



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 20, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/23/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-080 - 523 S. Rammer Ave. - SF/Addition
- B. DC#16-096 - 1611 N. Mitchell Ave. - SF/Teardown
- C. DC#16-097 - 811 W. Maude Ave. - SF/Teardown
- D. DC#16-098(H) - 638 N. Highland Ave. - SF/Addition
- E. DC#16-094 - Thomas Middle School - 1430 N. Belmont Ave.
- Commercial
- F. DC#16-101 - Marathon Gas Station - 102 W. Northwest Hwy.
- Commercial
- G. DC#16-105 - Pal-Win Shopping Center - 1401-1457 E.
Palatine Rd. - Commercial

VII. OTHER BUSINESS

- A. Stonebridge Village Apartments - 400-900 W. Rand Rd.
Preliminary Review

VIII. ADJOURNMENT

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



Item: Minutes - 8/23/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 8/23/16

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 23, 2016**

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Carole Wisniewski, JRC Design Build for *712 N. Kaspar Ave.*
Ben Ernst, Owner of *712 N. Kaspar Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 9, 2016

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF AUGUST 9, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY ADDITION REVIEW**DC#16-090 – 712 N. Kaspar Ave.**

Carole Wisniewski, representing *JRC Design Build*, and **Ben Ernst**, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a second-floor addition to an existing single-story house. The existing one-car detached garage and shed will be demolished to allow construction of a new two-car detached garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily single-story homes with predominantly detached garages; however, there are a few teardowns and large additions previously approved on this block.

Overall, the proposed design is nicely done with a traditional style that will fit in well in this location, and keeping a detached garage is ideal in this location. Staff is recommending approval with a suggestion to hip the sides of the main roof in order to reduce the overall height of the side walls and reduce the mass of the second-floor addition.

Ms. Wisniewski presented a revised drawing that responded to the suggestion by Staff to hip the sides of the main roof, although the homeowner has not yet seen the revision. **Ms. Wisniewski** felt the revision helped to soften the front elevation and bring down the height of the home. **Mr. Ernst** did not have a strong opinion on the revision.

Chair Eckhardt advised the petitioner that a unanimous vote from all 3 commissioners was required for approval of the project tonight; otherwise the project could be tabled until all 4 members are in attendance.

Commissioner Fasolo felt that overall the project was well done, and he agreed with the suggestion to hip the main roof because it would reduce the mass of the addition and fit well with the neighborhood. He pointed out that the new windows on the front elevation of the addition showed a mullion detail that the existing windows did not have, and **Ms. Wisniewski** replied that the existing first-floor windows have grilles that are not shown in the drawing. **Commissioner Fasolo** also felt the front gable on the front elevation was unresolved and abruptly cut off at the edge, and although he understood why this was done, he felt it should be resolved by changing the pitch and lowering the gable. He also suggested adding a window on the second-floor front elevation in the laundry room.

Commissioner Fitzgerald felt the addition was nicely designed and he appreciated the details on all 4 sides of the home. He liked the color and the suggestion to hip the sides of the main roof. He also suggested adding a second-floor window on the left (south) side elevation near the front, since there is only one first-floor window.

Chair Eckhardt felt that adding a full hip on the main roof instead of a clipped hip roof would be more in keeping with the other homes in the neighborhood, as well as decrease the height of the tall side elevations; however, some of the character of the side elevations would be lost with the removal of the shingle-style siding at the top of the elevations. **Mr. Ernst** agreed with the concern about losing the detail of the shingle-style siding on the side elevations; however, he also wanted to be considerate of his neighbors; he was not opposed to adding a hip to the main roof. **Commissioner Fitzgerald** pointed out that the lot was 50-feet wide with a driveway on the side, and he felt a hip roof would really help to bring down the mass of the roof.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 712 N. KASPAR AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 7/22/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO HIP THE SIDES OF THE MAIN ROOF, AS SHOWN IN THE DRAWING PRESENTED BY THE PETITIONER TONIGHT.
2. A RECOMMENDATION TO EVALUATE THE TWO PEAKS IN THE FRONT, TO MAKE THEM BETTER FIT.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 2. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO ADJOURN THE MEETING AT 6:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#16-080 - 523 S. 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 **approve** the proposed addition to the existing single-family residence located at 523 S. Rammer Avenue. This recommendation is based upon the architectural plans dated and received 8/4/16, and the following:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Bova Residence
Project Address: 523 S. Rammer Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 14, 2016

PETITION INFORMATION:

DC Number: 16-080
Petitioner Name: Jose Pareja
Petitioner Address: 4521 W. 102nd St.
Oak Lawn, IL 60453
Meeting Date: September 20, 2016

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code. Per Section 6-501.e.3. of the Municipal Code, the powers, duties, and responsibilities of the Design Commission include working towards the aesthetic growth and preservation of the community by studying exterior design drawings, sign plans, landscape and site plans to determine how the proposed development will relate to exterior architectural design, arrangement, height and appearance, color and texture of the materials of the exterior construction, landscaping, entrance ways, lighting, off-street parking facilities and similar matters as set forth in the Design Guidelines.

The petitioner is proposing to expand an existing single story home with a new rear addition and a full second floor addition. The existing one car garage will be converted to a drive-through to access a new two-car detached garage in the rear yard. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,844 square feet and the residence, with the proposed addition, will have approximately 3,742 square feet. This project does require zoning variations to allow a 5 foot setback on the south where 6.7 feet is required, a 5.8 foot setback on the north where 6.7 feet is required, and a 20 foot setback on the front where 23.5 feet is required.

	ALLOWED	PROPOSED
Setbacks	Front: 23.5 feet Side: 6.7 feet Side: 6.7 feet Rear: 30 feet	Front: 20 feet Side: 5.0 feet Side: 5.8 feet Rear: 71.6 feet
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	3,975 SF	3,742 SF
Building Lot Coverage	3,095 SF	2,646 SF
Impervious Surface Coverage Total	4,422 SF	3,884 SF

This project is appearing before the Design Commission due to the existing neighborhood consisting of primarily single story and split level homes, and there are only a few other homes on the block that have been expanded or torn down to build a second story.

Overall, the proposed addition is nicely designed. The front elevation has a well organized and balanced composition. The front porch roof helps the house to relate to the scale of the adjacent single story homes, and the hipped main roof helps to keep the height of the side walls from being too tall. The only suggestion would be to add a portico over the rear patio door to break up the large flat wall. The portico should be detailed similar to the front entry porch.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed addition to the existing single-family residence located at 523 S. Rammer Avenue. This recommendation is based upon the architectural plans dated and received 8/4/16, and the following:

1. A recommendation to add a portico over the rear patio door with details similar to the front elevation.

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

September 14, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-080

Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973

P.O. Box 810

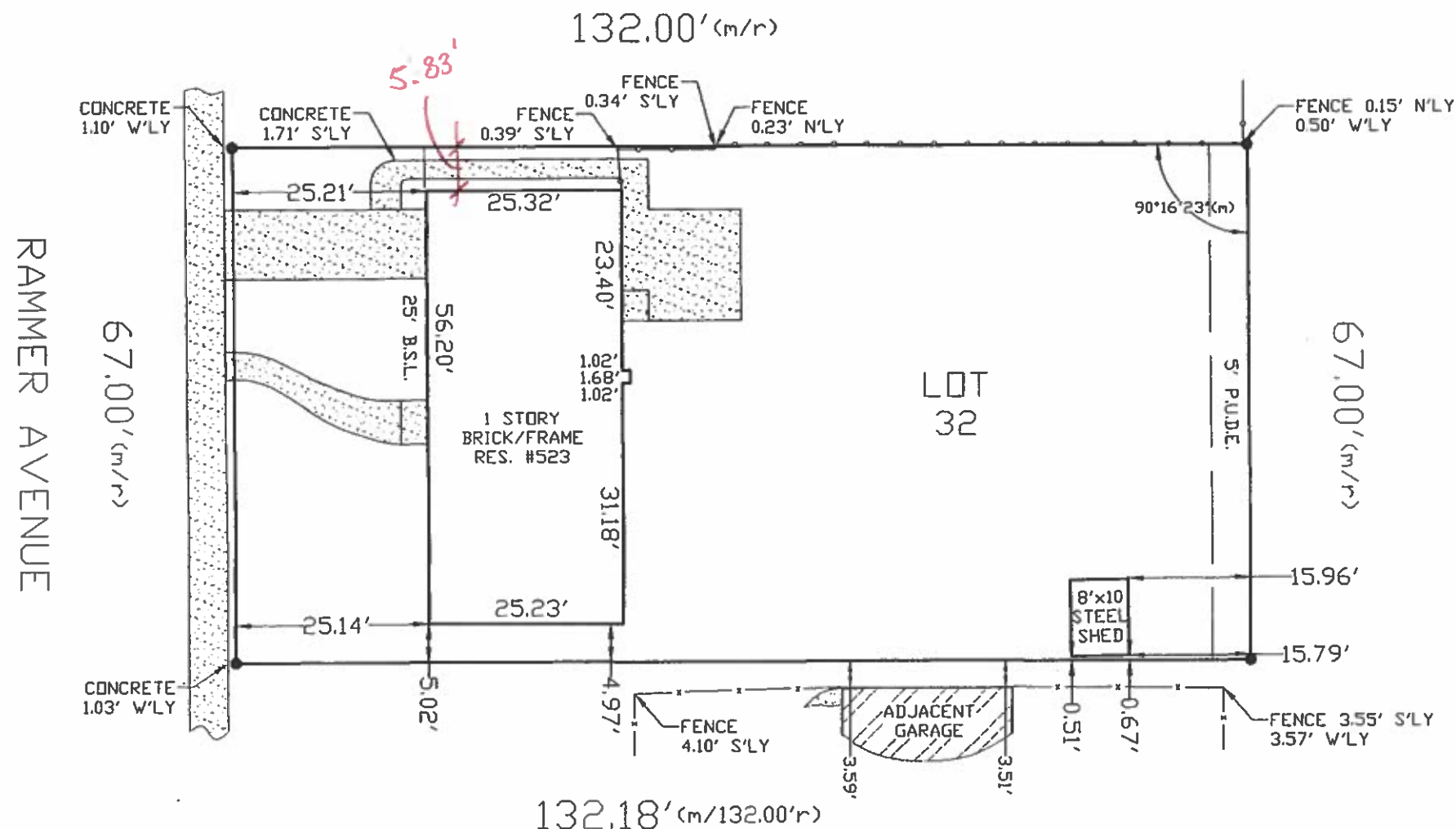
Bolingbrook, IL 60440

PH: 630-759-0205

FAX: 630-759-9291

PLAT OF SURVEY

LOT 32 IN STOLTZNER'S GREENVIEW ESTATES SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 28, 1958, AS DOCUMENT NUMBER 1798320.



FILE

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



State of Illinois }
County of Will } SS

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 9TH day of JUNE, A.D., 2016 at Bolingbrook, IL.

FIELDWORK DATE: JUNE 9, 2016

CLIENT: KERBIS CANTOR

JOB NO.: 77194-16

Michael G. Herwy
Illinois Professional Land Surveyor No. 35-002900
License Expires: November 30, 2016

NOTES:
1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.
5. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

LEGEND:

	ASPHALT		WALL		CONCRETE
	WOOD/PVC		BRICK		ENCLOSED/COVERED

SET	IRON PIPE	CROSS
PIPE	REBAR/ROD	NOTCH
PK NAILS AS NOTCH		
CHAIN LINK FENCE		
WOOD FENCE		
ALL OTHER FENCE TYPES		

ABBREVIATIONS:

A = ARC LENGTH	N'LY = NORTHERLY
R = RADIUS	S'LY = SOUTHERLY
CH = CHORD LENGTH	E'LY = EASTERLY
(r) = RECORD VALUE	W'LY = WESTERLY
(m) = MEASURED VALUE	TYP = TYPICAL
B.S.L. = BUILDING SETBACK LINE	
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	

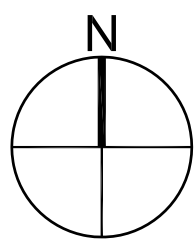
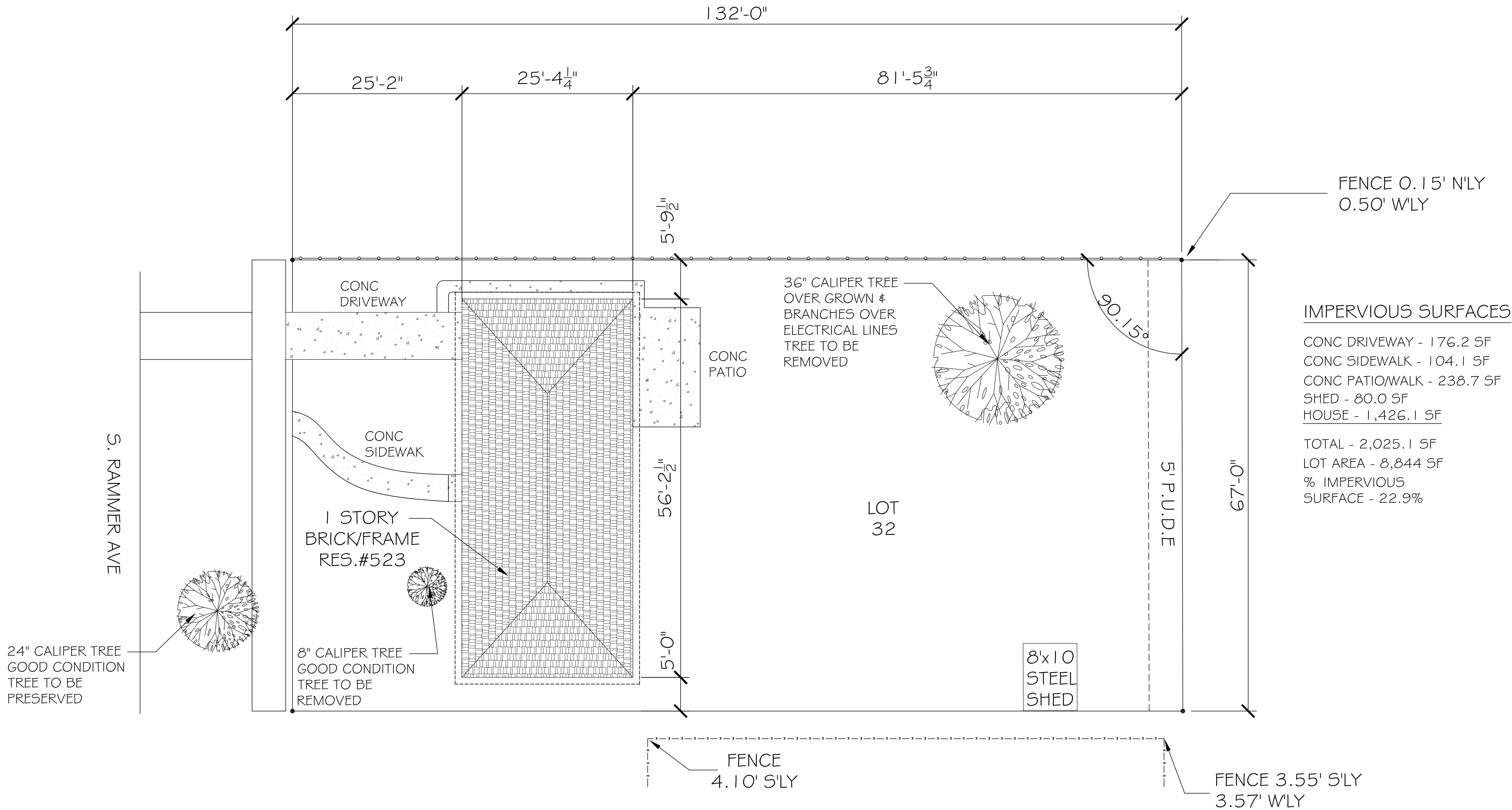
SCALE 1"= 20'

ADDITION & INTERIOR RENOVATIONS TO
SINGLE FAMILY RESIDENCE
523 S. RAMMER AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: AUGUST 4, 2016

I CERTIFY THAT THESE PLANS WERE PREPARED
UNDER MY SUPERVISION, AND TO THE BEST OF
MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE,
VILLAGE OF ARLINGTON HEIGHTS, CODES.

JOSE R. PAREJA
001-022115
EXP. DATE: 11/30/2016



EXISTING SITE PLAN

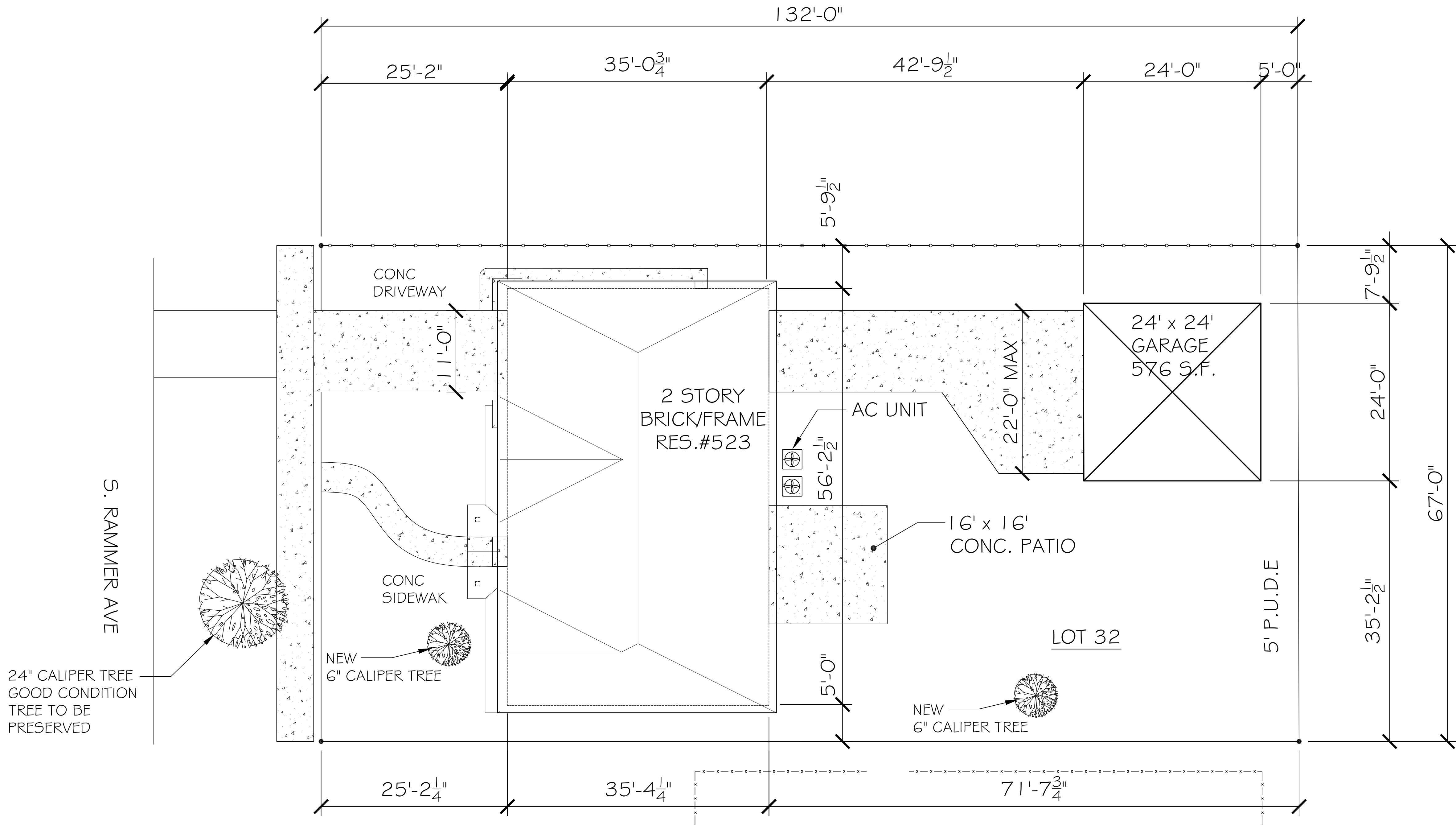
1/8" = 1'-0"

ADDITION & INTERIOR RENOVATIONS TO
SINGLE FAMILY RESIDENCE
523 S. RAMMER AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: AUGUST 4, 2016

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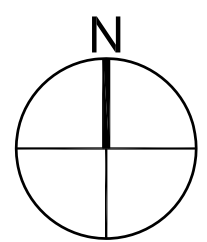
JOSE R. PAREJA
001-022115
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IMPERVIOUS SURFACES

CONC DRIVEWAY - 228.2 SF
CONC DRIVEWAY - 636.0 SF REAR
CONC SIDEWALK - 164.2 SF
CONC PATIO/WALK - 315.3 SF
GARAGE - 576 SF
HOUSE - 1,988.3 SF

TOTAL - 3,909.0 SF
LOT AREA - 8,844 SF
% IMPERVIOUS SURFACE - 44.2%



PROPOSED SITE PLAN

1/8" = 1'-0"



Property to Left 3
507 S Rammer Ave
Arlington Heights, IL 60004



Property to Left 2
515 S Rammer Ave
Arlington Heights, IL 60004



Property to Left 1
519 S Rammer Ave
Arlington Heights, IL 60004



Subject Property
523 S Rammer Ave, Arlington
Heights, IL 60004



Property to Right 1
527 S Rammer Ave
Arlington Heights, IL 60004



Property to Right 2
531 S Rammer Ave
Arlington Heights, IL 60004



Property to Right 3
535 S Rammer Ave
Arlington Heights, IL 60004

S Rammer Ave.



Property Across 1
528 S Rammer Ave
Arlington Heights, IL 60004



Property Across 2
524 S Rammer Ave
Arlington Heights, IL 60004

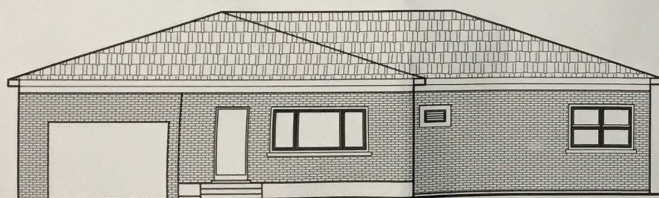
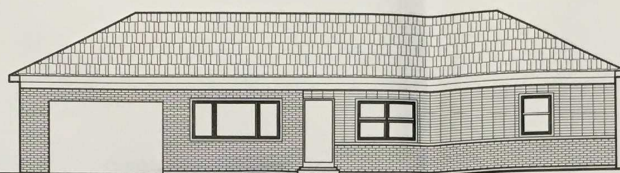
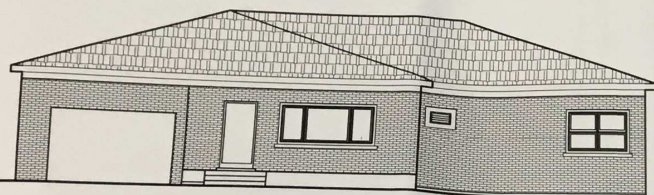


Property Across 3
520 S Rammer Ave
Arlington Heights, IL 60004

 **FILE**

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DEVELOPMENT DEPARTMENT



ELEVATION STUDY
1/8" = 1'-0"

±27'

ADDITION & INTERIOR RENOVATIONS TO
SINGLE FAMILY RESIDENCE
523 S. RAMMER AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE: AUGUST 4, 2016

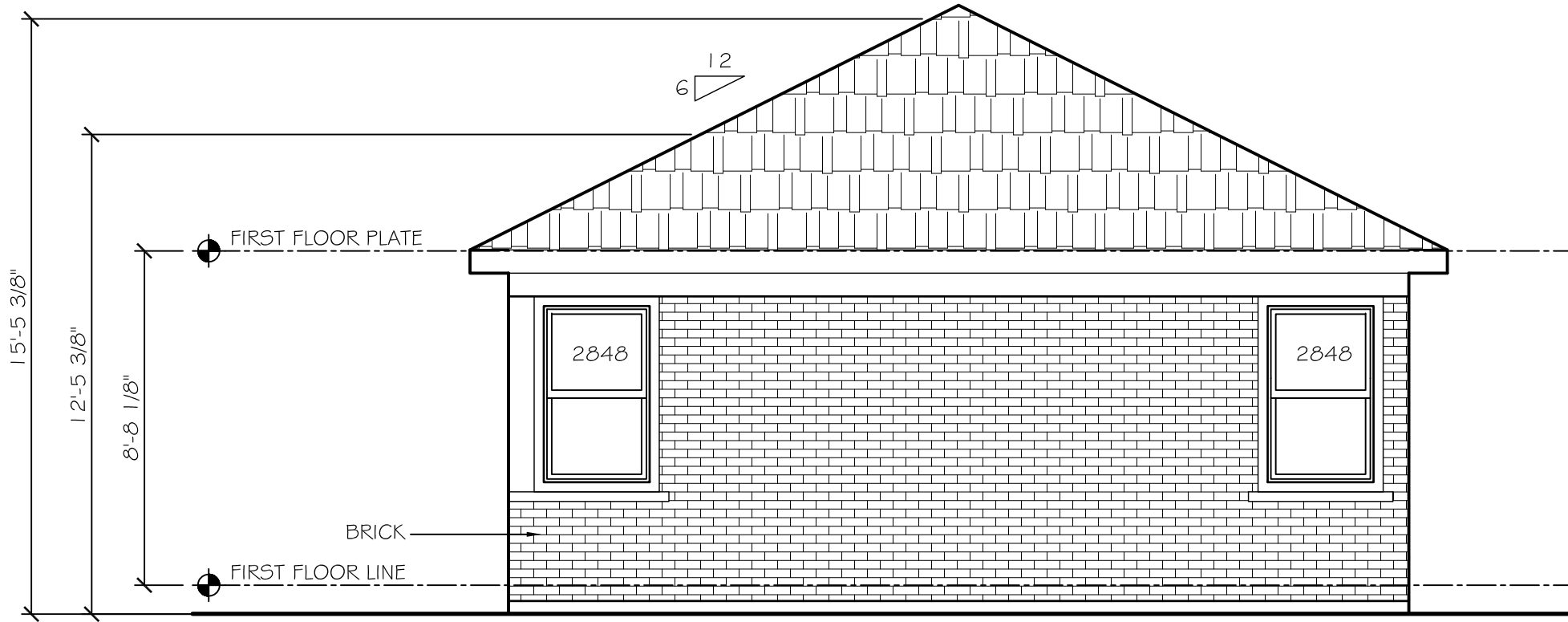
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JOSE R. PAREJA
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EXP. DATE: 11/30/2016

