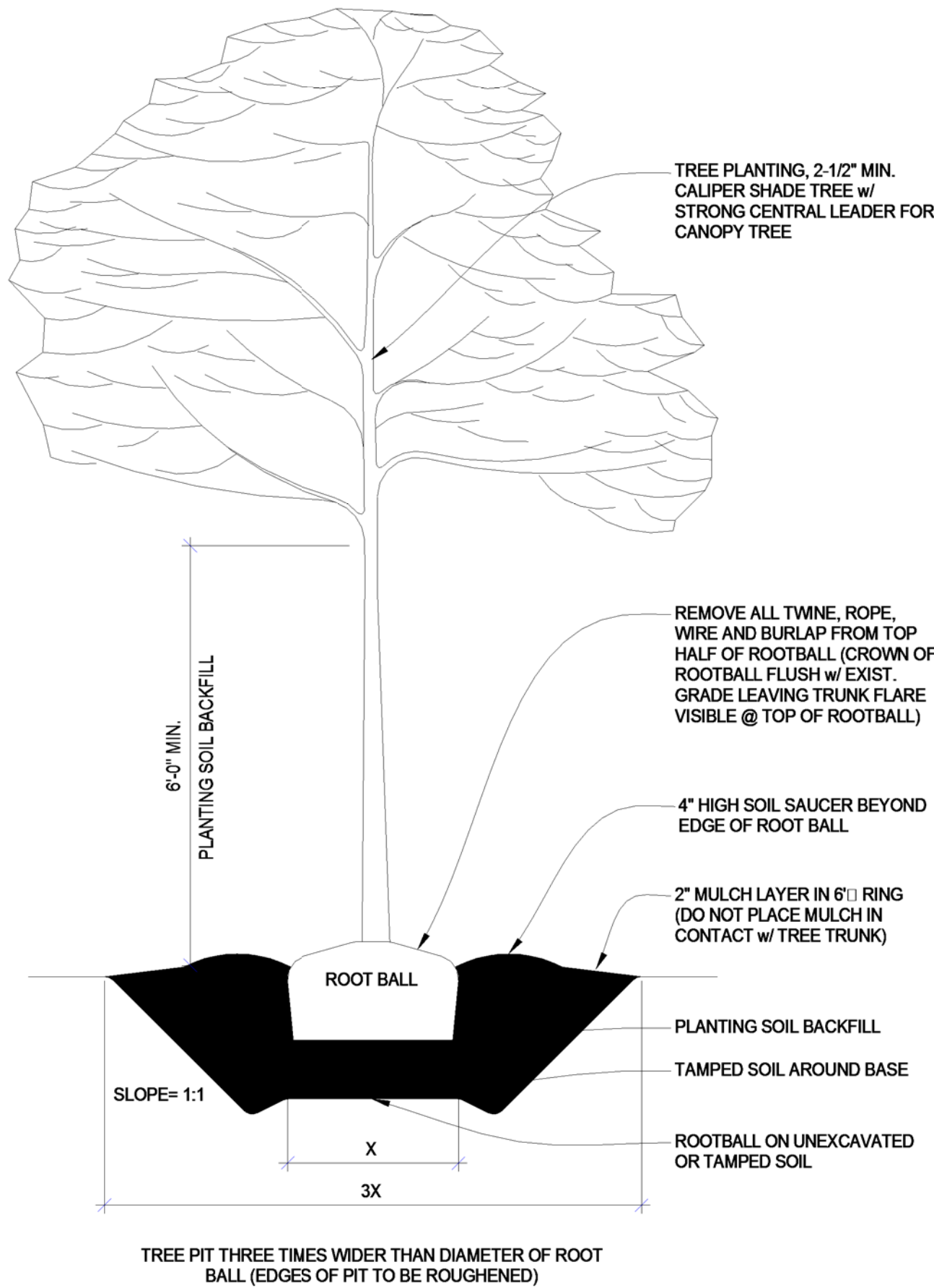
1 SUGGESTIVE DESIGNS FOR MONUMENTAL SIGNS

SIGN TO BE MAX. 72" HIGH



SOIL COMPOSITION: 45%-77% SILT, 0-25% CLAY, 25%-33% SAND
SOIL ACIDITY: pH 6.0 TO 7.0
SOIL ORGANIC CONTENT: 3%-5%

2 SHRUB DETAIL



SOIL COMPOSITION: 45%-77% SILT, 0-25% CLAY, 25%-33% SAND
SOIL ACIDITY: pH 6.0 TO 7.0
SOIL ORGANIC CONTENT: 3%-5%

3 TYPICAL PLANTING DETAIL



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DESIGN PACKAGE 08-02-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL 60015

INOIS ARCHITECT
UL. FLORCZAK
ENSE NUMBER
588-5

DESIGN APPROVAL
2-19

19002

T1.1



EXISTING NORTH ELEVATION
12" = 1'-0"



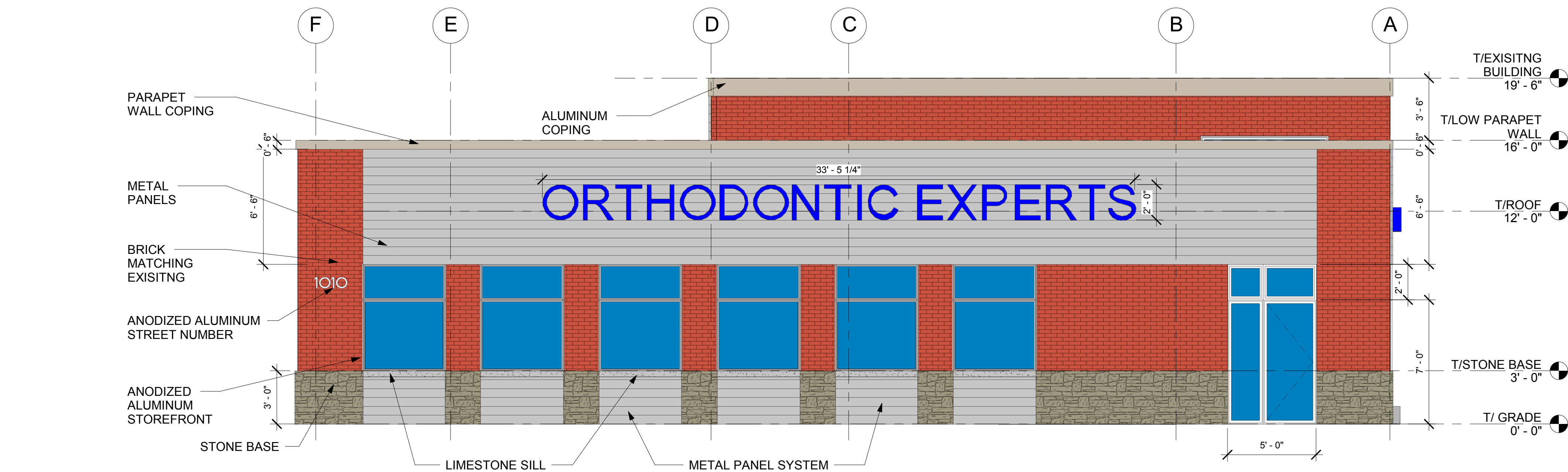
EXISTING WEST ELEVATION
12" = 1'-0"



EXISTING SOUTH ELEVATION
12" = 1'-0"

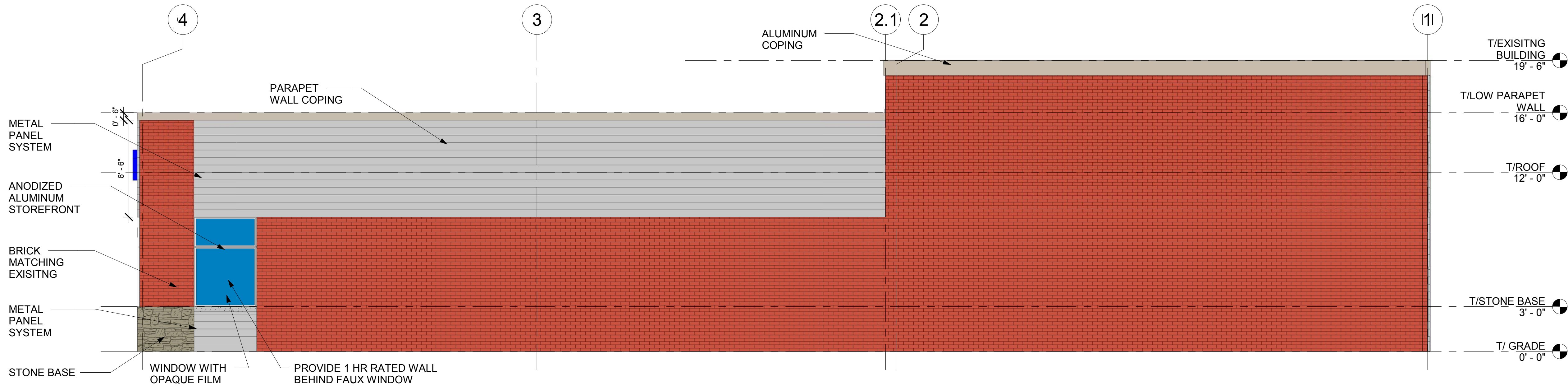


EXISTING EAST ELEVATION
12" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"

- WALL CONSTRUCTION LEGEND:**
- MASONRY WALL:**
- 3 5/8" WIDE MODULAR SIZE BRICK, MATCHING EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
 - 1" AIR SPACE
 - 2" RIGID INSULATION, MIN R12
 - TYVEK OR EQUAL WEATHER BARRIER
 - 5/8" DENSE GLASS
 - 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
 - 5/8" GYPSUM BD. TYPE "X"
- STONE WALL:**
- 3 5/8" WIDE CULTURED STONE, 1 5/8" THICK, USE OWENS CORNING COLOR "MOJAVE PRO-FIT ALPINE LEDGESTONE (PF 432962)
 - OVER 3 5/8" CMU BLOCKING
 - 2" RIGID INSULATION, MIN R12
 - TYVEK OR EQUAL WEATHER BARRIER
 - 5/8" DENSE GLASS
 - 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
 - 5/8" GYPSUM BD. TYPE "X"
- METAL WALL SYSTEM:**
- EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
 - 3 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 20 GA WITH R15 BATT INSULATION
 - 2" RIGID INSULATION, MIN R12
 - TYVEK OR EQUAL WEATHER BARRIER
 - 5/8" DENSE GLASS
 - 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
 - 5/8" GYPSUM BD. TYPE "X"



② NORTH ELEVATION
1/4" = 1'-0"



③ EXTERIOR NORTHEAST



④ EXTERIOR SOUTHEAST

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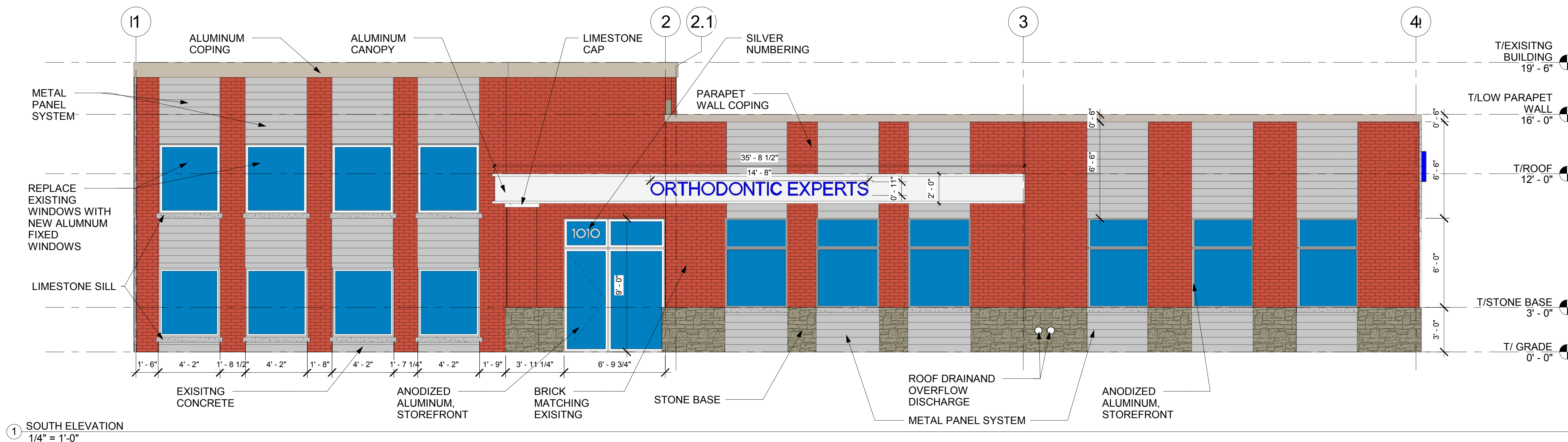
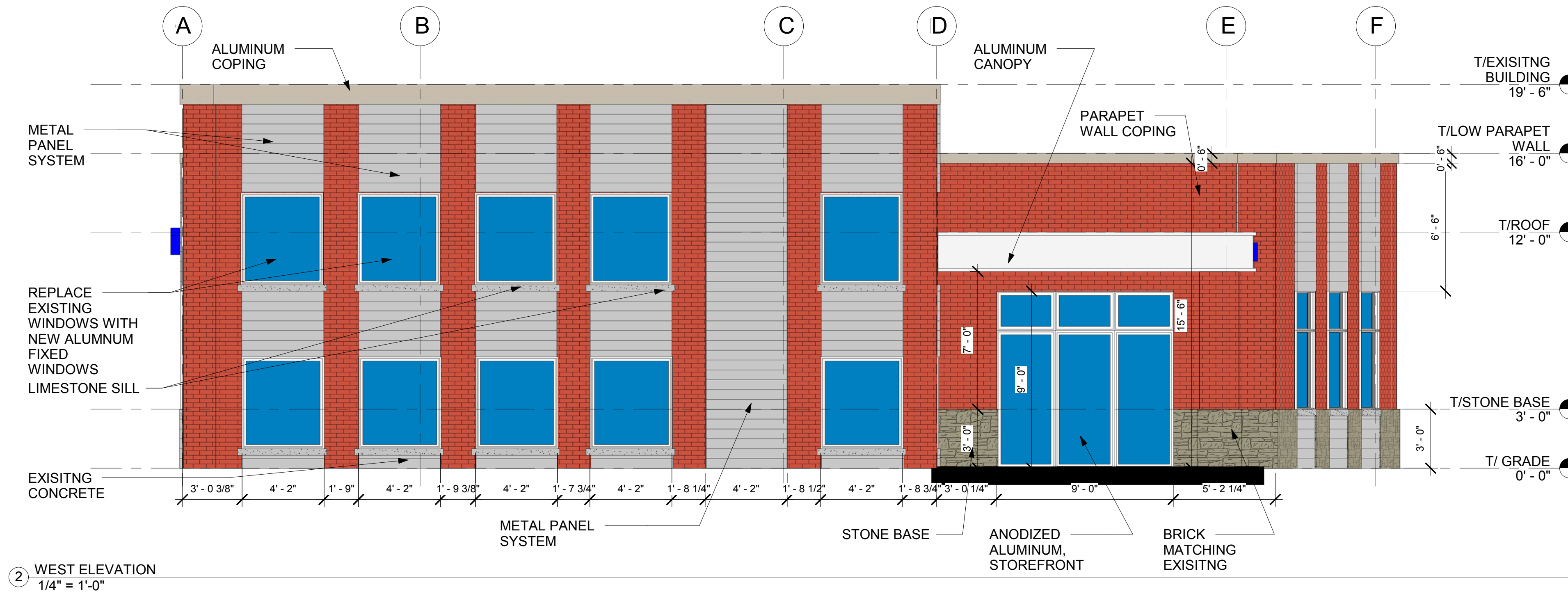
ORTHODONTIST OFFICE DESIGN
PACKAGE 09-03-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
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A4.0



3 EXTERIOR SOUTH VIEW



4 EXTERIOR WEST VIEW

- WALL CONSTRUCTION LEGEND:**
- MASONRY WALL:**
- 3 5/8" WIDE MODULAR SIZE BRICK, MATCHING EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
 - 1" AIR SPACE
 - 2" RIGID INSULATION, MIN R12
 - TYVEK OR EQUAL WEATHER BARRIER
 - 5/8" DENSE GLASS
 - 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
 - 5/8" GYPSUM BD. TYPE "X"
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 - 5/8" GYPSUM BD. TYPE "X"
- METAL WALL SYSTEM:**
- EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
 - 3 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 20 GA WITH R15 BATT INSULATION
 - 2" RIGID INSULATION, MIN R12
 - TYVEK OR EQUAL WEATHER BARRIER
 - 5/8" DENSE GLASS
 - 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
 - 5/8" GYPSUM BD. TYPE "X"

ORTHODONTIST OFFICE DESIGN
PACKAGE 09-03-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

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PAUL FLORCZAK
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19002

A4.1



1 EXTERIOR NORTHEAST

EXTERIOR
PERSPECTIVES
1010 S. ARLINGTON HEIGHTS RD.,
ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
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ISSUED FOR
PERMIT
09-03-19

JOB #
19002
SK-1



1 EXTERIOR SOUTHEAST

**EXTERIOR
PERSPECTIVES**
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ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
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11688-5

ISSUED FOR
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JOB #
**19002
SK-2**



1 EXTERIOR SOUTH VIEW

**EXTERIOR
 PERSPECTIVES**
 1010 S. ARLINGTON HEIGHTS RD.,
 ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
 PAUL FLORCZAK
 LICENSE NUMBER
 11688-5

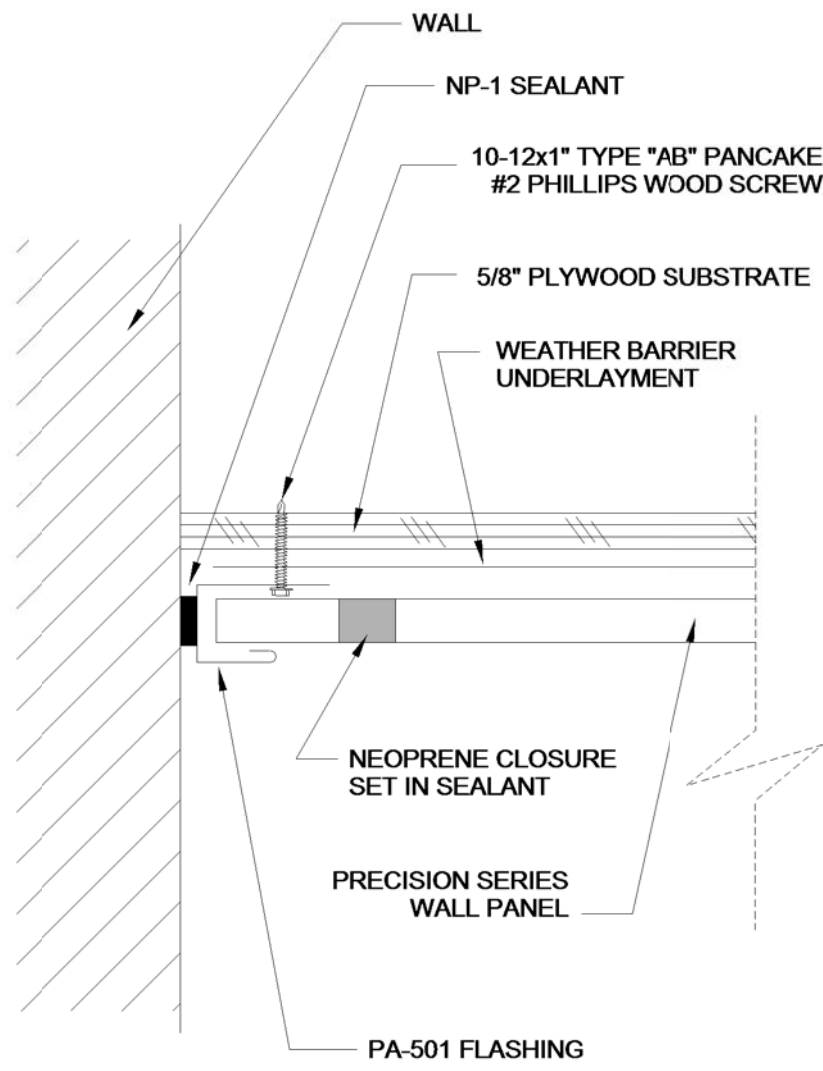
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JOB #
19002
SK-3

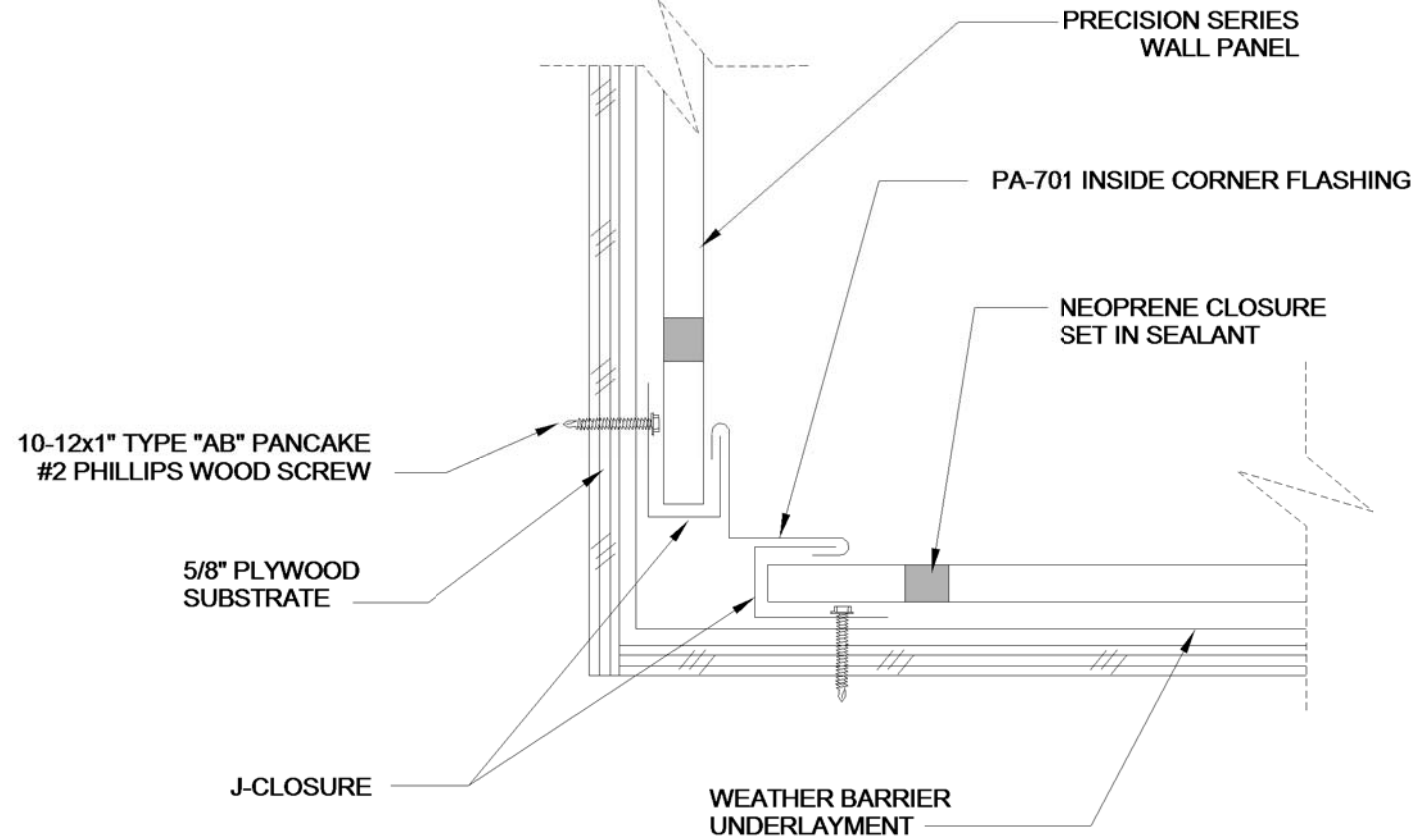


1 EXTERIOR WEST VIEW

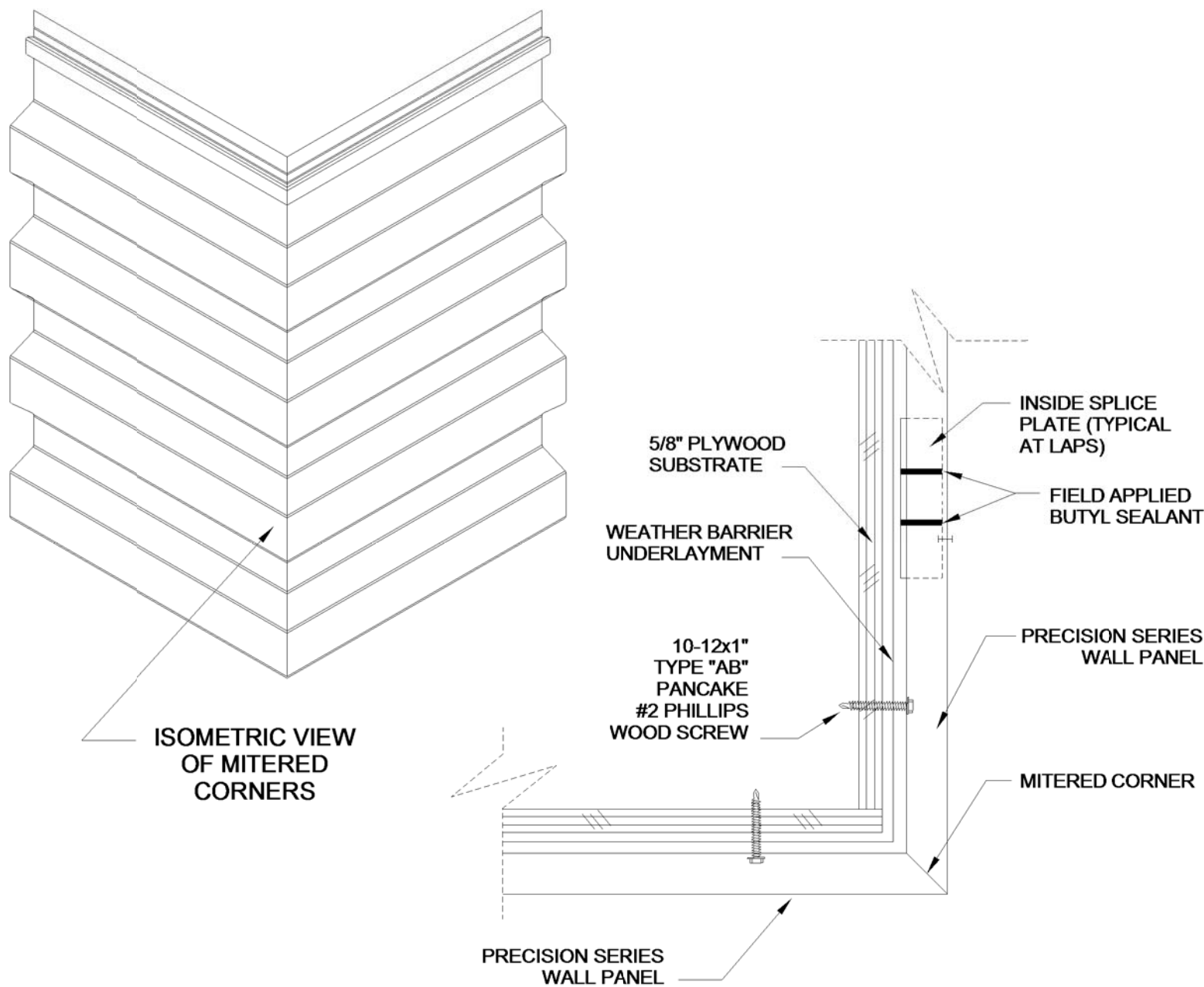
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Endwall Detail



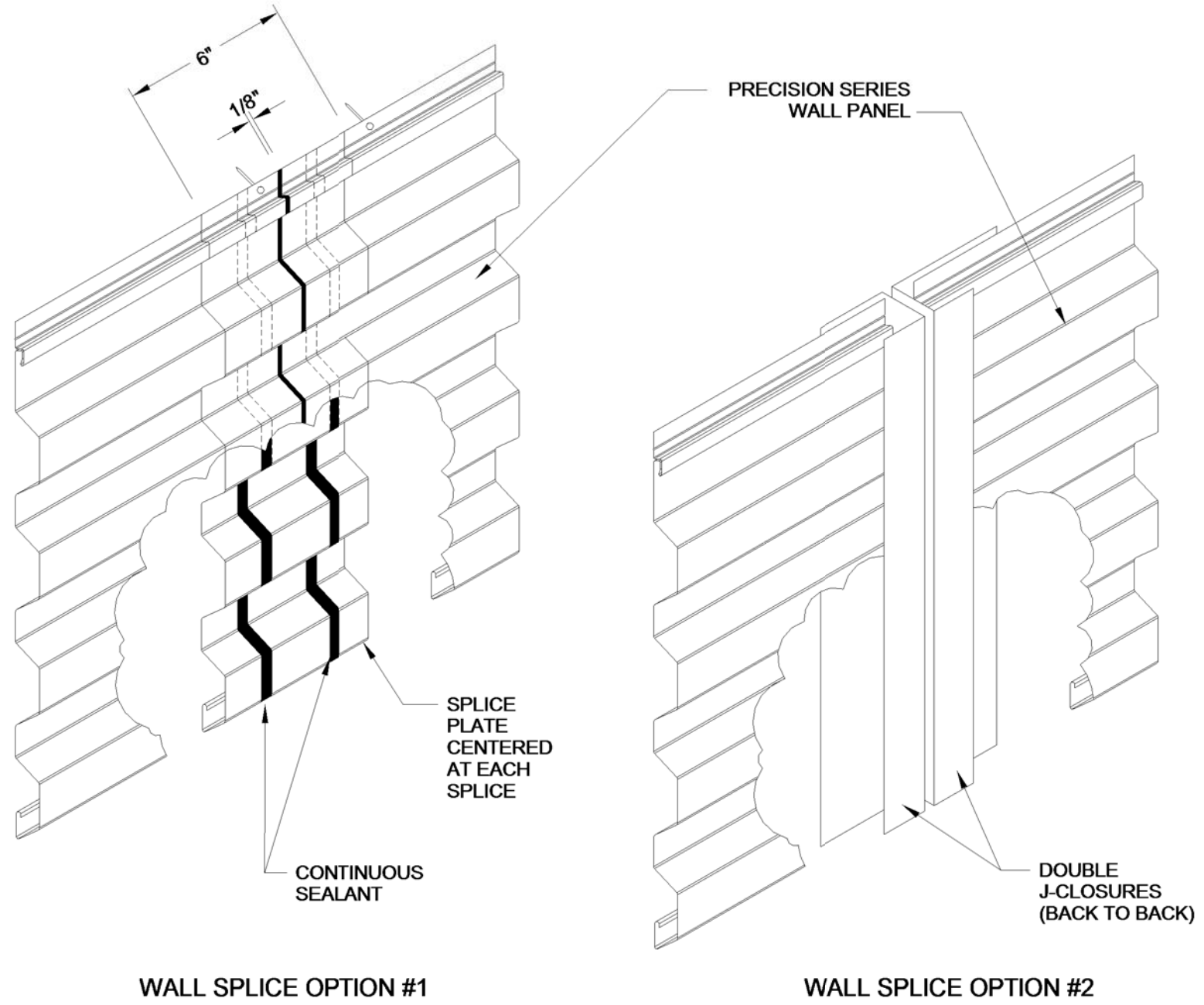
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Inside Corner Detail



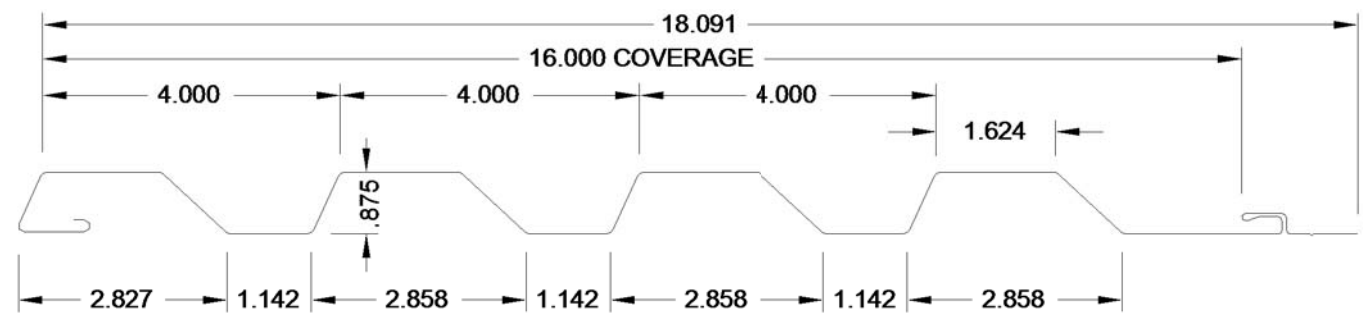
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
One Piece Miter Corner Detail



PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Wall Splice Detail - 2



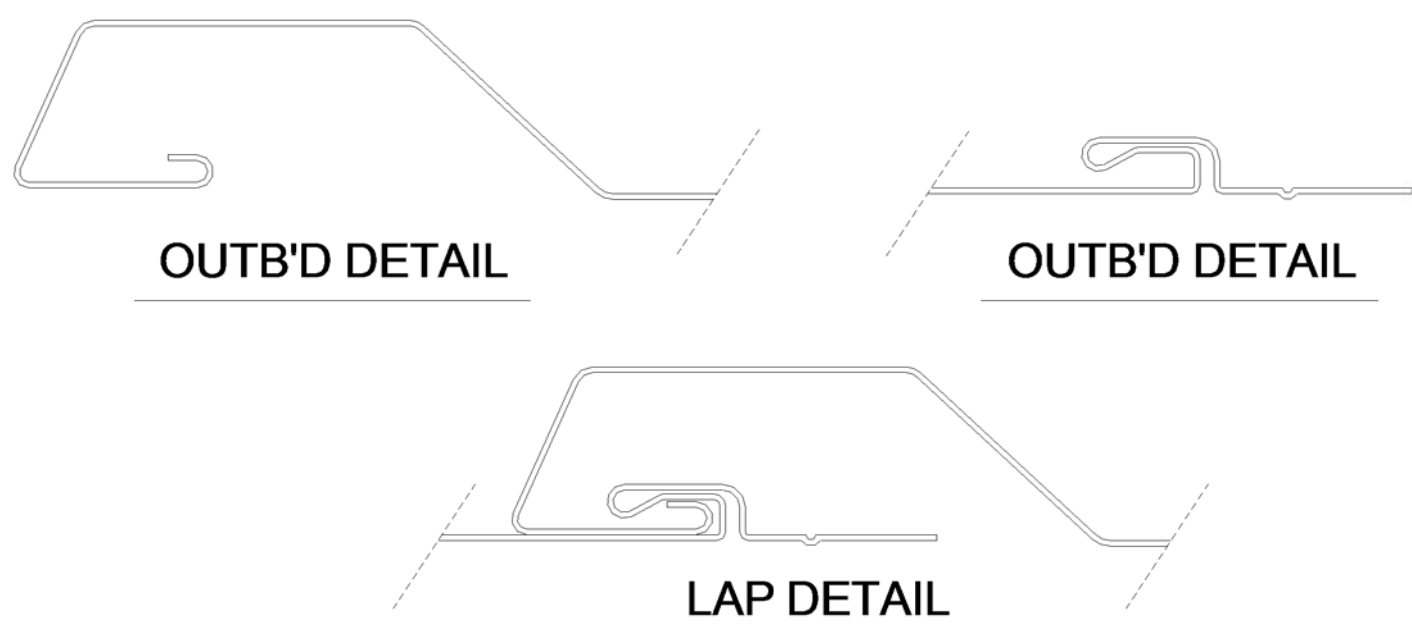
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
PAC HWP 16" - Concealed Thru-Fastened Panel Profile
HWP Profile Detail



PAC HWP 16" HORIZONTAL WALL PANEL PROFILE

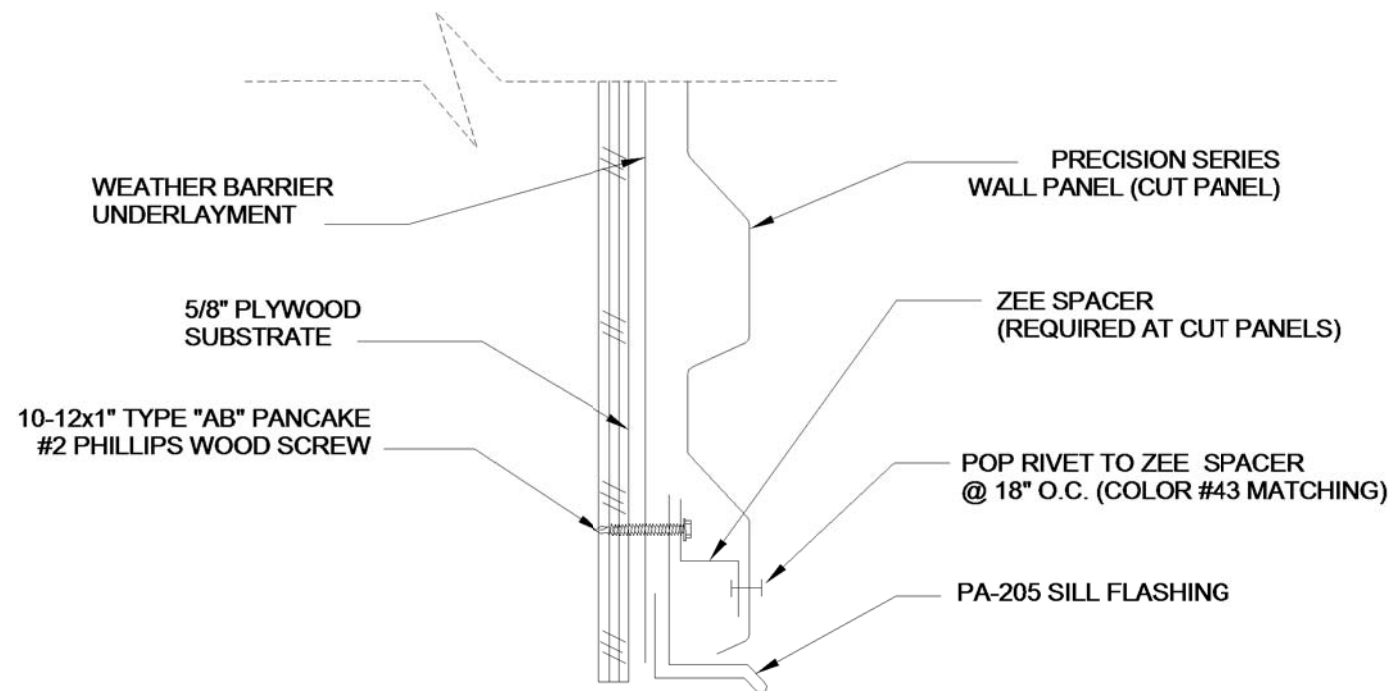
AVAILABLE MATERIALS & FINISHES

- 24 and 22 Gauge Steel available in "PAC-CLAD" colors
- 24 and 22 Gauge Steel available in "Galvalume Plus"
- .032" and .040" Aluminum available in "PAC-CLAD" colors

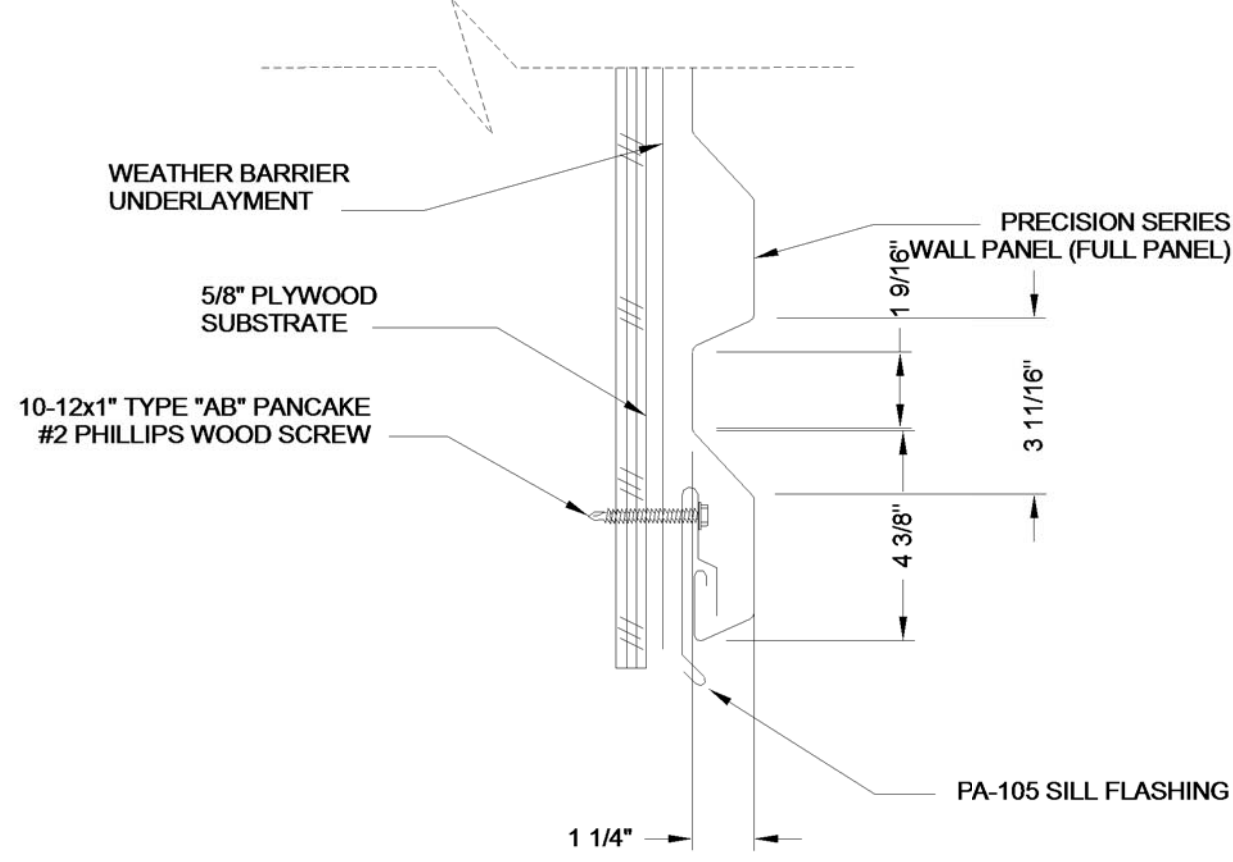


○ TYPICAL PAC CLAD PANEL SYSTEM DETAILS
3" = 1'-0"

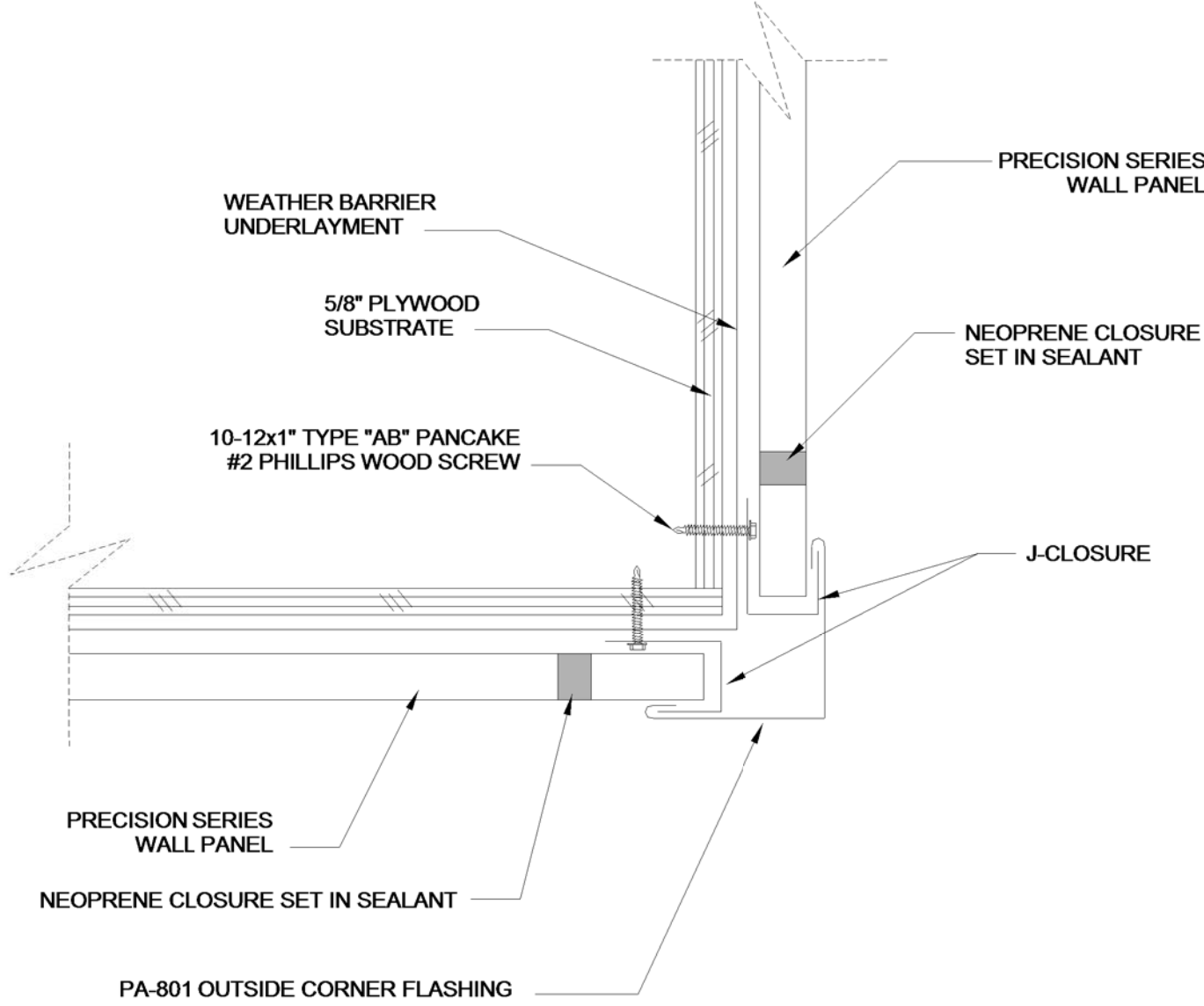
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Sill Detail at Cut Panel



PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Sill Detail at Full Panel



PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Outside Corner Detail



ORTHODONTIST OFFICE DESIGN
PACKAGE 09-03-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

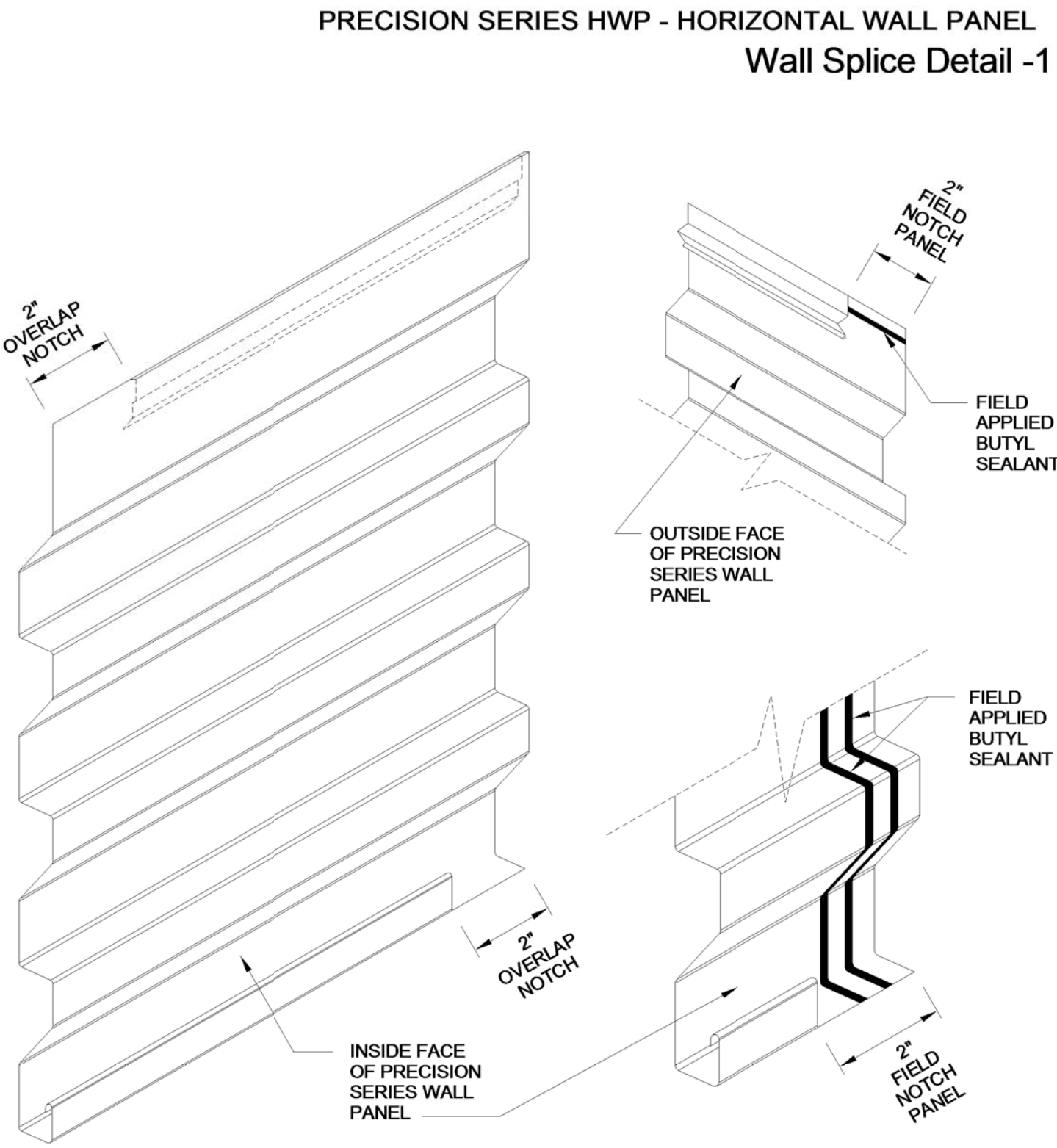
ISSUED FOR
PERMIT
09-03-19
JOB #

19002

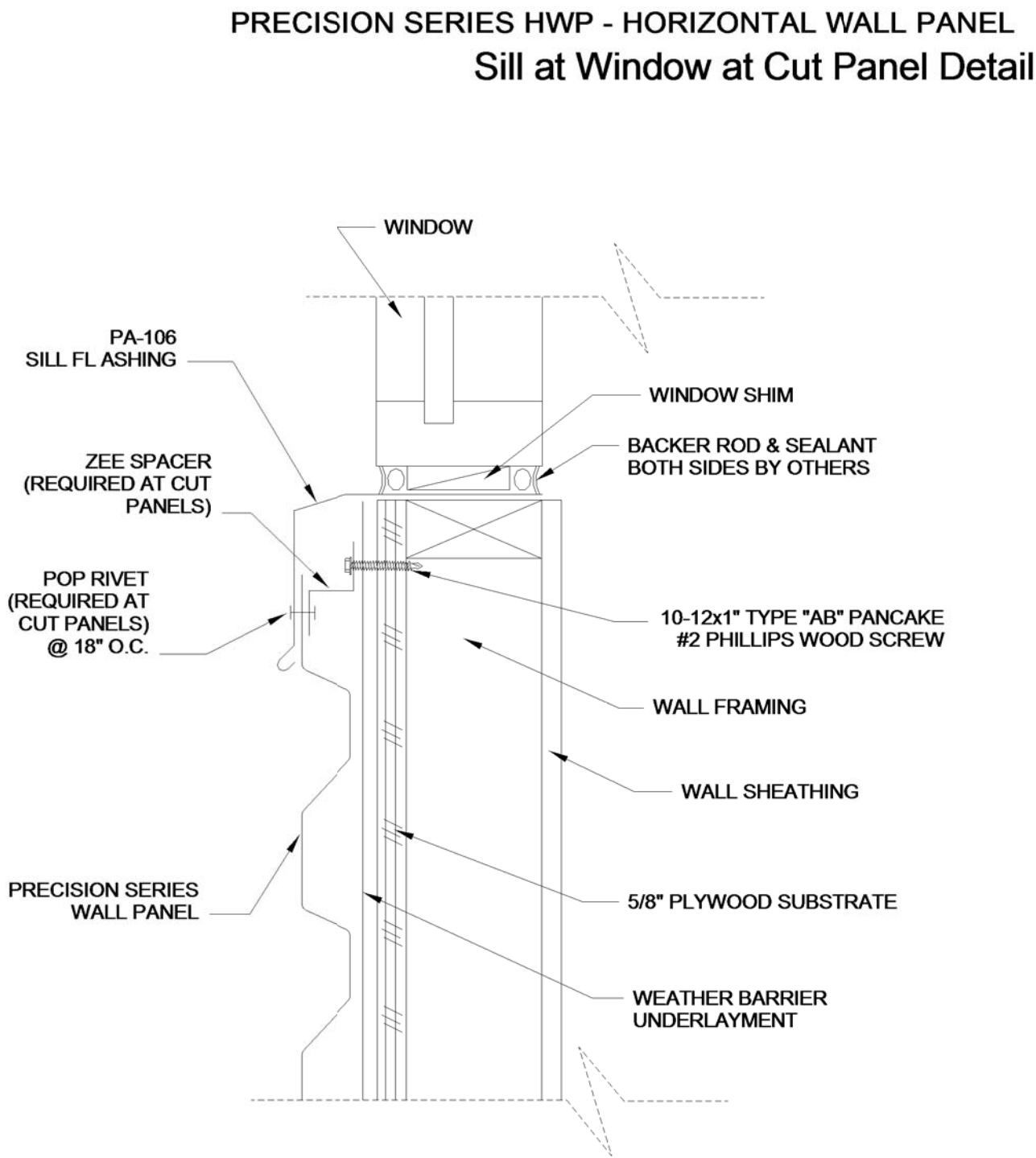
A6.0

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P773 763 2222 P773 763 1032
d e s i g n b u i l d m a n a g e m e n t



○ TYPICAL PAC CLAD PANEL SYSTEM 2
3" = 1'-0"



ORTHODONTIST OFFICE DESIGN
PACKAGE 09-03-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19
JOB #

19002

A6.1

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architectural details
Forma, Inc.
design building materials

ORTHODONTIC EXPERTS-ARLINGTON HEIGHTS

1010 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, IL 60005

PANEL: PAC-CLAD "HWP-COLOR-SLATE GRAY"