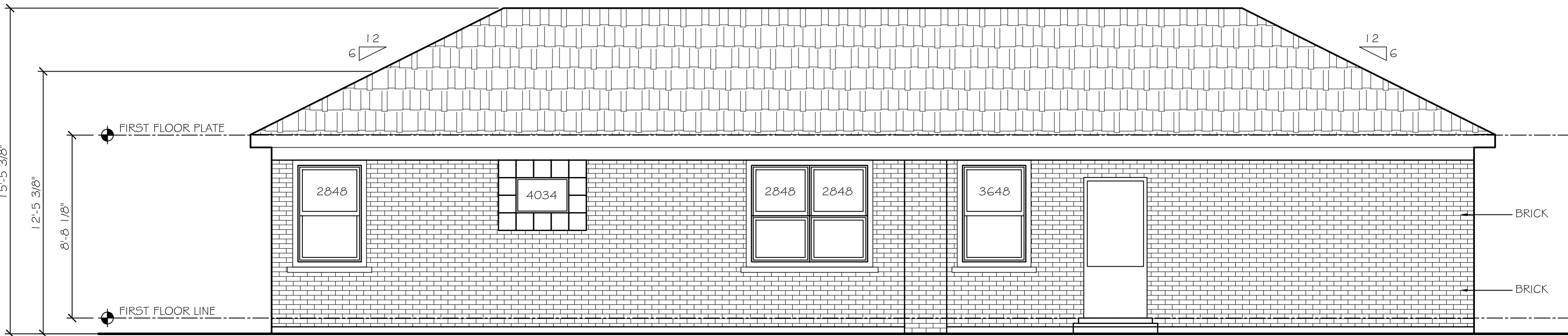
A1.3c



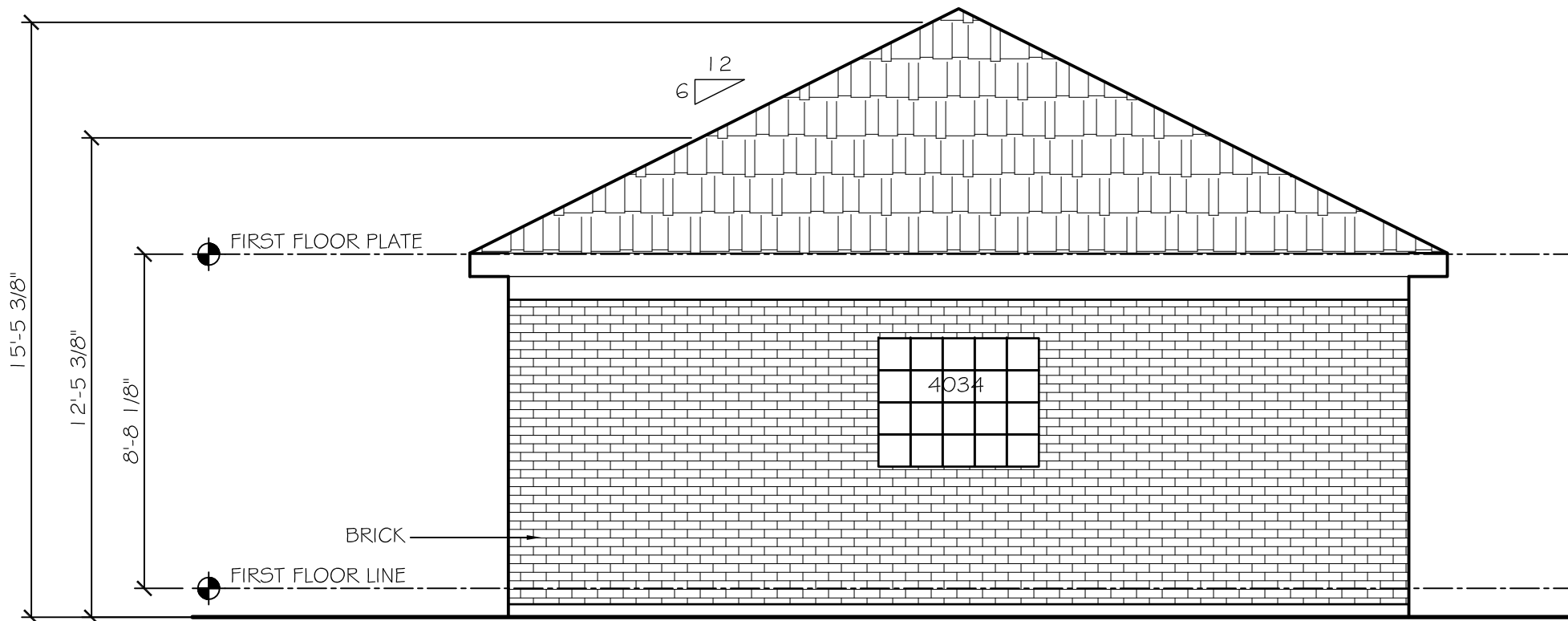
EXISTING WEST ELEVATION
1/4" = 1'-0"



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



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



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

ADDITION & INTERIOR RENOVATIONS TO
SINGLE FAMILY RESIDENCE
523 S. RAMMER AVENUE
ARLINGTON HEIGHTS, IL 60004

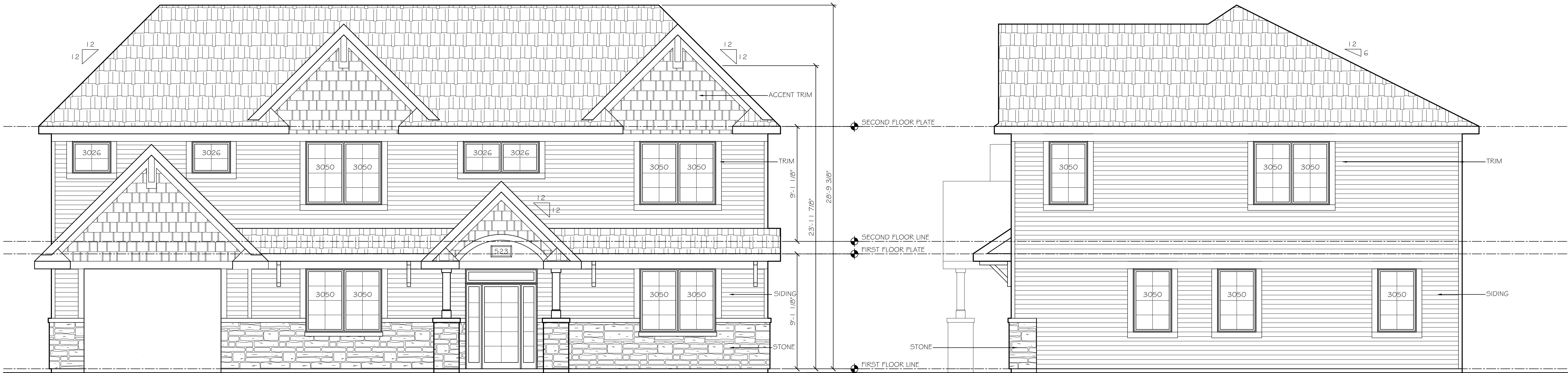
DATE: AUGUST 4, 2016

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JOSE R. PAREJA
001-022115

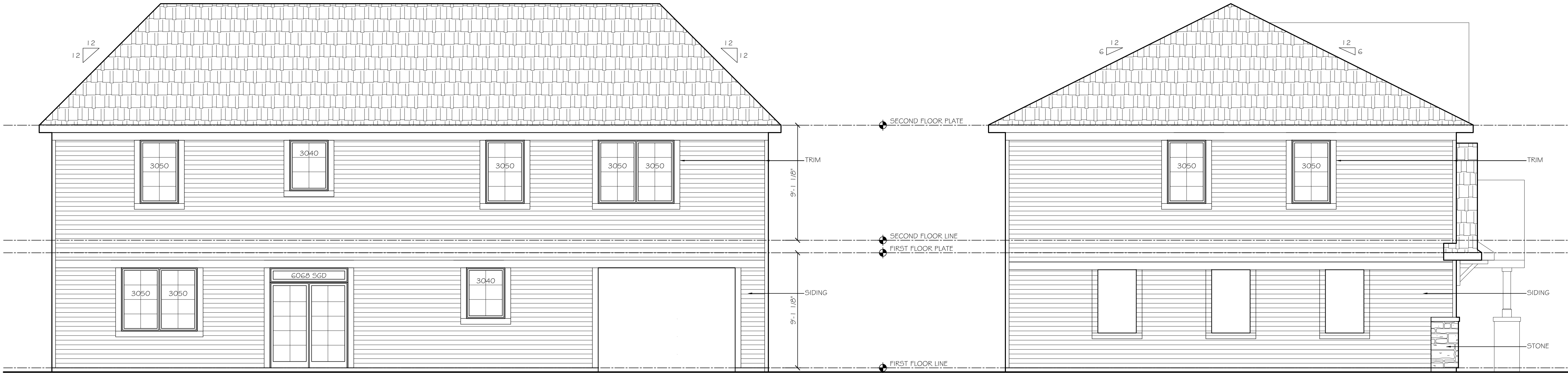
EXP. DATE: 11/30/2016

A1.4c



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

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



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

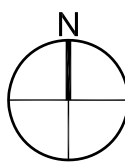
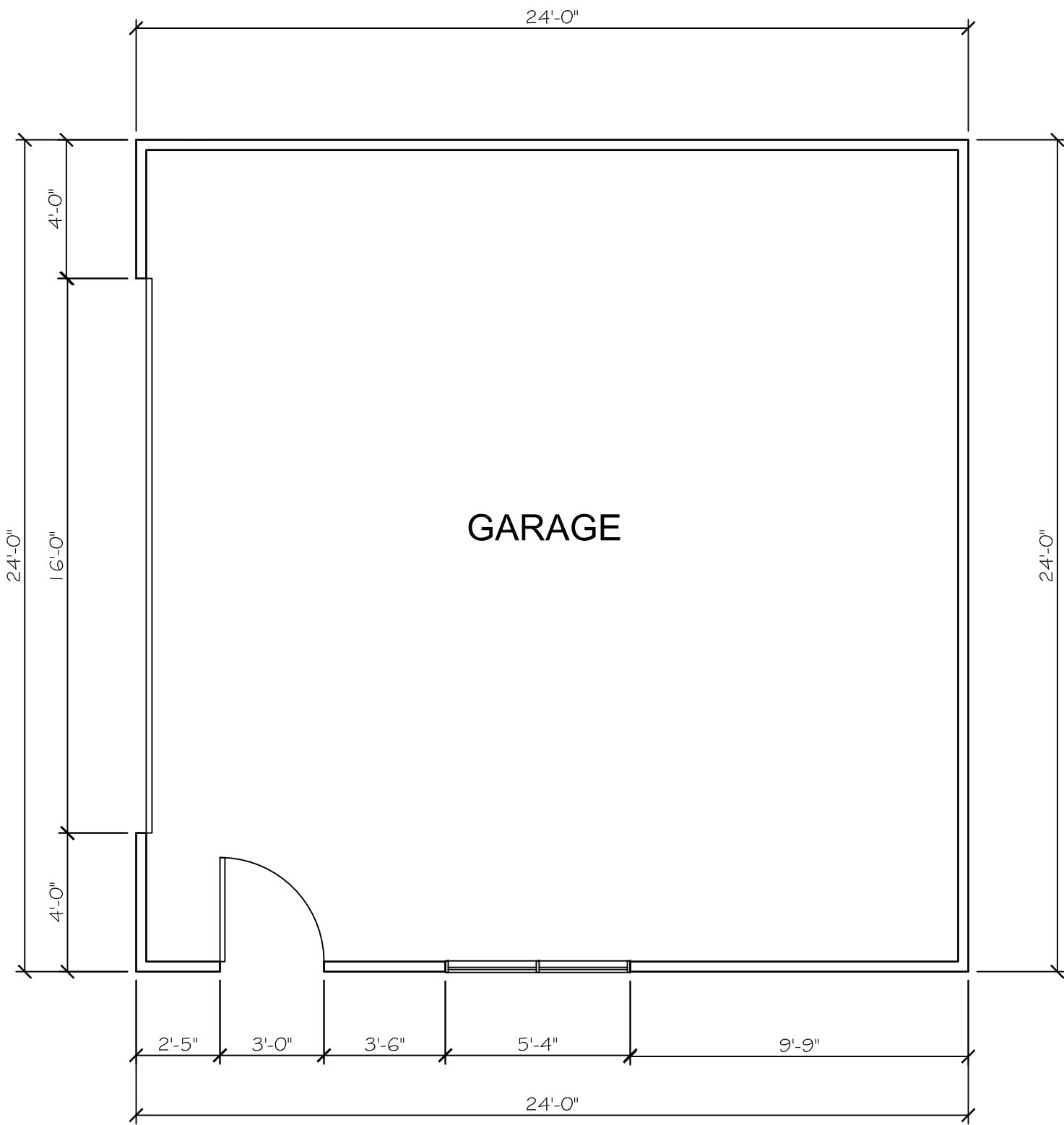
PROPOSED NORTH ELEVATION
1/4" = 1'-0"

ADDITION & INTERIOR RENOVATIONS TO
SINGLE FAMILY RESIDENCE
523 S. RAMMER AVENUE
ARLINGTON HEIGHTS, IL 60004

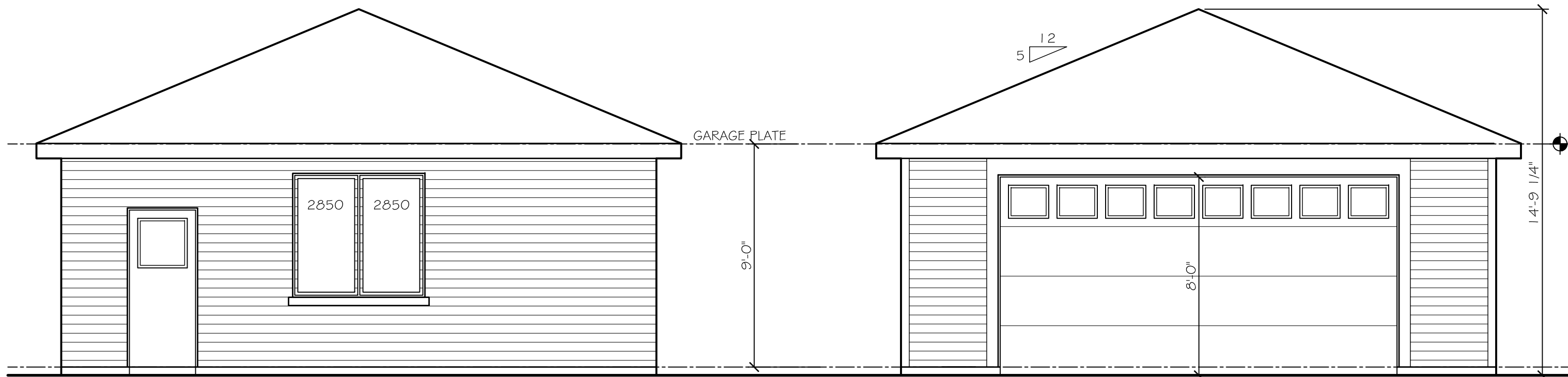
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VILLAGE OF ARLINGTON HEIGHTS, CODES.

JOSE R. PAREJA
001-022115
EXP. DATE: 11/30/2016



PROPOSED GARAGE PLAN
1/4" = 1'-0"



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

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

Single-Family Home Application and Procedures

Village of Arlington Heights

523 S. Rammer Ave

Arlington Heights, IL 60004

SAMPLE MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
Stone	Concrete	Coronado Stone Products	Newport Grey
Roof	Asphalt Shingles	GAF	Weathered Wood
Siding	Wood	LP Smart Side	Grey
Gutters/Trim/Fascia	wood	LP Smart Side	White
Windows	Wood/Aluminum	Marvin White	White
Accent Trim	Wood	LP Smart Side	Walnut

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 **FILE**



Item: DC#16-096 - 1611 N. Mitchell 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 **approve** the proposed new single-family residence to be located at 1611 N. Mitchell Avenue. This recommendation is subject to compliance with the architectural plans received on 8/5/16, and the following:

1. Consider omitting the two roof dormers.
2. Continue the stone base down the right side to the door.
3. Add a window on the side of the garage.
4. Add two windows on the second floor of the right side elevation.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Board or Commission Report

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1611 N. Mitchell Ave.
Project Address: 1611 N. Mitchell Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 14, 2016

PETITION INFORMATION:

DC Number: 16-096
Petitioner Name: Jack Boryszewski
Petitioner Address: 7N601 Rodenburg Rd.
Roselle, IL 60172
Meeting Date: September 20, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached one car 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 approximately 9,750 square feet and the proposed residence will have approximately 4,598 square feet. The proposed house does not comply with the R-3 zoning requirements for maximum Floor Area Ratio and building height. The plan will either need to be corrected, or zoning variations will need to be sought. The proposed design does comply with the remaining R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.2 feet Side: 7.2 feet Rear: 30 feet	Front: 30.2 feet Side: 9.5 feet Side: 9.7 feet Rear: 41.2 feet
Building Height	25 feet to the midpoint	25.5 feet to the midpoint
FAR	4,352 SF	4,598 SF
Building Lot Coverage	3,412 SF	2,827 SF
Impervious Surface Coverage Total	4,875 SF	3,697 SF

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

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

The following revisions are recommended to improve the design:

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1611 N. Mitchell Avenue. This recommendation is subject to compliance with the architectural plans received on 8/5/16, and the following:

1. Consider omitting the two roof dormers.
2. Continue the stone base down the right side to the door.
3. Add a window on the side of the garage.
4. Add two windows on the second floor of the right side elevation.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, September 14, 2016

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

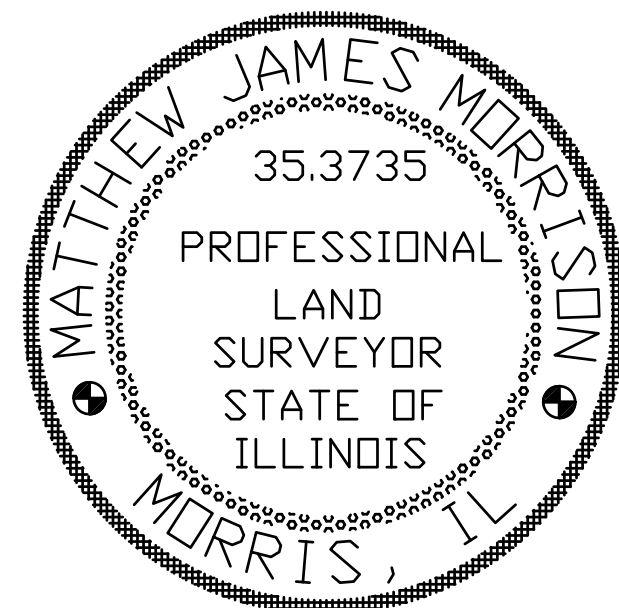
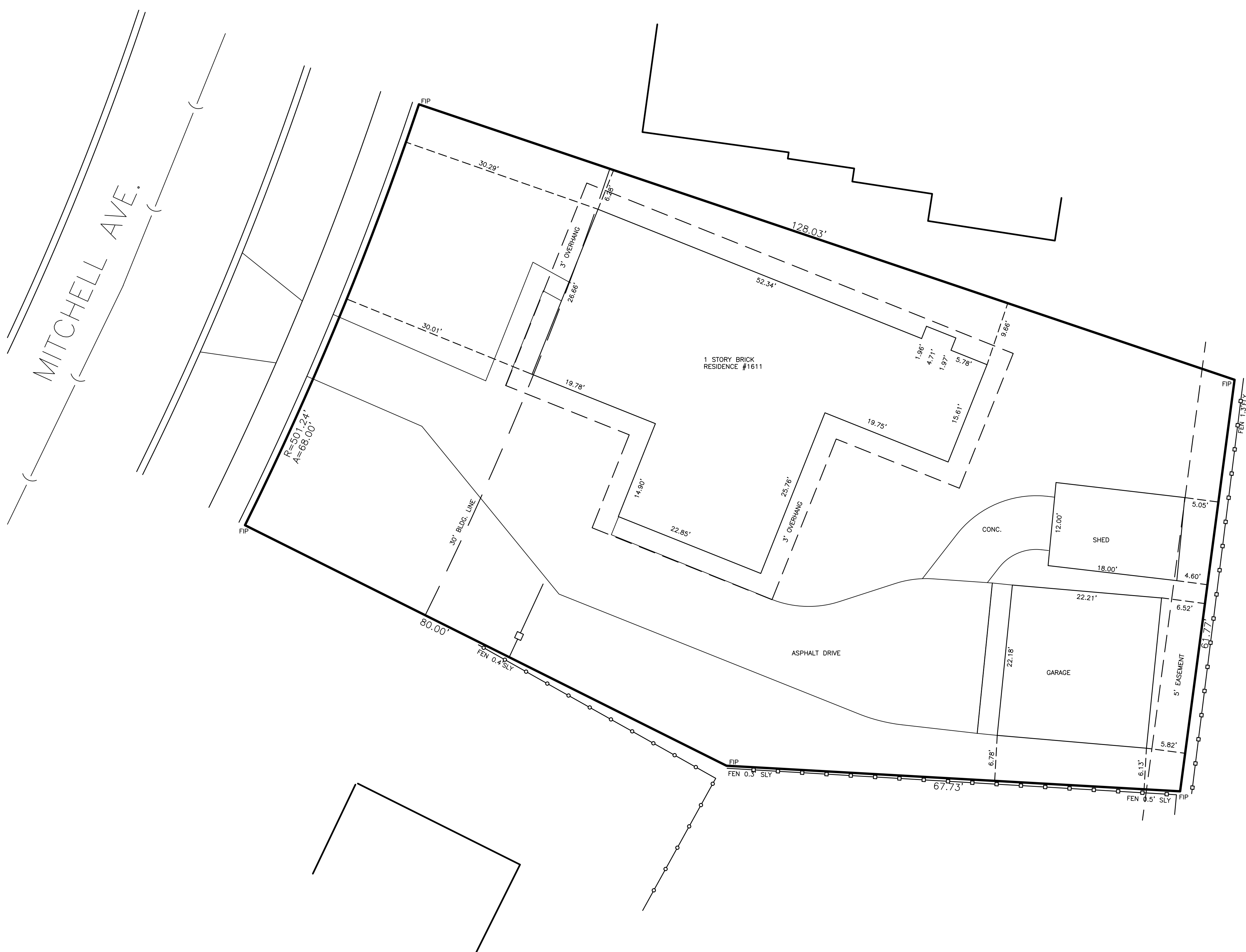
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-096



2710 N IL Rt 47, Morris, Illinois 60450

LOT 28 IN BLOCK 2 IN HASBROOK SUBDIVISION 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, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 1611 MITCHELL AVE., ARLINGTON HTS., IL.



State of Illinois } S.S.
County of Grundy }

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to this plat hereon shown, and this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees farenheight. Dimensions shown on buildings are to the outside of buildings.
Given under my hand and seal at Morris Illinois. Date: 05-09-16

Date: 05-09-16

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/16

FILE No.: 5007

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.



SPIES
& ASSOCIATES, INC.