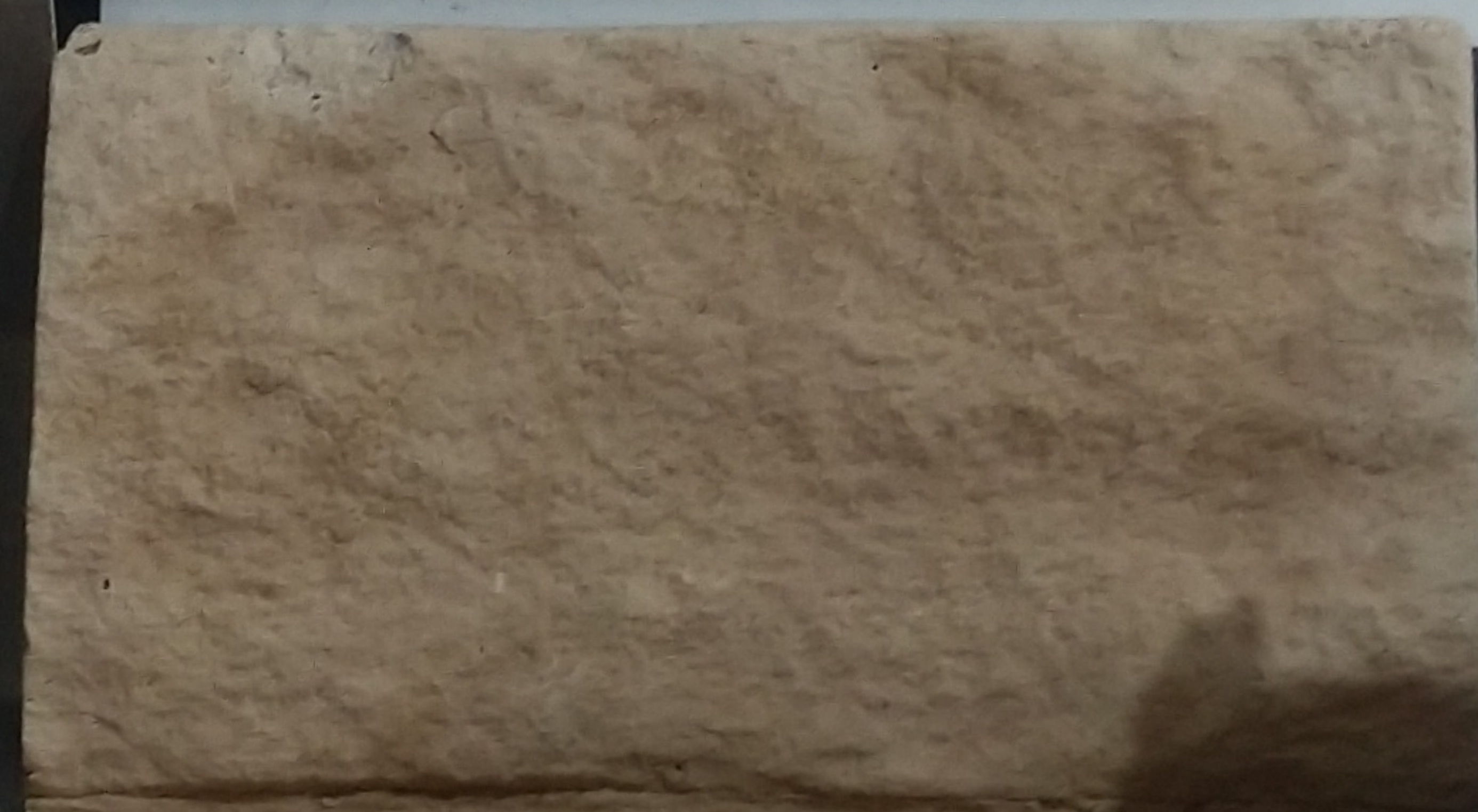
PANEL PROFILE



CANOPY CHANNEL

CLEAR SE

BRICK: "445 BLUSH BUFF"-MODULAR BY BOWERSTON



PANEL COLOR

"SLATE GRAY"

STONE-"MOJAVE PRO-FIT ALPINE LEDGESTONE

(PF-432962), BY OWENS CORNING

STOREFRONT: CLEAR ANODIZED

Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

1. Petitioner Name: ORTHODONTIC EXPERTS, LTD
2. Date: 08-12-19
3. Project: ORTHODONTIC EXPERTS-ARLINGTON HEIGHTS
4. Location: 1010 S. ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL 60005

BRICK: MATCHING EXISTING; " #445 BLUSH BUFF" MODULAR SIZE BY BOWERSTON

CULTURED STONE: " MOJAVE PRO-FIT ALPINE LEDGESTONE (PF-432962)" BY OWEN CORNING

CORRUGATED METAL PANELS: "PRECISION SERIES- HWP, COLOR SLATE GRAY" BY PAC-CLAD

STOREFRONT: KAWNEER TRIFAB 451 FRAMING 2" WIDE, 4.5" DEEP, COLOR" CLEAR ANODIZED" BY STAR-TEK GLASS

ENTRY CANOPY: ALUMINUM CHANNEL SYSTEM, "CLEAR SEALED" FINISH

PARAPET WALL COPING: MATCHING METAL PANES, "COLOR SLATE GRAY"



Design Commission 9/24/2019

Item: DC#19-018 - 511 W. Wing St. - 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 design for the proposed addition at 511 W. Wing Street. This recommendation is based on the architectural plans dated 8/22/19 received 8/23/19, and the following:

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

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Holland Residence
Project Address: 511 W. Wing Street
Prepared By: Steve Hautzinger

Date Prepared: September 18, 2019

PETITION INFORMATION:

DC Number: 19-018
Petitioner Name: Robert Holland
Petitioner Address: 511 W. Wing Street
Arlington Heights, IL 60005

Meeting Date: September 24, 2019

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.

The petitioner is proposing a complete renovation and expansion of an existing two-story house, including a new wrap around front porch and two-story addition. An existing detached garage will remain. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence with addition will be approximately 3,549 square feet. This project received approval from the Zoning Board of Appeals on September 9, 2019 for the following variations:

- A 7.5 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
- A 331 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,380 square-feet where 3,049 is the maximum allowed by code.
- A 592 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,948 square-feet where a maximum coverage of 4,356 is allowed by code.

	ALLOWED	PROPOSED
Setbacks	Front: 22.2 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 14.7 feet Side: 8.2 feet Side: 10 feet Rear: 47.8 feet
Building Height	25 feet to the midpoint	22.1 feet to the midpoint
FAR	3,920 SF	3,549 SF
Building Lot Coverage	3,049 SF	3,380 SF
Impervious Surface Coverage Total	4,356 SF	4,948 SF

This house is located on a street with a unique variety of homes, including numerous similar two-story bungalow style homes with detached garages. However, the subject property happens to be located between two smaller scale mid-century single-story homes. The scale of the existing house is maintained along the street frontage, and the wrap around porch is a nice feature that fits well with the character of the existing house. The proposed addition has a large appearance that should be evaluated by the Design Commission, but it is recessed towards the back of the house which helps diminish the appearance. Overall, the proposed design is a nice update to the existing house.

RECOMMENDATION:

It is recommended that the Design Commission approve the design for the proposed addition at 511 W. Wing Street. This recommendation is based on the architectural plans dated 8/22/19 received 8/23/19, and the following:

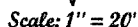
1. Evaluate the scale of the proposed addition as it relates to the neighborhood.

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

September 18, 2019

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-018



LOT 3 IN BLOCK 12 IN MINERS ADDITION TO DUNTON, BEING A SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

Surveyor Notes:

1. Field Work Completed on 9-6-03
2. Prepared for Survey Services, Inc., for real estate transaction.
3. Site Address: 511 W. Wing Street, Arlington Heights, IL
4. Pin No.: 03-30-419-003
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.

State of Illinois) SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 06th day of September, A.D. 2013 in Palatine, Illinois

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 332
License Expiration Date 11-30-14

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



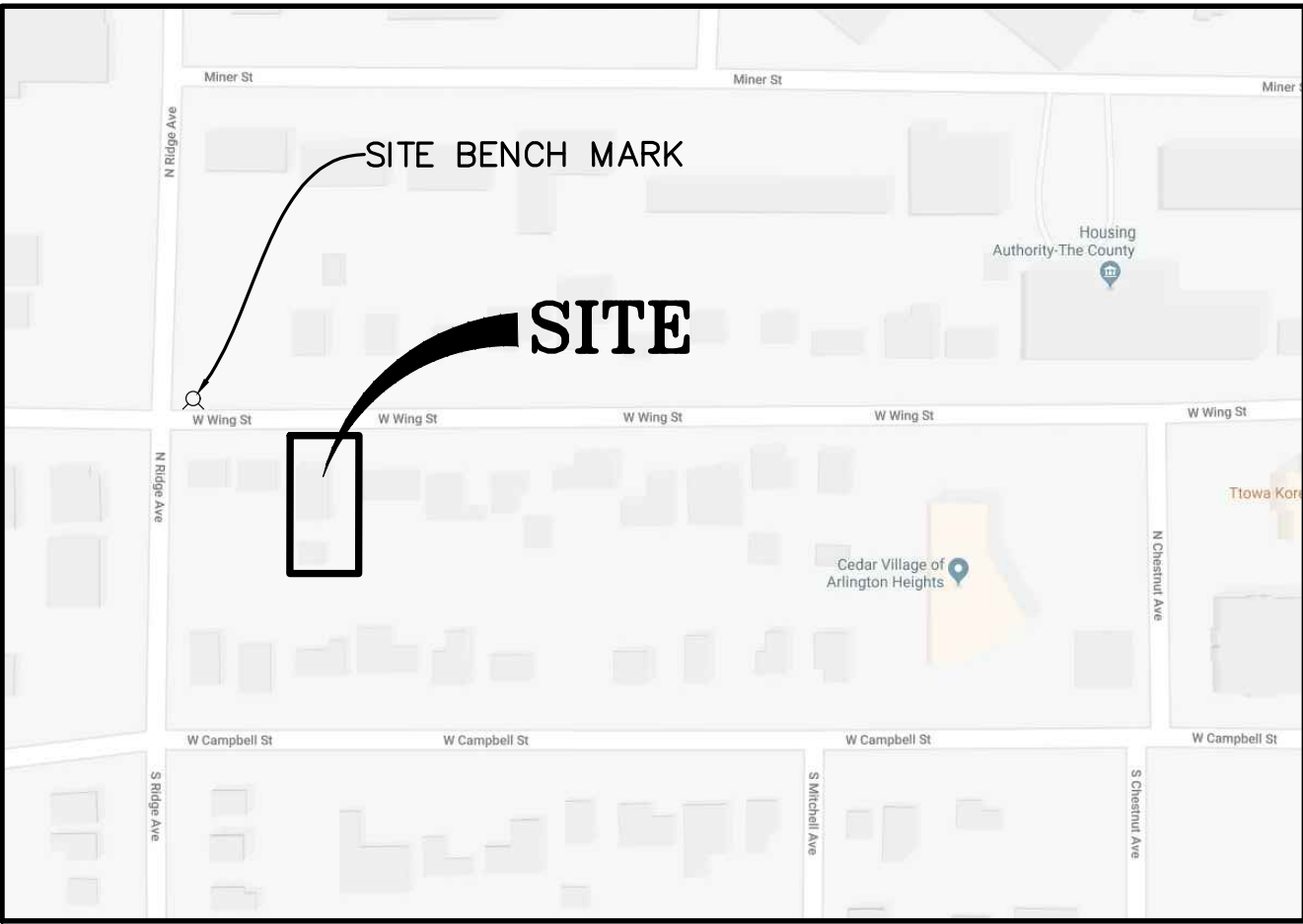
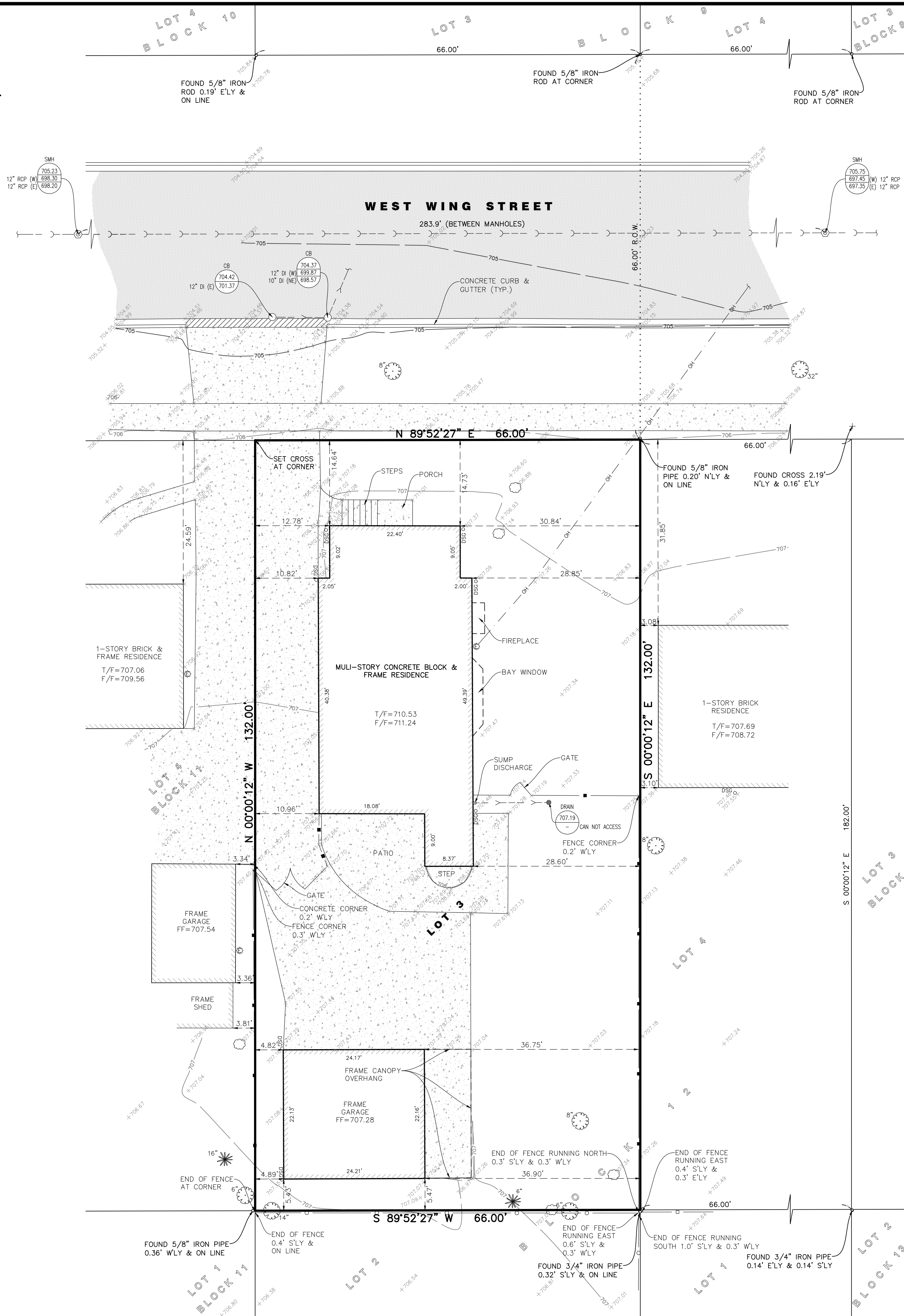
LSI **Land Surveying Services, Inc.**
574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Drawn By:	KD	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

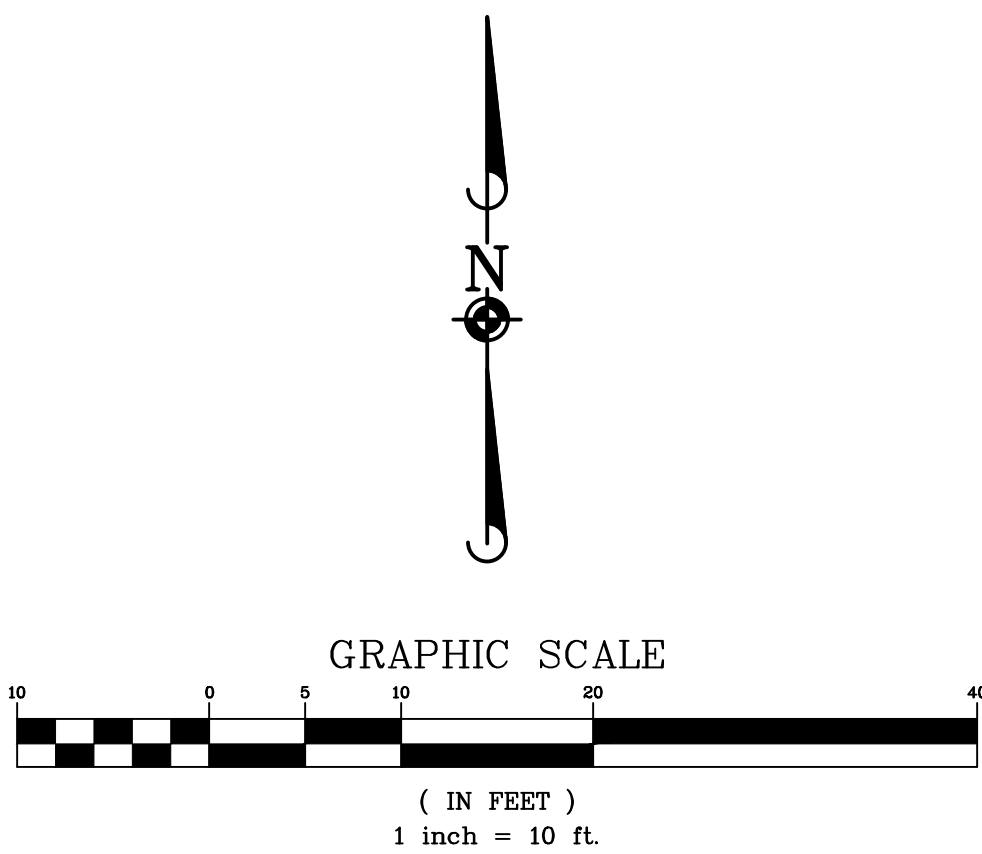
LOT 3 IN BLOCK 12 IN MINERS ADDITION TO DUNTON, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(50.0')	= RECORD/DEED DIMENSION
B.S.L.	= BUILDING SETBACK LINE
N.L.Y.W.L.Y	= DIRECTION (I.e NORTHERLY)
R.O.W.	= RIGHT-OF-WAY
	= DEPRESSED CURB
	= METAL RAIL FENCE
	= COMBINATION SEWER LINE
	= STORM LINE
	= SANITARY LINE
	= OVERHEAD WIRES
	= STORM MANHOLE
	= STORM CATCH BASIN
	= SANITARY MANHOLE
	= COMBINATION SEWER MANHOLE
	= FIRE HYDRANT
	= VALVE BOX
	= ELECTRICAL MANHOLE
	= SIGN
	= UTILITY POLE
	= SPOT ELEVATION
	= DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
	= CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
	= BUSHES
	= DOWN SPOUT TO GRADE
	= 1 FOOT CONTOURS
	= POP UP DRAIN
	= RIM ELEVATION
	= INVERT ELEVATION
	= ASPHALT SURFACE
	= CONCRETE SURFACE
	= BUILDING LIMITS

1. THIS SURVEY WAS PREPARED FOR ROBERT HOLLAND.(OWNER)
2. NO EASEMENTS OR SETBACKS WERE CREATED BY THE FINAL PLAT OF SUBDIVISION RECORDED MAY 2, 1860 AS DOCUMENT NUMBER 32603. REFER TO CURRENT TITLE COMMITMENT, TITLE DOCUMENTS, ZONING OR OTHER REGULATIONS FOR SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON, IF ANY.
3. DISTANCES ARE SHOWN FROM OUTSIDE LIMITS OF CONCRETE BLOCK OR FRAME CONSTRUCTION.
4. DISTANCES ARE MARKED IN U.S. SURVEY FEET, NO DIMENSION SHALL BE ASSUMED BY SCALE. MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67") ARE RECORD OR DEED VALUES, NOT FIELD MEASURED. BEARINGS ARE GEODETIC, BASED ON FOUND MONUMENTATION AND OCCUPATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE).
5. MANHOLES, INLETS, OTHER UTILITY RIMS OR GRATES, SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH BASED ON LD MARKINGS, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. UNDERGROUND UTILITY LINES EXIST BUT ARE NOT SHOWN HEREON AND OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY.
6. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAND SCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
7. BY LANDSCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. USE OF UTILITY ATLAS RECORDS, IF ANY, AND/OR CONTROLLED UNDERGROUND EXPLORATORY EFFORTS, TOGETHER WITH UTILITY COMPANY LOCATE MARKINGS IS RECOMMENDED TO DETERMINE THE EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JURISDICTIONAL AGENCIES, J.U.L.I.E., D.I.G.G.E.R. OR PRIVATE UTILITY LOCATING COMPANY FOR RECORDS OR SCHEDULING A LOCATE.
9. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION AND INFORMATION PROVIDED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
10. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



LOCATION MAP



8,712 SQUARE FEET (0.200 ACRES), MORE OR LESS

03-30-419-003-0000

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DM3898 BEING AN FLANGE-ENCASED ROD.
(SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=716.90

SITE BENCH MARK:
ARROW BOLT ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF
WEST WING STREET AND NORTH RIDGE AVENUE.(SEE LOCATION MAP)

ELEVATION=707.25

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

DATE SIGNED: MARCH 22, 2019

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
 LICENSE EXPIRES NOVEMBER 30, 2020
 DESIGN FIRM REGISTRATION NO. 184.005510
 LICENSE EXPIRES APRIL 30, 2019
 DATE OF FIELD WORK: FEBRUARY 28, 2019

[illegible]

SCALE: 1"=10' DATE: 03/22/19 CHECKED BY: M.S.U. DRAWN BY: V.G.
Surveyor's email: mikeu@sightonsolutions.com

"WE GET CORNERS OTHER PEOPLE CUT!"

LAND SURVEYING, 3D MAPPING AND CONSTRUCTION STAKING
SIGHT ON SOLUTIONS, INC.

5557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 www.sil

SCALE: 1"=10' DATE: 03/22/19 CHECKED BY: M.S.U. DRAWN BY: V.G.
Surveyor's email: mikeu@sightonsolutions.com

SCALE: 1"=10' DATE: 03/22/19 CHECKED BY: M.S.U.
Surveyor's email: mikeu@sightonsolutions.com

BOUNDARY & TOPOGRAPHIC SURVEY

511 W. WING STREET

ARLINGTON HEIGHTS, ILLINOIS

SHEET

1 OF **1**

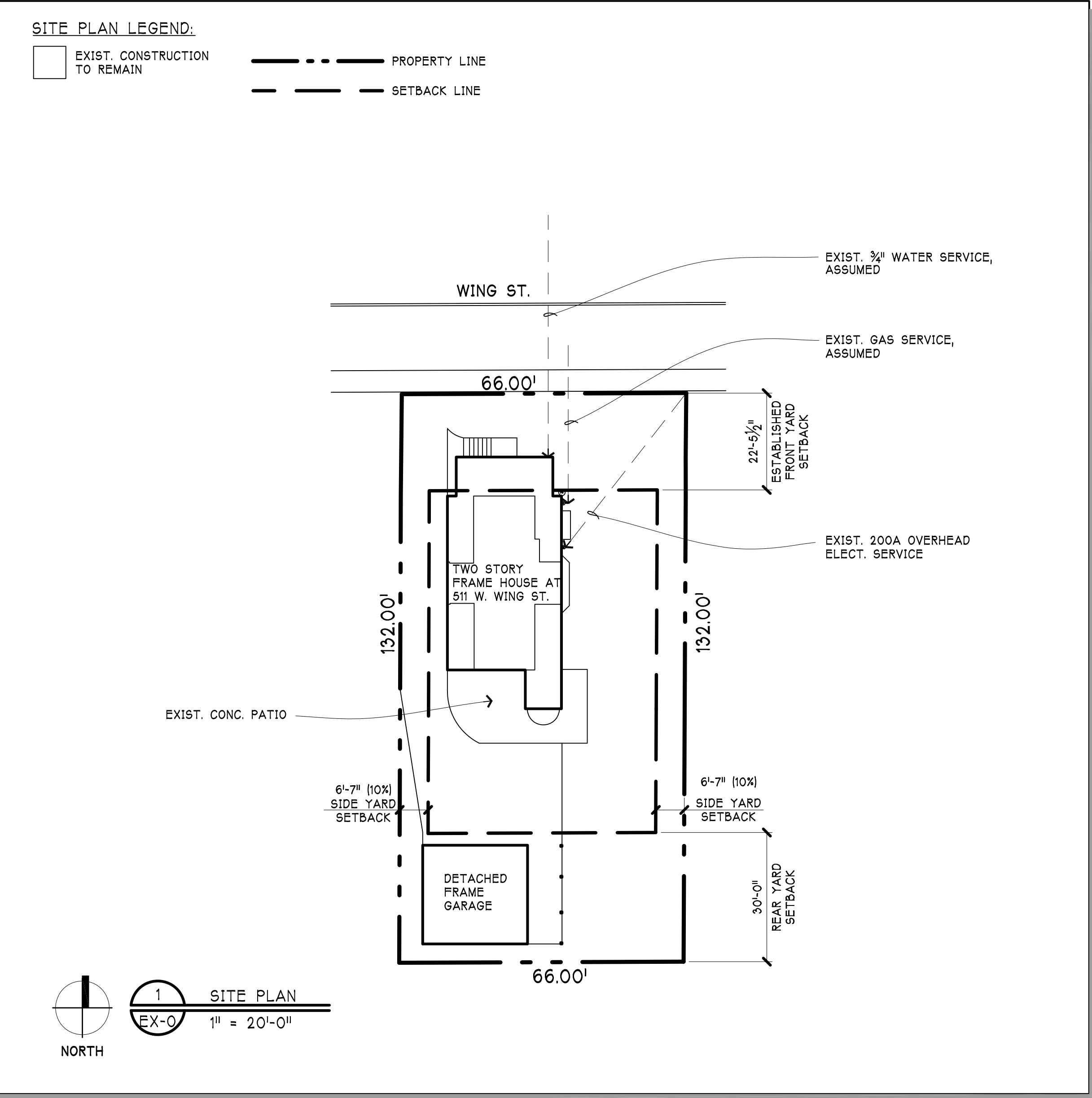
SOS#: 19062

ALTERATIONS AND ADDITIONS FOR

THE D'AGOSTA / HOLLAND RESIDENCE

511 W. WING ST.
ARLINGTON HEIGHTS, ILLINOIS

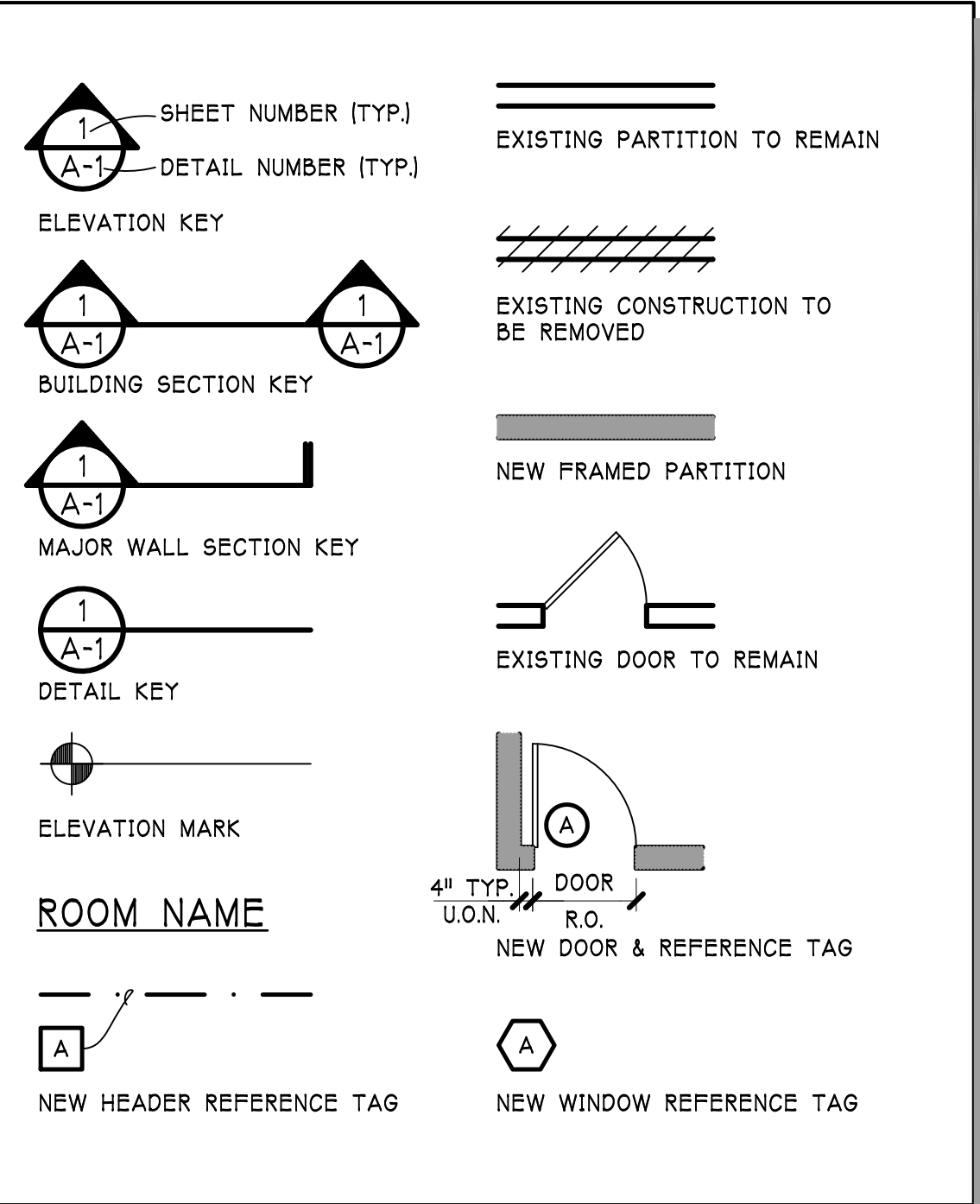
SITE PLAN



ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	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.	GALV.	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.	GYPSUM 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	HTG.	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	LLV.	LONG LEG VERTICAL	T.&B.	TOP & BOTTOM
D.	DRYER	LVL.	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	L.V.	LONG VERTICAL	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	L.V.	LONG VERTICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	L.V.	LONG VERTICAL	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	L.V.	LONG VERTICAL	T.V.	TELEVISION
DISP.	DISPOSAL	L.V.	LONG VERTICAL	TYP.	TYPICAL
DIV.	DIVISION	L.V.	LONG VERTICAL	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	L.V.	LONG VERTICAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	L.V.	LONG VERTICAL	VERT.	VERTICAL
D.W.	DISHWASHER	L.V.	LONG VERTICAL	V.T.R.	VENT THRU ROOF
EA.	EACH	L.V.	LONG VERTICAL	W/	WITH
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	L.V.	LONG VERTICAL	W.	WASHER
ELECT.	ELECTRICAL	L.V.	LONG VERTICAL	W.C.	WATER CLOSET
ELEV.	ELEVATION	L.V.	LONG VERTICAL	WD.	WOOD
EP	EJECTOR PIT/SUMP	L.V.	LONG VERTICAL	WDW.	WINDOW
EQ.	EQUIPMENT	L.V.	LONG VERTICAL	W.H.	WATER HEATER
EQUIV.	EQUIVALENT	L.V.	LONG VERTICAL	W.I.C.	WALK-IN CLOSET
E.W.	EACH WAY	L.V.	LONG VERTICAL	W/O	WITHOUT
EXIST.	EXISTING	L.V.	LONG VERTICAL	WT.	WEIGHT
		L.V.	LONG VERTICAL	W.W.F.	WELDED WIRE FABRIC

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), w/ STATE OF ILLINOIS AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

LIST OF DRAWINGS

EX-0 TITLE SHEET / SITE PLAN

EX-1 EXISTING DETACHED GARAGE / EXISTING FIRST FLOOR PLAN

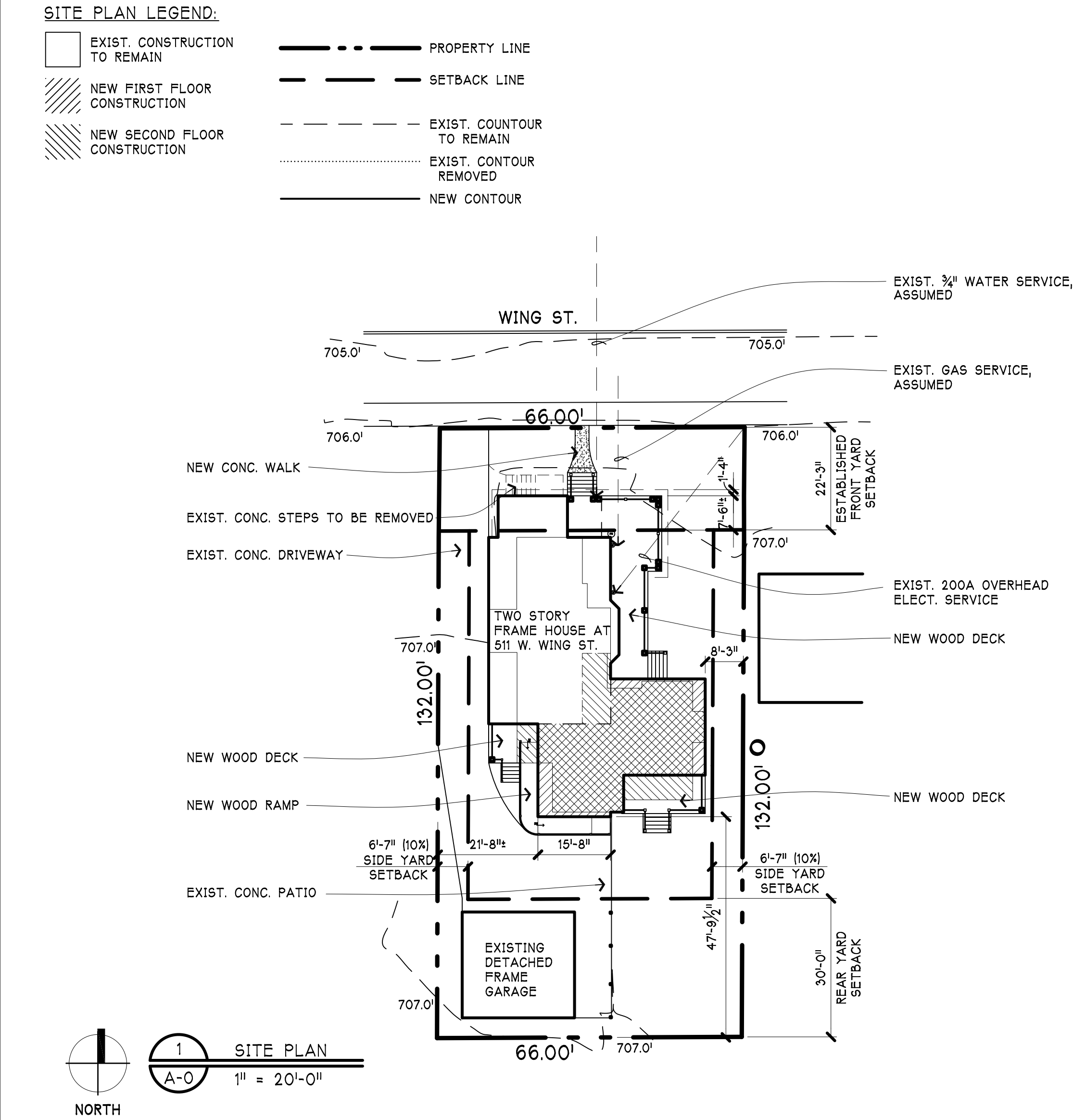
EX-2 EXISTING BASEMENT PLAN / EXISTING SECOND FLOOR PLAN

EX-3 EXISTING ELEVATIONS

BUILDING DATA	ZONING DISTRICT:	R-3
	LOT AREA:	8,712sf
	ALLOWABLE F.A.R.:	3,920sf
	ALLOWABLE BUILDING LOT COVERAGE:	3,049sf
	ALLOWABLE IMPERVIOUS SURFACE COVERAGE:	4,356sf
	EXIST. FIRST FLOOR:	1,346sf
	EXIST. SECOND FLOOR:	695sf
	EXIST. DETACHED GARAGE:	558sf

ALTERATIONS AND ADDITIONS FOR
THE D'AGOSTA / HOLLAND
RESIDENCE
511 W. WING ST.
ARLINGTON HEIGHTS, ILLINOIS

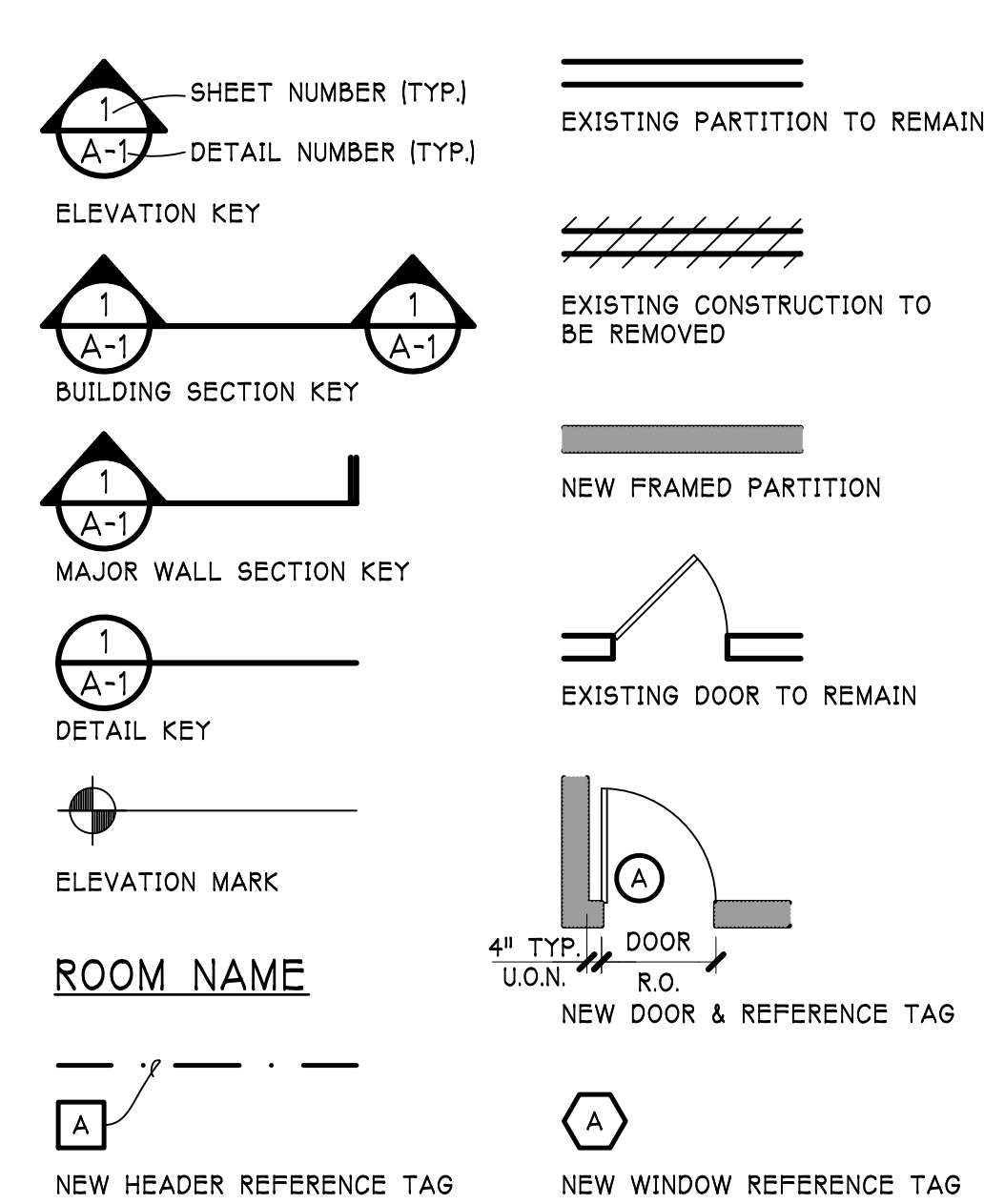
SITE PLAN



ABBREVIATIONS

9	AT	EXP.	EXPANSION	P.L.M.	PLASTIC LAMINATE
<S	ANGLE	F.D.	FLOOR DRAIN	P.L.W.D.	PLYWOOD
A/C	AIR CONDITIONING	F.F.	FINISH FLOOR	P.S.I.	POUNDS PER SQUARE FOOT
A/DJ	ADJUSTABLE	F.F.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.F.F.	ABOVE FINISH FLOOR	FIXT.	FIXTURE	P.S.P.	PARALLEL STRAND LUMBER
AL	ALUMINUM	FND.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	R.	RADIUS
APPROX.	APPROXIMATE	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
ARCH.	ARCHITECTURAL	FRZ.	FREEZER	R&S	ROD & SHELF
B.	BOTTOM	F.S.	FOOTING SUMP	REBAR	REINFORCING BAR
BD.	BOARD	F.T.	FOOTING	REF.	REFRIGERATOR
B.I.	BUILT-IN	FURN.	FURNACE	REG.	REGULAR
B.D.G.	BUILDING	GA.	GAUGE	REINF.	REINFORCE
B.O.	BY OWNER	GALV.	GALVANIZED	ROOM	ROOM
B.R.G.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C.	CASE	GYP.D.	GYPSPUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
CABINET	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	S.I.M.	SIMILAR
C.J.	CONSTRUCTION JOINTS	H.T.	HEATING	S.P.	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	SPEC.	SPECIFICATION
CLG.	CEILING	H.W.	AIR CONDITIONING	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	HOT WATER	STL.	STEEL
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	L.	LAMINATE	STR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T/	TOP OF
C.R.	CERAMIC TILE	L.V.	LONG LEG VERTICAL	T&B.	TOP & BOTTOM
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.G.	TONGUE & GROOVE
D.	DRYER	MAX.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	M.C.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	T.V.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.T.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	V.I.R.	VENT THRU ROOF
D.W.	DISHWASHER	N.F.H.	NON-FREEZE HOSE BIBB	W.	WITH
E.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.P.S.	EACH INSULATION AND FINISH SYSTEM	N.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	WD.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WDW.	WINDOW
EP	EJECTOR PUMP/SUMP	O.A.	OVER ALL	WH.	WATER HEATER
EQ.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	OVH.	OVERHANG	W/O	WITHOUT
EQUIV.	EQUIVALENT	O.P.	OPPOSITE	W.	WEIGHT
E.W.	EACH WAY	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2008 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL FIRE PREVENTION MAINTENANCE CODE (IFPMC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC),
w/ STATE OF ILLINOIS AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE
REFERENCED CODES

BUILDING DATA	ZONING DISTRICT:	R-3
	LOT AREA:	8,712sf
	ALLOWABLE F.A.R.:	3,920sf
	EXIST. FIRST FLOOR:	1,346sf
	EXIST. SECOND FLOOR:	695sf
	EXIST. DETACHED GARAGE:	558sf
	PROPOSED FIRST FLOOR:	1,988sf
	PROPOSED SECOND FLOOR:	1,561sf
	PROPOSED TOTAL:	3,549sf
	PROPOSED F.A.R.	3,549sf

LIST OF DRAWINGS

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

RFA
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
347-704-3200

IL Design Firm
#184.001489

ADDITIONS AND ALTERATIONS FOR
THE D'AGOSTA / HOLLAND RESIDENCE

ARLINGTON HEIGHTS, ILLINOIS

ate	Description
/22/19	ARB

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Project Number
190

A-0



Property Left 3

Property Left 2

Property Left 1

Subject Property

Property Right 1

Property Right 2

Property Right 3

417 W. Wing St.

501 W. Wing St.

505 W. Wing St.

511 W. Wing St.

515 W. Wing St.

517 W. Wing St.

14 N. Ridge Ave.

W. WING ST.

**N.
R
I
D
G
E

A
V
E.**

500 W. Wing St.

506 W. Wing St.

512 W. Wing St.

516-520 W. Wing St.

516-520 W. Wing St.

Property Across 3

Property Across 2

Property Across 1

Property Across

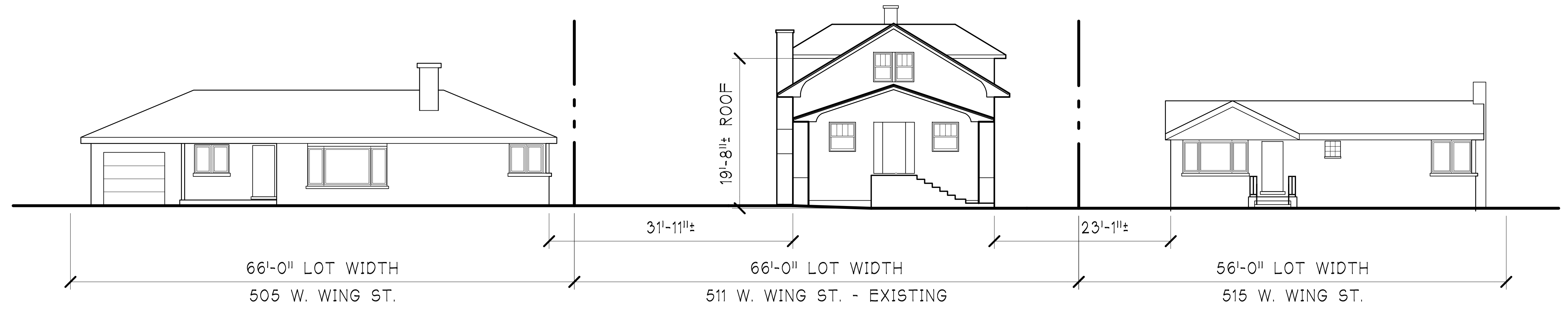
Property Across



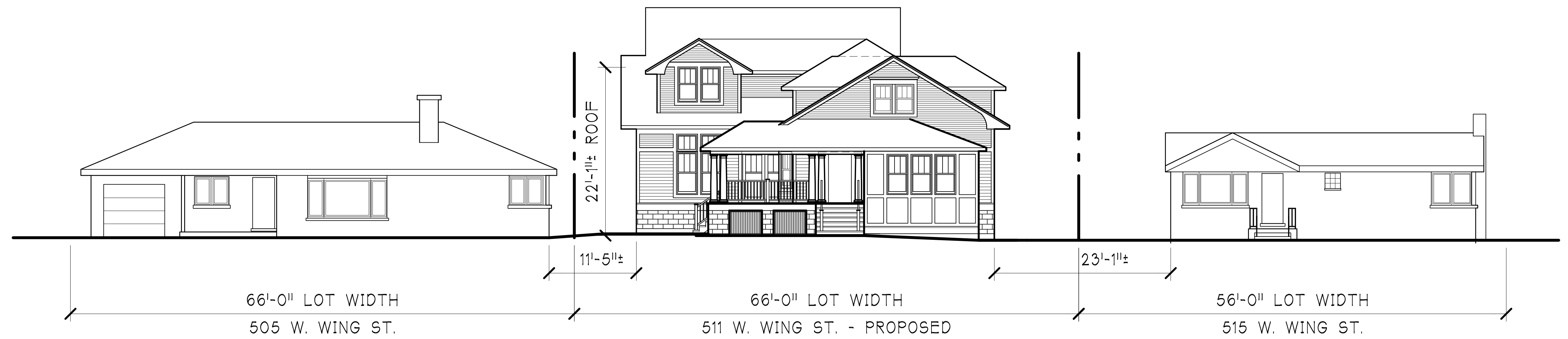
Empty Lot

Empty Lot





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



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

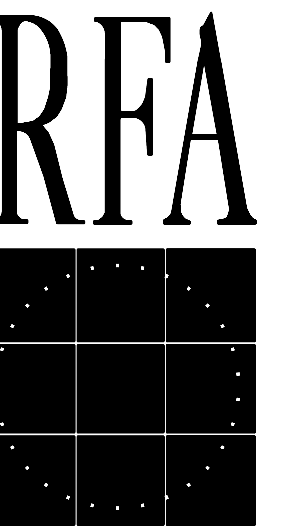


1
A-4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2
A-4 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	GFI TIMBERLINE ARCHITECTURAL ASPHALT SHINGLES (UL LISTED CLASS-C OR BETTER)	PEWTER GRAY
ASHLAR STONE VENEER	MATCH EXISTING SIZE AND TEXTURE	GRAY
HORIZONTAL SIDING I	'JAMES HARDIE', 3" EXPOSURE, FIBERCEMENT	BOOTHBAY BLUE
HORIZONTAL SIDING II	'JAMES HARDIE', 6" EXPOSURE, FIBERCEMENT	
FASCIA	'JAMES HARDIE', 6" T.M.E., FIBERCEMENT	WHITE
SOFFIT	'CERTAINTED' INVISI-VENT SOFFIT	WHITE
HORIZONTAL TRIM	'JAMES HARDIE', 5/4" x 8", FIBERCEMENT	WHITE
CORNER / WINDOW TRIM	'JAMES HARDIE', 5/4" x 5", FIBERCEMENT	WHITE
TRIM BAND	'JAMES HARDIE', 10" TRIM w/ 1 1/2" CAP	WHITE
CROWN MOULDING	EXTERIOR CROWN	WHITE
BRACKET	'ARCHITECTURAL DEPOT'	WHITE
COLUMNS	'CHARDSWORTH COLUMNS', POLYSTONE, 10" SQ.	WHITE
DECKING	'IPE' DECKING	CLEAR
DECKING RAILING, NEWEL POST, BALUSTERS	'TREX' TRANSCEND	WHITE
WINDOWS	'MARVIN WINDOWS'	WHITE
GUTTERS & GUARDS DOWNSPOUTS	PRE-FINISHED ALUMINUM STANDARD GUTTERS w/ OVERSIZED DOWNSPOUTS AND CONC. SPLASHBLOCK	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-
NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN		



ROBERT
FLUBACKER

ARCHITECTS
LIMITED

1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

ADDITIONS AND ALTERATIONS FOR
THE DAGOSTA / HOLLAND RESIDENCE
511 W. WING ST.
ARLINGTON HEIGHTS, ILLINOIS

Date Description
8/22/19 ARB

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Project Number
190

A-4



1 PROPOSED EAST ELEVATION
A-5 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A-5 1/4" = 1'-0"

MATERIAL BOARD



ROOFING: GAF TIMBERLINE
COLOR: PEWTER GRAY



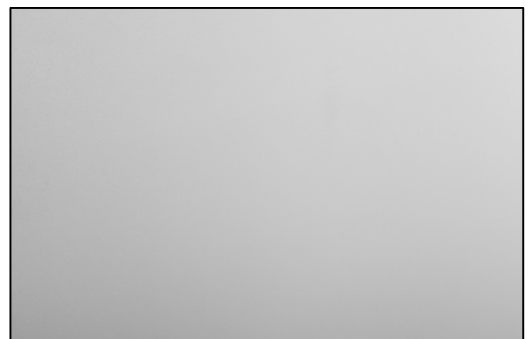
HORIZONTAL SIDING:
FIBERCEMENT
COLOR: BOOTHBAY BLUE



STONE: T.M.E.
COLOR: GRAY



TRIM: FIBERCEMENT
COLOR: WHITE



PANELS / FASCIA / SOFFIT:
COLOR: WHITE

511 W. Wing St.

8/ 22/ 2019

ARLINGTON HEIGHTS, ILLINOIS
ROBERT FLUBACKER ARCHITECTS, LTD.



Design Commission 9/24/2019

Item: DC#19-052 - 631 N. Drury Ln. - 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 design for 631 N. Drury Lane. This recommendation is based on the architectural plans dated 7/24/19, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Baker Residence
Project Address: 631 N. Drury Lane
Prepared By: Steve Hautzinger

Date Prepared: September 19, 2019

PETITION INFORMATION:

DC Number: 19-052
Petitioner Name: Michael Kollman
Petitioner Address: Smart Haus
16595 Easton Avenue
Prairie View, IL 60069
Meeting Date: September 24, 2019

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.

The petitioner is proposing a second floor addition to an existing split-level house, and a new full front porch. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 9,233 square feet and the proposed residence with addition will be approximately 2,730 square feet. The proposed full front porch encroaches 6.2 feet into the required front setback, so a zoning variation is required, which is currently scheduled for review by the Zoning Board of Appeals on October 15, 2019.

	ALLOWED	PROPOSED
Setbacks	Front: 29.9 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 23.7 feet Side: 10 feet Side: 7.1 feet Rear: 56 feet
Building Height	25 feet to the midpoint	21.6 feet to the midpoint
FAR	4,131 SF	2,730 SF
Building Lot Coverage	3,232 SF	2,167 SF
Impervious Surface Coverage Total	4,617 SF	3,628 SF

This house is located on a street with a mix of single-story, split-level, and two-story mid-century era homes. The proposed second floor addition fits well with the existing house and the scale of the neighborhood. The existing hipped roofs are being changed to side-to-side gable roofs to accommodate south facing roof-mounted solar panels. The proposed full front porch is not common in this neighborhood, but if the Zoning Board of Appeals approves the zoning variation, then Staff does not object to the appearance. If the Zoning Board of Appeals does not approve the variation, then the petitioner intends to build a code-compliant entry portico, which is allowed to encroach into the required front setback up to a maximum size of 5 feet deep by 10 feet wide.

RECOMMENDATION:

It is recommended that the Design Commission approve the design for 631 N. Drury Lane. This recommendation is based on the architectural plans dated 7/24/19, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner'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 Federal, State, and Village codes, regulations and policies.