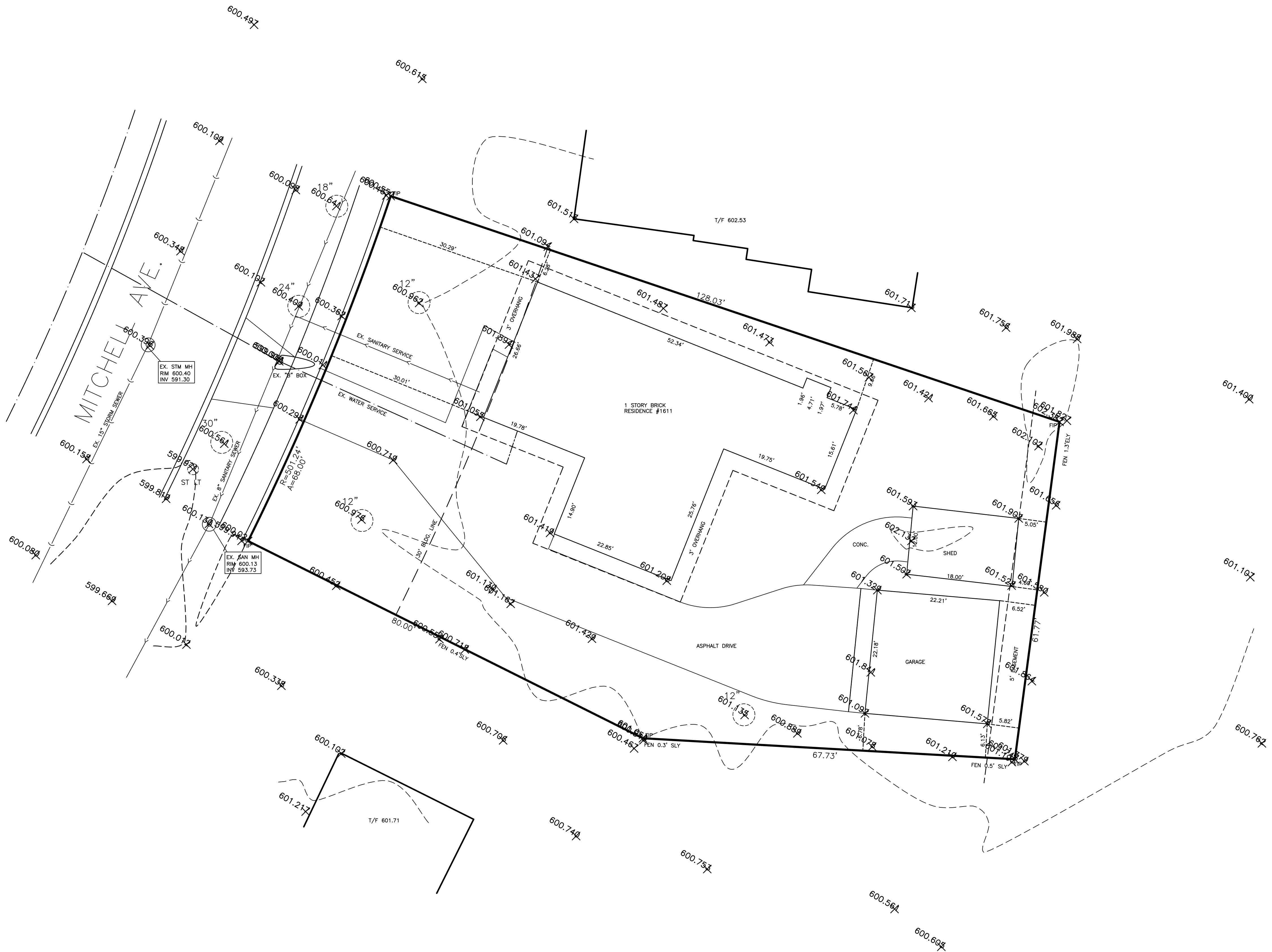
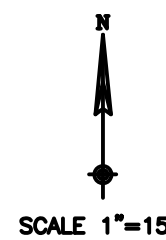
Civil Engineers – Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

EXISTING CONDITIONS

LOT 28 IN BLOCK 2 IN HASBROOK SUBDIVISION 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, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 1611 MITCHELL AVE., ARLINGTON HTS., IL.

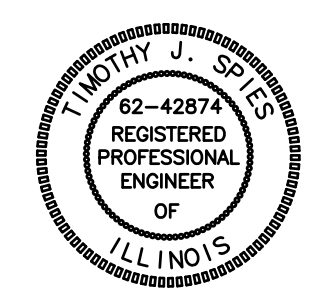


- REMOVE TREE
- 643.3 EXIST. ELEV.
- 644- EXIST. CONTOUR
- 643.3 PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

BENCHMARK:
RIM OF SANITARY MANHOLE LOCATED ON THE EAST SIDE OF MITCHELL AVE. OPPOSITE THE SOUTH PROPERTY LINE OF THE SUBJECT PROPERTY.
ELEVATION 600.13

DATED THIS 09 TH DAY OF MAY, AD 2016
OWNER _____ ENGINEER



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS	

DRAWN BY: TJS	JOB NO. 5007
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 05-09-15

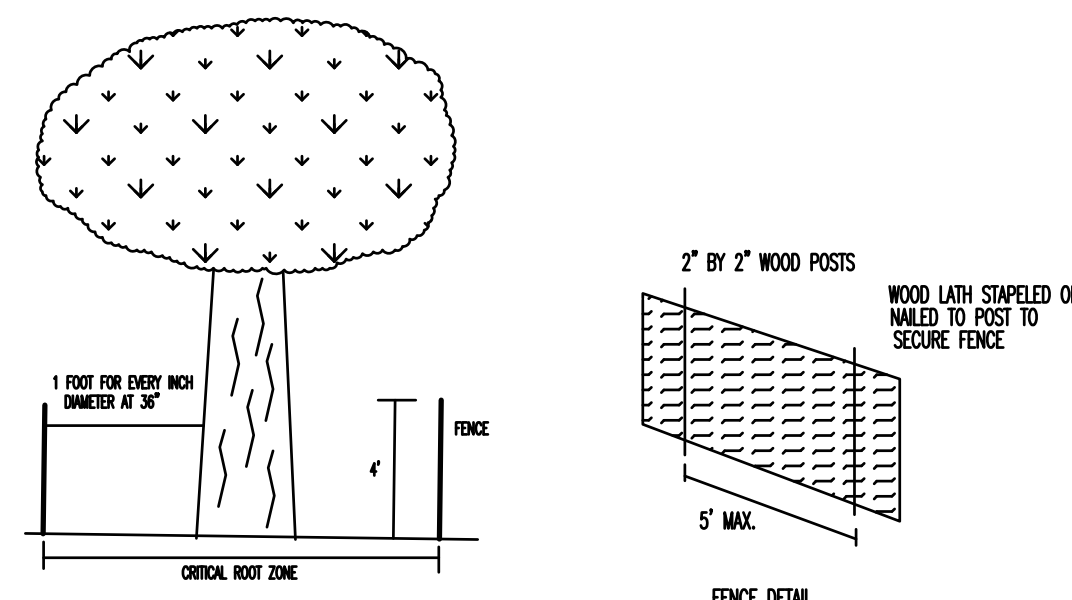
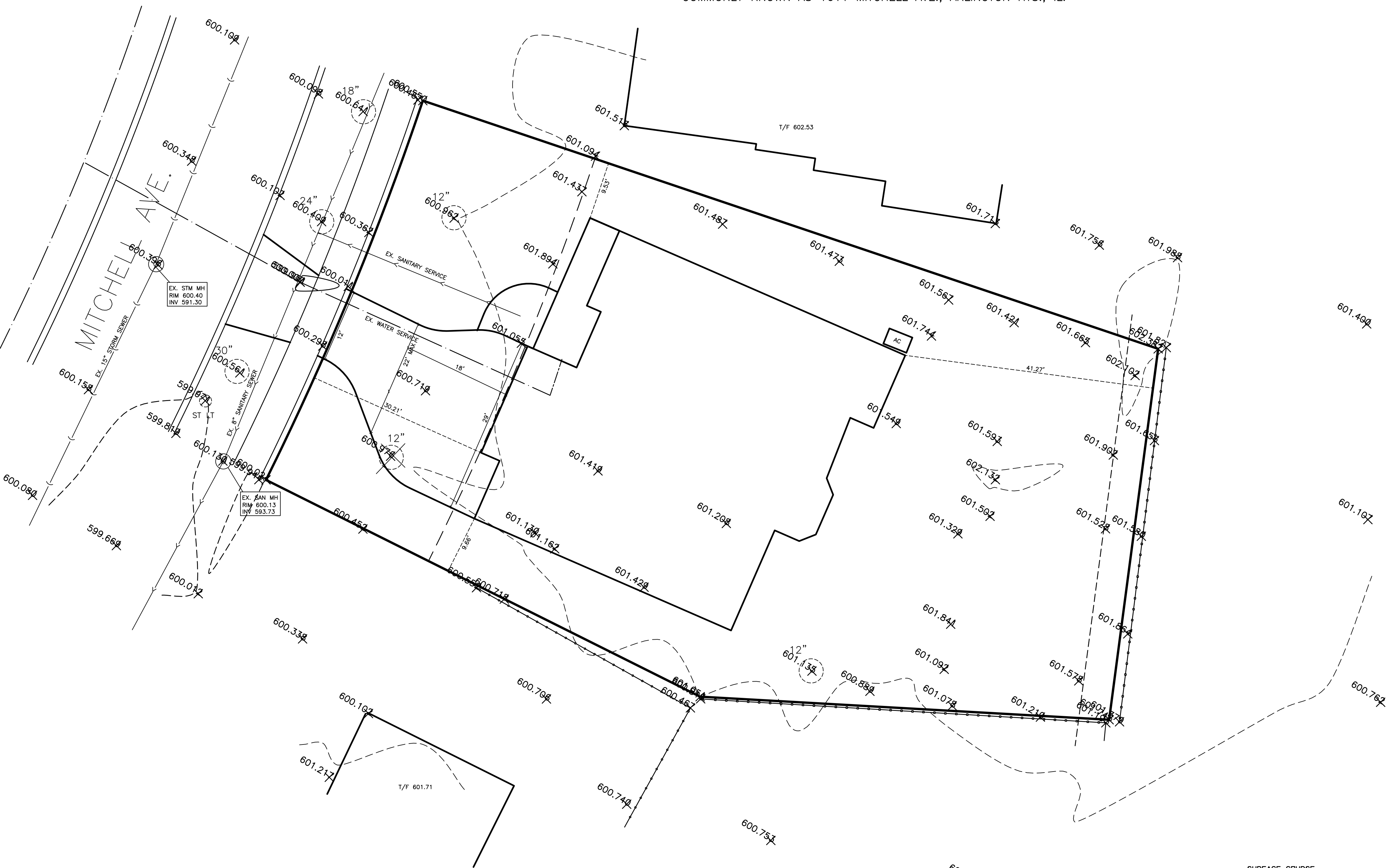
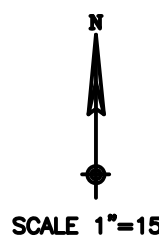
EXISTING CONDITIONS
926 N. BEVERLY LN.

SHEET NO.
1
OF 2 SHEETS

SITE DEVELOPMENT PLAN

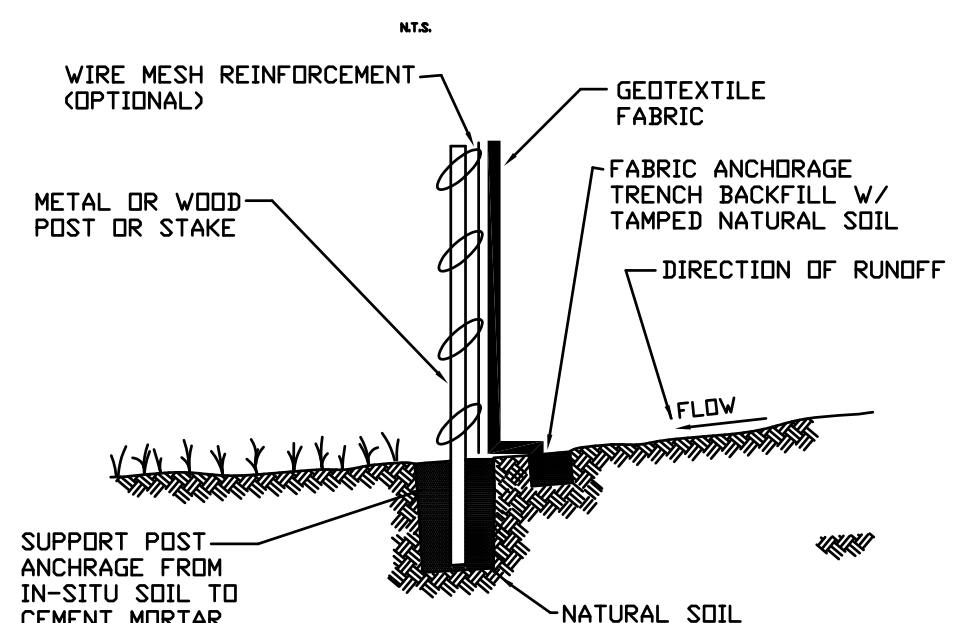
LOT 28 IN BLOCK 2 IN HASBROOK SUBDIVISION UNIT NO. 2 OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 1611 MITCHELL AVE., ARLINGTON HTS., IL.



INSTALL AND MAINTAIN A 4" TALL HIGH VISIBILITY MESH, CHAIN LINK FENCE, OR SNOW FENCE TO BE SECURED TO WOOD OR METAL POSTS SPACED AT A MAXIMUM OF 5' APART. FENCE TO BE LOCATED AT A DISTANCE FROM TRUNK EQUAL TO 1" FOR EVERY INCH DIAMETER MEASURED AT 30" FROM GROUND LEVEL. IF METAL STAKES ARE USED FENCE MUST BE SECURED WITH A MAXIMUM OF 4" WIDE TIE CHAIN LINK FENCE TO HAVE TURNPIKE POSTS SECURED AT EACH SECTION TO MAINTAIN UPRIGHT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL AND MAINTAIN PROTECTIVE TREE FENCING IN ACCORDANCE WITH VILLAGE STANDARDS WILL RESULT IN ISSUANCE OF A STOP WORK ORDER ON THE PROJECT.

TREE PROTECTION DETAIL



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.

SILT FENCE TO BE INSTALLED & MAINTAINED BY THE LOT OWNER TO THE APPROVAL OF THE VILLAGE INSPECTOR.

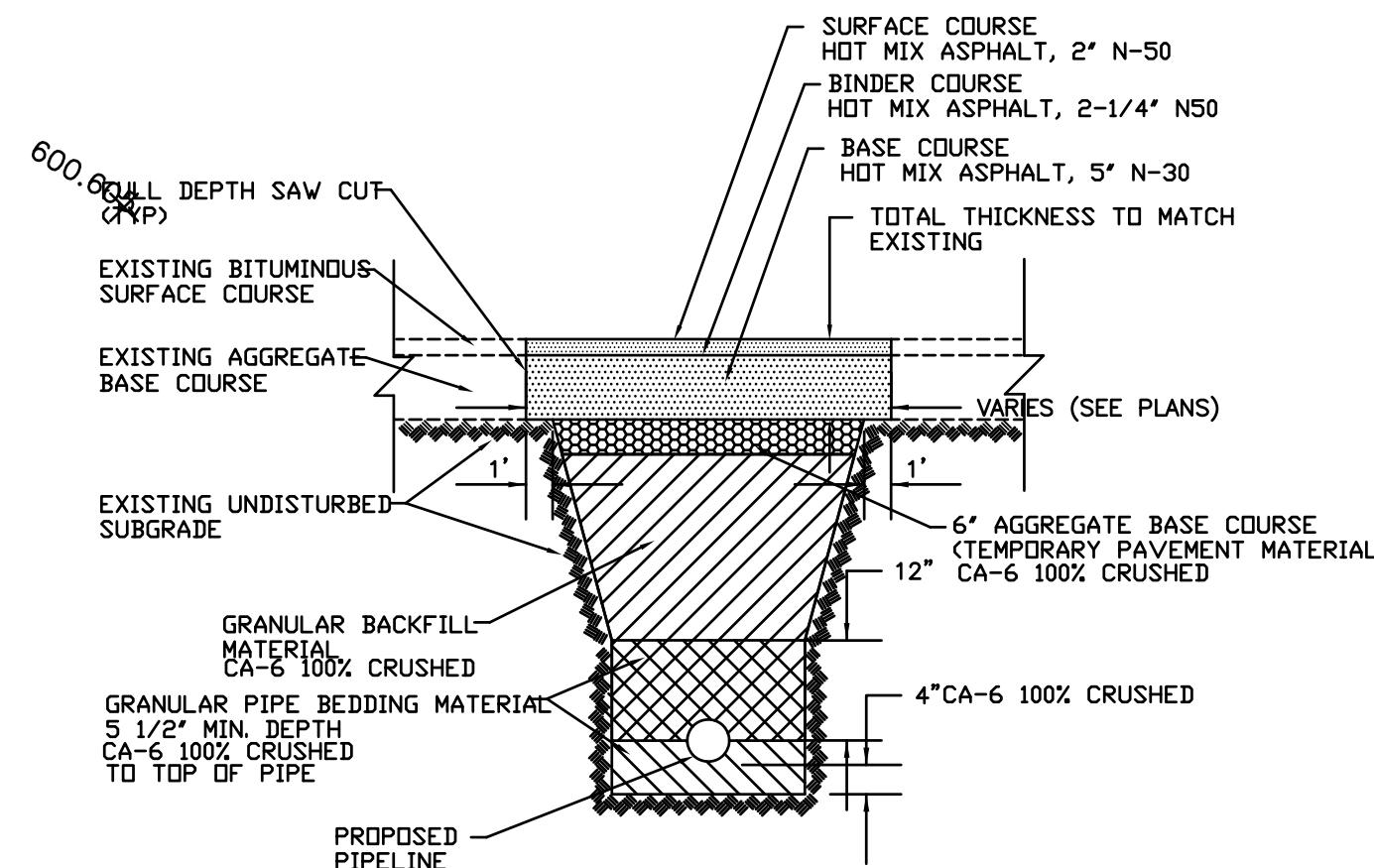
TYPICAL DETAIL FOR SILT FENCE CONTROL

- REMOVE TREE
- EXIST. ELEV.
- EXIST. CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

THE VIDEO OF THE SANITARY SEWER FROM THE PROPERTY LINE TO THE MAIN IS TO BE SUBMITTED PRIOR TO THE ISSUANCE OF THE PERMIT FOR REVIEW OF THE EXISTING CONDITION. IF THE SERVICE LINE IS IN ACCEPTABLE CONDITION, IT CAN BE LINED AND A POST-LINING VIDEO MUST BE TAKEN AND SUBMITTED FOR VILLAGE INSPECTION. HOWEVER, IF IT IS NOT IN ACCEPTABLE CONDITION, A NEW SERVICE LINE MUST BE RUN TO THE HOME. IF THE EXISTING SERVICE IS TO BE ABANDONED, IT MUST BE DISCONNECTED AT THE MAIN.

DOWNSPOUTS SHALL SPLASH AT GRADE, BE DIRECTED TO THE FRONT OR REAR OF THE HOME, SHALL DISCHARGE WITHIN 10 FEET OF THE FRONT OF THE HOME, AND SHALL NOT BE CONNECTED TO THE STORM SEWER.

THE WATER AND SANITARY SERVICES SHALL BE DISCONNECTED PRIOR TO DEMOLITION.



PAVEMENT TRENCH DETAIL

PAVEMENT PATCH TO BE CONSTRUCTED AS FOLLOWS:

- BASE COURSE 5" ASPHALT N-30
- BINDER COURSE 2-1/4" ASPHALT N-50
- SURFACE COURSE 2" ASPHALT N-50

IMPERVIOUS COVERAGE

LOT AREA	9,785 SF
EXISTING COVERAGE	5,050 SF 51.6%
PROPOSED COVERAGE	%

SPIES & ASSOCIATES, INC.

Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE

ARLINGTON HEIGHTS, ILLINOIS 60004

PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY: TJS	JOB NO. 5007
DESIGNED BY: TJS	SCALE: 1"=10'
CHECKED BY: TJS	DATE: 08-17-16

SITE DEVELOPMENT PLAN

1611 N. MITCHELL AVE.

SHEET NO.

2

OF 2 SHEETS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 17 TH DAY OF AUG AD 2016

OWNER ENGINEER



Surrounding Properties



Property to Left 3
1623 N. Mitchell Avenue



Property to Left 2
1619 N. Mitchell Avenue



Property to Left 1
1615 N. Mitchell Avenue



Subject Property
1611 N. Mitchell Avenue



Property to Right 1
1605 N. Mitchell Avenue



Property to Right 2
Hasbrook Park

MITCHELL AVENUE



Property Across 1
1620 N. Mitchell Avenue



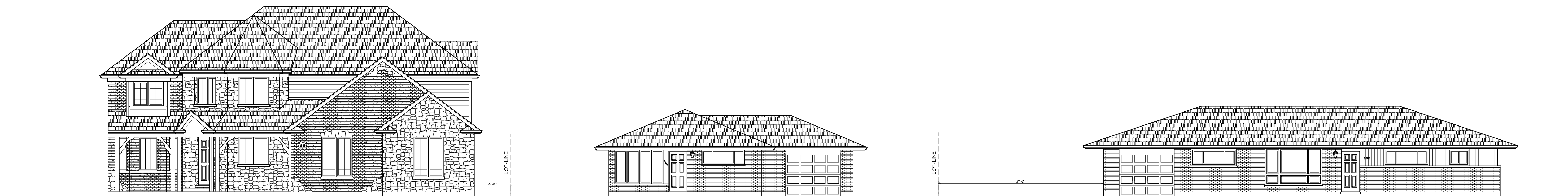
Property Across 2
1614 N. Mitchell Avenue



Property Across 3
1610 N. Mitchell Avenue



Property Across 4
406 W. Maude



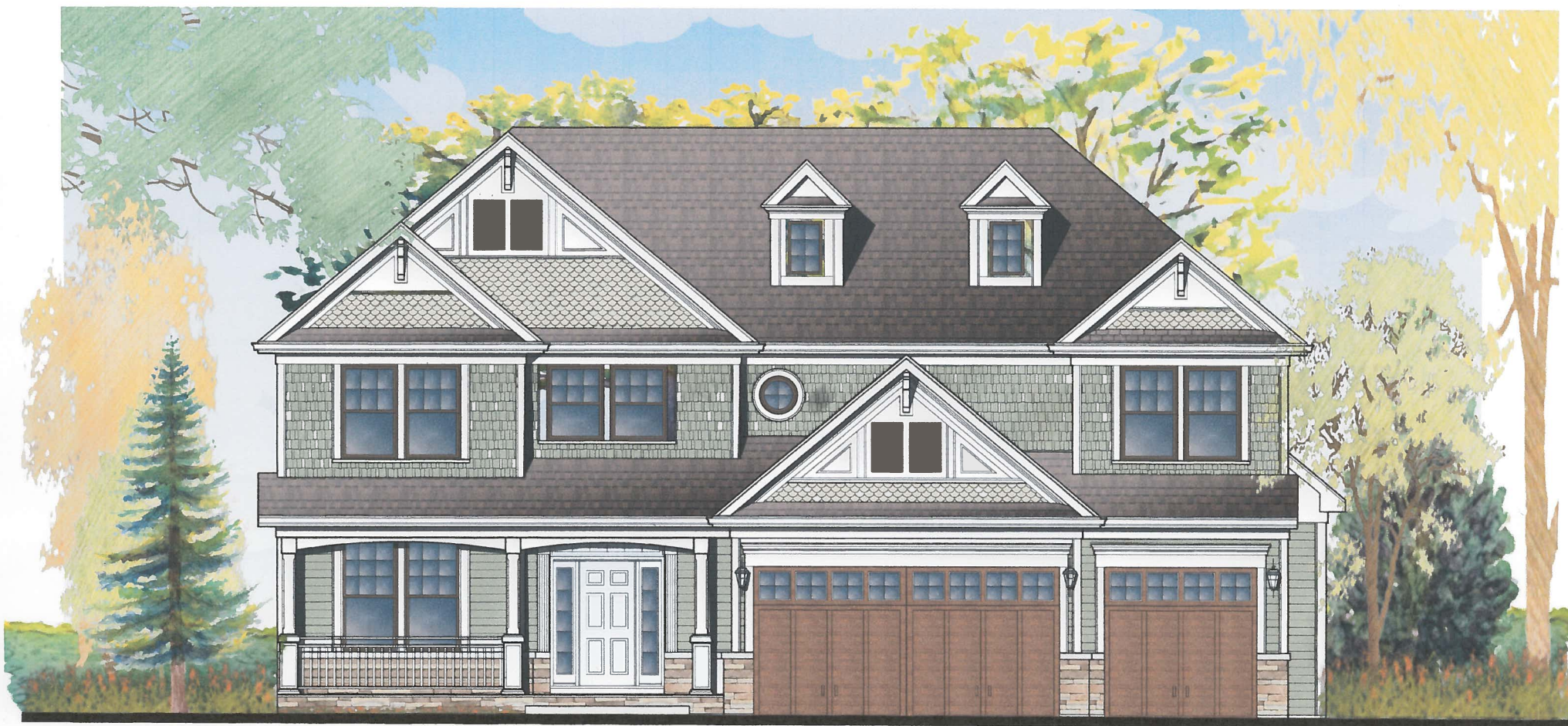
EXISTING ELEVATION $1/8" = 1'-0"$



PROPOSED ELEVATION $1/8" = 1'-0"$

New Residence by:
MJ&B CONTRACTORS

Arlington Heights, Illinois



JMB ARCHITECTS LTD.

 **FILE**

RECEIVED
AUG 05 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1611 N. MITCHELL - ARLINGTON HEIGHTS, IL

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	N/A	N/A	N/A
Roof	Architectural Shingles	IKO	Weatherwood
Siding	Fiber Cement	James Hardie	Clay
Gutters/Trim/Fascia	Aluminum	Quality Edge	White
Windows	Vinyl	Pella	White
Garage Door	Steel	C.H.I.	Brown
Stone	Ledgestone	Buechel Stone	Fond Du Lac



Item: DC#16-097 - 811 W. Maude 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 and approve** the proposed new single-family residence to be located at 811 W. Maude Avenue. This recommendation is subject to compliance with the architectural plans received 8/10/16, and the following:

1. Reduce the mass of the garage. Consider changing the roof form, reducing the slope, and/or jogging the façade with two separate 8 foot wide garage door.
2. Revise the massing on the front of the house to be different than the house across the street, possibly asymmetrical, to be approved by Staff.
3. Add a 4' x 8' covered portico over the back patio door.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 811 W. Maude Ave.
Project Address: 811 W. Maude Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 15, 2016

PETITION INFORMATION:

DC Number: 16-097
Petitioner Name: Tony Van Dijk
Petitioner Address: DRH Cambridge Homes
800 S. Milwaukee Ave.
Libertyville, IL 60048
Meeting Date: September 20, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one story home with a one car attached garage to allow the construction of a new two story residence with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,071 square feet and the proposed residence will have 3,974 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 8.2 feet Side: 8.2 feet Rear: 30 feet	Front: 32 feet Side: 12 feet Side: 12 feet Rear: 32.2 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,066 SF	3,974 SF
Building Lot Coverage	3,174 SF	2,367 SF
Impervious Surface Coverage Total	4,536 SF	3,570 SF

The existing neighborhood consists of primarily single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The proposed house is large, but numerous similar scale teardowns have been previously approved in this neighborhood, and the proposed house does fit well on the wide lot.

Overall, the proposed house is nicely designed, but there are two primary concerns:

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

A last suggestion would be to add a 4' x 8' covered portico over the back patio door to break up the scale of the large rear wall.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and approve the proposed new single-family residence to be located at 811 W. Maude Avenue. This recommendation is subject to compliance with the architectural plans received 8/10/16, and the following:

1. Reduce the mass of the garage. Consider changing the roof form, reducing the slope, and/or jogging the façade with two separate 8 foot wide garage door.
2. Revise the massing on the front of the house to be different than the house across the street, possibly asymmetrical, to be approved by Staff.
3. Add a 4' x 8' covered portico over the back patio door.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

September 15, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 14-097

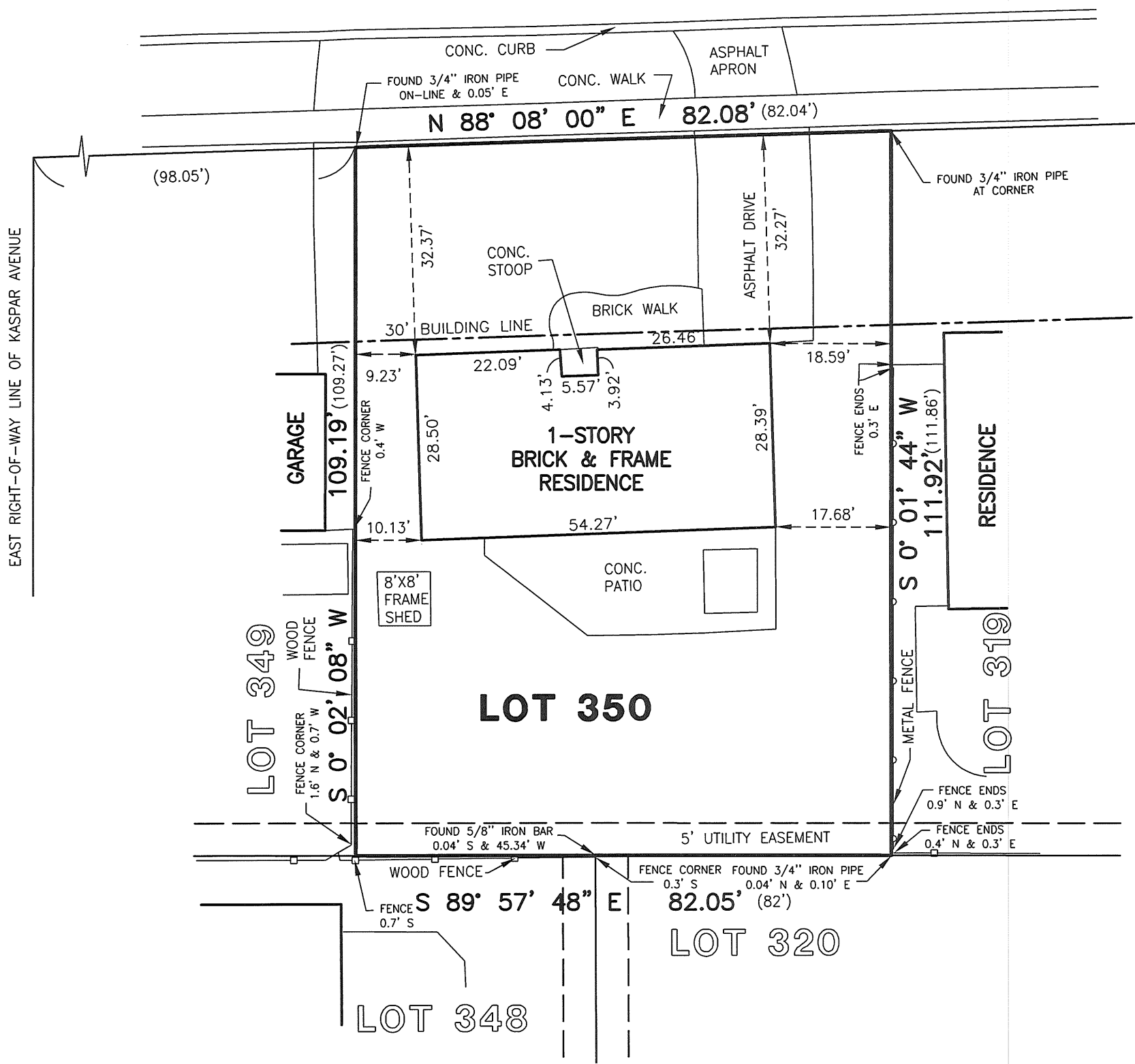
PLAT OF SURVEY

LOT 350 IN HASBROOK SUBDIVISION UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



MAUDE AVENUE

ASPHALT PAVEMENT



LEGEND

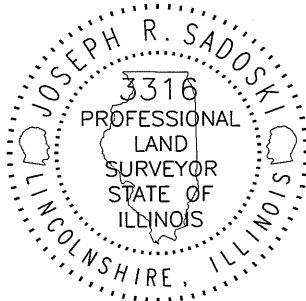
- POWER POLE
- OH — OVERHEAD LINES

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- DR HORTON
- ORIGINAL FIELD WORK COMPLETED- 05-25-16

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



AREA

9,070 Sq. Ft. OR 0.21 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 27TH DAY OF MAY, A.D. 2016.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.

XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY

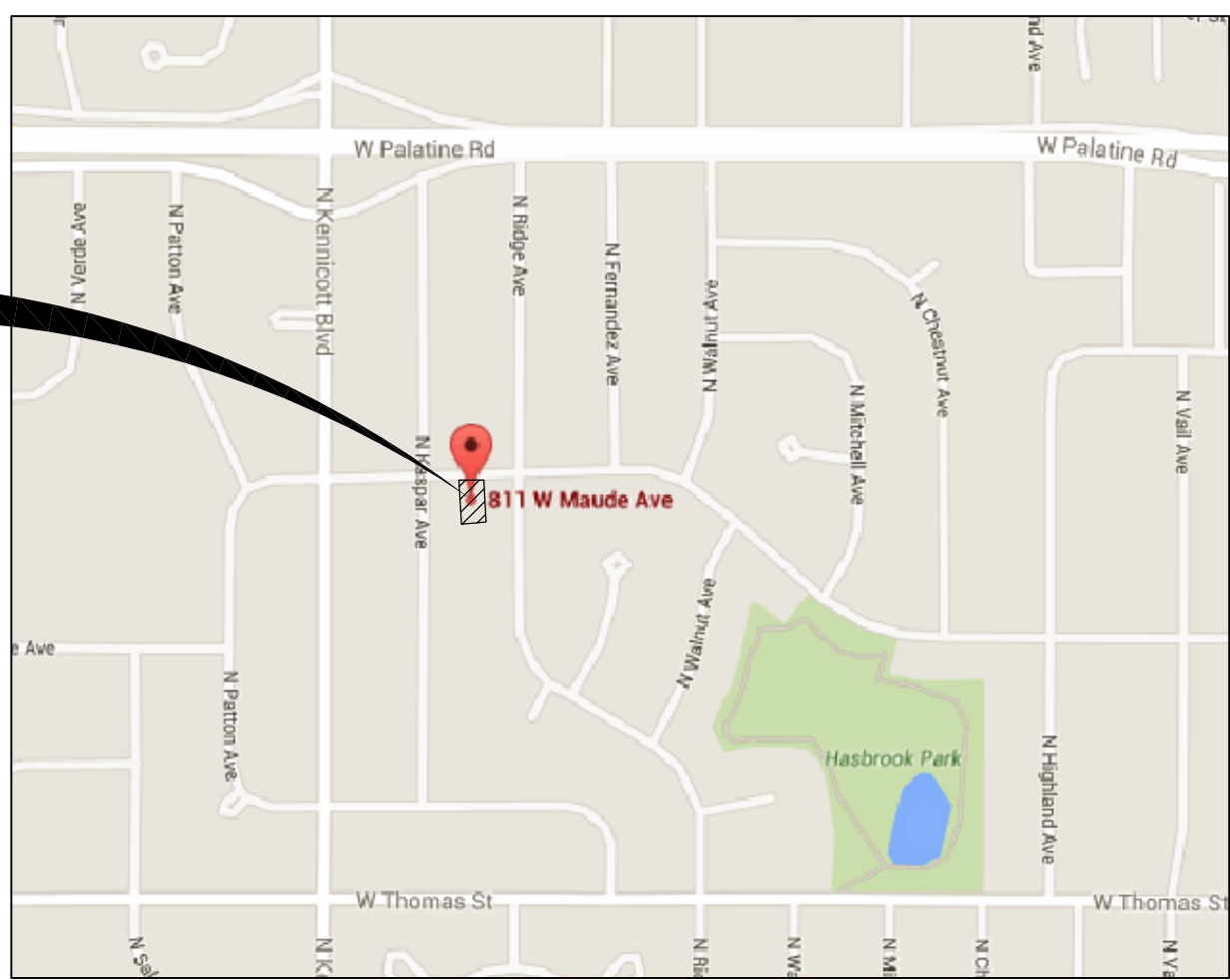
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE:	1"=20'
DRAWING No.	62132
SHEET	1 OF 1

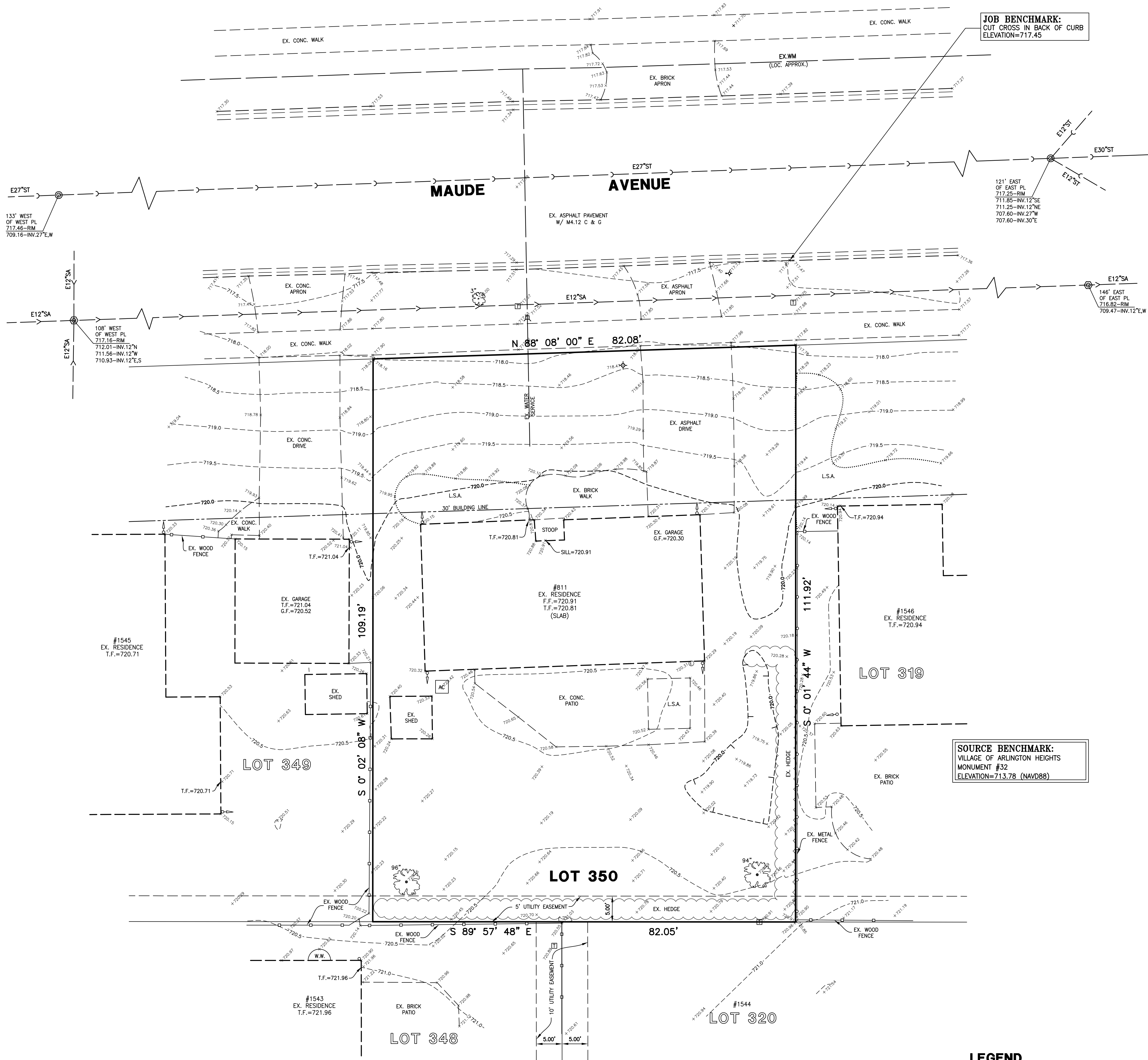
811 W. MAUDE AVENUE - ARLINGTON HEIGHTS, IL

PLAT OF SURVEY

LOT 350 IN HASBROOK SUBDIVISION UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP



	CONTOUR
	SPOT ELEVATION
	DECIDUOUS TREE W/DIA.
	CONIFEROUS TREE W/DIA.
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	WATER SERVICE BOX
	VALVE & VAULT
	FIRE HYDRANT
	UTILITY POLE
	LIGHT STANDARD
	STORM CULVERT
	— E8"SA —> SANITARY SEWER
	— E12"ST —> STORM SEWER
	— E6"W —> WATER MAIN
	—> DITCH
	—> SWALE
	—> DIRECTION SURFACE DRAINAGE
	—> FENCE

Tree Preservation Survey				811 Maude Ave Arlington Heights, IL	
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
94	23	Honey Locust	3	NA	
95	10	Buckthorn	3	NA	
96	21	Honey Locust	3	NA	
Thank you, Lou Leggett					
Certified Arborist #177					
847-561-7061					

DESIGNED BY: MS	DATE: 06-11-16
CHECKED BY: AC	DATE: 06-11-16
APPROVED BY: AC	DATE: 06-11-16



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE:	1" = 10'
DRAWING No.	62132
SHEET	1 OF 2

811 W. MAUDE AVENUE – ARLINGTON HEIGHTS, IL

EXISTING TOPOGRAPHY

LOT 350 IN HASBROOK SUBDIVISION UNIT 4, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



<u>LOT COVERAGE TABLE</u>	
LOT AREA	= 9,070 S.F.
<u>EXISTING IMPERVIOUS AREAS</u>	
HOUSE	= 1,521 S.F.
DRIVE	= 560 S.F.
WALK	= 226 S.F.
PATIO	= 520 S.F.
SHED	= 67 S.F.
TOTAL PROPOSED	= 2,894 S.F. (31.9%)
<u>PROPOSED IMPERVIOUS AREAS</u>	
HOUSE	= 2,614 S.F.
DRIVE	= 584 S.F.
WALK/STOOP	= 154 S.F.
PATIO (OPTIONAL)	= 218 S.F.
TOTAL PROPOSED	= 3,570 S.F. (39.4%)

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT #32
ELEVATION=713.78 (NAVD88)

 CONTOUR
 SPOT ELEVATION
 DECIDUOUS TREE W/DIA.
 CONIFEROUS TREE W/DIA.
 SANITARY MANHOLE
 STORM MANHOLE
 CATCH BASIN
 INLET
 WATER SERVICE BOX
 VALVE & VAULT
 FIRE HYDRANT
 UTILITY POLE
 LIGHT STANDARD
 STORM CULVERT
 — E8'SA — SANITARY SEWER
 — E12'ST — STORM SEWER
 — E8'W — WATER MAIN
 — DITCH
 — SWALE
 — DIRECTION SURFACE DRAINAGE
 — FENCE

Tree Preservation Survey				811 Maude Ave Arlington Heights, IL	
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6=DEAD)	Form	NOTES / LOCATION
94	23	Honey Locust	3	NA	
95	10	Buckthorn	3	NA	
96	21	Honey Locust	3	NA	
Thank you, Lou Leggett					
Certified Arborist #177					
847-561-7061					

DESIGNED BY: MS	DATE: 06-11-16
CHECKED BY: DRF	DATE: 06-11-16
APPROVED BY: DRF	DATE: 06-11-16



SCALE:	1" = 10'
DRAWING No.	62132
SHEET	2 OF 2

SITE PLAN

Subject Property



1546 Ridge



811 W Maude



1545 Kaspar

Ridge Ave

W Maude Ave

Kaspar Ave



804 W Maude



810 W Maude



1603 Kaspar





ELEVATION NOTES:

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES:

- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR

ELEVATION SYMBOLS:

"E" - EGRESS WINDOW

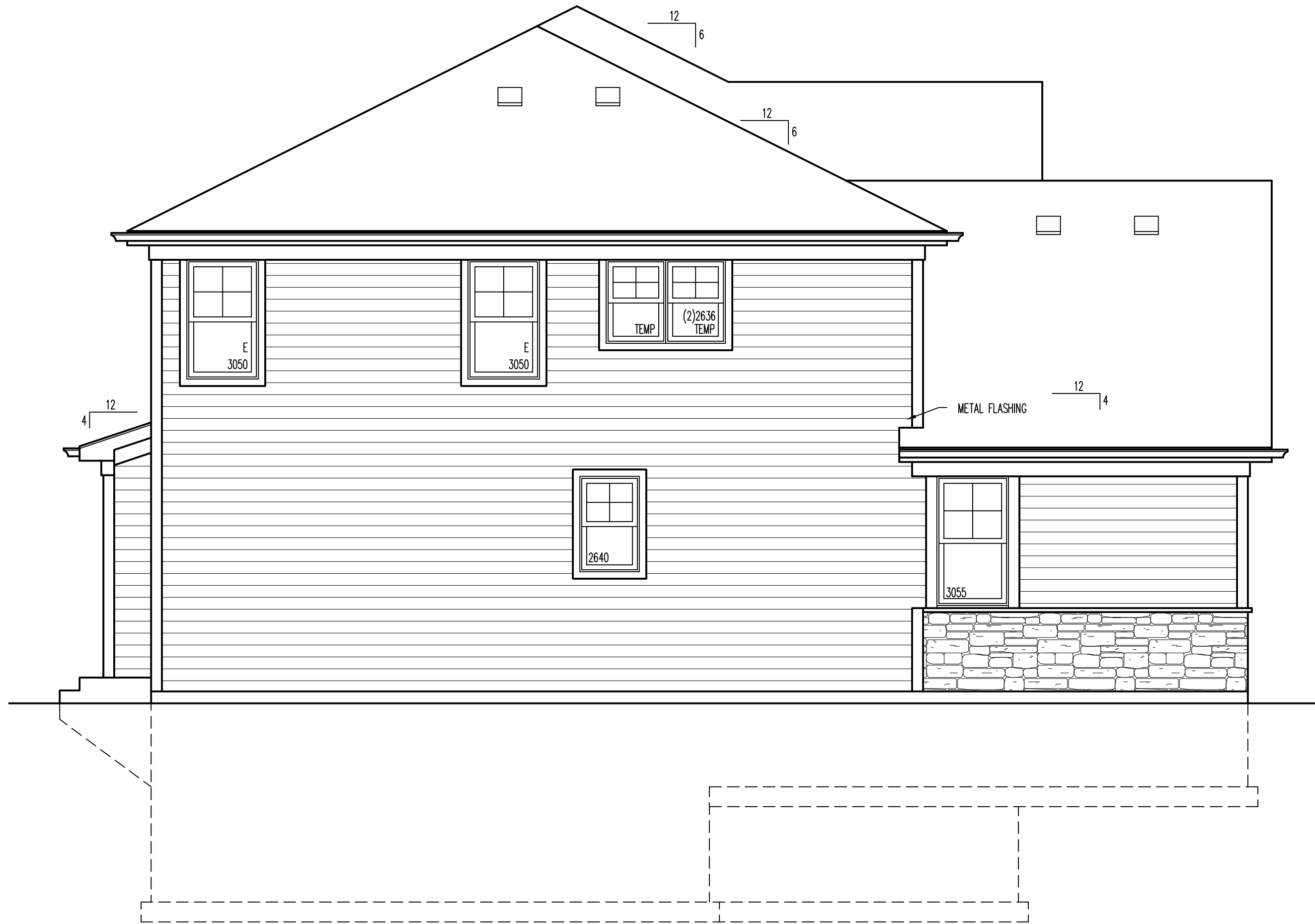
DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
FINAL REVIEW	4
RELEASE FOR PERMIT	5
DESIGN	

DR HORTON, INC
811 MAUDE AVE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2600 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9210 Fax 815-788-9211

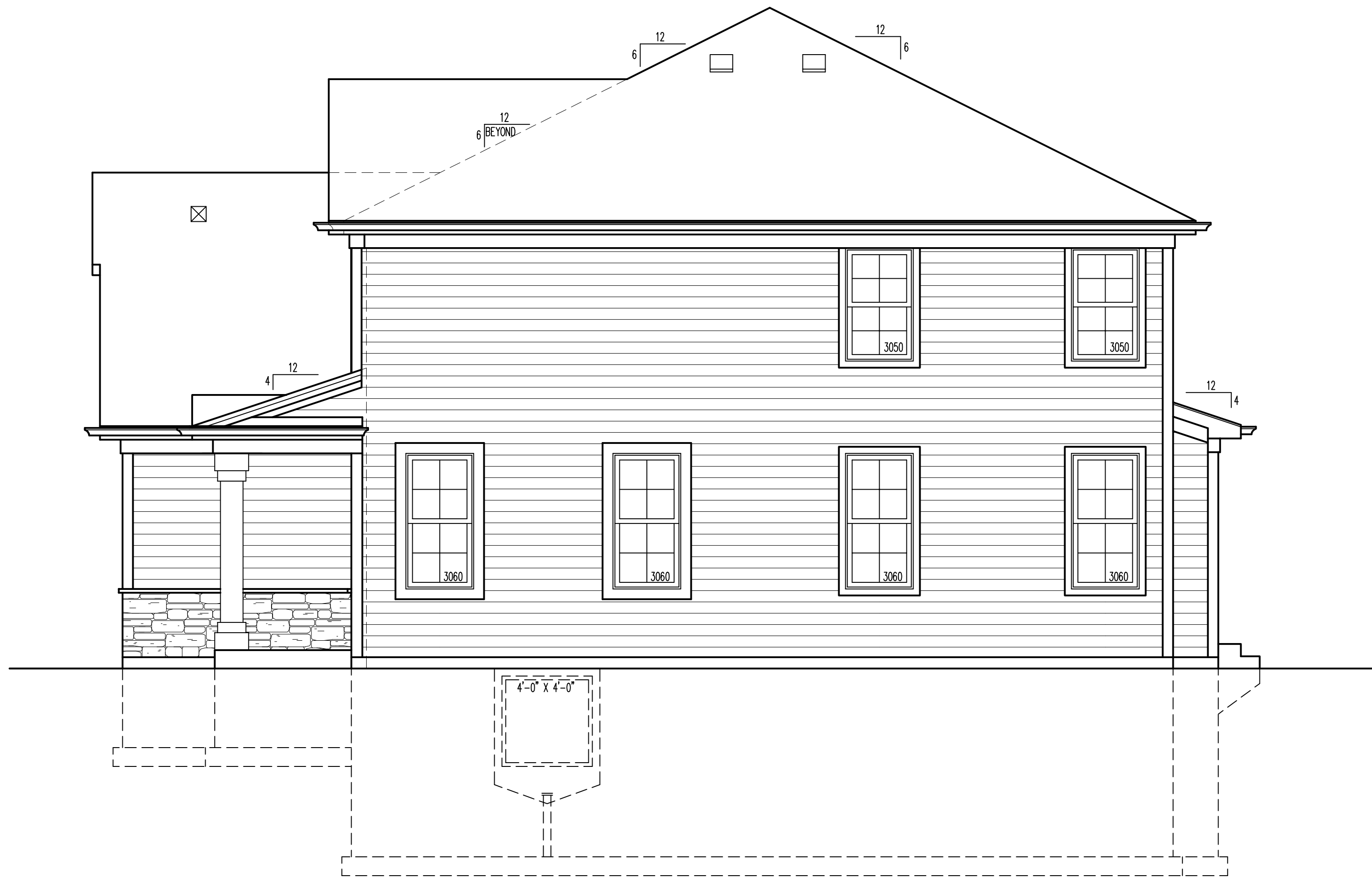
ALA
Job Number: 16132
Sheet Number: A200
File Name: 16122200



1C
A201

LEFT ELEVATION

1/4"=1'-0"



1E
A201

RIGHT ELEVATION

1/4"=1'-0"

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DR. HORTON, INC.
811 MAUDE AVE.
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.

2600 Behm Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-2200 Fax: 815-788-2011

ALA

Job Number
16132

Sheet Number
A201

File Name
16132201

Material Schedule

811 W Maude , Arlington Heights

Horizontal Siding – Manufacturer: James Hardie Color: Sandstone Beige

Shake Siding - Manufacturer: James Hardie Color: Aged Pewter

Roofing – Manufacturer: IKO Asphalt Color: Driftwood

Stone - Manufacturer: Sunset Stone Style / Color: Cobble Stone / Bala

Trim – Manufacturer: Woodtone Real Trim Color: Painted Sherwin-Williams Pure White SW7005

Soffit / Fascia - Manufacturer: Norandex Aluminum Color: White

Gutters – Manufacturer: Norandex Aluminum Color: White

Windows - Manufacturer: MI Industries Color: White



Item: DC#16-098(H) - 638 N. Highland 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 **approve** the proposed addition to the existing single-family residence located at 638 N. Highland Avenue. This recommendation is based upon the architectural plans dated 8/10/16 and received 8/11/16, and the following:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Belcher Residence
Project Address: 638 N. Highland Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 15, 2016

PETITION INFORMATION:

DC Number: 16-098
Petitioner Name: Jeff Eichorn
Petitioner Address: DeBaker Design Group
7925 N. Lincoln Ave., Suite 203
Skokie, IL 60077
Meeting Date: September 20, 2016

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code. Per Section 6-501.e.3. of the Municipal Code, the powers, duties, and responsibilities of the Design Commission include working towards the aesthetic growth and preservation of the community by studying exterior design drawings, sign plans, landscape and site plans to determine how the proposed development will relate to exterior architectural design, arrangement, height and appearance, color and texture of the materials of the exterior construction, landscaping, entrance ways, lighting, off-street parking facilities and similar matters as set forth in the Design Guidelines.