September 19, 2019

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-052



GRAPHIC SCALE



(IN FEET)
1 Inch = 10 Ft.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N.Tripp Ave., Lincolnwood, Illinois 60712
Tel.(847) 675-3000 Fax (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

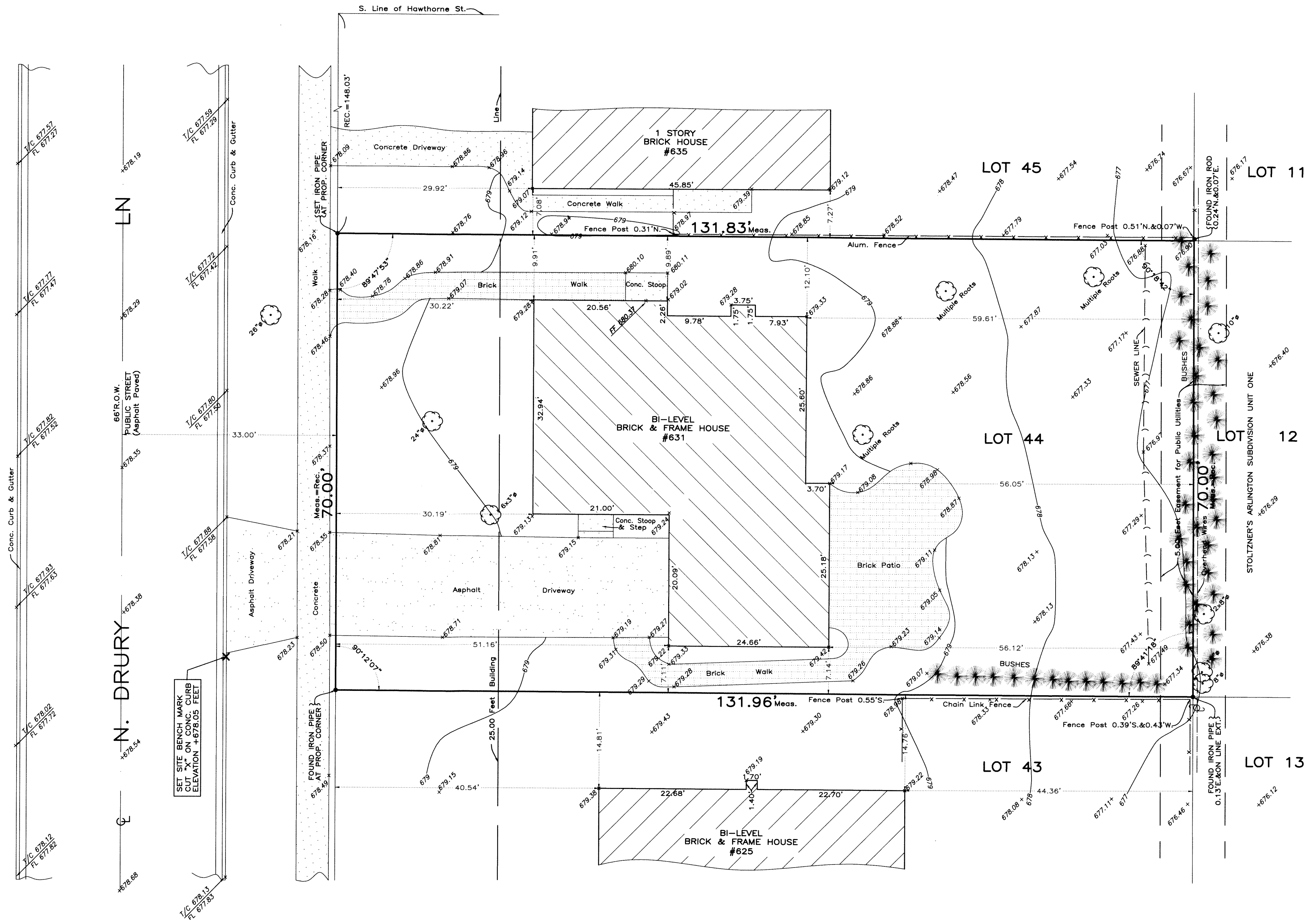
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 44 IN STOLTZNER'S ARLINGTON SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 9,233 SQ.FT. = 0.211 ACRE.

COMMONLY KNOWN AS: 631 NORTH DRURY LANE, ARLINGTON HEIGHTS, ILLINOIS.



LEGEND:

- UTILITY POLE
- TREE
- T/C - TOP OF CURB ELEVATION
- FL - FLOW LINE ELEVATION
- FF - FINISH FLOOR ELEVATION
- SPOT ELEVATION
- CONTOUR

NOTE:
-UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVABLE PHYSICAL EVIDENCE ON THE SURFACE AND MARKINGS BY UTILITY COMPANIES.

-ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO U.S.C. AND G.S. DATUM BENCHMARK LOCATED ON THE NORTHWEST CORNER OF INTERSECTION NORTH DRAIDEN AVENUE AND EAST EUCLID AVENUE, VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, ELEVATION +678.82 FEET (NAVD 88)

NOTE: COPY OF CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 19-95247

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: May 22, 2019.

ORDERED BY: MICHAEL BAKER

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

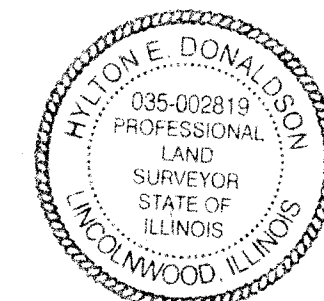
State of Illinois ss.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: May 28, 2019.

Hilton E. Donaldson

IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.
Drawn by: J.V.



Baker + Myers
631 N. Drury Lane
Arlington Heights, IL

INDEX TO DRAWINGS

- A1 SITE PLAN
A2 FLOOR PLANS
A3 ELEVATIONS
A4 ROOF PLAN

EXISTING ELEVATIONS
ELEVATION STUDY

GENERAL CONDITIONS

The General Conditions shall be AIA Document A-205
THE GENERAL CONDITIONS OF THE CONTRACT FOR
CONSTRUCTION OF A SMALL PROJECT, dated 2007 and
shall be included as a part of the Contract Documents.

Contractor shall maintain insurance coverage
throughout the term of the Project in accordance with
the aforementioned General Conditions and the
following minimum amounts:

1. Workman's Compensation: As required by governing
laws.

2. Comprehensive General Liability and
Indemnification (including auto)
\$500,000.00 (each occurrence)
\$1,000,000.00 (aggregate)

3. Auto Insurance
\$1,000,000.00 (aggregate)

4. Property Damage
\$1,000,000.00 (each occurrence)
\$1,000,000.00 (aggregate)

ALL CONSTRUCTION SHALL CONFORM
TO THE FOLLOWING CODES:

2009 INTERNATIONAL RESIDENTIAL CODE
2009 INTERNATIONAL MECHANICAL CODE
2009 INTERNATIONAL FUEL GAS CODE
2009 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
THE 2014 ILLINOIS PLUMBING CODE
THE 2011 NATIONAL ELECTRICAL CODE
THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE

ARCHITECT'S CERTIFICATION

I hereby certify that these plans were drawn by me or under
my direct supervision and to the best of my knowledge and
belief conform to all applicable codes and ordinances of the
Village of Arlington Heights, Illinois.

Michael S. Kollman, Licensed Architect, Illinois No. 001-11653

SITE AND ZONING DATA

CLASSIFICATION ZONE - R3
LOT AREA - 9,233 SQ. FT.
FRONT YARD - 29.9' *AVERAGE*
SIDE YARD - 7'
REAR YARD - 30'

MAX HEIGHT - 25' 2.5 STORIES
MAX ACCESSORY BLDG. HEIGHT - 15'
MAX BLD'G COVERAGE - 35% = 3230 SQ. FT.
MAX LOT COVERAGE - 50% = 4614 SQ. FT.
MAX. FLOOR AREA = 3938 + 193 = 4131 SQ. FT.

PROPOSED BLD'G COVERAGE - 22.2% = 2054 SQ. FT.
PROPOSED LOT COVERAGE - 41.5% = 3828 SQ. FT.
PROPOSED FLOOR AREA = 2624 SQ. FT.

SEE CIVIL ENGINEERING C-2 FOR CALCULATIONS

BUILDING DATA

631 N DRURY LANE	1846 SQ. FT.
BASEMENT GROSS FLOOR AREA	645 SQ. FT.
FIRST FLOOR GROSS AREA	693 SQ. FT.
UPPER FLOOR GROSS AREA	646 SQ. FT.
GARAGE GROSS AREA	506 SQ. FT.
PROPOSED 2ND FLOOR ADDITION	640 SQ. FT.
TOTAL PROPOSED FLOOR AREA	2730 SQ. FT.

EXISTING IMPERVIOUS AREAS	3327 SQ. FT.
DRIVEWAY	816 SQ. FT.
FRONT WALK	210 SQ. FT.
REAR PATIO	448 SQ. FT.

BUILDING COVERAGE	1846 SQ. FT.
PROPOSED ADDITIONS	
NEW DECK	200 SQ. FT.
GARDEN SHED	120 SQ. FT.
FRONT PORCH	201 SQ. FT.

PROPOSED BLDG. LOT COVERAGE	2367 SQ. FT.
PROPOSED IMPERVIOUS LOT COVERAGE	3828 SQ. FT.

GENERAL NOTES

CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED AND MARKED PRIOR
TO EXCAVATIONS. CONTACT J.U.L.I.E. @ 1-800-8332-0123 AT
LEAST 48 HOURS PRIOR TO START OF WORK.

ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE EXCEPT AS
REQUIRED FOR BACKFILLING OF EXCAVATIONS.

SITE EXCAVATIONS TO BE PROTECTED FROM EROSION AS REQ'D.
ALL PLANTS, TREES AND SHRUBS THAT ARE TO REMAIN SHALL BE
PROTECTED FROM CONSTRUCTION TRAFFIC.

SITE TO BE FINAL GRADED AS REQUIRED TO PROVIDE PROPER
DRAINAGE AWAY FROM BUILDING.

PROTECT ALL TREES WITHIN THE VICINITY OF THE
CONSTRUCTION AREA WITH TEMPORARY FENCES TO PREVENT DAMAGE
TO TREES AND ROOT SYSTEMS. FENCES SHALL BE PLACED AT THE
TREE'S DRIP LINE TO PREVENT EQUIPMENT AND MATERIALS FROM
DISTURBING THE TREE'S ROOT SYSTEM.

DO NOT STOCKPILE ANY MATERIAL AROUND BASE OF TREES.

OWNER TO PROVIDE LANDSCAPING, WALKS AND SITE RESTORATION.



PROPOSED SITE PLAN

REVISIONS

PROJECT NO. 1018

SHEET NO.

DATE: JULY 24, 2019

A1

Wexler/Kollman

Wexler/Kollman P.C., Ltd.
16595 Easton Avenue
Prairie View, Illinois 60069
847-913-0407

Architecture • Site & Land Planning • Landscape Design

Smart Haus



Baker + Myers
631 N. Drury Lane
Arlington Heights, IL

E Hawthorne Street



Property to Left 2
1505 E Hawthorne Street



Property to Left 1
635 N Drury Lane



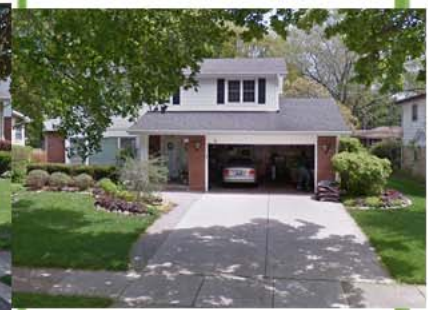
Subject Property
631 N Drury Lane



Property to Right 1
625 N Drury Lane



Property to Right 2
619 N Drury Lane



Property to Right 3
615 N Drury Lane

N Drury Lane



Property Across 1
634 N Drury Lane



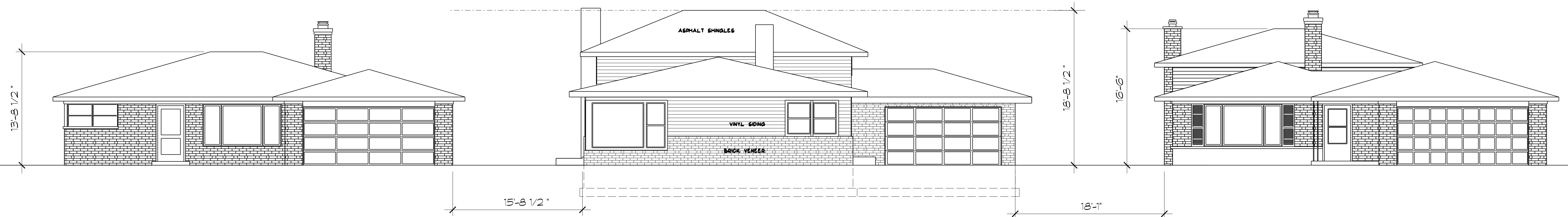
Property Across 2
630 N Drury Lane



Property Across 3
624 N Drury Lane



PROPOSED 631 NORTH DRURY LANE



EXISTING 631 NORTH DRURY LANE

EXISTING HOUSE



OPTION 1:
FULL FRONT PORCH.
ZBA APPROVAL IS REQUIRED FOR
FRONT YARD ENCROACHMENT.

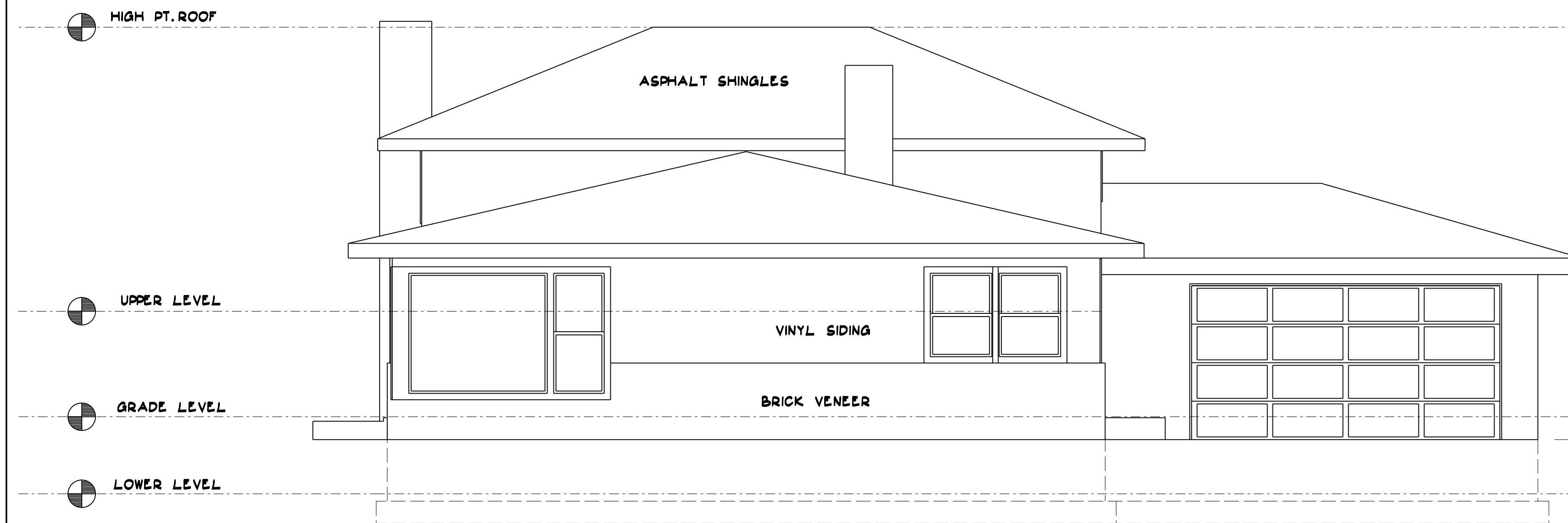


OPTION 2:
CODE-COMPLIANT ENTRY PORTICO.
(IF ZBA DOES NOT APPROVE FULL
FRONT PORCH)

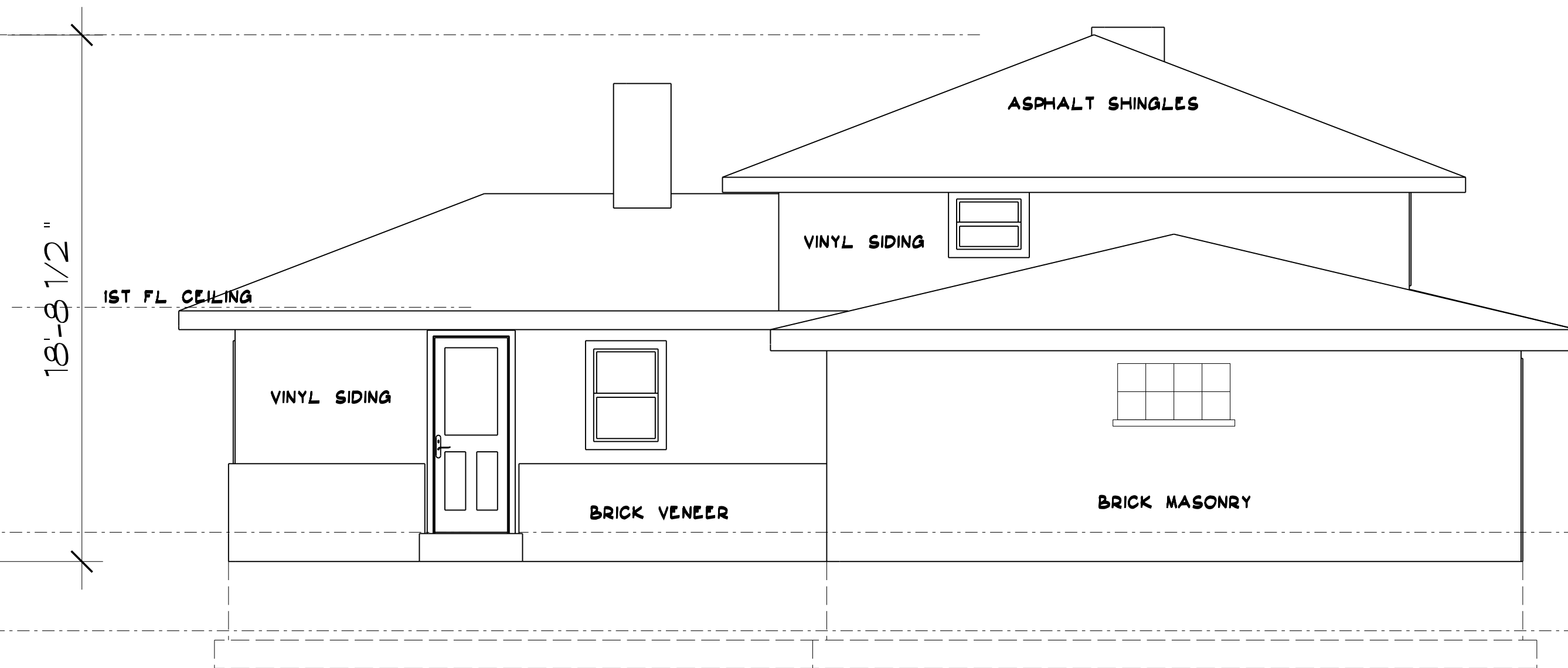




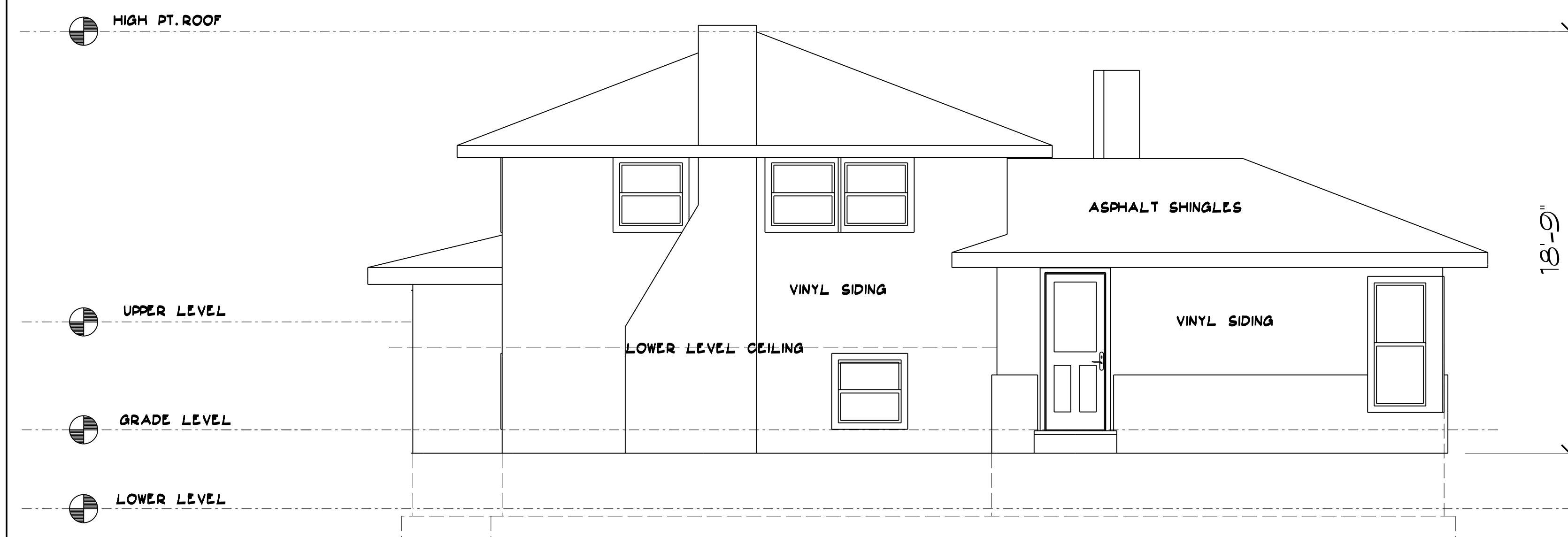
OPTION 3:
CODE-COMPLIANT ENTRY PORTICO
WITH REDUCED HEIGHT.
(IF ZBA DOES NOT APPROVE FULL
FRONT PORCH)