The petitioner is proposing to expand an existing two-story home with a new rear addition including an attached and detached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 17,518 square feet and the residence, with the proposed addition, will have approximately 6,309 square feet. This project complies with all of the R-3 zoning requirements, as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 27.43 feet Side: 12.5 feet Side: 12.5 feet Rear: 30 feet	Front: 27.43 feet Side: 25.9 feet Side: 40.48 feet Rear: 30.65 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	7,445 SF	6,309 SF
Building Lot Coverage	6,131 SF	4,707 SF
Impervious Surface Coverage Total	8,759 SF	7,240 SF

The subject property is located within the Historic Arlington Neighborhood Association (HANA) area of Arlington Heights. Additionally, this property was included in a Community Preservation Report which was prepared by the School of the Art Institute of Chicago in 2004. The Preservation Report was prepared in an effort to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Exceptional".

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

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

RECOMMENDATION:

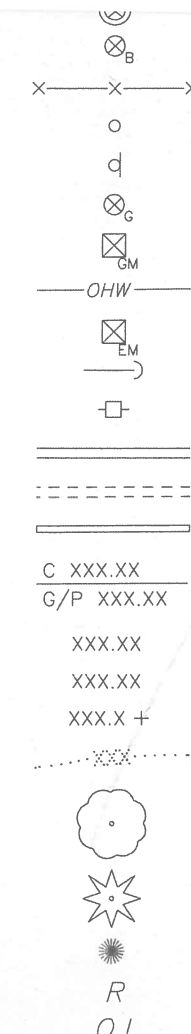
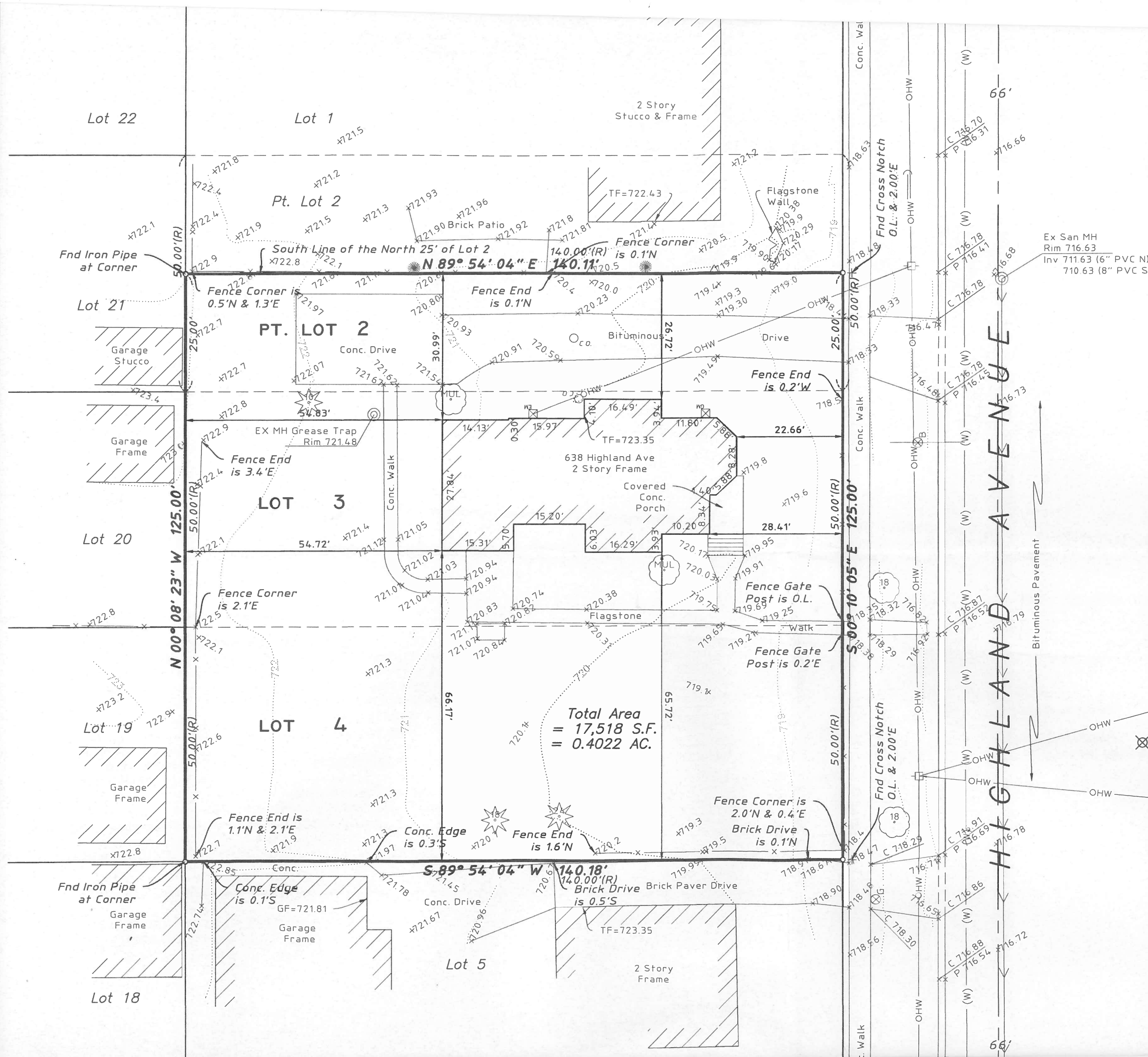
It is recommended that the Design Commission **approve** the proposed addition to the existing single-family residence located at 638 N. Highland Avenue. This recommendation is based upon the architectural plans dated 8/10/16 and received 8/11/16, and the following:

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

_____, September 15, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-098



- B-Box
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Meter
- Overhead Water
- Electric Meter
- Guy Wire
- Utility Pole
- Curb & Gutter
- Depressed Retaining Wall
- Curb Elevation
- Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- Record On Line

CP# 101
Cross Notch
N: 1975427.1501
E: 1078743.1103
Elev.: 716.55

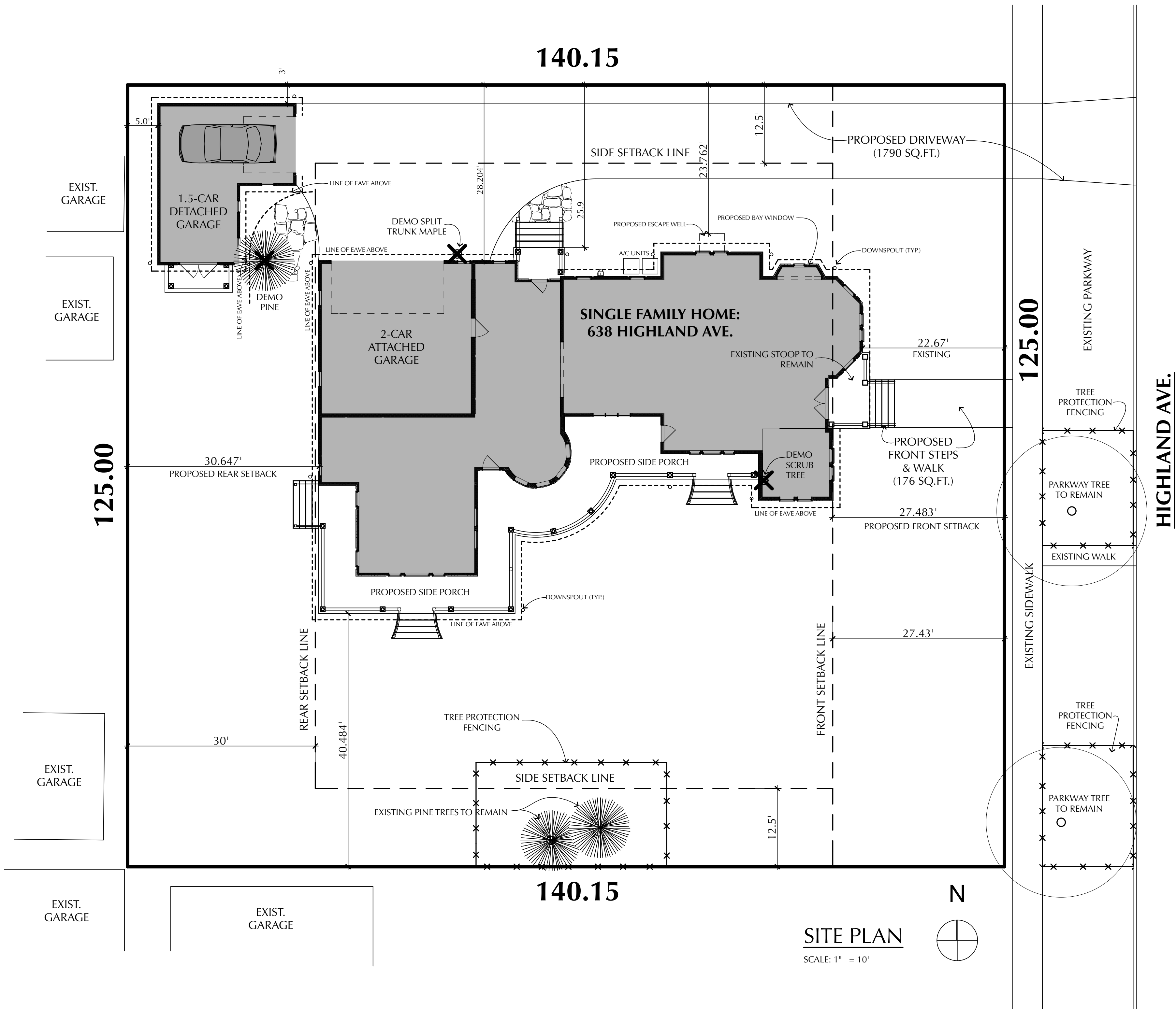
SUBMITTAL FOR DESIGN COMMISSION REVIEW

638 N. HIGHLAND AVE.
VILLAGE OF ARLINGTON HEIGHTS

ITEM	MATERIAL	MANUFACTURER	COLOR
Stone	To Match Existing	Halquist	To Match Existing
Roof	Asphalt Shingle	GAF Timberline Ultra HD	Pewter Gray
Lap Siding	Composite	Boral TruExterior Siding	See Rendering
Trim	Composite	Boral TruExterior Trim	See Rendering
Gutters	Aluminum	Alcoa	To Match Trim
Windows	Aluminum Clad	Eagle	Dark Bronze
Garage Door	Wood	Custom	Stained

PROPOSED MATERIAL SCHEDULE

SCALE: 1" = 1'-0"



SITE PLAN
SCALE: 1" = 10'

DATE	REVISION NOTES
4/29/2016	PRELIMINARY PRESENTATION
5/20/2016	REVISED PRELIMINARY PLANS
6/17/2016	DESIGN DEVELOPMENT
8/1/2016	REVISED DESIGN DEVELOPMENT
8/10/2016	VILLAGE DESIGN REVIEW

PROPOSED RENOVATION AND ADDITION
BELCHER RESIDENCE
638 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

SITE PLAN

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Property to Left 3
620 N. Highland Ave



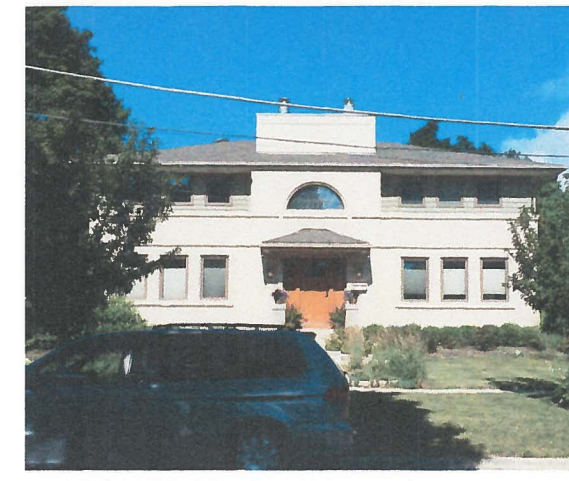
Property to Left 2
624 N. Highland Ave



Property to Left 1
628 N. Highland Ave



Subject Property
638 N. Highland Ave



Property to Right 1
642 N. Highland Ave

HIGHLAND AVENUE



Property to Across 1
623 N. Highland Ave



Property to Across 2
631 N. Highland Ave



Property to Across 3
633 N. Highland Ave



Property to Across 4
635 N. Highland Ave

FILE

RECEIVED
AUG 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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



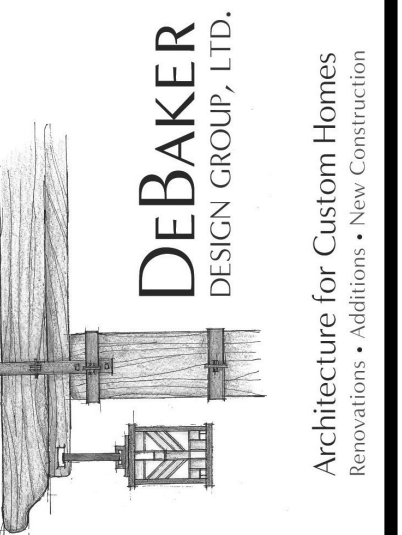
EXISTING STREETSCAPE
SCALE: 1/8" = 1'-0"

PROPOSED RENOVATION AND ADDITION
BELCHER RESIDENCE
638 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

STREETSCAPES

DD.12

SHEET 12 of 12



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DATE	REVISION NOTES
4/29/2016	PRELIMINARY PRESENTATION
5/20/2016	REVISED PRELIMINARY PLANS
6/17/2016	DESIGN DEVELOPMENT
8/1/2016	REVISED DESIGN DEVELOPMENT
8/10/2016	VILLAGE DESIGN REVIEW