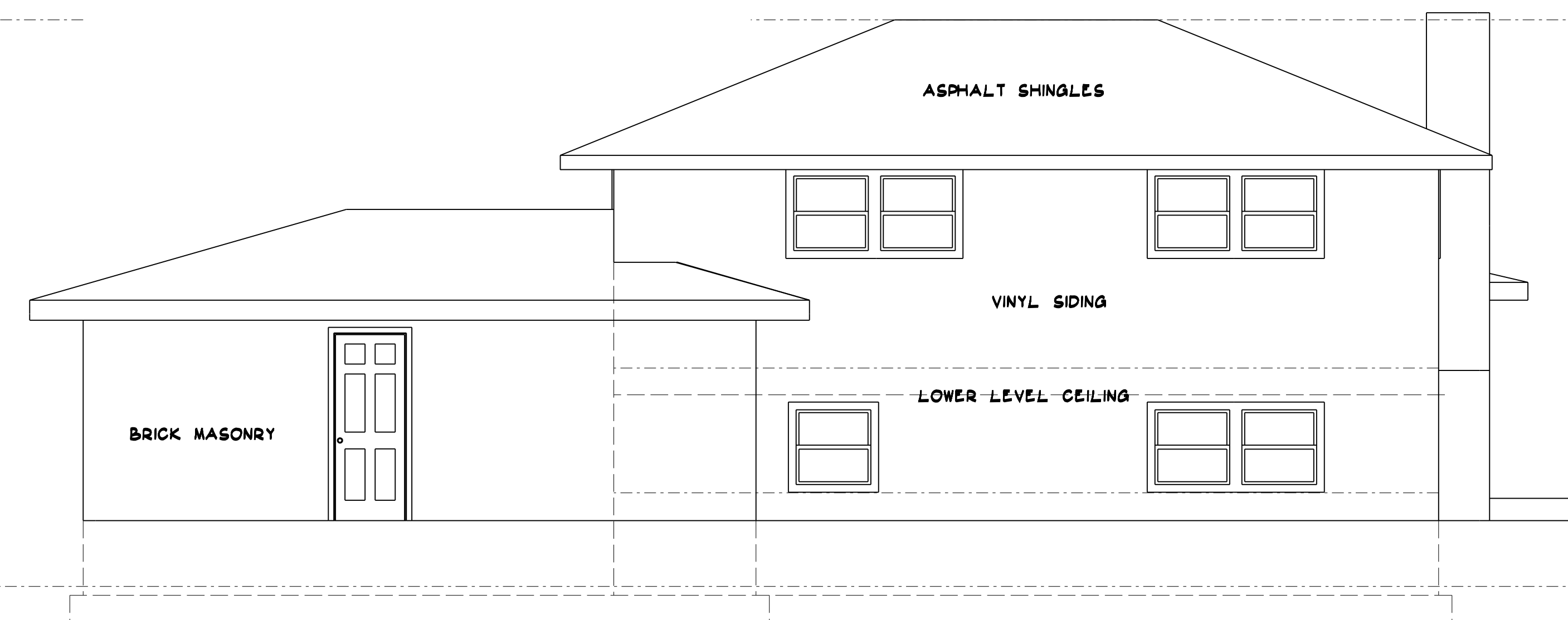
WEST ELEVATION



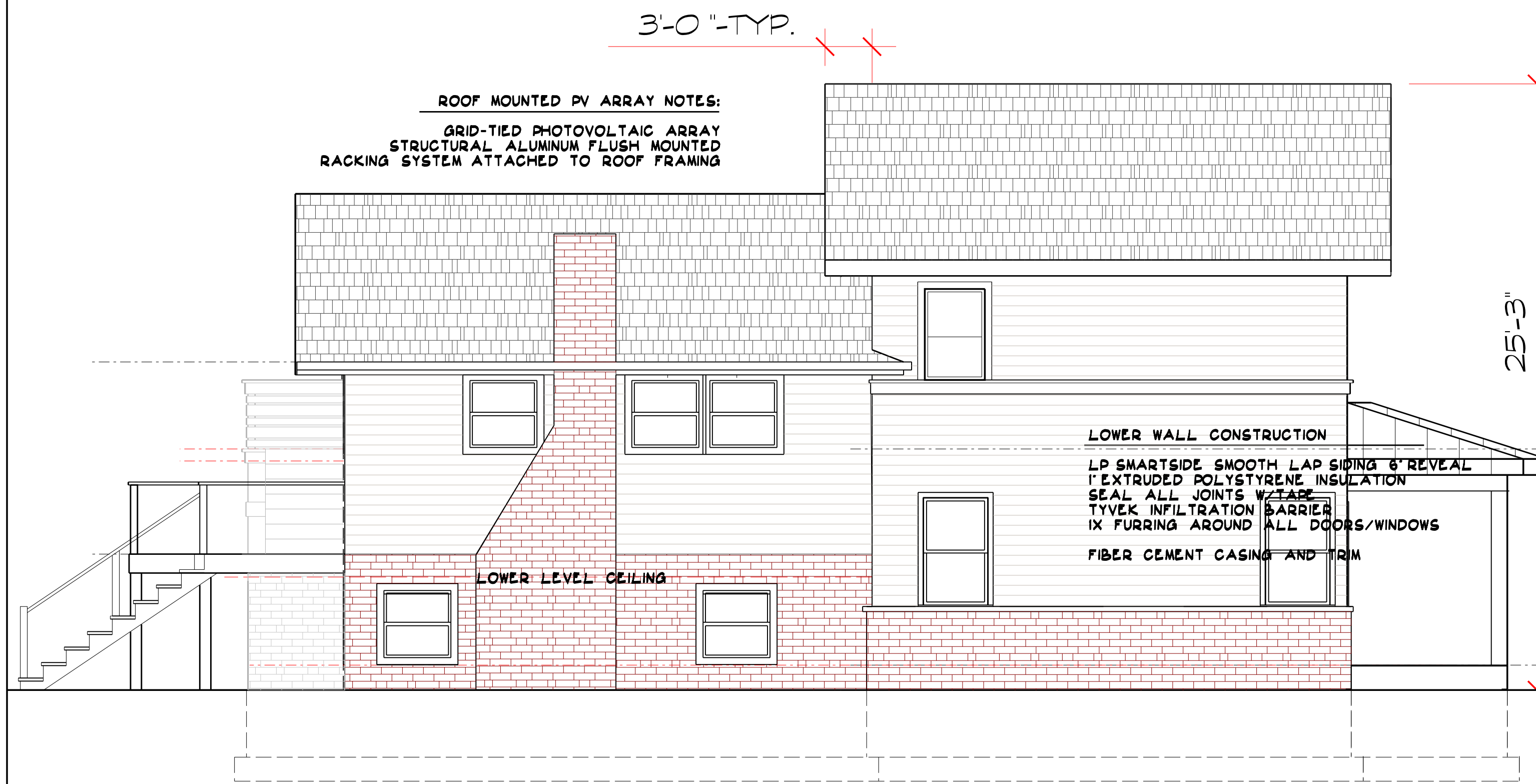
SOUTH ELEVATION



NORTH ELEVATION

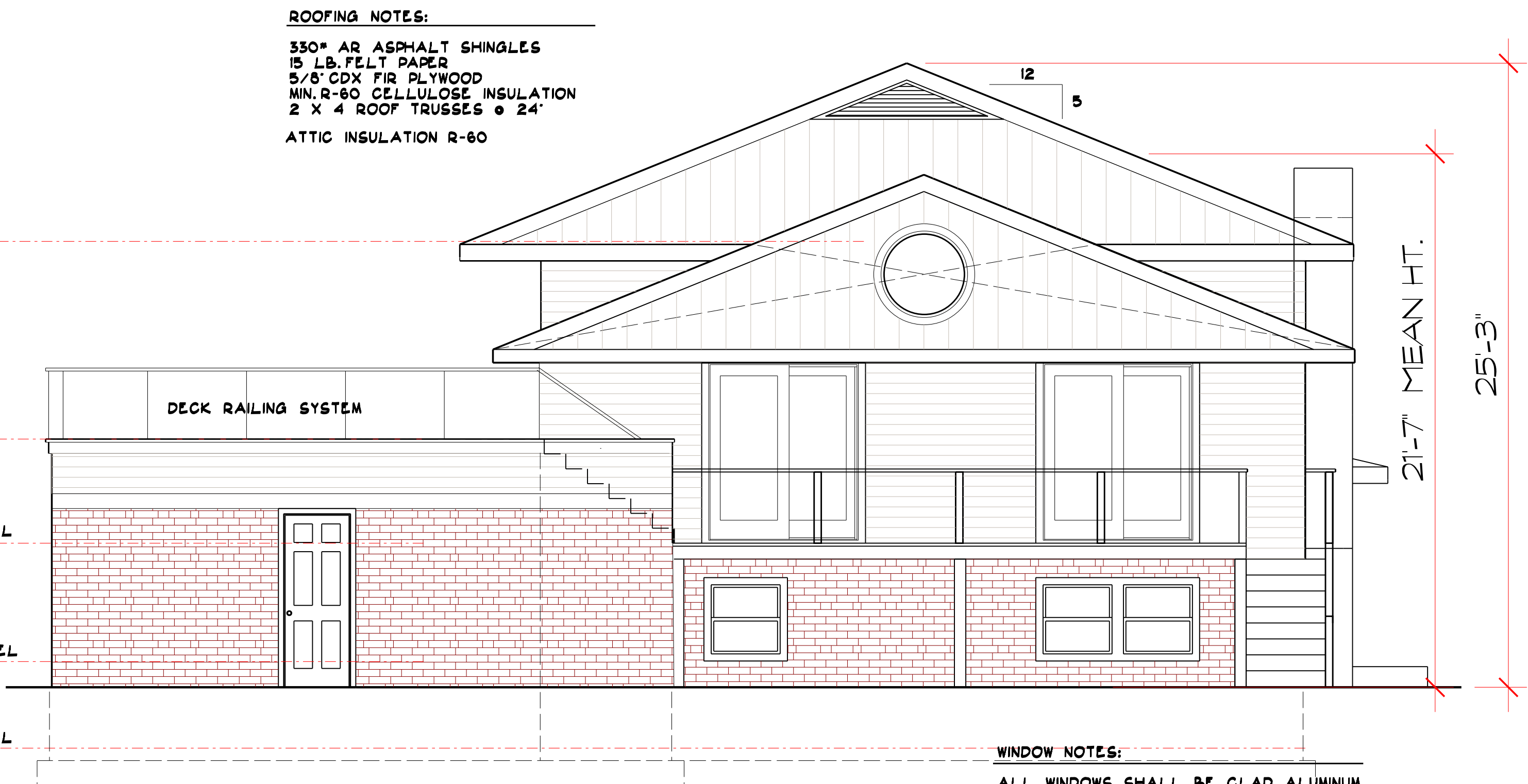


EAST ELEVATION



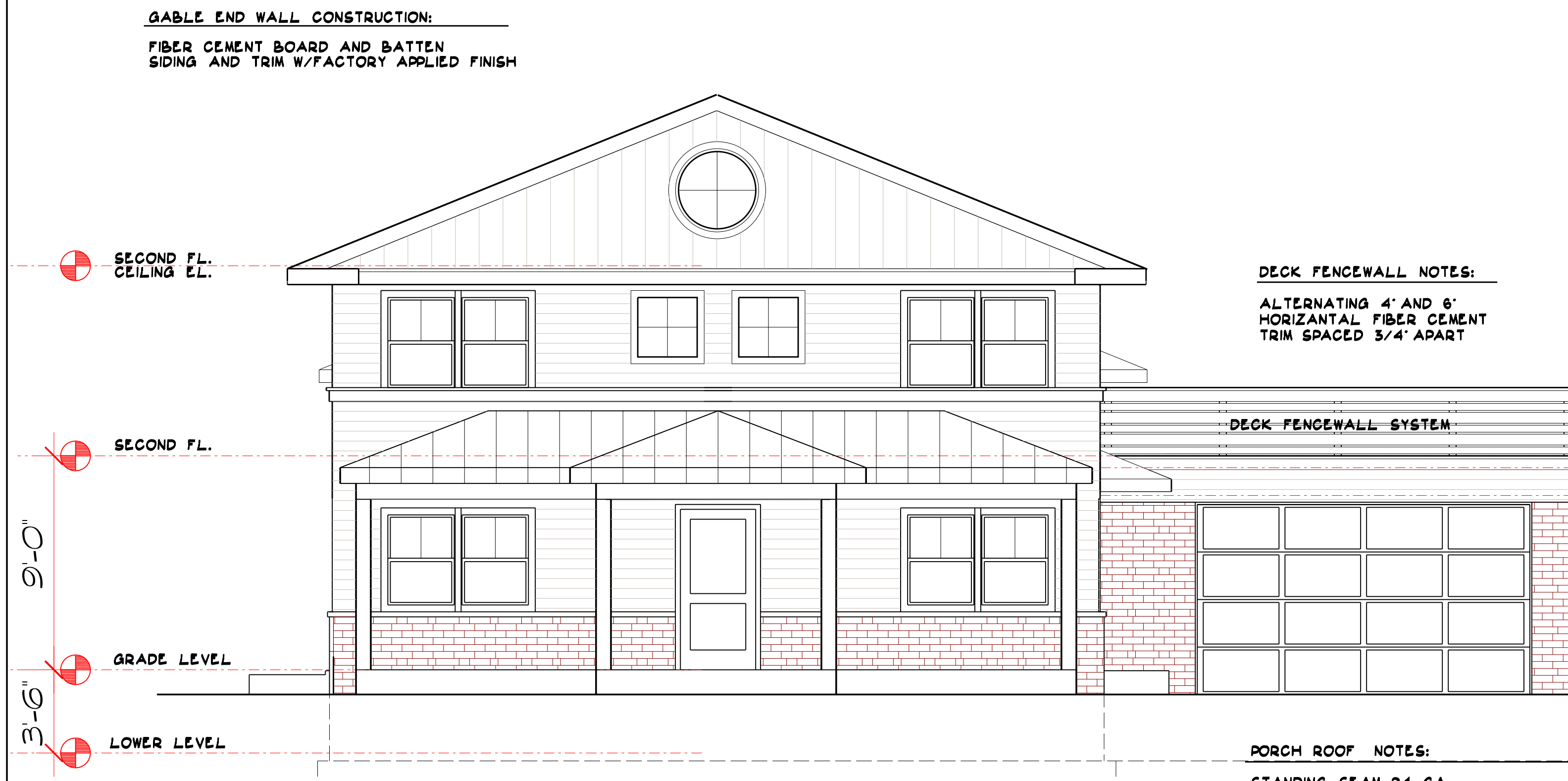
NORTH ELEVATION

1/4" = 1'-0"



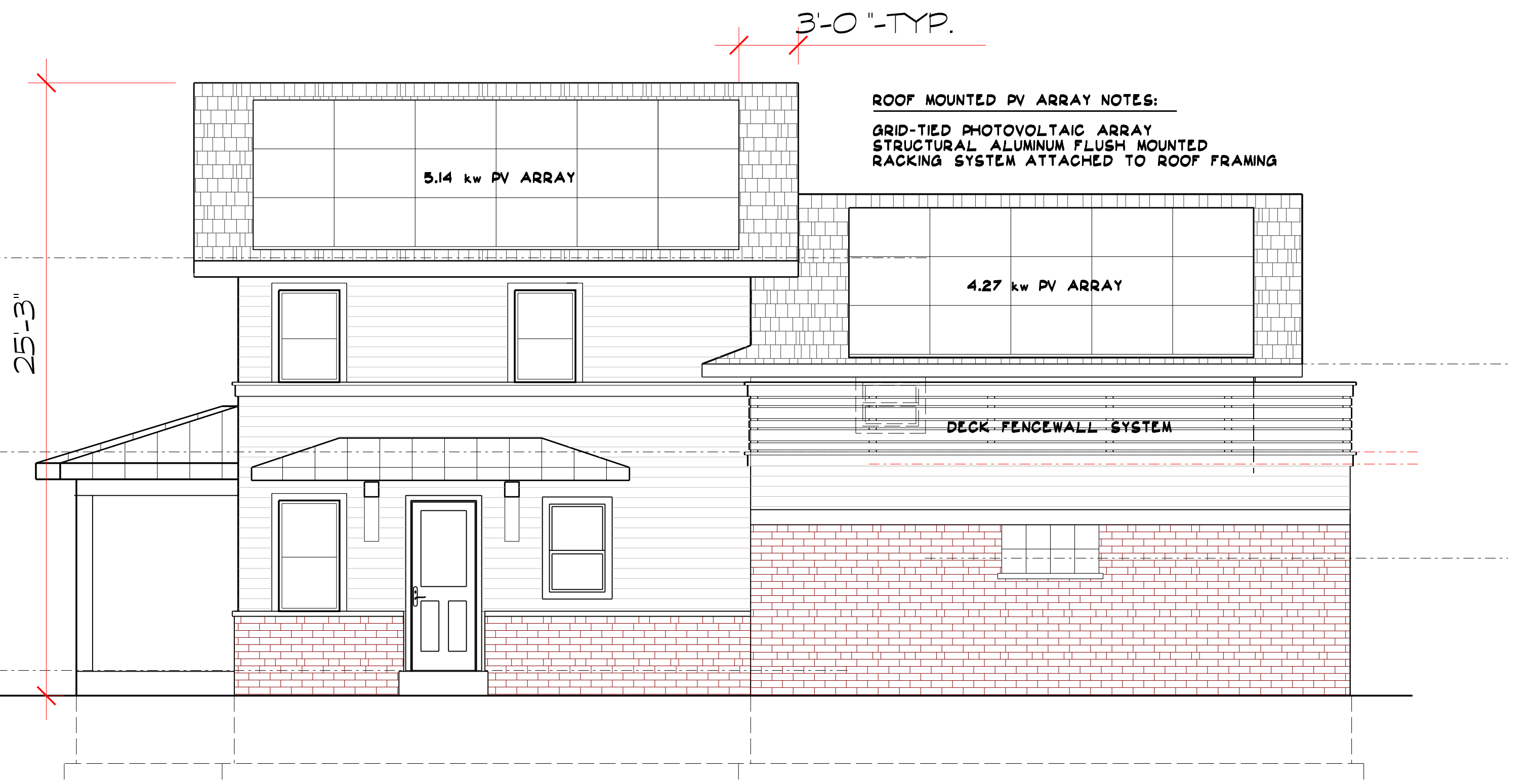
EAST ELEVATION

1/4" = 1'-0"



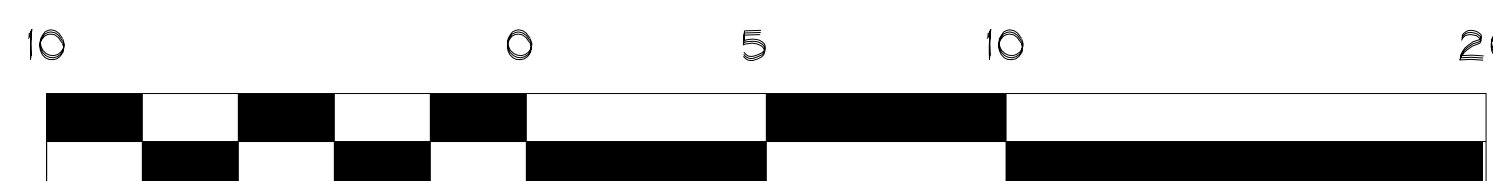
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



Material Selections 631 N. Drury Lane

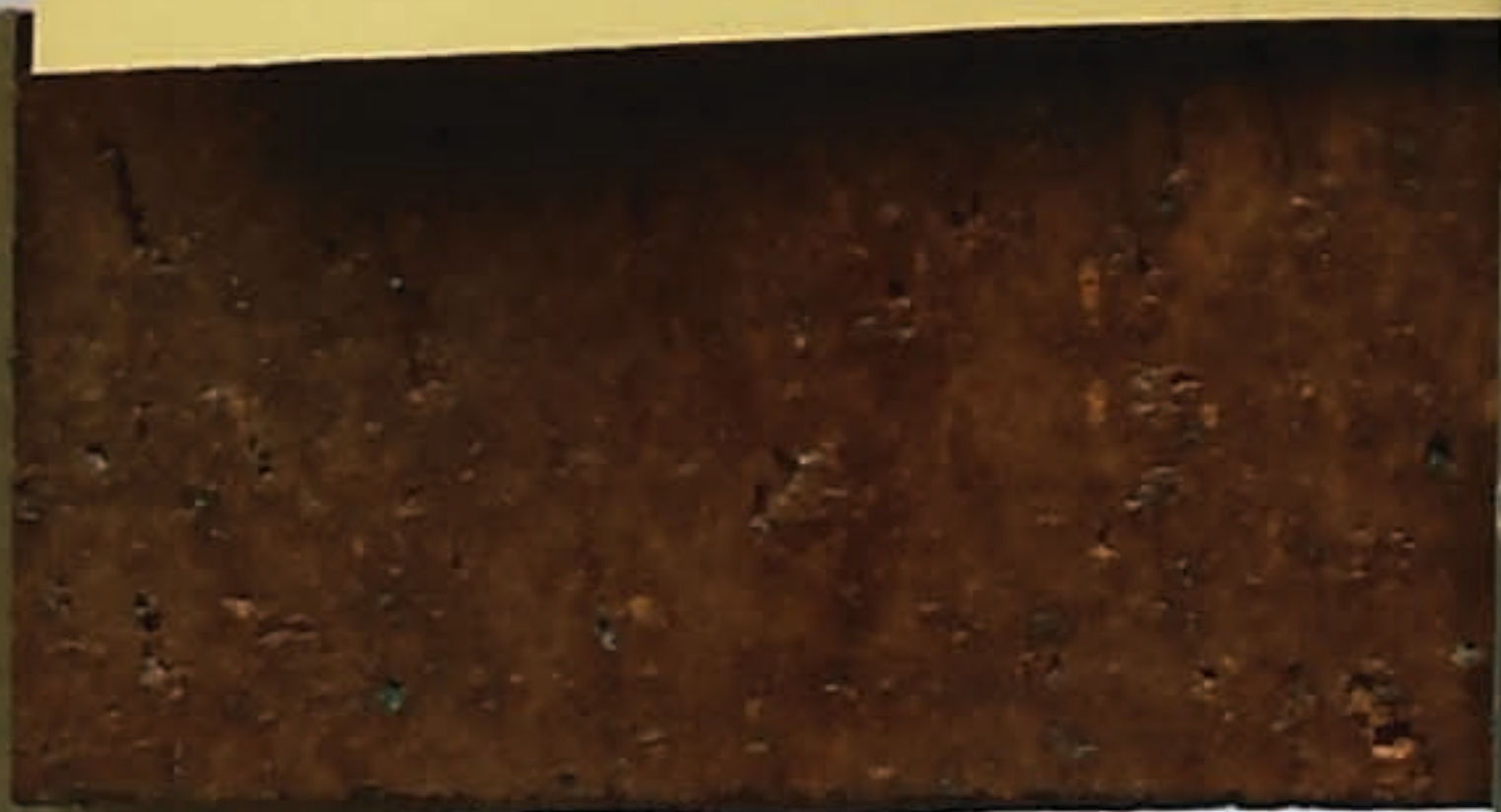
Shingles



Window



Siding



Brick

Mtl. Roof

Smart Haus
Wexler/Kollman

16595 easton ave. prairie view, il 60069

MATERIAL SCHEDULE

631 N. DRURY LN.

ITEM	MATERIAL	MFR	COLOR
SIDING	FIBER CEMENT	HARDIE	WESTON FLAX
TRIM	FIBER CEMENT	HARDIE	WHITE
MASONRY	BRICK	EXISTING	RED/BROWN
ROOFING	ASPHALT	GAF	CHARCOAL
METAL ROOF	24 GA STEEL	PACCLAD	ZINC
GARAGE DR	HEMLOCK	CLOPAY	WHITE
WINDOWS	ALUMINUM	MARVIN	WHITE



Design Commission 9/24/2019

Item: DC#19-077 - 24 N. Rammer Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design for the proposed additions at 24 N. Rammer Avenue. This recommendation is based on the architectural plans dated 8/22/19 and received 8/23/19, and the following:

1. Evaluate the height of the proposed design as it relates to the neighborhood. Consider reducing the 12:12 roof pitches of the front gables and the main roof to reduce the overall height and massing to better complement the scale and context of the adjacent homes and neighborhood.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Carrato Residence
Project Address: 24 N. Rammer Avenue
Prepared By: Steve Hautzinger

Date Prepared: September 19, 2019

PETITION INFORMATION:

DC Number: 19-077
Petitioner Name: Robert Flubacker
Petitioner Address: Robert Flubacker Architects
1835 Rohlwing Road, Suite B
Rolling Meadows, IL 60008
Meeting Date: September 24, 2019

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.

The petitioner is proposing a complete renovation and expansion of an existing split-level house. The subject site is zoned R-3, Single Family Dwelling District. The property has a total land area of 9,534 square feet and the proposed residence with addition will be approximately 3,050 square feet. This project received approval from the Zoning Board of Appeals on September 9, 2019 for a side setback variation to allow a 6.7 foot setback where 7.3 feet is the minimum required.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7.23 feet Side: 7.23 feet Rear: 30 feet	Front: 26.8 feet Side: 6.7 feet Side: 7.3 feet Rear: 61.6 feet
Building Height	25 feet to the midpoint	23.7 feet to the midpoint
FAR	4,251 SF	3,050 SF
Building Lot Coverage	3,336 SF	2,336 SF
Impervious Surface Coverage Total	4,767 SF	3,206 SF

This house is located on a street with all single-story homes on the east side of the street and all split-level homes on the west side of the street, with the exception of one newer larger scale two-story home located directly across the street from the subject property. Overall, the proposed design is nicely done with nice materials and detailing on all sides of the house. However, it does have a tall appearance as compared to the adjacent homes, which the Design Commission should evaluate. Consider reducing the 12:12 roof pitches of the front gables and the main roof to reduce the overall height and massing to better complement the scale and context of the adjacent homes and neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the design for the proposed additions at 24 N. Rammer Avenue. This recommendation is based on the architectural plans dated 8/22/19 and received 8/23/19, and the following:

1. Evaluate the height of the proposed design as it relates to the neighborhood. Consider reducing the 12:12 roof pitches of the front gables and the main roof to reduce the overall height and massing to better complement the scale and context of the adjacent homes and neighborhood.
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3. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, September 19, 2019

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-077

OFFICE
12159 MEADOWLAND DR.
LOCKPORT,
ILLINOIS 60441

Surveyor's Plat

PHONE
(708) 301-0650

Subdivisions, Town Sites
Laid Out, Railroad Lines
Located, Drainage and
Irrigation Work.
Lot Surveys

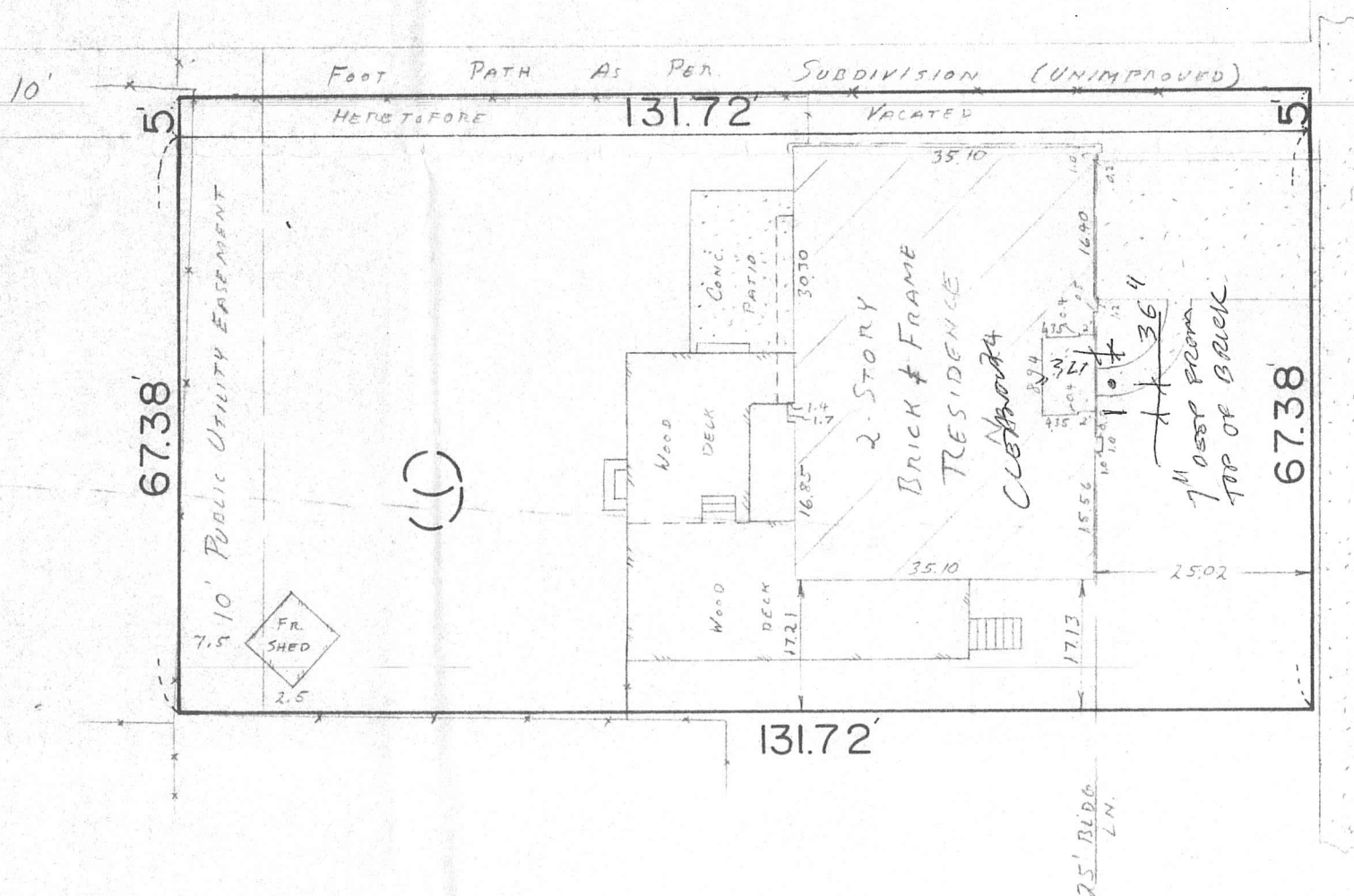
by
R. W. SODERQUIST & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

Quantities and
Excavations Estimated
Test Borings
Reports Made on
Settlement of
Buildings

Scale 1" = 20'

MORTGAGE INSPECTION

LOT 9 IN LURYA SECOND ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE EAST 10 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RAMMER AVE.

Order No. S _____

Book _____ Page _____

Ordered by J.L.C. _____

Member: Illinois Professional Land Surveyors Association

This Plat Not Valid Without Impressed Seal.

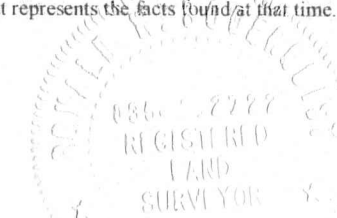
Note: This is a Mortgage Inspection and not sufficient for any other purpose.
Dimensions are not to be scaled from this drawing.

State of Illinois
County of Will
I, Ronald W. Soderquist, an Illinois Professional Land Surveyor, hereby state that a Mortgage inspection has been performed on the property described hereon and that this plat represents the facts found at that time.

Contractors or builders should be notified to carefully test and compare the points, measurements, etc., as noted in this Plat with the stakes, points, etc., given on the property before building by the same, and at once report any seeming or apparent inconsistencies between the same to the Surveyor so that misunderstandings, displacement of points, etc., may be corrected before damage is done.

A plat of survey made before the construction of a building cannot be taken as a guarantee that the structure will be built in strict accordance therewith. In important cases a RE-SURVEY should be made after the foundations are started, and a plat then given as to the actual location and elevation of the building or sidewalk.

Consult Deed for the building line restrictions. No dimensions should be assumed by scale measurements upon this Plat.



Date May 18, 2001

Ronald W. Soderquist
I.P.L.S. No. 2722

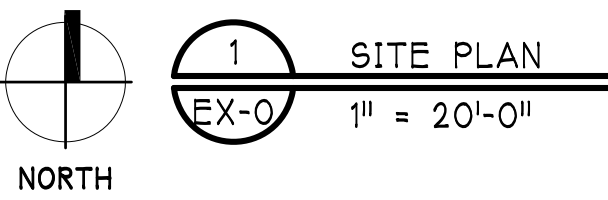
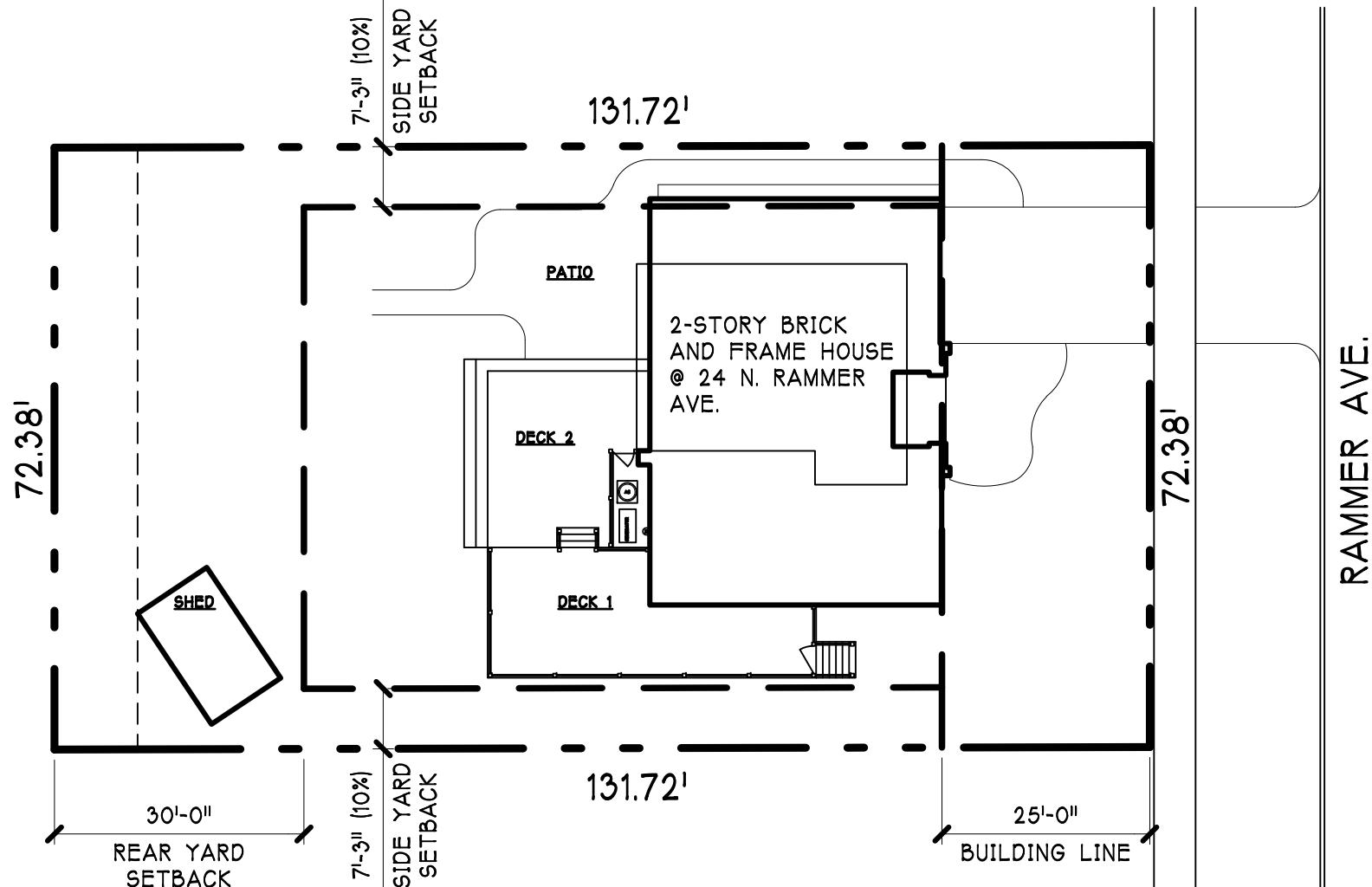
ALTERATIONS AND ADDITIONS FOR
**THE CARRATO
RESIDENCE**
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

SITE PLAN LEGEND:



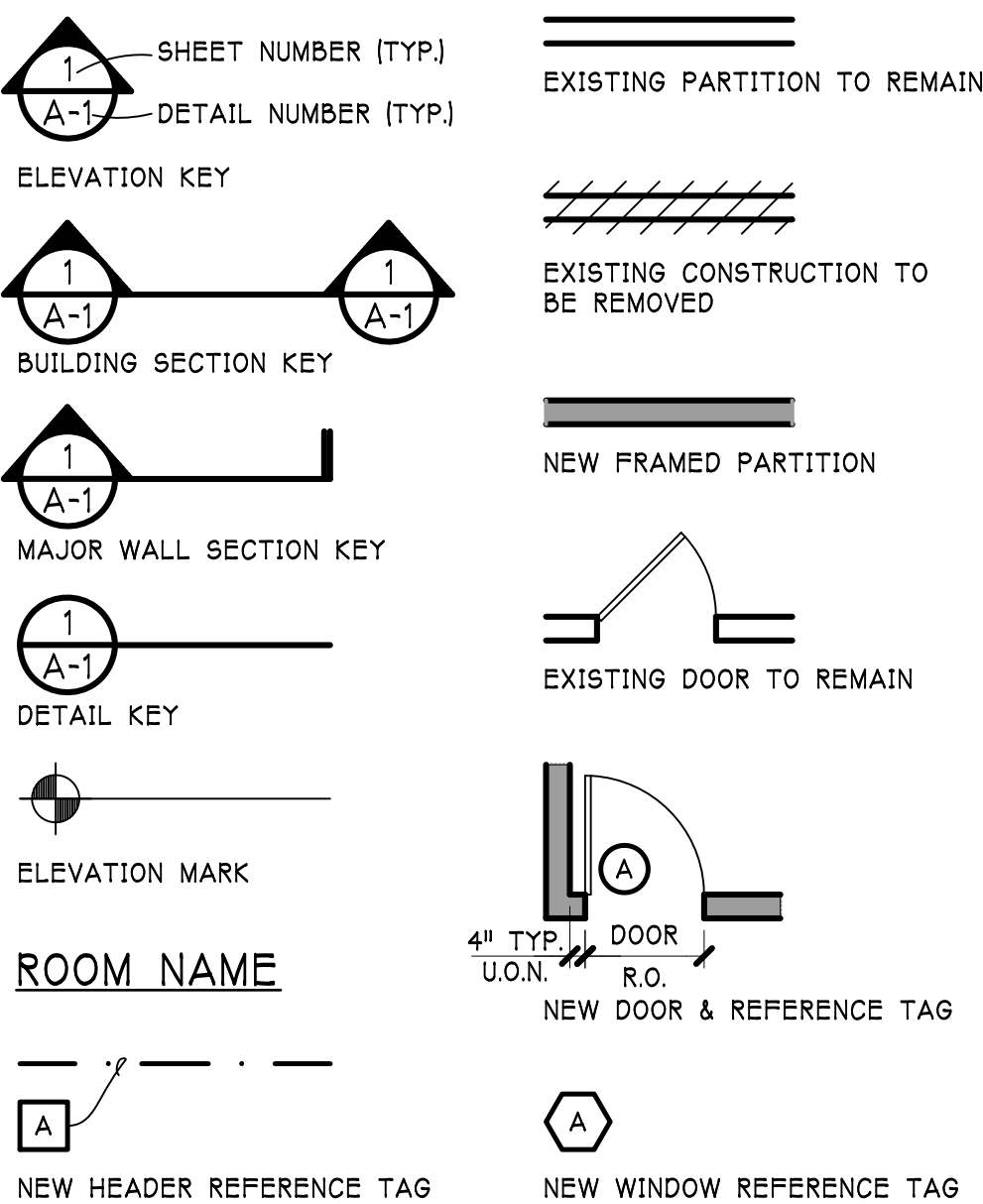
— . . — PROPERTY LINE
— — — SETBACK LINE



ABBREVIATIONS

<	AT	EXP.	EXPANSION	P.L.A.M.	PLASTIC LAMINATE
<5	ANGLE	F.D.P.	FLOOR DRAIN	PL.WOOD	PLYWOOD
A/C	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/J.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.U.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	F.O.	FONDATION	P.V.C.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.C.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.N.S.	FACE OF STUD	R.D.	ROOM DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.	FOOTING	REF.	REFRIGERATOR
B.D.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINFOR.	REINFORCE
BLDG.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	G.T.P.D.	GYPSSUM BOARD	S.C.	SOLID CORE
C.	CASE	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	S.I.M.	SIMILAR
C.C.	CONSTRUCTION JOINTS	HEAT.	HEATING	S.P.	SUMP PIT
CL.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CLG.	CENTER LINE			SQ.	SQUARE
C.M.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STL.	STEEL
C.L.	COLUMN	INT.	INTERIOR	STR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURE
CONST.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T/	TOP OF
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T&B.	TOP & BOTTOM
C.W.B.	CERAMIC TILE	LLV	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
D.	DRYER	M.C.	MAXIMUM	T.	TELEPHONE
DEMO.	DEMOLITION	M.C.D.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	M.E.C.	MECHANICAL	T.O.P.	TOP OF PLATE
D.I.A.	DIAMETER	MED.	MEDIUM	T.V.	TELEVISION
D.M.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.N.	UNLESS OTHERWISE NOTED
D.V.	DOWN	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.O.	MASONRY OPENING	V.R.T.	VERTICAL
D.S.	DOWN SPOUT	M.T.L.	METAL	V.T.R.	VENT THRU ROOF
D.W.	DRAIN WISHER	NFBH	NON-FREEZE HOSE BIBS	W.	WITH
E.A.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.	NUMBER	W.C.	WATER CLOSET
ELEV.	ELEVATION	NOM.	NOMINAL	WD.	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	W.D.W.	WINDOW
E.P.	EJECTOR PIT/SUMP	O.A.	OVER ALL	W.H.	WATER HEATER
EQ.	EQUIPMENT	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQU.	EQUIPMENT	O.H.	OVERHANG	W/O	WITHOUT
EQUIV.	EQUIVALENT	O.P.P.	OPPOSITE	W.	WEIGHT
E.W.	EACH WAY	O.V.	OVEN	W.W.F.	WELED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), w/ STATE OF ILLINOIS AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

LIST OF DRAWINGS

EX-0	TITLE SHEET / SITE PLAN
EX-1	EXISTING FIRST FLOOR PLAN
EX-2	EXISTING BASEMENT FLOOR PLAN / EXISTING SECOND FLOOR PLAN
EX-3	EXTERIOR ELEVATIONS

BUILDING DATA	ZONING DISTRICT:	R-3
	LOT AREA:	9,534sf
	ALLOWABLE F.A.R.:	4,251sf
	EXIST. FIRST FLOOR:	1,256sf
	EXIST. SECOND FLOOR:	775sf
	EXIST. GARAGE:	<u>412sf</u>
	EXIST. TOTAL:	2,443sf
EXIST. F.A.R. (LESS 400sf)		2,043sf

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

IL Design Firm
#184.001489

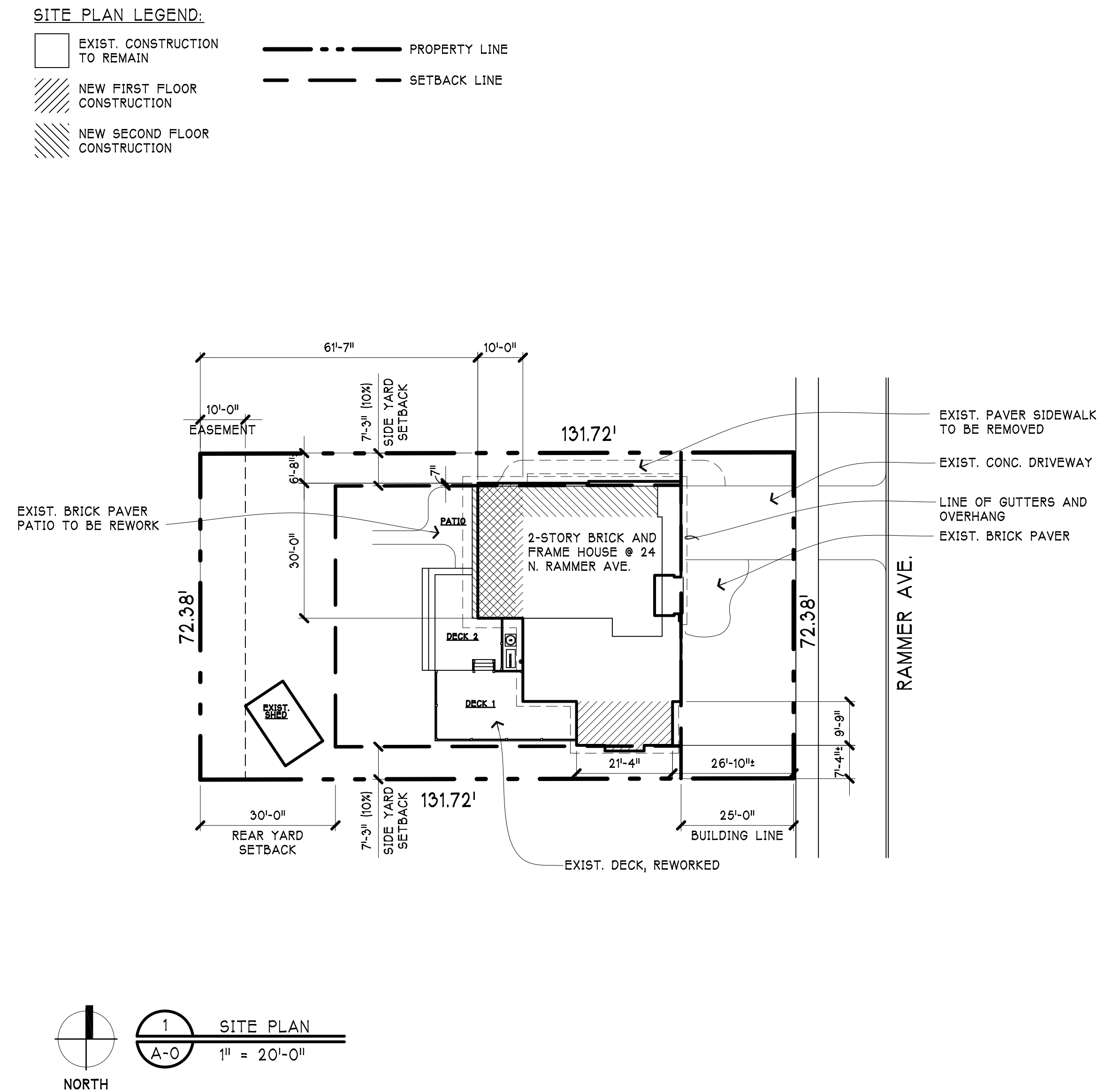
THE CARRATO RESIDENCE
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]Project Number
190

EX-0

ALTERATIONS AND ADDITIONS FOR
**THE CARRATO
RESIDENCE**
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

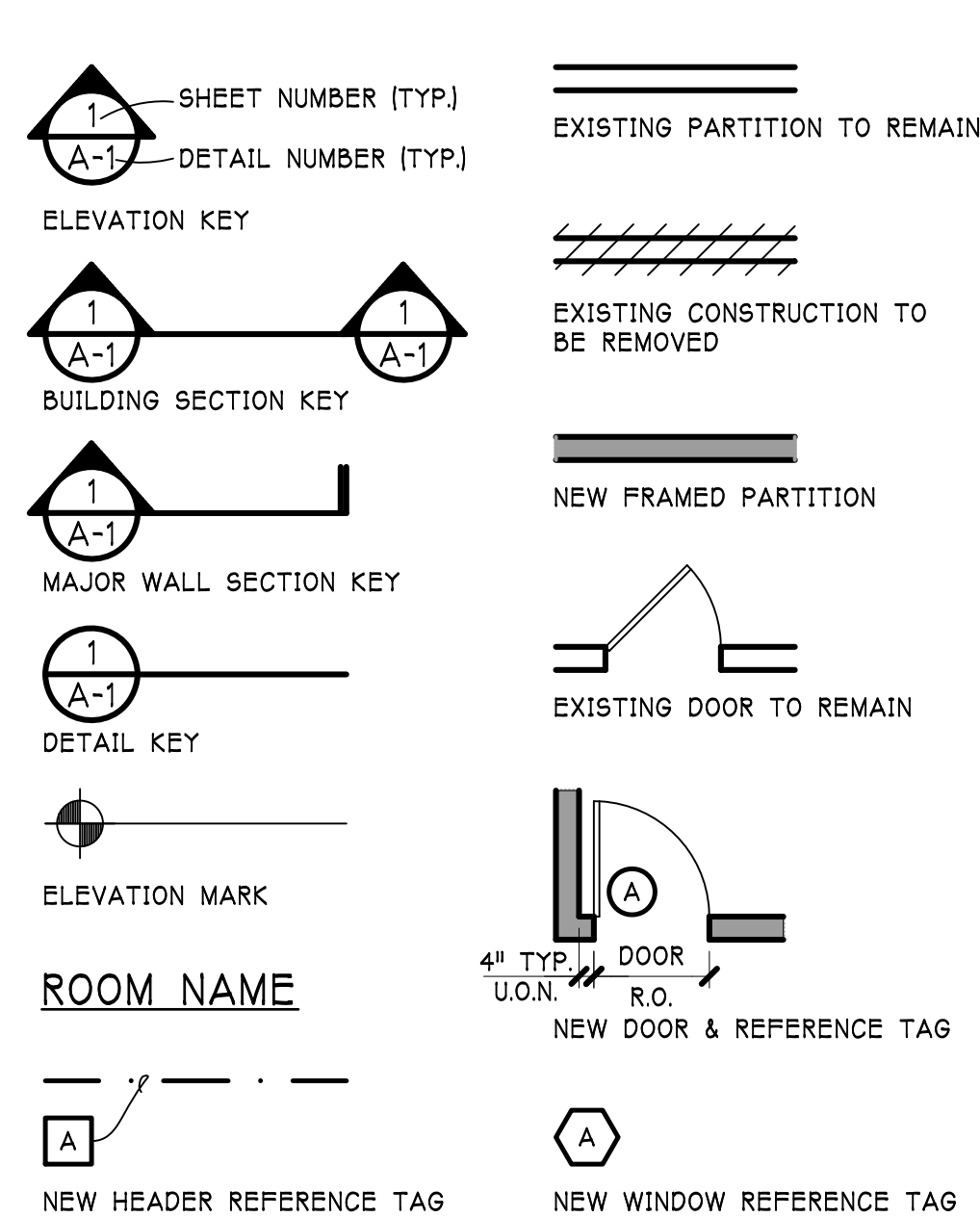
SITE PLAN



ABBREVIATIONS

●	AT	F.D.	EXPANSION	PLAM	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
55	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	F.FIN.	FINISH FIN.	P.S.I.	POUNDS PER SQUARE INCH
A.D.J.	ADJUSTABLE	F.FIXT.	FIXTURE	P.S.L.	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	F.FND.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
AL.T.	ALCONATE	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&R	R&D & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBARS.	REINFORCING BAR
B.	BOTTOM OF	FTG.	FOOTING	REF.	REFRIGERATOR
B.D.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
B.L.G.	BUILDING	GALV.	GALVANIZED	ROOM	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	GYP.D.	GYPSON BOARD	S.C.	SOLID CORE
C.	CABINET	HST.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.E.M.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	H.O.R.Z.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	H.TG.	HEATING	SUMP	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
C.L.G.	CEILING	H.W.	HOT WATER	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	I.N.S.	INSULATION	STD.	STANDARD
C.O.	CASED OPENING / CLEAN OUT	I.N.T.	INTERIOR	ST.	STEEL
C.O.L.	COLUMN	L.	LINEN	STO.	STORAGE
CONC.	CONCRETE	L.A.M.	LAMINATE	STRUT.	STRUCTURAL
CONC.	CONSTRUCTION	L.V.	LAVATORY	SUSP.	SUSPENDED
CONST.	CONTINUOUS	L.V.	LONG LBS VERTICAL	TOP	TOP OF
C.T.	CERAMIC TILE	LVL	LAMINATED VENEER LUMBER	T&B.	TOP & BOTTOM
C.W.	COLD WATER	L.VL	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
D.	DRYER	L.M.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TIME TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	M.E.C.H.	MECHANICAL	T.P.	TOP OF PLATE
DIA.	DIAMETER	MED	MEDIUM	T.V.	TELEVISION
DIA.	DIMENSION	MICRO.	MICRO	T.Y.N.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.O.	MASONRY OPENING	V.E.R.T.	VERTICAL
D.N.	DOWN SPOUT	M.T.L.	METAL	V.N.T.	VENT THRU ROOF
D.W.	DISHWASHER	N.F.B.	NOT-FREEZE HOSE BIBB	W.	WITH
E.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRIC	N.O.M.	NOMINAL	W.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	W.O.W.	WINDOW
EP	EJECTOR PUMP/SUMP	O.A.	OVER ALL	W.H.	WATER HEATER
EQU.	EQUAL	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W.O.	WITHOUT
EQUIV.	EQUIVALENT	O.P.P.	OPPOSITE	W.T.	WEIGHT
E.W.	EACH WAY	O.V.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		P.L.	PLATE		

SYMBOLS



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- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

LIST OF DRAWINGS

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

BUILDING DATA	ZONING DISTRICT:	R-3
	LOT AREA:	9,534sf
	ALLOWABLE F.A.R.:	4,236sf
	BUILDING LOT COVERAGE:	3,336sf
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	EXIST. FIRST FLOOR:	1,256sf
	EXIST. SECOND FLOOR:	775sf
	EXIST. GARAGE:	412sf
	EXIST. TOTAL:	2,443sf
	EXIST. F.A.R. (LESS 400sf)	2,043sf
	PROPOSED FIRST FLOOR:	1,764sf
	PROPOSED SECOND FLOOR:	1,274sf
EXIST. GARAGE:	412sf	
PROPOSED TOTAL:	3,450sf	
PROPOSED F.A.R. (LESS 400sf)	3,050sf	

RFA



ROBERT
FLUBACKER

ARCHITECTS

LIMITED

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

Design Firm
184.001489

THE CARRATO RESIDENCE
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

A-0



Property Left 3

Property Left 2

Property Left 1

Subject Property

Property Right 1

Property Right 2

Property Right 3

8 N. Rammer Ave.

14 N. Rammer Ave.

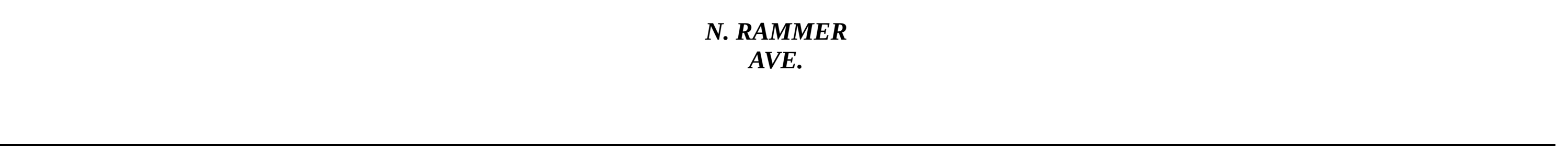
20 N. Rammer Ave.

24 N. Rammer Ave.

30 N. Rammer Ave.

34 N. Rammer Ave.

104 N. Rammer Ave.



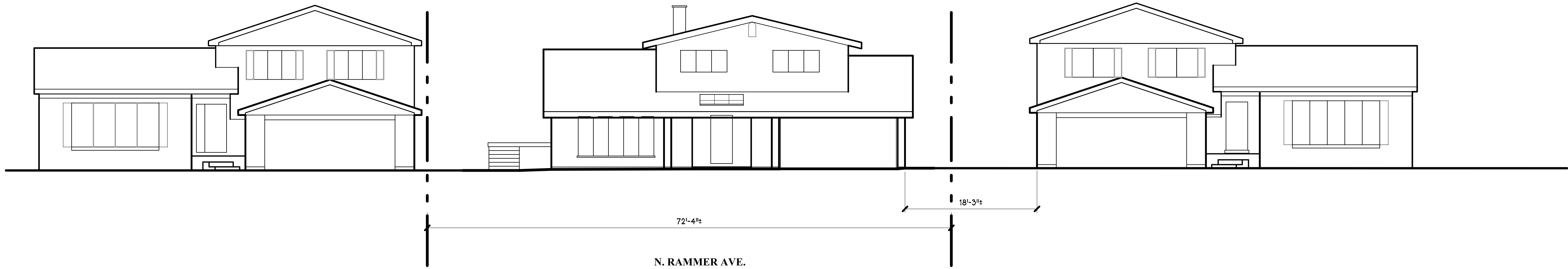
21 N. Rammer Ave. 27 N. Rammer Ave. 33 N. Rammer Ave.

Property Across 1

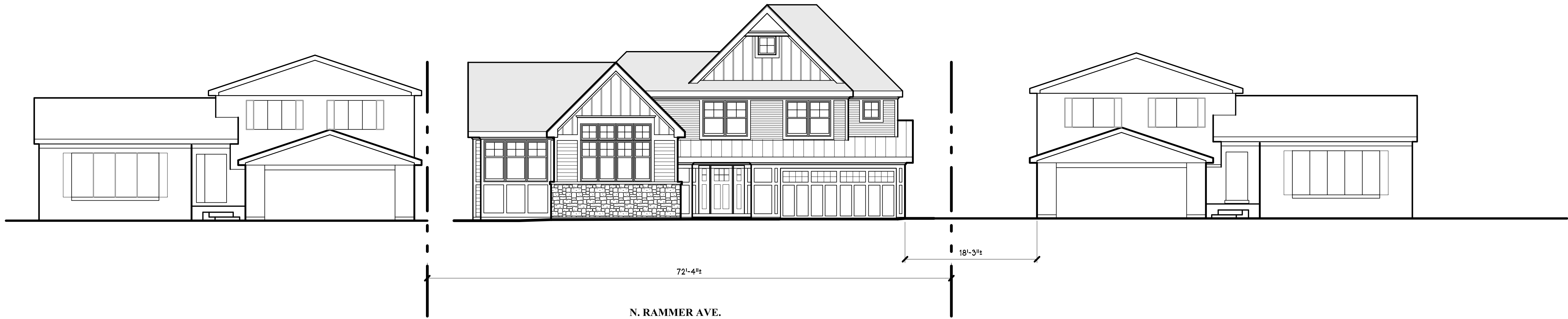
Property Across 2

Property Across 3





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



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

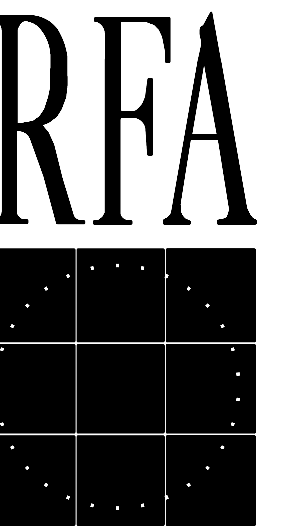


1 PROPOSED EAST ELEVATION
A-3 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A-3 1/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	GAF TIMBERLINE ARCHITECTURAL ASPHALT SHINGLES (U.L. LISTED CLASS-C OR BETTER)	PEWTER GRAY
METAL ROOF	STANDING SEAM METAL ROOF PANEL	VERMANT SLATE
STONE VENEER	VAN TASSEL GRANITE	GRAY
HORIZONTAL SIDING I	'JAMES HARDIE' 6" EXPOSURE FIBERCEMENT, (FIRST FLOOR)	AGED PEWTER
HORIZONTAL SIDING II	'JAMES HARDIE' 3" EXPOSURE FIBERCEMENT, (SECOND FLOOR)	AGED PEWTER
BOARD & BATTEN SIDING	'JAMES HARDIE' FIBERCEMENT	AGED PEWTER
FASCIA	'JAMES HARDIE' 10"± T.M.E., FIBERCEMENT	WHITE
CORNER / WDWs. TRIM	'JAMES HARDIE' 5/4" x 5", FIBERCEMENT	WHITE
HORIZONTAL TRIM	'JAMES HARDIE' 5/4" x 8", FIBERCEMENT	WHITE
SOFFIT	'CERTAINTEED' INVISI-VENT SOFFIT	WHITE
CROWN MOULDING	EXTERIOR CROWN	WHITE
PANELS	'AZEK' OR EQUAL	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-
NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN		



ROBERT
FLUBACKER
ARCHITECTS
LIMITED

1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

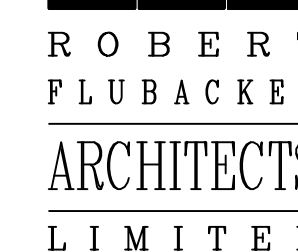
ADDITIONS AND ALTERATIONS FOR
THE CARRATO RESIDENCE
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date Description
8/22/19 ARB

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Project Number
190

A-3



IL Design Firm
#184.001489

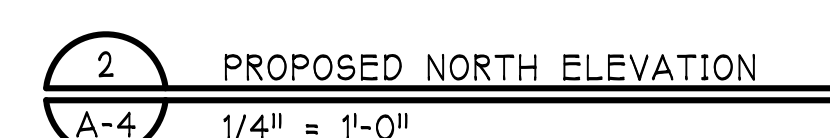
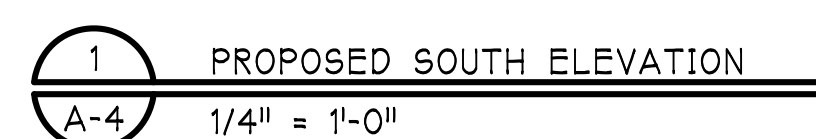
ADDITIONS AND ALTERATIONS FOR
THE CARRATO RESIDENCE
24 N. RAMMER AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

© 2019 R.F.A. LTD

Project Number
190

A-4



MATERIAL BOARD



ROOFING: GAF TIMBERLINE
COLOR: PEWTER GRAY



ROOFING: METAL
COLOR: VERMONT SLATE



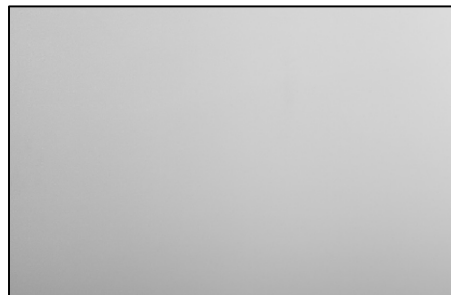
HORIZONTAL SIDING:
JAMES HARDIE,
FIBERCEMENT
COLOR: AGED PEWTER



ROOFING: METAL
COLOR: VERMONT SLATE



WINDOWS & WINDOW TRIM
COLOR: WHITE



PANELS / FASCIA / SOFFIT:
COLOR: WHITE

24 N. Rammer Ave.

8/ 22/ 2019

ARLINGTON HEIGHTS, ILLINOIS
ROBERT FLUBACKER ARCHITECTS, LTD.