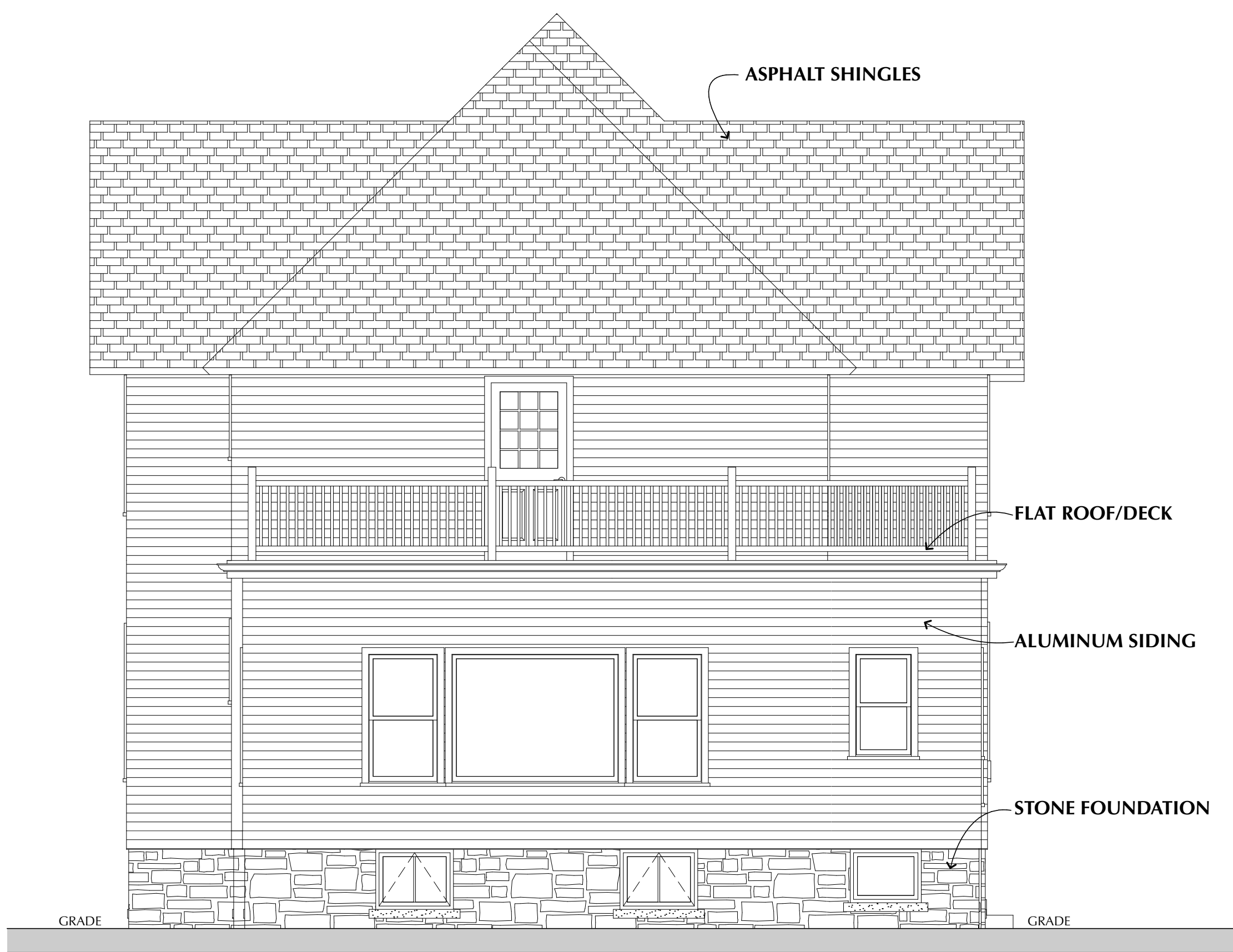
EXISTING LEFT ELEVATION

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



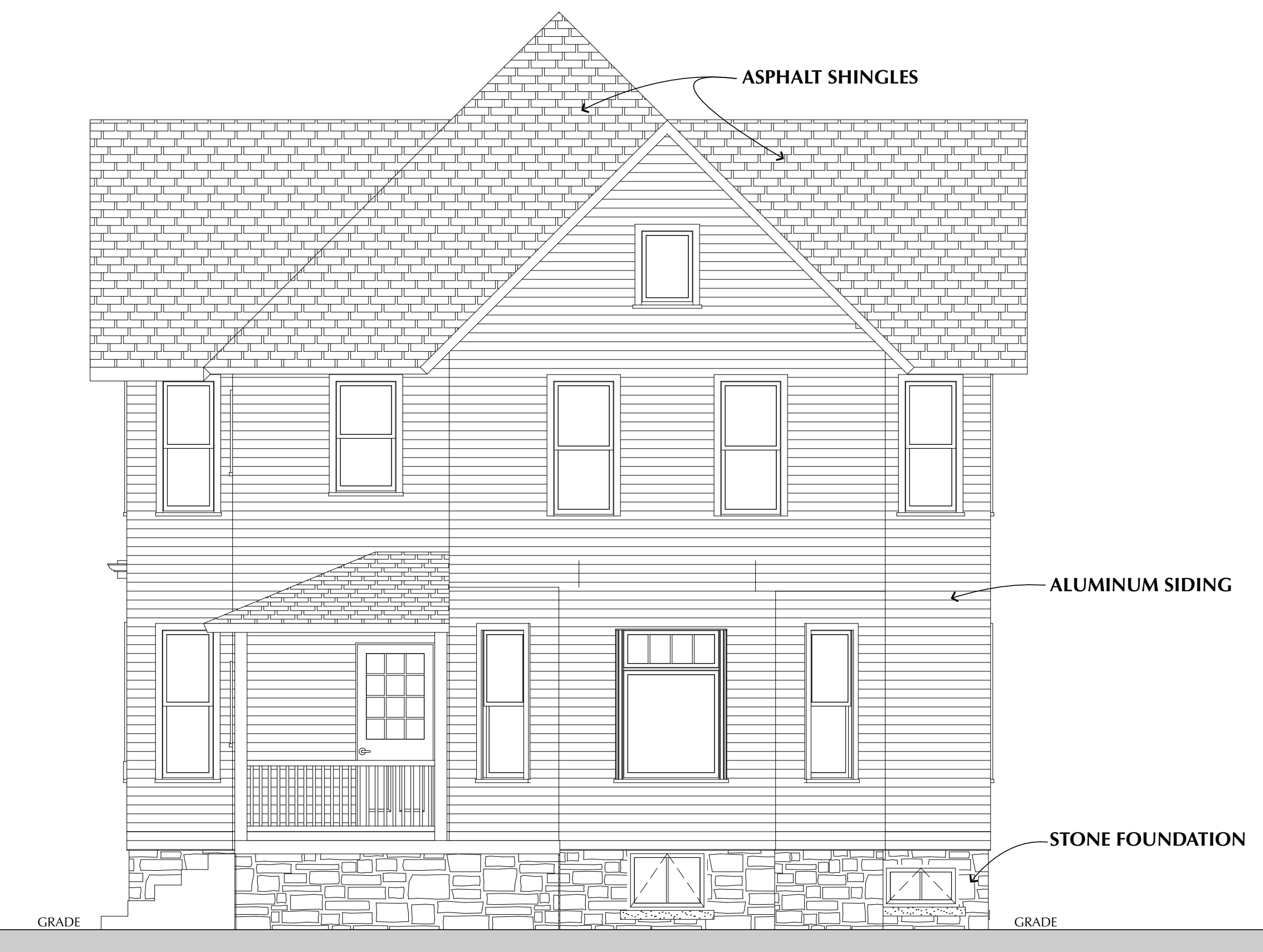
EXISTING RIGHT ELEVATION

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



EXISTING REAR ELEVATION

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



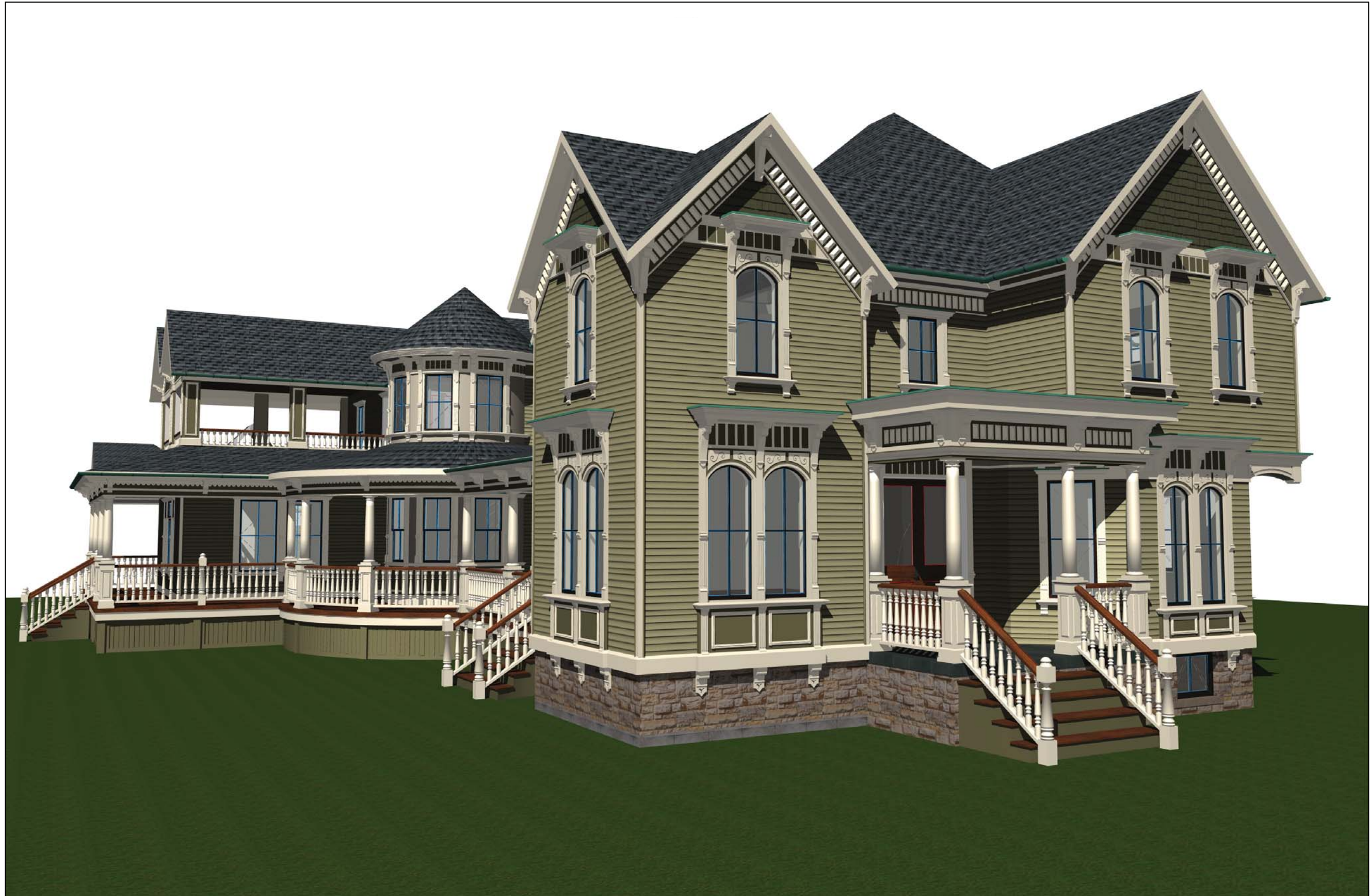
EXISTING FRONT ELEVATION

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

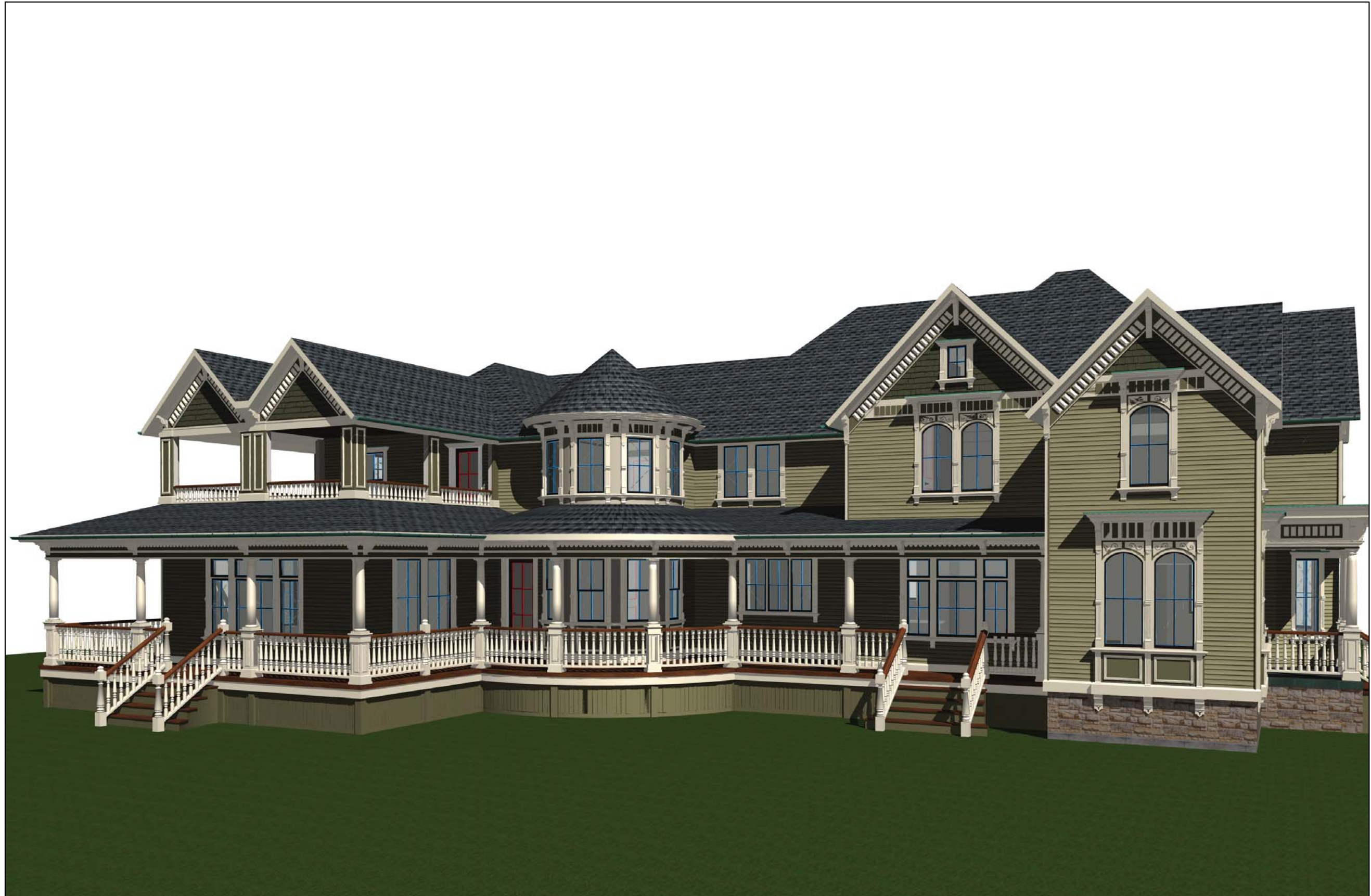
DATE	REVISION NOTES
4/29/2016	PRELIMINARY PRESENTATION
5/20/2016	REVISED PRELIMINARY PLANS
6/17/2016	DESIGN DEVELOPMENT
8/1/2016	REVISED DESIGN DEVELOPMENT
8/10/2016	VILLAGE DESIGN REVIEW

PROPOSED RENOVATION AND ADDITION
BELCHER RESIDENCE
638 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

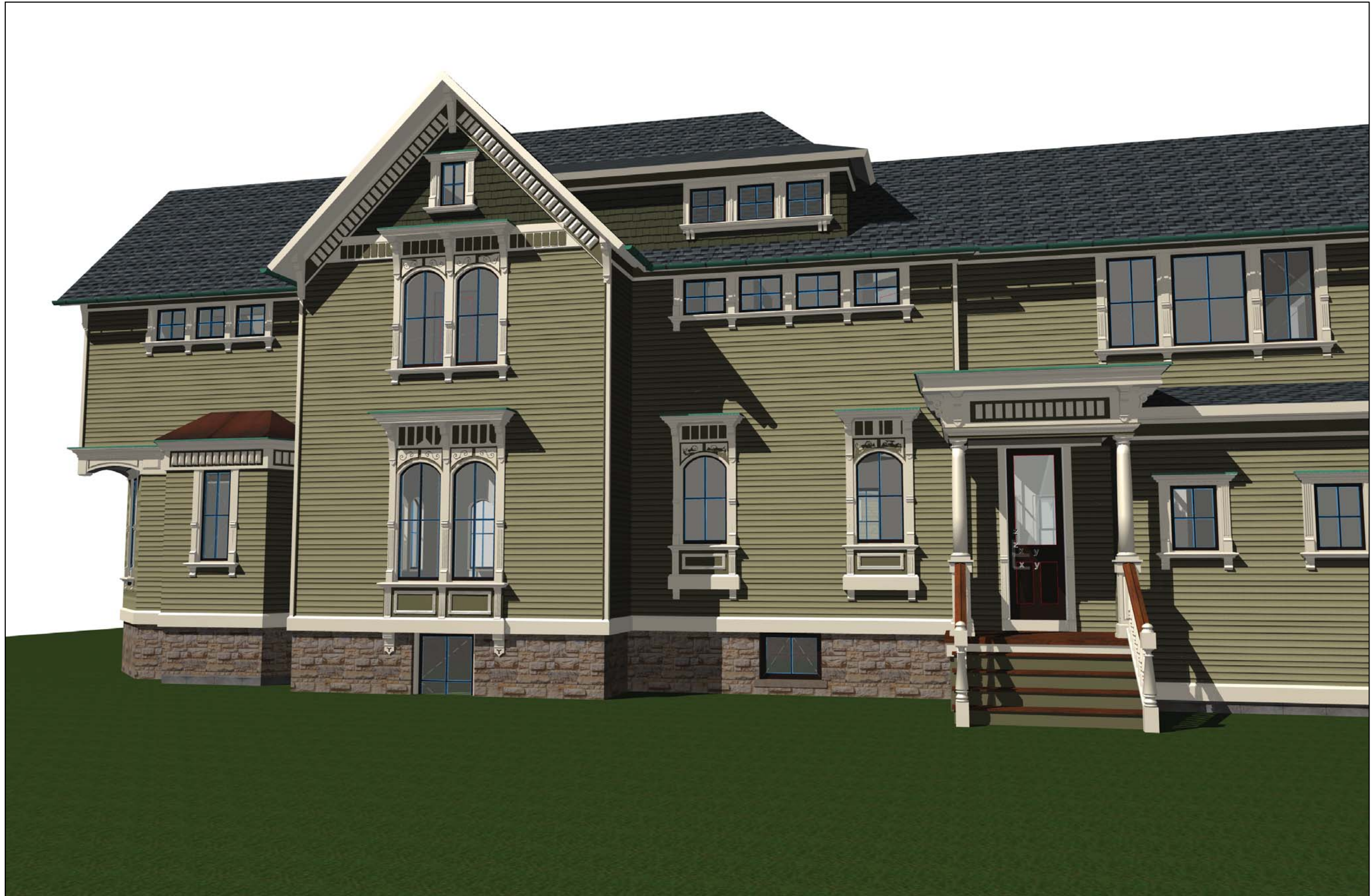
EXISTING ELEVATIONS



638 HIGHLAND AVE
VIEW FROM THE EAST



638 HIGHLAND AVE
VIEW FROM THE SOUTH



638 HIGHLAND AVE
VIEW FROM THE NORTH



638 HIGHLAND AVE
VIEW OF GARAGE



VIEW FROM SOUTHEAST

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ADDITION

BELCHER RESIDENCE

638 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

DATE REVISION NOTES

4/29/2016	PRELIMINARY PRESENTATION
5/20/2016	REVISED PRELIMINARY PLANS
6/17/2016	DESIGN DEVELOPMENT
8/1/2016	REVISED DESIGN DEVELOPMENT
8/10/2016	VILLAGE DESIGN REVIEW

LEFT ELEVATION

DD.9

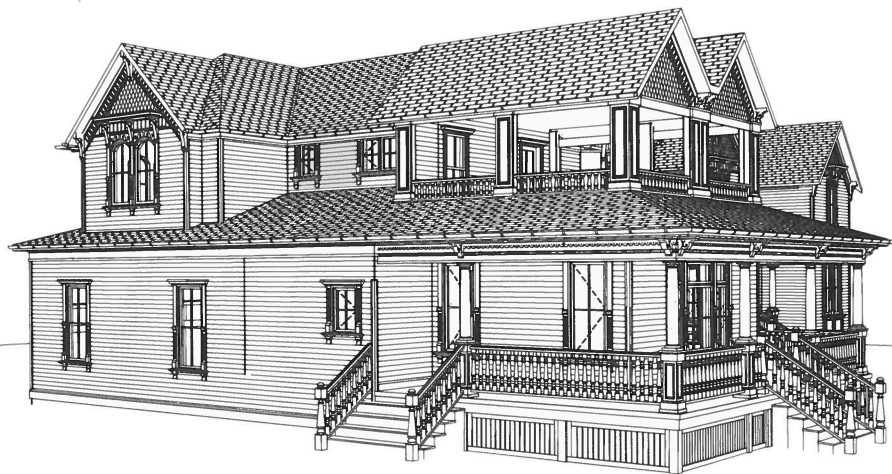
SHEET 9 of 12



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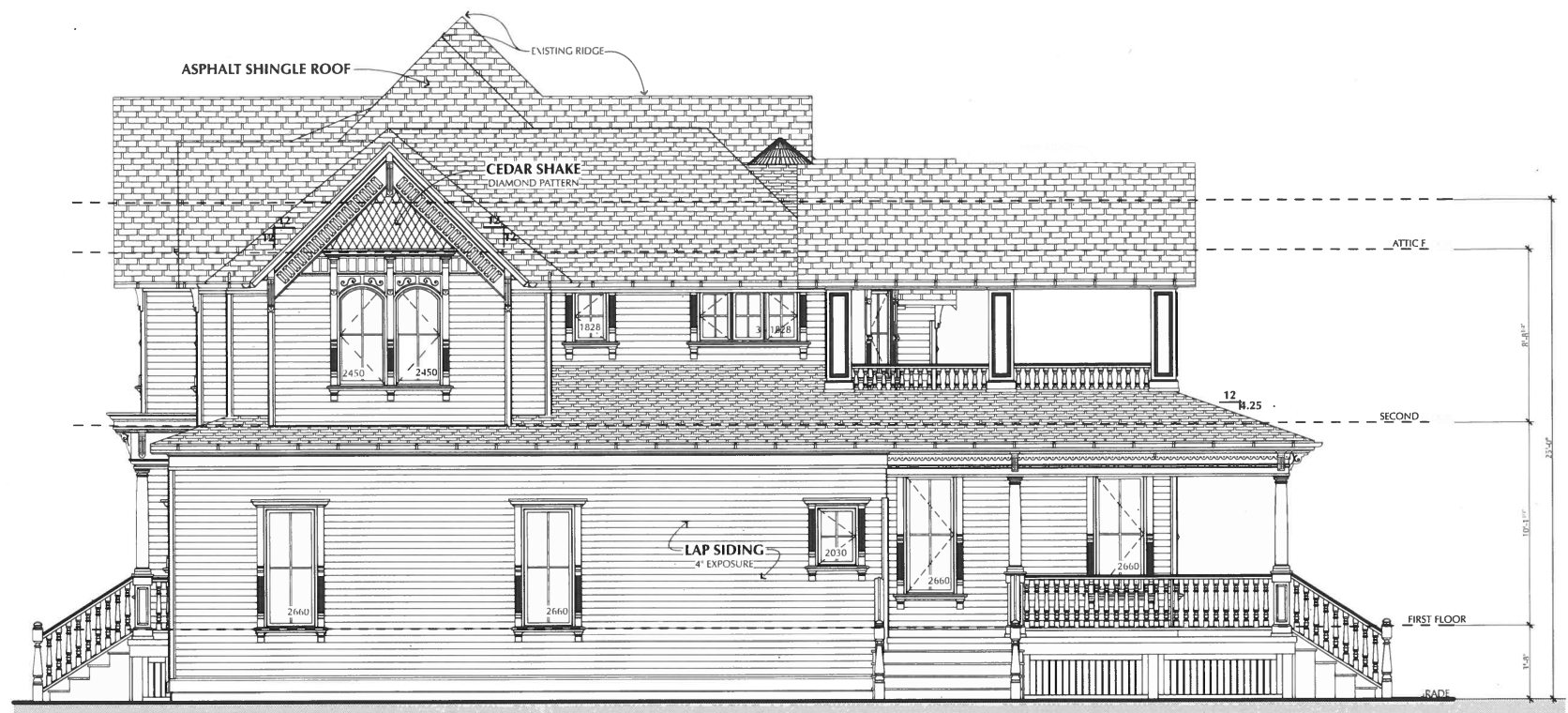
VIEW FROM SOUTHWEST

SCALE: 1:53.33



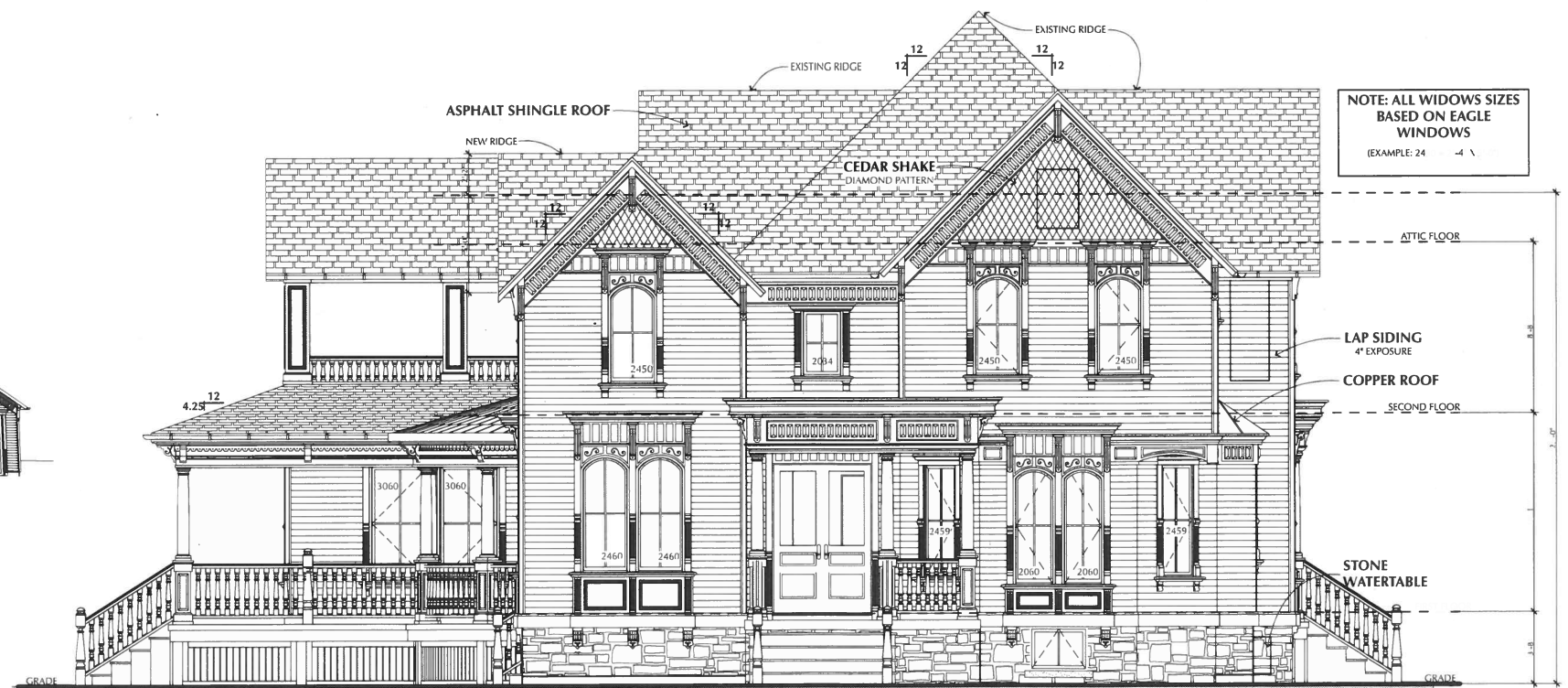
VIEW FROM EAST

SCALE: 1" = 5'



REAR ELEVATION

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



FRONT ELEVATION

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

DATE	REVISION NOTES
4/29/2016	PRELIMINARY PRESENTATION
5/20/2016	REVISED PRELIMINARY PLANS
6/17/2016	DESIGN DEVELOPMENT
8/1/2016	REVISED DESIGN DEVELOPMENT
8/10/2016	VILLAGE DESIGN REVIEW

PROPOSED RENOVATION AND ADDITION
BELCHER RESIDENCE
638 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

FRONT & REAR
ELEVATIONS

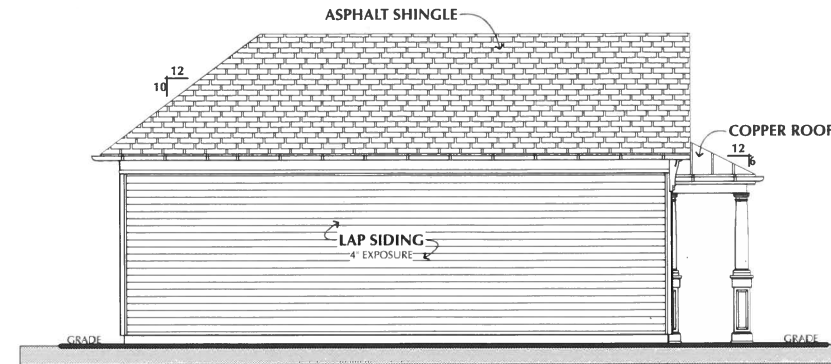
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SHEET 10 of 12



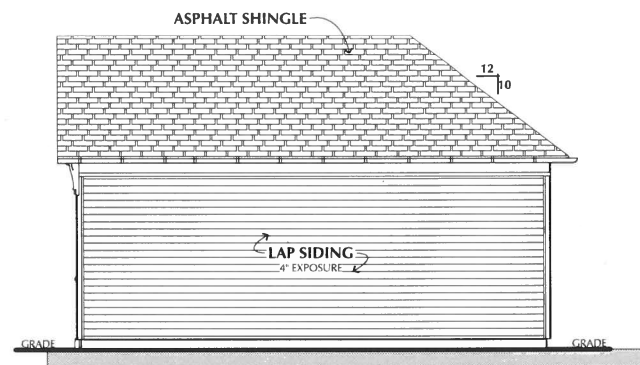
GARAGE FRONT ELEVATION

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



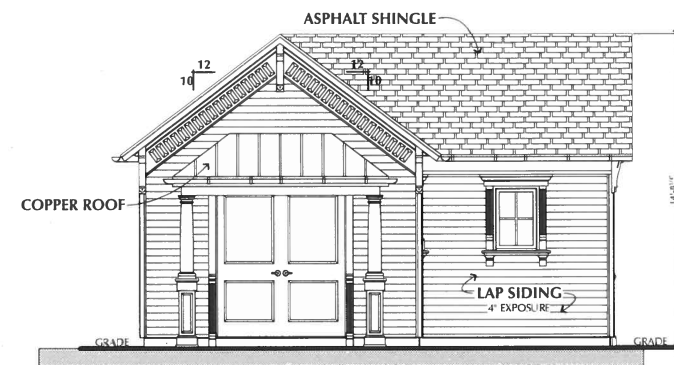
GARAGE REAR ELEVATION

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



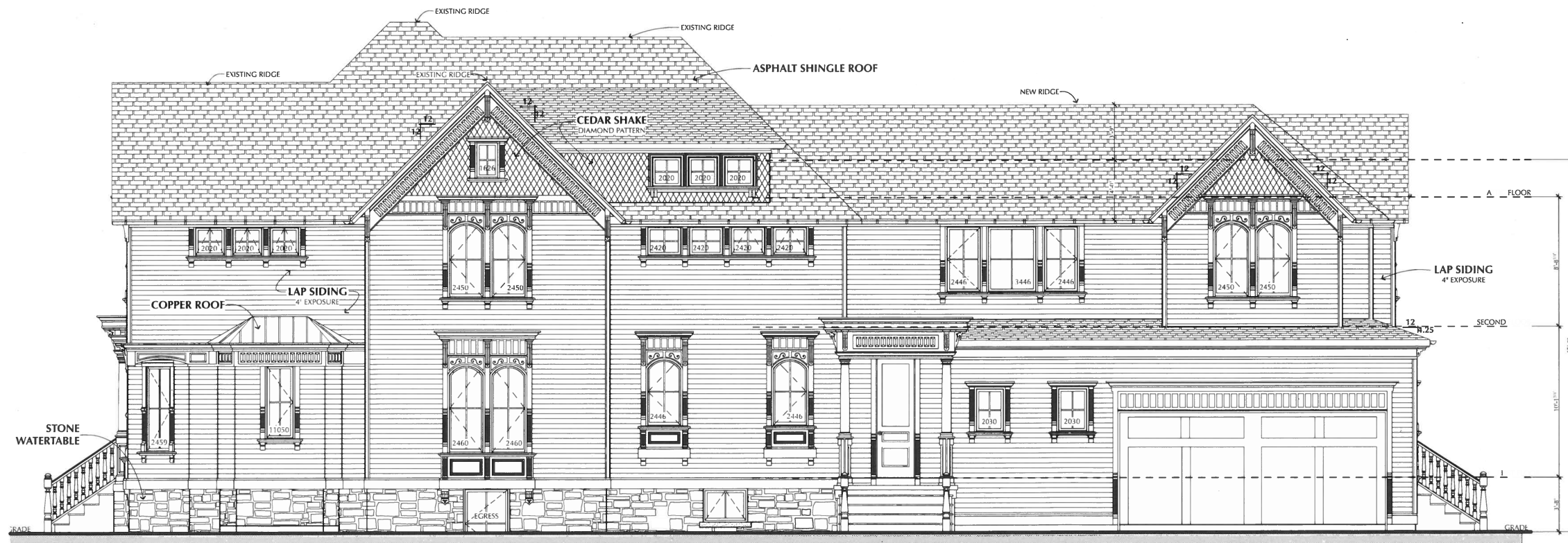
GARAGE RIGHT ELEVATION

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



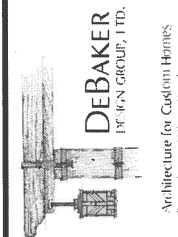
GARAGE LEFT ELEVATION

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



RIGHT ELEVATION

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



REVISION NOTES

DATE	REVISION NOTES
4/29/2016	PRELIMINARY PRESENTATION
5/20/2016	REVISED PRELIMINARY PLANS
6/17/2016	DESIGN DEVELOPMENT
8/1/2016	REVISED DESIGN DEVELOPMENT
8/10/2016	VILLAGE DESIGN REVIEW

PROPOSED RENOVATION AND ADDITION
BELCHER RESIDENCE
638 N. HIGHLAND AVE.
ARLINGTON HEIGHTS, IL 60004

RIGHT ELEVATION,
GARAGE ELEVATIONS

DD.11



Item: DC#16-094 - Thomas Middle School - 1430 N. Belmont Ave.- Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing middle school.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for an addition to Thomas Middle School located at 1430 N. Belmont Avenue. This recommendation is subject to compliance with the plans received 8/2/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Suggest / Evaluate additional landscaping along the new building wall at the south end of the entry plaza.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Thomas Middle School
Project Address: 1430 N. Belmont Avenue
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 16-094
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: September 20, 2016

Date Prepared: September 9, 2016

Requested Action(s):

1. Approval of the proposed architectural design for an addition to an existing middle school.

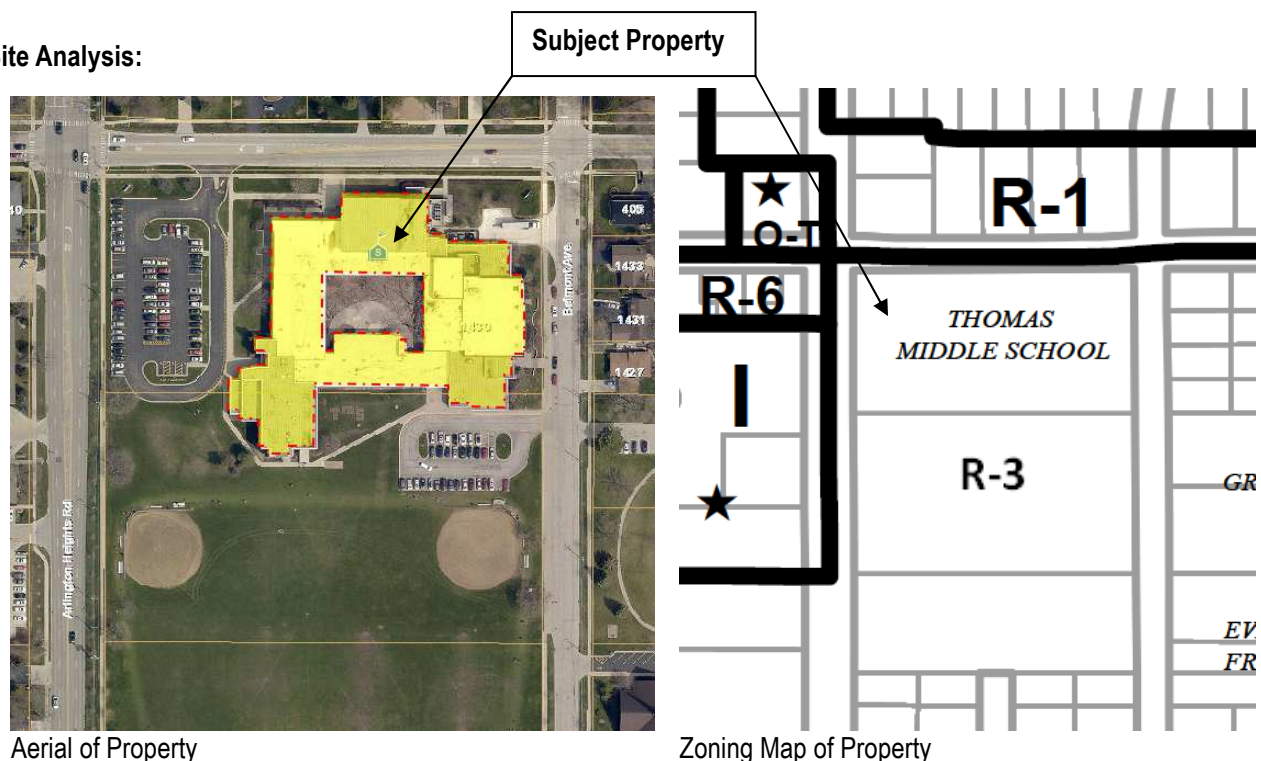
ANALYSIS

Summary:

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

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

Site Analysis:



Aerial of Property

Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-3, One Family Dwelling District	Thomas Middle School	Schools
North	R-1, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residences / Green Slopes Park	Single Family Detached / Government
West	R-6, Multiple Family Dwelling District / I, Institutional District	Multiple Family Residences / Medical Offices	Moderate Density Multi-Family / Offices Only

Architectural Design:

The proposed addition is nicely designed in a contemporary style that should blend in seamlessly with the existing building architecture, using matching materials and similar detailing. The addition is set back behind the existing building and is located across from Green Slopes Park, so it will not impact the streetscape of adjacent single-family residences.

Mechanical Unit Screening:

All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller which will be screened by a brick clad screen wall that is nicely integrated into the building design.

Landscaping:

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

Landscaping is proposed along the new building wall at the north end of the entry plaza, but additional landscaping is suggested along the building wall at the south end of the entry plaza.

RECOMMENDATION:

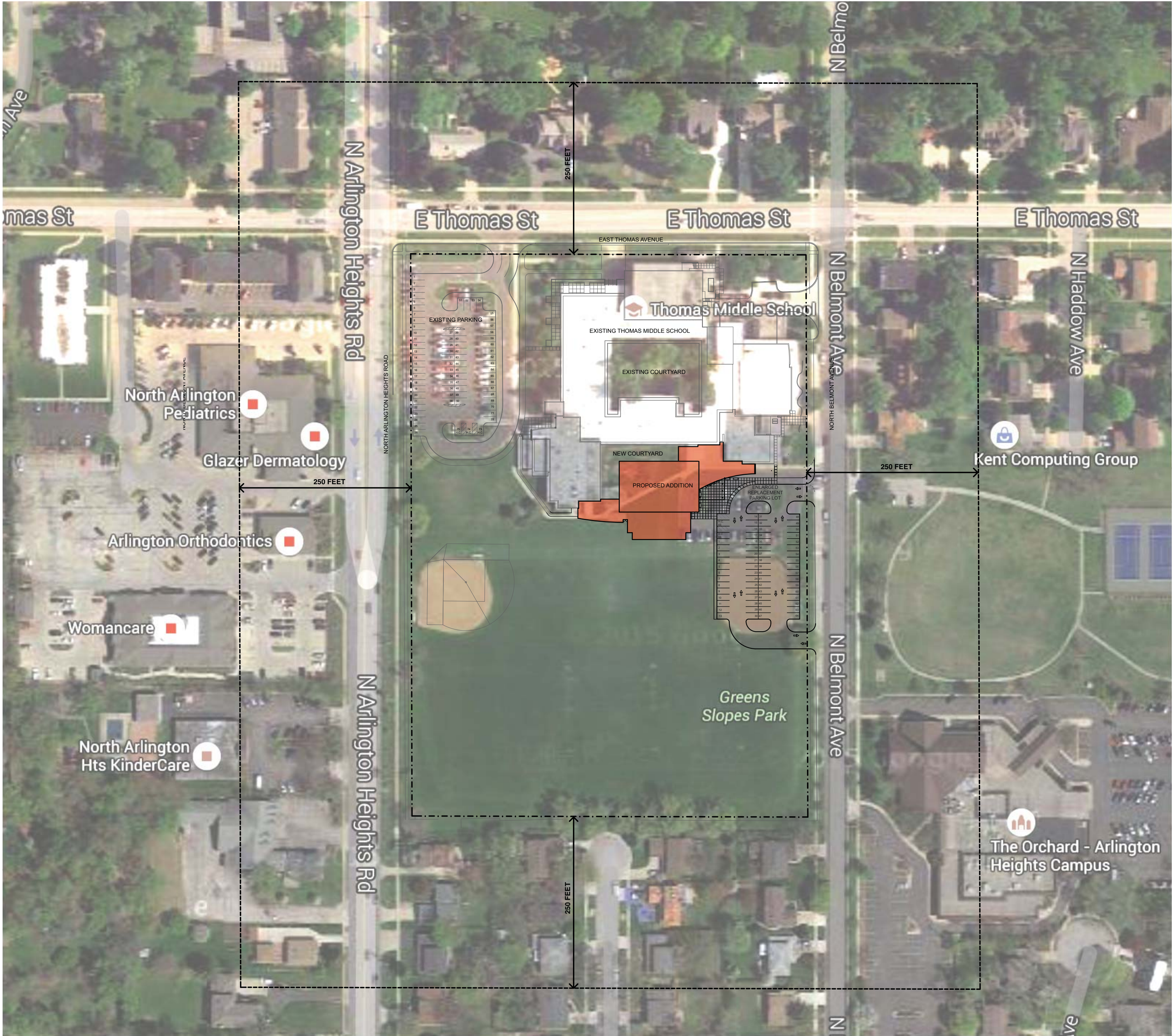
It is recommended that the Design Commission **approve** the proposed architectural design for an addition to Thomas Middle School located at 1430 N. Belmont Avenue. This recommendation is subject to compliance with the plans received 8/2/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Suggest / Evaluate additional landscaping along the new building wall at the south end of the entry plaza.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

_____, September 9, 2016

Steve Hautzinger AIA, Design Planner

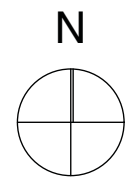
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-094



LOCATION MAP

STR
Partners LLC
350 West Ontario Street | Suite 200
Chicago IL 60654
www.strpartners.com

1 LOCATION MAP
SCALE: 1" = 100'



THOMAS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS

1430 N. Belmont Avenue, Arlington
Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

8/2/16



VIEW OF THOMAS MIDDLE SCHOOL FROM THE SOUTHEAST



VIEW OF THOMAS MIDDLE SCHOOL FROM THE NORTHEAST



VIEW OF THOMAS MIDDLE SCHOOL FROM THE NORTHWEST



VIEW OF THOMAS MIDDLE SCHOOL FROM THE SOUTH

COLOR PHOTOGRAPHS OF SUBJECT PROPERTY



PROPERTIES ACROSS FROM THOMAS MIDDLE SCHOOL ON THE WEST SIDE OF N. ARLINGTON HEIGHTS RD.



PROPERTIES ALONG THE SOUTH PROPERTY LINE OF THOMAS MIDDLE SCHOOL



PROPERTIES SOUTH OF THOMAS MIDDLE SCHOOL ON THE WEST SIDE OF N. BELMONT AVE.

**PROPERTIES EAST OF THOMAS MIDDLE SCHOOL
ON THE SOUTH SIDE OF E. THOMAS ST.**



PROPERTIES ACROSS FROM THOMAS MIDDLE SCHOOL ON THE EAST SIDE OF N. BELMONT AVE.

COLOR PHOTOGRAPHS OF SURROUNDING PROPERTIES – 1 OF 2



PROPERTIES WEST OF THOMAS MIDDLE SCHOOL ON THE SOUTH SIDE OF E. THOMAS ST.



PROPERTIES WEST OF THOMAS MIDDLE SCHOOL ON THE NORTH SIDE OF E. THOMAS ST.

**PROPERTY FACING N. ARLINGTON HTS. RD.
AT THE NORTHWEST CORNER OF
THE INTERSECTION WITH E. THOMAS ST.**

**PROPERTY FACING N. ARLINGTON HTS. RD.
AT THE NORTHEAST CORNER OF
THE INTERSECTION WITH E. THOMAS ST.**



PROPERTIES ACROSS FROM THOMAS MIDDLE SCHOOL ON THE NORTH SIDE OF E. THOMAS ST.



**PROPERTY FACING N. BELMONT AVE.
AT THE NORTHWEST CORNER OF
THE INTERSECTION WITH E. THOMAS ST.**

**PROPERTY FACING N. BELMONT AVE.
AT THE NORTHEAST CORNER OF
THE INTERSECTION WITH E. THOMAS ST.**

PROPERTIES EAST OF THOMAS MIDDLE SCHOOL ON THE NORTH SIDE OF E. THOMAS ST.

COLOR PHOTOGRAPHS OF SURROUNDING PROPERTIES – 2 OF 2

LOTS 23, 25 AND THE NORTH 3 ACRES OF LOT 27 IN ALLISON'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF, AND THE SOUTH 4 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), ACCORDING TO THE PLAT OF SAID ADDITION, RECORDED OCTOBER 19, 1906, IN BOOK 92 OF PLATS, PAGE 42, AS DOCUMENT 3941663, IN COOK COUNTY, ILLINOIS.

Found 1-1/8" Iron Pipe

East Thomas Avenue

North Arlington Heights Road

North Belmont Avenue

EXISTING BUILDING
THOMAS MIDDLE SCHOOL

SITE BENCHMARK
CUT "X" CROSS
ON SIDEWALK
NAVD88 ELEV.=697.05

Various annotations include: CATCH BASIN, SANITARY MH., STORM MH., UTILITY POLE, CONCRETE SIDEWALK, BITUMINOUS PAVEMENT, and various elevations.

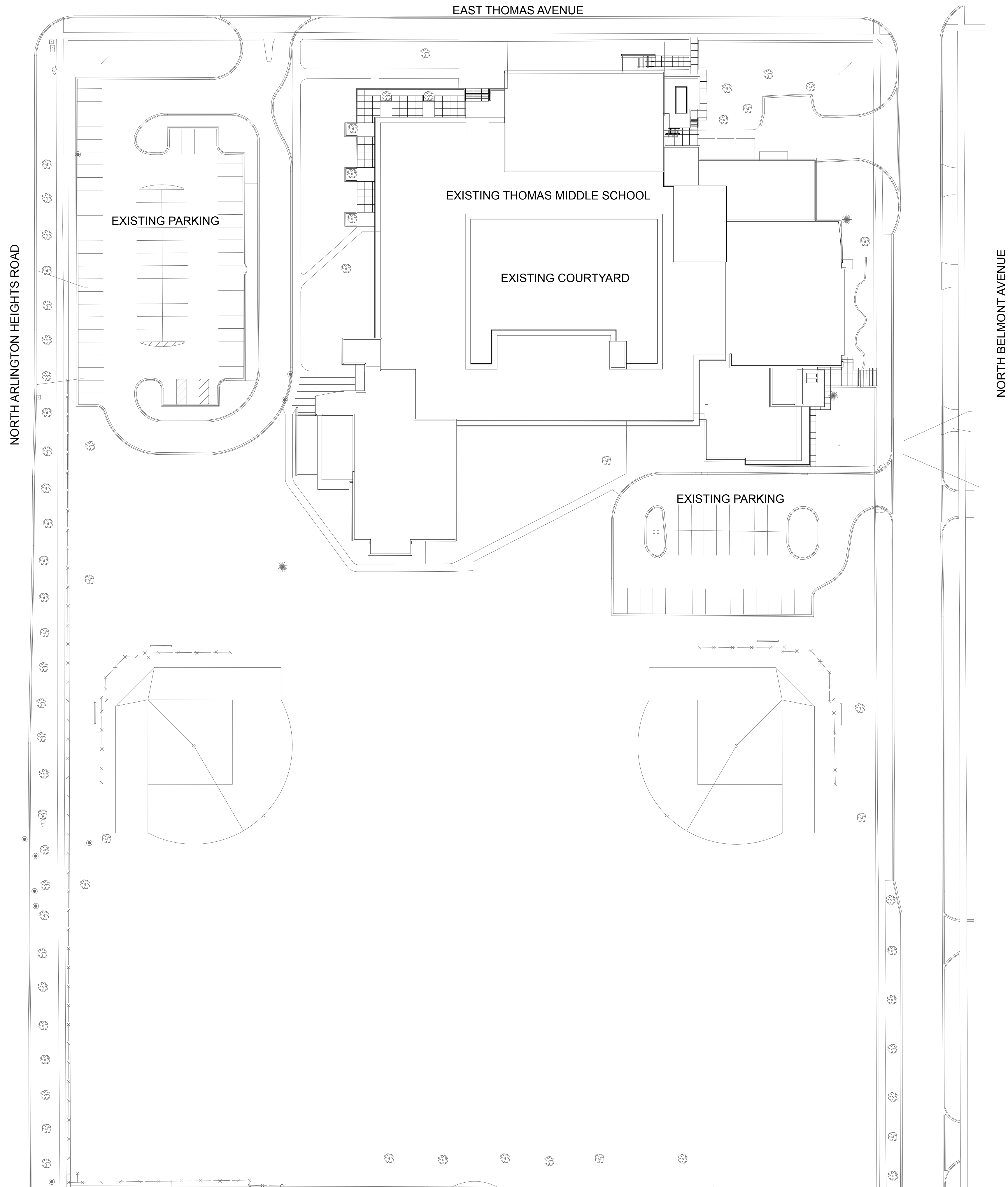
S.S.

DATED AT GRAYSLAKE, ILLINOIS THIS 14th DAY OF July, A.D. 2016.

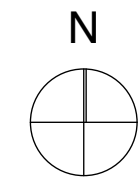
SITE BENCHMARK:
CUT "x" CROSS ON CONCRETE SIDEWALK AT
THE NORTHEAST CORNER OF PARCEL
NAVD88 ELEVATION = 697.05

BY DOCUMENT 20648459

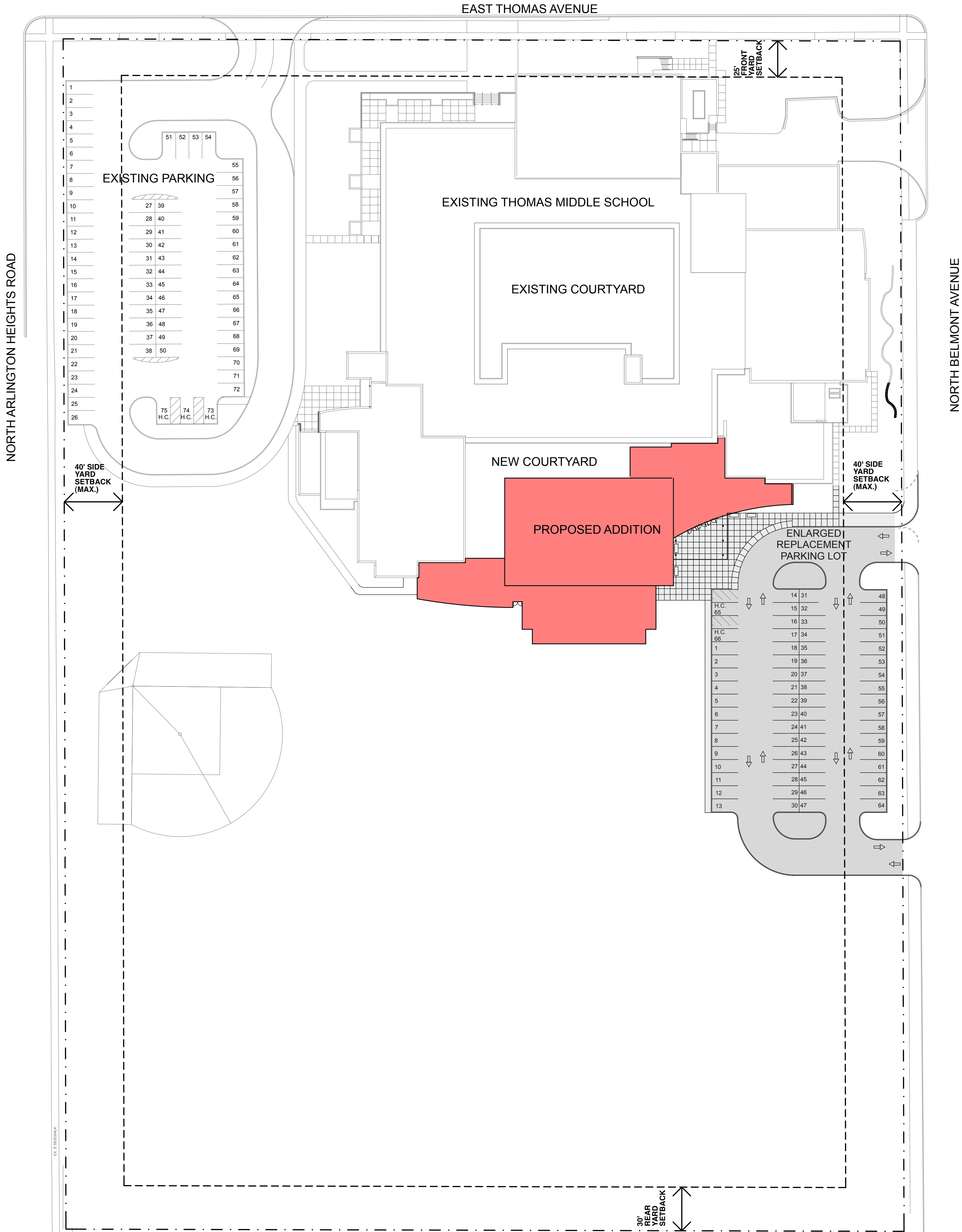
R.E. ALLEN AND ASSOCIATES, LTD
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



EXISTING SITE PLAN



PROPOSED SITE PLAN



ZONING: THOMAS MIDDLE SCHOOL

Use District: R-3 One Family Dwelling District

Existing Building Total Floor Area: 124,00 square feet
Building Total Floor Area with the Proposed Addition: 144,270 square feet
Existing Building Total Footprint Area: 74,240 square feet
Building Total Footprint Area with the Proposed Addition: 92,574 square feet
Land Area: 471,219 square feet

Maximum Floor Area Ratio

Allowed	Existing	Proposed	Comment
50%	26% (124,000/471,219)	31% (144,270/471,219)	Complies with Percentage Allowed

Maximum Building Lot Coverage

Allowed	Existing	Proposed	Comment
35%	16% (74,240/471,219)	20% (92,574/471,219)	Complies with Percentage Allowed

Maximum Impervious Surface Coverage

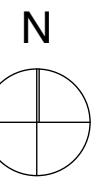
Allowed	Existing	Proposed	Comment
50%	32% (150,376/471,219)	34% (157,936/471,219)	Complies with Percentage Allowed

Maximum Height and Stories

Allowed	Existing	Proposed	Comment
25 ft. 2 ½ stories	33 ft., 8 in. (38 ft. chimney) 2 stories	Approximately 32 ft. 2 stories	Variance Needed

1 PROPOSED SITE PLAN

SCALE: 1" = 40'

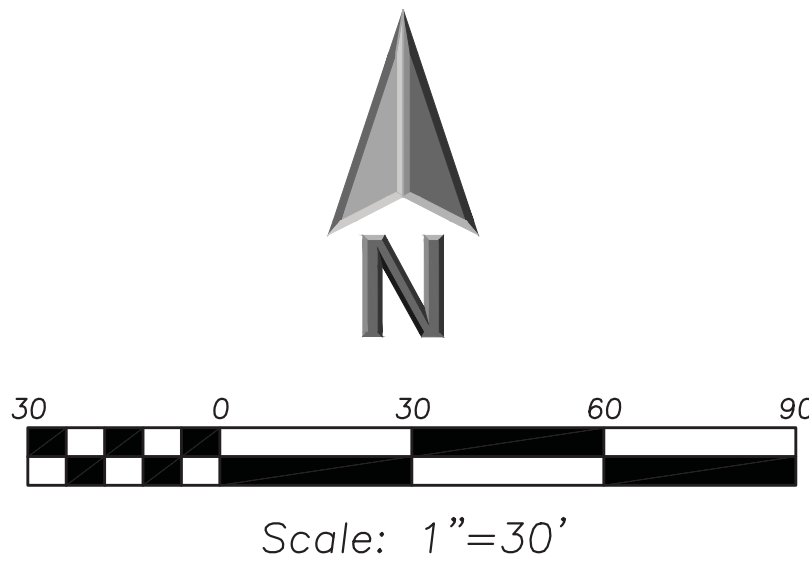
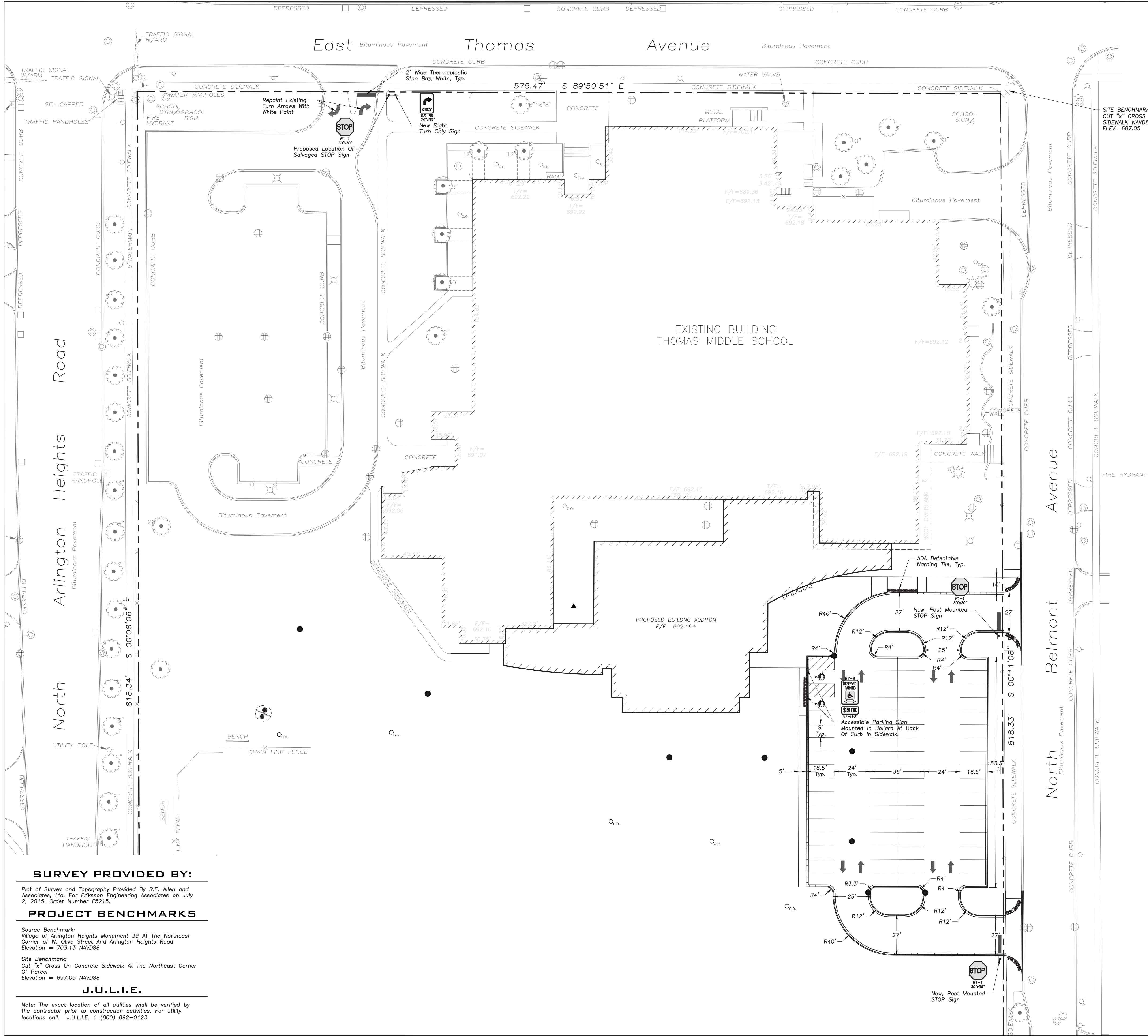


THOMAS MIDDLE SCHOOL ADDITIONS AND RENOVATIONS

1430 N. Belmont Avenue, Arlington Heights, IL 60004

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

8/2/16



LEGEND	
EXISTING	PROPOSED

- ### GENERAL NOTES
- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
 - Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
 - Notify The Municipality, Owner, Engineer and The A Minimum of 48 Hours In Advance of Performing Any Work.
 - All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
 - These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
 - No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
 - The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
 - Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which May Include All Detention Basins, Including All Storm and Sanitary Sewers and Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s) and Watermain and Valve and Appurtenance Locations.
 - The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

ERIKSSON
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

THOMAS MIDDLE SCHOOL
ADDITION AND RENOVATIONS
1430 N. Belmont Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	07/29/16	Village Design/Plan Comm.