Design Commission 9/24/2019

Item: DC#19-078 - 914 N. Beverly Ln. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 914 N. Beverly Lane. This recommendation is subject to compliance with the plans received 8/27/19 and the following:

1. Continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 914 N. Beverly Lane
Project Address: 914 N. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: September 19, 2019

PETITION INFORMATION:

DC Number: 19-078
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
530 S. Arthur Avenue
Arlington Heights, IL 60005
Meeting Date: September 24, 2019

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.

The petitioner is proposing to demolish an existing single-story residence and detached one-car garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,698 square feet and the proposed residence will be approximately 3,042 square feet. This project does comply with the R-3 zoning requirements, as summarized below:

	ALLOWED	PROPOSED
Setbacks	Front: 22.4 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 24.25 feet Side: 5.91 feet Side: 5.92 feet Rear: 124.5 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	4,717 SF	3,042 SF
Building Lot Coverage	3,744 SF	2,412 SF
Impervious Surface Coverage Total	5,350 SF	3,302 SF

The proposed house is located on a street that was originally all smaller scale single-story homes. However, at this time 12 of the 24 lots on this block have been redeveloped with newer two-story homes. The subject property is located between one of the newer two-story homes and one of the original single-story homes.

Overall, the proposed design is nicely done with a scale and style that fits well with the other completed teardowns on the block, and the general traditional style of the neighborhood. The single story garage roof and the setback of the second floor helps to break down the scale of the proposed house next to the existing single-story home. The front porch projects out in front of the proposed two-car garage, which keeps the focus of the design on the house instead of the garage. Details and materials from the front of the house are continued on the side walls. The only recommended revision is to continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 914 N. Beverly Lane. This recommendation is subject to compliance with the plans received 8/27/19 and the following:

1. Continue the stone down the side of the garage approximately 14 additional feet to align with the transition in the roof line above.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any

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

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

September 19, 2019

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

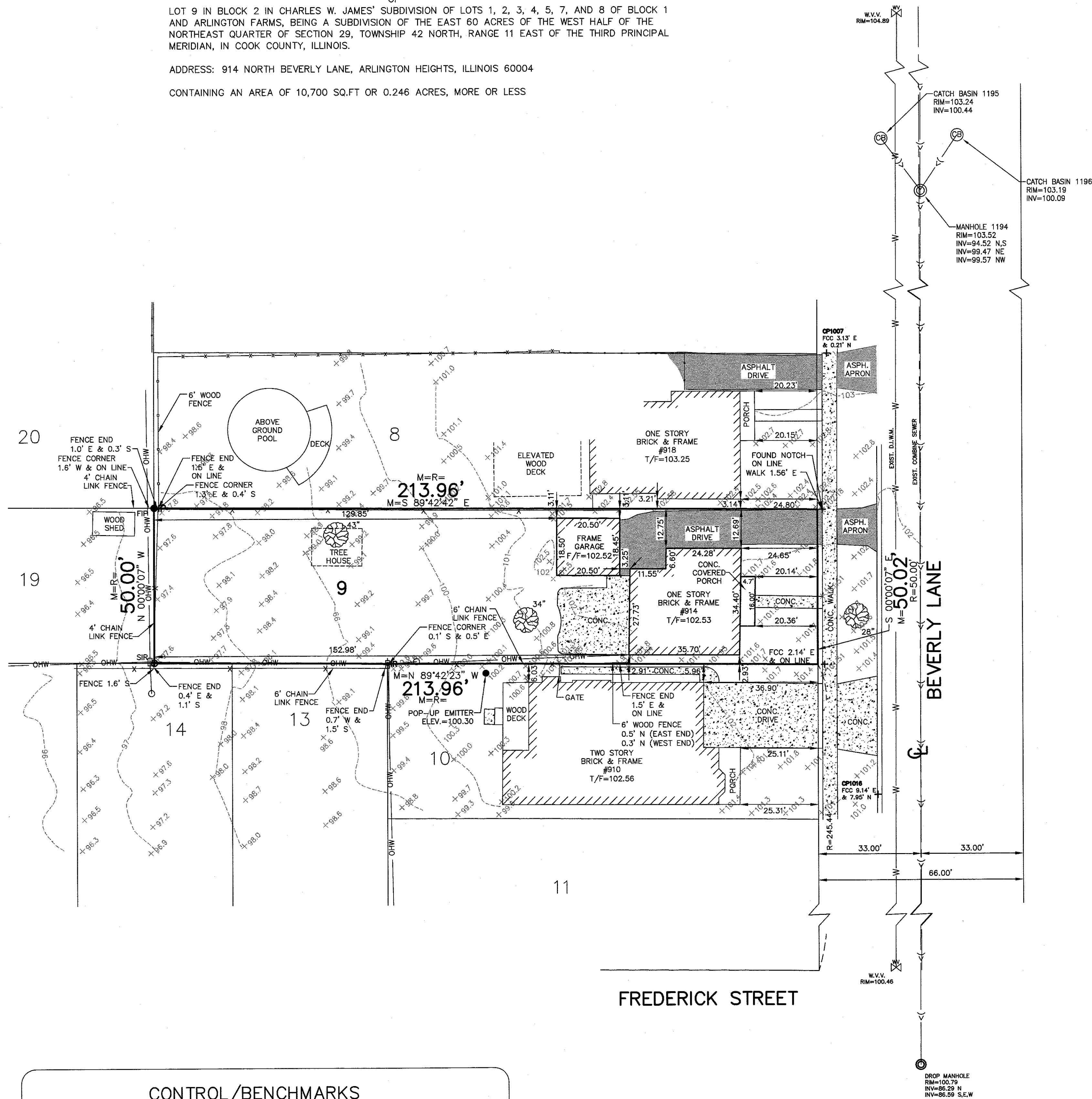
c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-078

BOUNDARY AND TOPOGRAPHIC SURVEY

OF
LOT 9 IN BLOCK 2 IN CHARLES W. JAMES' SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7, AND 8 OF BLOCK 1
AND ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 914 NORTH BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS 60004

CONTAINING AN AREA OF 10,700 SQ.FT OR 0.246 ACRES, MORE OR LESS



CONTROL/BENCHMARKS

CP1007: FOUND CUT CROSS ON WALK 3.13' EAST AND 0.21' NORTH OF NORTHEAST PROPERTY
CORNER OF 918 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL.
N: 5313.029
E: 4999.008
ELEVATION = 103.40 ASSUMED DATUM

CP1016: FOUND CUT CROSS ON TOP OF CURB 9.14' EAST AND 7.95' NORTH OF THE SOUTHEAST
PROPERTY CORNER OF 910 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL.
N: 5170.659
E: 5015.590
ELEVATION = 101.14 ASSUMED DATUM

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS
CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT
ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED
TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY
DAMAGES ATTENDANT THERETO.

- LEGEND
- | | | | |
|--------|------------------------------|---------|----------------------------------|
| P.U. | PUBLIC UTILITY EASEMENT | XXX.X | AS-BUILT SPOT ELEVATIONS |
| D.E. | DRAINAGE EASEMENT | --812-- | EXISTING CONTOURS |
| P.S.E. | PUBLIC WALK EASEMENT | ⊗ | BUFFALO BOX |
| PROP. | PROPOSED FEATURE | ⊕ | CLEANOUT |
| EXIST. | EXISTING | ⊗ | A/C UNIT |
| MH | MANHOLE | ⊗ | AS-BUILT SANITARY WYE CONNECTION |
| T/F | TOP OF FOUNDATION | ⊗ | WATER VALVE VAULT |
| CONC. | CONCRETE | ⊗ | STORM CATCH BASIN |
| WW | WINDOW WELL | ⊗ | STORM INLET |
| M | MEASURED DIMENSION | ⊗ | MANHOLE |
| R | RECORDED DIMENSION | ⊗ | TREE W/ SIZE |
| BLDG. | BUILDING | ⊗ | LIGHT POLE |
| RAD | RADIUS | ⊗ | BOLLARDS |
| B/C | BACK OF CURB ELEVATIONS | ⊗ | FIRE HYDRANTS |
| ⊗ | SET IRON ROD | ⊗ | UTILITY POLE |
| ⊗ | SET P.K. NAIL | ⊗ | HAND HOLE |
| ⊗ | FOUND IRON PIPE | ⊗ | GAS VALVE |
| ⊗ | FOUND CROSS CUT | ⊗ | STREET SIGN |
| --- | PROPERTY LINE | ⊗ | EXISTING SPOT ELEVATIONS |
| --- | WATER MAIN | ⊗ | CONCRETE PAVEMENT |
| --- | GAS MAIN | ⊗ | BITUMINOUS PAVEMENT |
| --- | COMBINED SEWER LINE | ⊗ | GRAVEL PAVEMENT |
| --- | CABLE/TV LINE | ⊗ | |
| --- | TELEPHONE/COMMUNICATION LINE | ⊗ | |
| --- | ELECTRIC LINE | ⊗ | |
| --- | OVERHEAD LINE | ⊗ | |
| --- | SILT FENCING | ⊗ | |
| --- | TRENCH BACKFILL | ⊗ | |

GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND
REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED
PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED,
TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR
MAY NOT EXIST.
5. LEGAL DESCRIPTION AS PER MOST RECENT DEED OF RECORD, UNLESS OTHERWISE INDICATED
HEREON.
6. BEARING AND DISTANCES SHOWN ARE MEASURED ONLY.

SURVEYOR'S NOTES:
1. BEARINGS BASED ON ASSUMED DATA WITH THE WEST LINE OF BEVERLY LANE BEARING
S00°00'00"E. VERTICAL DATUM ASSUMED.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED AUGUST 14, 2019.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND
THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF
THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN.
UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT
OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE
NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE
EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS
HAVE NOT BEEN NOTED.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT
REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE.
CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS
RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES.
CONTACT J.U.L.I.E. AT: 1-800-892-0123.
6. MISSING PROPERTY CORNERS WILL BE SET AFTER CONSTRUCTION DURING FINAL AS-BUILT
SURVEY.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

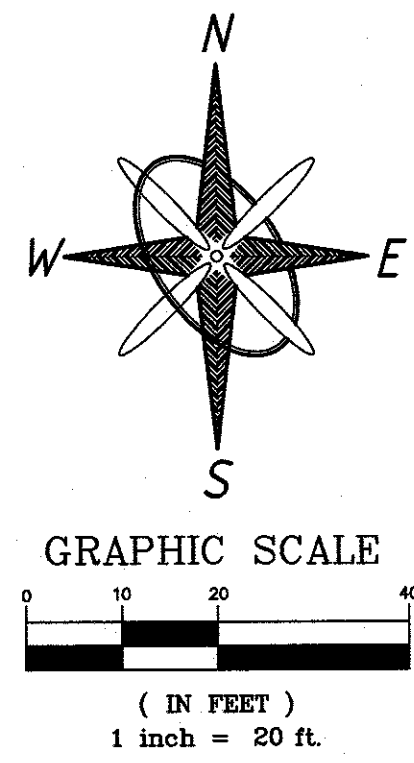
WE, KNIGHT E/A, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002141, HEREBY CERTIFY
THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF
AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE
CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF August, 2019 IN CHICAGO,
ILLINOIS.

KNIGHT E/A, INC.

STEVEN BARCZAK, ILLS NO. 035.003269
LICENSE EXPIRES: 11/30/2020
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR
A BOUNDARY SURVEY.

THIS PLAT IS VALID ONLY WITH A SIGNATURE AND WITH A RAISED SEAL.



Drawn By: JV	Designed By: SB	Scale: 1"=20'
BOUNDARY AND TOPOGRAPHIC SURVEY		
REVISIONS		

914 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL.

PREPARED FOR:

FAIRFIELD CUSTOM HOMES, LLC

530 S. ARTHUR AVENUE

ARLINGTON HEIGHTS, IL 60005

(847) 456-8017

KNIGHT

Engineers & Architects

Knight E/A, Inc.

221 N. LaSalle Street, Suite 300

Chicago, Illinois 60601-1211

Phone (312) 577-3300

Fax (312) 577-3526

knightsa.com

SHEET NO.

2

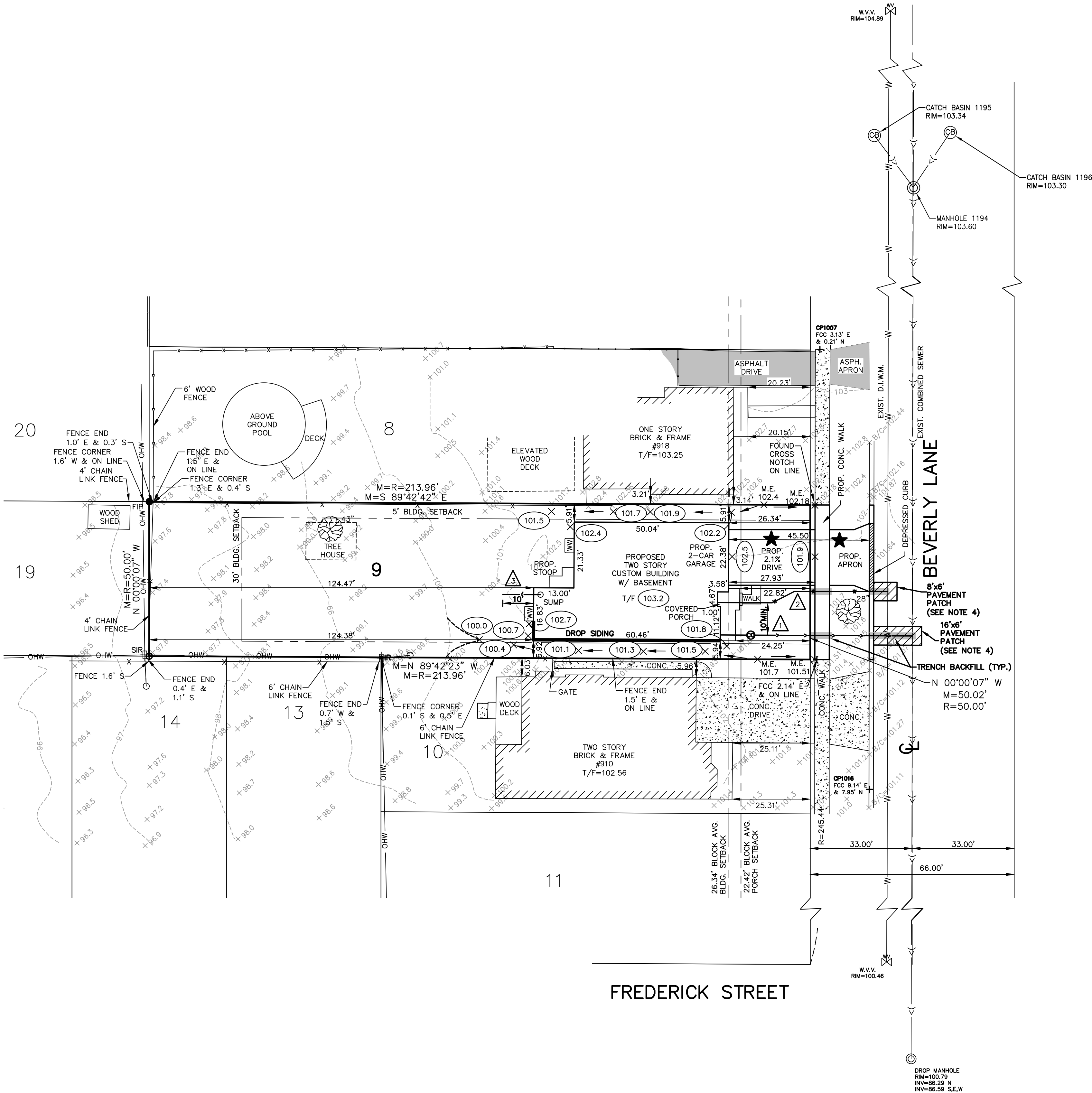
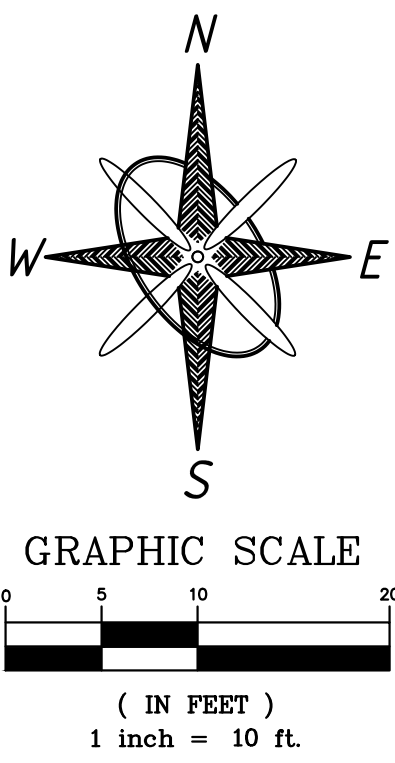
OF 7

DATE: 08/26/19

JOB NO. 7281.23

LOT 9

SITE ENGINEERING PLAN



LEGEND

P.U.	PUBLIC UTILITY EASEMENT	XXX.X	PROPOSED SPOT ELEVATIONS
D.E.	DRAINAGE EASEMENT	XXX.X	AS-BUILT SPOT ELEVATIONS
P.S.E.	PUBLIC WALK EASEMENT	--812--	EXISTING CONTOURS
PROP.	PROPOSED FEATURE	BB	BUFFALO BOX
EXIST.	EXISTING	C	CLEANOUT
MH	MANHOLE	A/C	A/C UNIT
T/F	TOP OF FOUNDATION	→	DRAINAGE FLOW ARROW
CONC.	CONCRETE	AS-BUILT	AS-BUILT SANITARY WYE CONNECTION
WW	WINDOW WELL	WV	WATER VALVE VAULT
M	MEASURED DIMENSION	CB	STORM CATCH BASIN
R	RECORDED DIMENSION	I	STORM INLET
BLDG.	BUILDING	M	MANHOLE
M.E.	MEET EXISTING	TW	TREE W/ SIZE
B/C	BACK OF CURB ELEVATIONS	L	LIGHT POLE
SIR	SET IRON ROD	B	BOLLARDS
SPK	SET P.K. NAIL	F	FIRE HYDRANTS
FIP	FOUND IRON PIPE	U	UTILITY POLE
FCC	FOUND CROSS CUT	H	HAND HOLE
PL	PROPERTY LINE	G	GAS VALVE
WM	WATER MAIN	S	STREET SIGN
GM	GAS MAIN	SE	EXISTING SPOT ELEVATIONS
CS	COMBINED SEWER LINE	CP	CONCRETE PAVEMENT
CL	CABLE/TV LINE	BP	BITUMINOUS PAVEMENT
TC	TELEPHONE/COMMUNICATION LINE	GP	GRAVEL PAVEMENT
EL	ELECTRIC LINE	SR	STRUCTURE OR ITEM TO BE REMOVED
OL	OVERHEAD LINE		
OF	OVERHEAD LINE		
IF	INLET PROTECTION		

NOTES:

- ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
- ROOT-PRUNE TO ALLOW FOUNDATION EXCAVATION.
- THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
- PERMANENT PAVEMENT PATCH:
 - 6" OF COMPACTED B.A.M. (2" LIFTS)
 - 2" OF COMPACTED SURFACE COURSE
 - FOR EXISTING PAVEMENT GREATER THAN 8" THICK, INCREASE B.A.M. THICKNESS ACCORDINGLY.
- GUTTER DISCHARGE
GUTTERS SHALL DISCHARGE TOWARDS THE CENTER OF THE FRONT OR REAR YARDS, NO MORE THAN 10 FEET FROM BUILDING.
- PROPOSED WALKS SHALL BE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.

SERVICES

- 6" SDR-26 P.V.C. SANITARY SERVICE
1.0% MIN. SLOPE. CONNECT TO EXISTING.
SAN. SEWER.
- 1-1/2" TYPE "K" COPPER WATER SERVICE
CONNECT TO EXIST. WATERMAIN
- 4" P.V.C. SUMP DISCHARGE, DAYLIGHT TO
GRADE IN ACCORDANCE WITH VILLAGE CODE
MIN. 1.0% SLOPE.



DRIVEWAY CONSTRUCTION SPECIFICATIONS:

DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE. SEE DRIVEWAY PAVEMENT SECTION IN SHEET 6 FOR ALL REQUIREMENTS.

SITE ENGINEERING PLAN

KNIGHT

Engineers & Architects

Knight E/A, Inc.
221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

914 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL.

PREPARED FOR:

FAIRFIELD CUSTOM HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

Drawn By: JV Designed By: LK Scale: 1"=10'

SITE ENGINEERING PLAN

REVISIONS

SHEET NO.

4

OF 7

DATE: 08/26/19
JOB NO. 7281.23

Single-Family Home Application and Procedures

Village of Arlington Heights

914 N Beverly Ln

Arlington Heights



Property to left 3
902 N Beverly Ln



Property to left 2
906 N Beverly Ln



Property to left 1
910 N Beverly Ln



Subject Property
914 N Beverly Ln



Property to Right 1
918 N Beverly Ln



Property to Right 2
922 N Beverly Ln



Property to Right 3
926 N Beverly Ln

N Beverly Ln



Property Across
905 N Beverly Ln



Property Across
909 N Beverly Ln



Property Across
913 N Beverly Ln



Property Across
917 N Beverly Ln



Property Across
921 N Beverly Ln



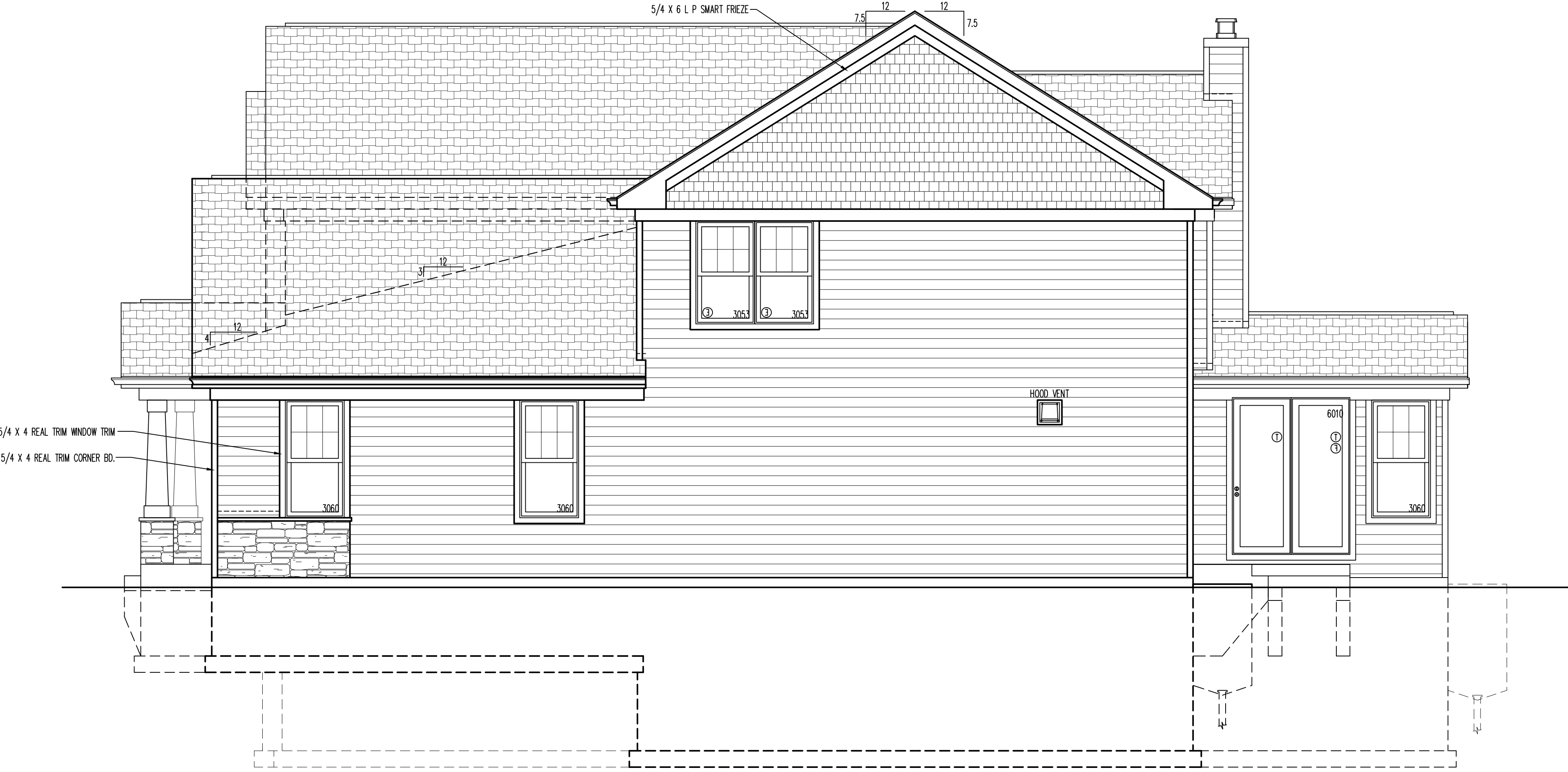






A
B
C
D
E

1 2 3 4 5 6 7



1C
A201
RIGHT SIDE ELEVATION

1/4"=1'-0"



3E
A201
LEFT SIDE ELEVATION

1/4"=1'-0"

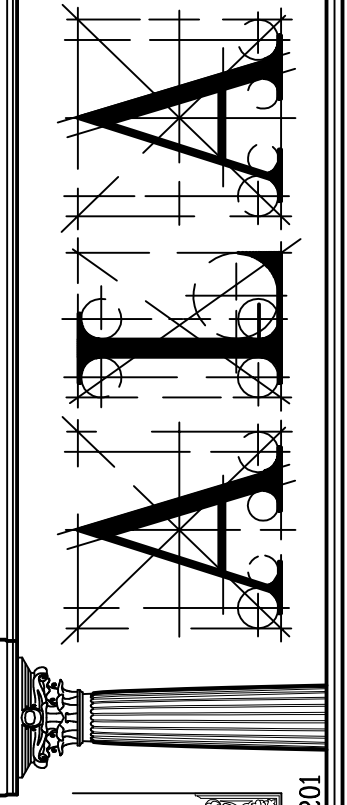
1 2 3 4 5 6 7

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
RELEASE FOR BID	4
FINAL REVIEW	5
RELEASE FOR PERMIT	6
REVISION	7

FAIRFIELD HOMES / KEVIN DAVIS
914 N BEVERLY LANE
ARLINGTON HEIGHTS, IL 60004

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
2600 Deban Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201



Job Number
19179
Sheet Number
A201

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Fairfield Homes, Inc.
914 N Beverly Ln
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	NA	NA	NA
Stone	Cultured Stone	Boral	County LedgeStone Echo Ridge
Roof	Asphalt Shingles	IKO	Weatheredwood
Siding	Wood	LP	Night Gray
Shutters	NA	NA	NA
Gutters/Trim/Fascia	Aluminum		White
Columns/Porch Trim	Wood		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hass Ribbed Long Panel Model 664 with 3- pane lites	White