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Design By:	JC	Date:	07/25/16
Approved By:	KC	Project No.	

Sheet Title:

SITE GEOMETRY
PLAN

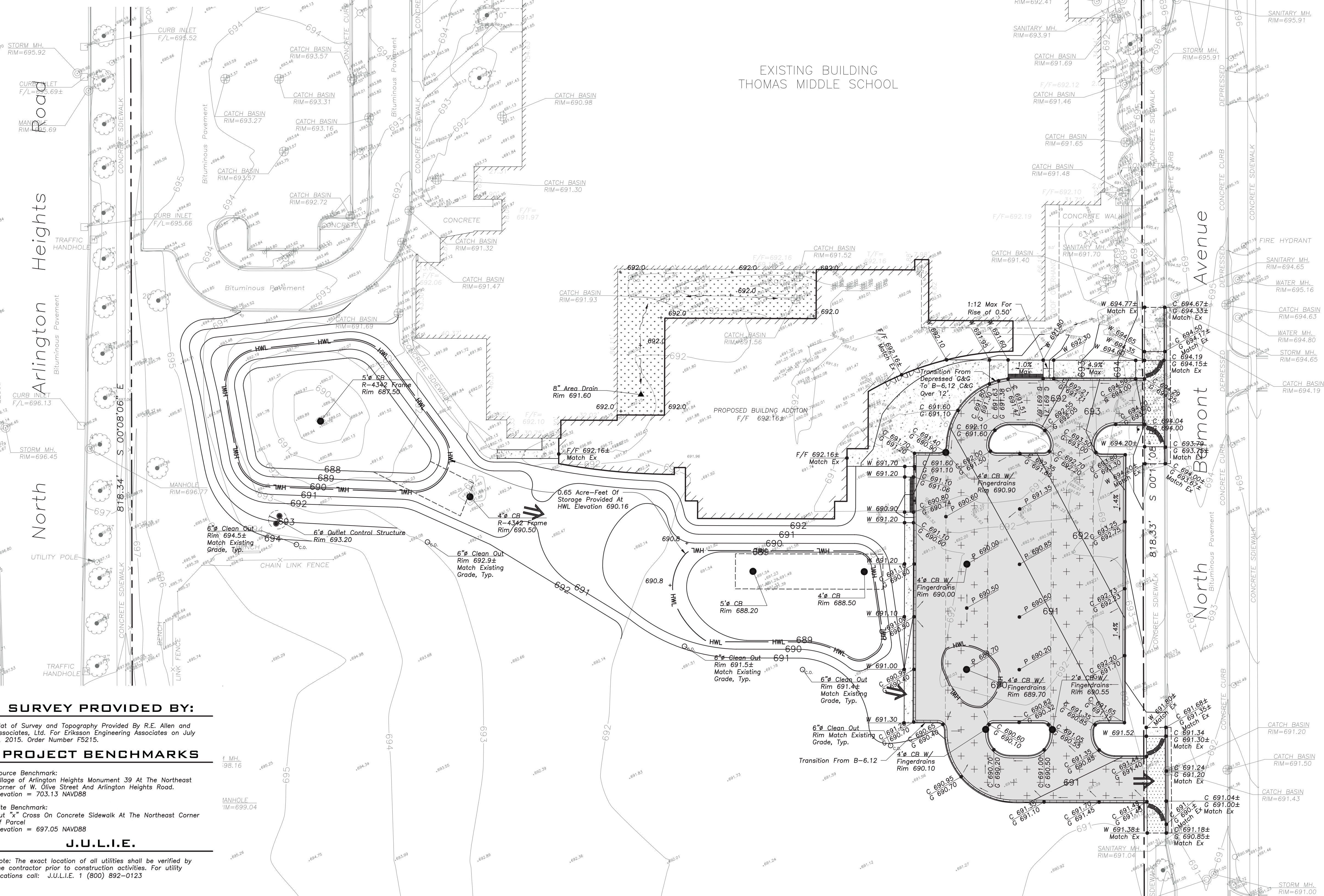
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C2.1

PAVING & SURFACE LEGEND

- Asphalt Pavement Section**
- 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
 - 2 1/2" Hot Mix Asphalt, IL-19.0, N50
 - Prime Coat (0.25 gal/sq yd)
 - 8" Aggregate Base Course, Type B, Crushed
- Concrete Driveway Section**
- 8" Portland Cement Concrete
 - 6"x6" W1.4W1.4 Welded Wire Fabric
 - 6" Aggregate Base Course, Type B, Crushed
- Concrete Sidewalk Section**
- 5" Portland Cement Concrete
 - 6"x6" W1.4W1.4 Welded Wire Fabric
 - 2" Aggregate Base Course, Type B, Crushed
- Heavy-Duty Asphalt Pavement Section**
- 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
 - 3" Hot Mix Asphalt, IL-19.0, N50
 - Prime Coat (0.25 gal/sq yd)
 - 10" Aggregate Base Course, Type B, Crushed
- Easy Turf Ultra Series or Approved Equal**
- 1 1/2" Synthetic Grass Blades
 - Sand Infill (Installed Into Thatch Layer)
 - 1" Vulcan 210 Base Stone
 - 3" Min CA-7
 - Subgrade To Be Sloped Toward Drainage Structure

Stormwater Overland Flow Path



SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on July 2, 2015. Order Number F5215.

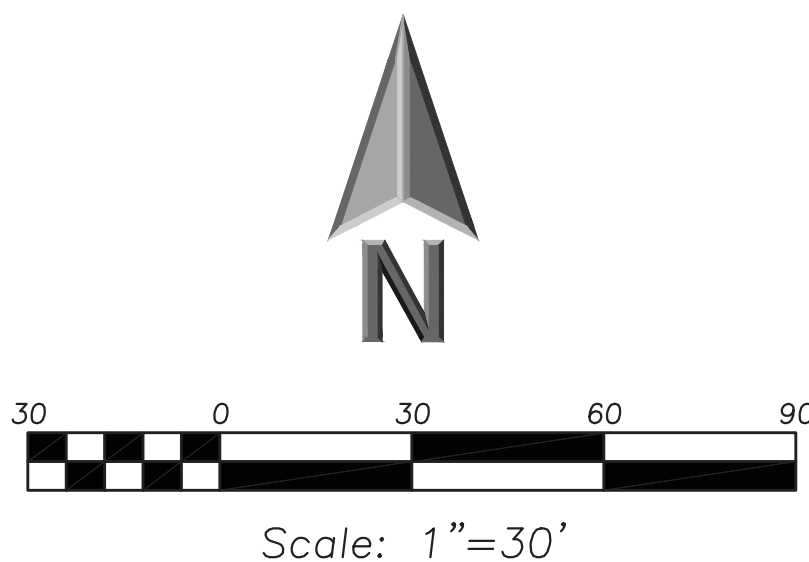
PROJECT BENCHMARKS

Source Benchmark:
Village of Arlington Heights Monument 39 At The Northeast Corner of W. Olive Street And Arlington Heights Road.
Elevation = 703.13 NAVD88

Site Benchmark:
Cut 'X' Cross On Concrete Sidewalk At The Northeast Corner Of Parcel
Elevation = 697.05 NAVD88

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

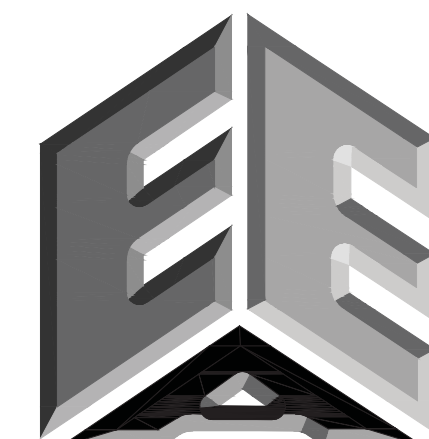


LEGEND

- | EXISTING | PROPOSED |
|---------------------------------|---------------------------------|
| Manhole | Manhole |
| Catch Basin | Catch Basin |
| Clean Out | Clean Out |
| Flared End Section | Flared End Section |
| Storm Sewer | Storm Sewer |
| Sanitary Sewer | Sanitary Sewer |
| Water Main | Water Main |
| Gas Line | Gas Line |
| Overhead Wires | Overhead Wires |
| Electrical Cable (Buried) | Electrical Cable (Buried) |
| Telephone Line | Telephone Line |
| Fire Hydrant | Fire Hydrant |
| Valve Vault | Valve Vault |
| Buffalo Box | Buffalo Box |
| Downspout | Downspout |
| Gas Valve | Gas Valve |
| Hand Hole | Hand Hole |
| Light Pole | Light Pole |
| Utility Pole | Utility Pole |
| Sign | Sign |
| Fence | Fence |
| Accessible Parking Stall | Accessible Parking Stall |
| Curb & Gutter | Curb & Gutter |
| Depressed Curb | Depressed Curb |
| Reverse Pitched Curb | Reverse Pitched Curb |
| Curb Elevation | Curb Elevation |
| Gutter Elevation | Gutter Elevation |
| Pavement Elevation | Pavement Elevation |
| Sidewalk Elevation | Sidewalk Elevation |
| Ground Elevation | Ground Elevation |
| Top of Retaining Wall Elevation | Top of Retaining Wall Elevation |
| Swale | Swale |
| Contour Line | Contour Line |
| Deciduous Tree | Deciduous Tree |
| Coniferous Tree | Coniferous Tree |
| Brushline | Brushline |
| Tree Protection | Tree Protection |
| Fencing at Drip Line | Fencing at Drip Line |

GENERAL NOTES

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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

THOMAS MIDDLE SCHOOL ADDITION AND RENOVATIONS

1430 N. Belmont Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	07/29/16	Village Design/Plan Comm.

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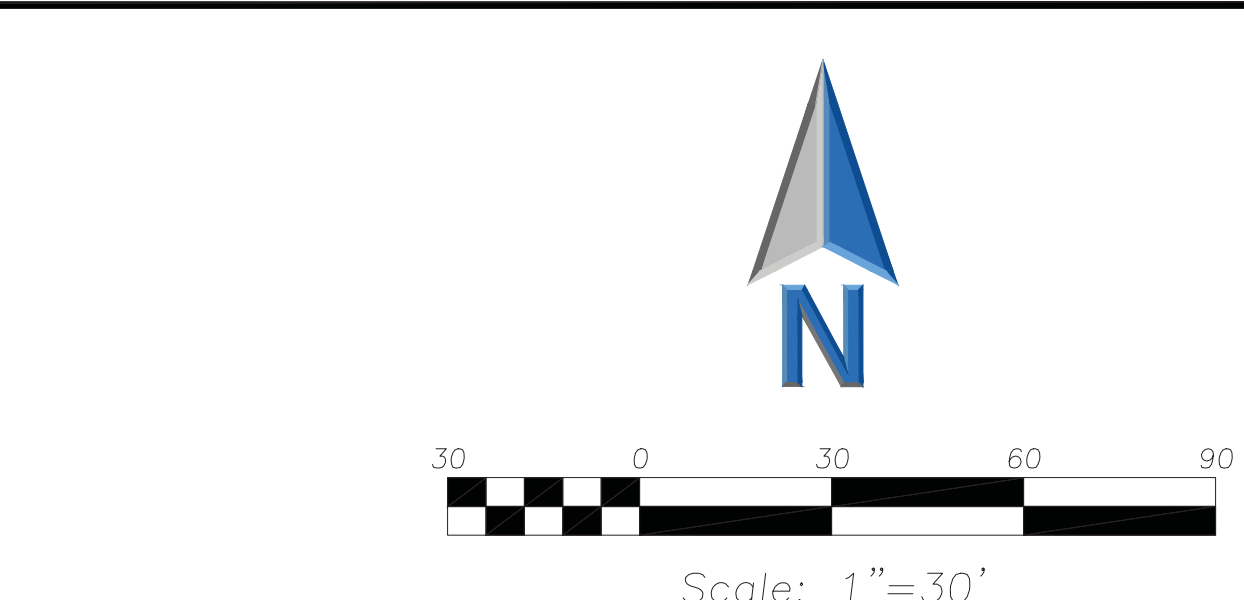
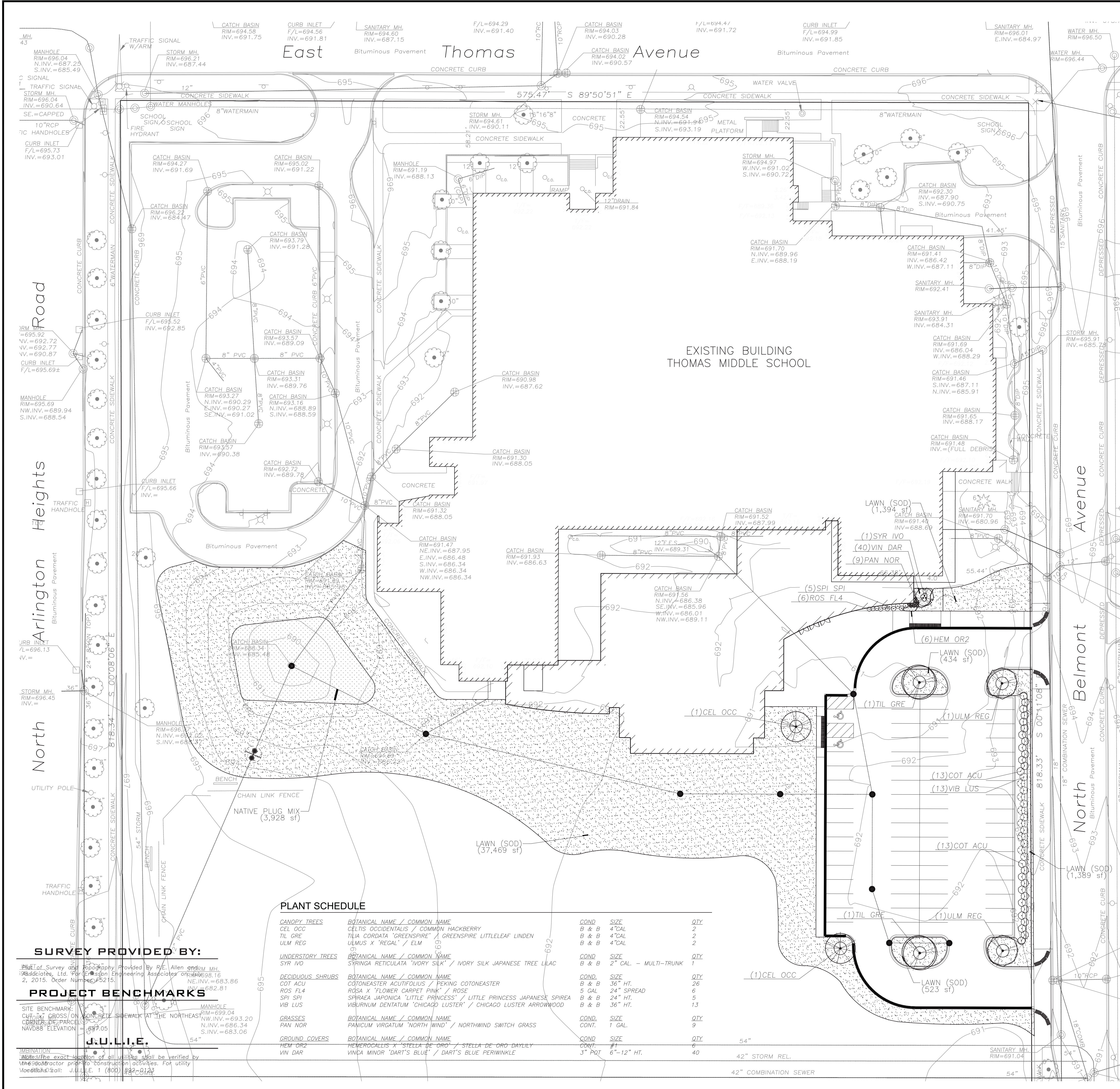
Design By:	JC	Date:	07/25/16
Approved By:	KC	Project No.	

Sheet Title:

GRADING AND PAVING PLAN

Sheet No:

C4.1



- LANDSCAPE NOTES:**
- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
 - ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
 - ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
 - ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 - THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
 - ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
 - ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
 - ANY AREAS TO BE LOAMED AND SEEDING WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1"-2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
 - SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
 - ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
 - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
 - ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
 - ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN AS A GROUNDCOVER, UNLESS OTHERWISE NOTED.
 - ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
 - THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
 - CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
 - ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
 - LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
 - ALL PLANTINGS SHALL BE SPACED EQUAL, DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER; WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
 - TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
 - ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
 - LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
 - REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
 - PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.

NATIVE PLANTING AND LAWN AREAS

	NATIVE PLUG MIX	3,928 SF
	LAWN (SOD)	41,209 SF

NATIVE PLUG LIST

Botanical Name	Common Name	Quantity	Size	Spacing
FORBS 60%				
Asclepias incarnata	Marsh Milkweed	96	2.5" plug	15-18" o.c.
Aster novae-angliae	New England Aster	64	2.5" plug	15-18" o.c.
Aster puniceus	Swamp Aster	96	2.5" plug	15-18" o.c.
Echinacea pallida	Pale Purple Coneflower	96	2.5" plug	15-18" o.c.
Echinacea purpurea	Purple Coneflower	64	2.5" plug	15-18" o.c.
Eurybia macrophylla	Big-Leafed Aster	96	2.5" plug	15-18" o.c.
Liatris pycnostachya	Prairie Blazing Star	64	2.5" plug	15-18" o.c.
Monarda fistulosa	Wild Bergamot	64	2.5" plug	15-18" o.c.
Pycnanthemum virginianum	Mountain Mint	64	2.5" plug	15-18" o.c.
Rudbeckia fulgida	Orange Coneflower	96	2.5" plug	15-18" o.c.
Rudbeckia speciosa var 'sullivantii'	Black-Eyed Susan	96	2.5" plug	15-18" o.c.
Tradescantia ohiensis	Spiderwort	64	2.5" plug	15-18" o.c.
Verbena hastata	Blue Vervain	64	2.5" plug	15-18" o.c.
Zizia aurea	Golden Alexanders	64	2.5" plug	15-18" o.c.
SUBTOTAL		1088	See note	
GRASSES OR GRASS-LIKE PERENNIALS 40%				
Carex bicolor	Copper Shouldered Oval Sedge	96	2.5" plug	15-18" o.c.
Carex brevior	Plains Oval Sedge	96	2.5" plug	15-18" o.c.
Carex frankii	Bristly Cattail Sedge	96	2.5" plug	15-18" o.c.
Eleocharis smallii	Creeping Spike Rush	96	2.5" plug	15-18" o.c.
Elymus canadensis	Canada Wildrye	96	2.5" plug	15-18" o.c.
Glyceria striata	Four Manna Grass	96	2.5" plug	15-18" o.c.
Panicum virgatum	Switchgrass	96	2.5" plug	15-18" o.c.
SUBTOTAL		672	See note	
TOTAL PLUGS		1760		

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	4" CAL.	2
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	4" CAL.	2
ULM REG	ULMUS X 'REGAL' / ELM	B & B	4" CAL.	2
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL. - MULTI-TRUNK	1
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	26
ROS FL4	ROSA X 'FLOWER CARPET PINK' / ROSE	S CAL	24" SPREAD	6
SPI SPI	SPYRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	B & B	24" HT.	5
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B	36" HT.	13
GRASSES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	1 GAL.	9
GROUND COVERS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	6
VIN DAR	VINCA MINOR 'DART'S BLUE' / DART'S BLUE PERIWINKLE	3" POT	6"-12" HT.	40

SURVEY PROVIDED BY:
Plat of Survey and Topography Provided by RE Allen and Son, Inc., 2, 2015. Order Number 152151.

PROJECT BENCHMARKS
SITE BENCHMARK: CORNER OF CROSS ON NAVD88 ELEVATION = 497.06

J.U.L.I.E.
Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 882-8143

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804 FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

**THOMAS MIDDLE SCHOOL
ADDITION AND RENOVATIONS**

1430 N. Belmont Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	7/29/16	Village Design/Plan Comm.

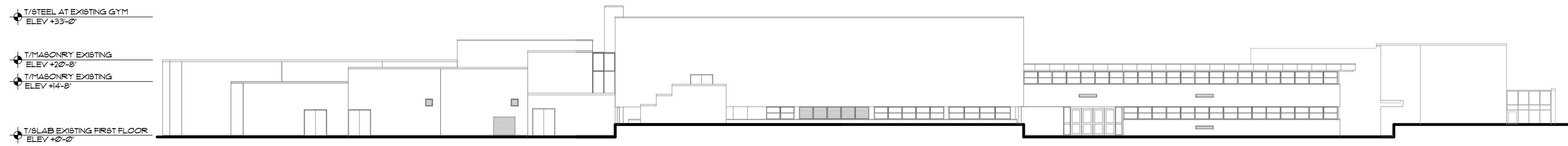
Design By: SG Date: 07/25/16
Approved By: KC Project No: _____

Sheet Title: _____

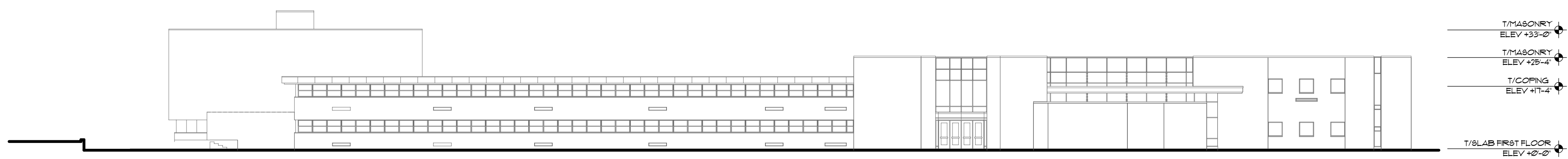
LANDSCAPE PLAN

Sheet No: _____

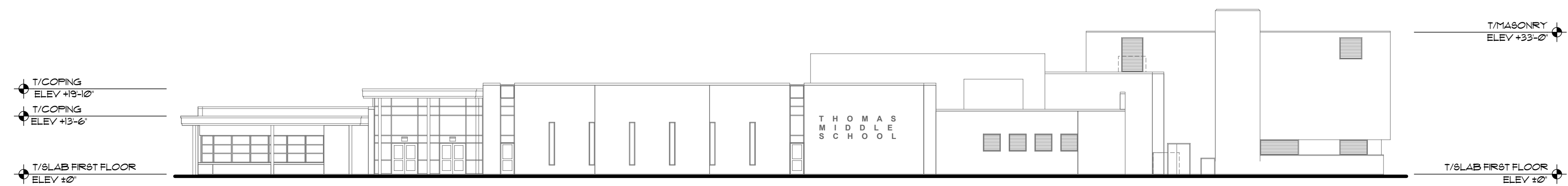
L1.1



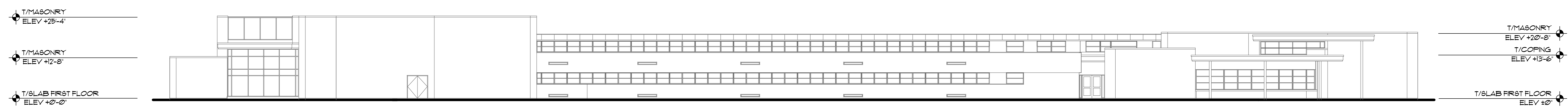
4 NORTH ELEVATION - THOMAS STREET
SCALE: 1" = 20'



3 WEST ELEVATION - NORTH ARLINGTON HEIGHTS ROAD
SCALE: 1" = 20'

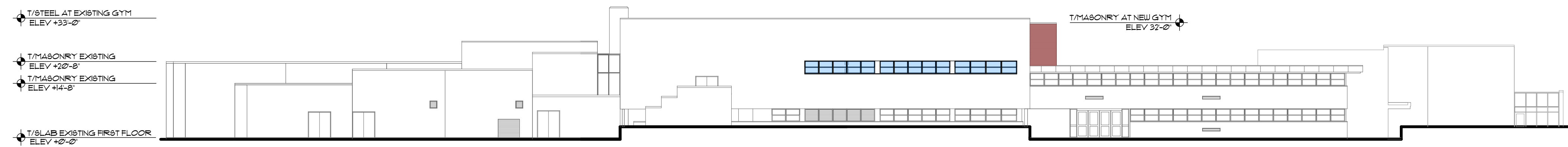


2 EAST ELEVATION - NORTH BELMONT STREET
SCALE: 1" = 20'

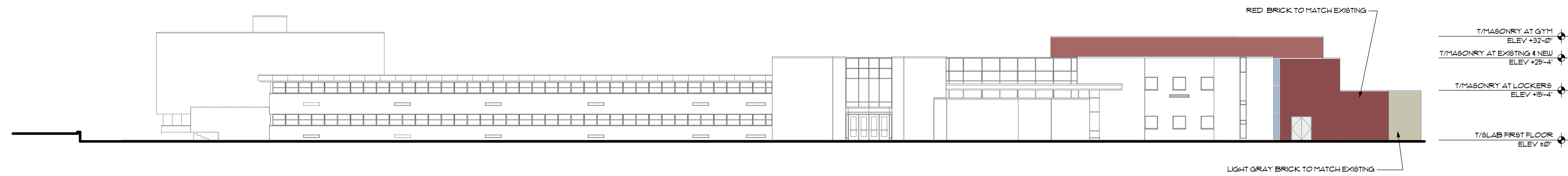


1 SOUTH ELEVATION
SCALE: 1" = 20'

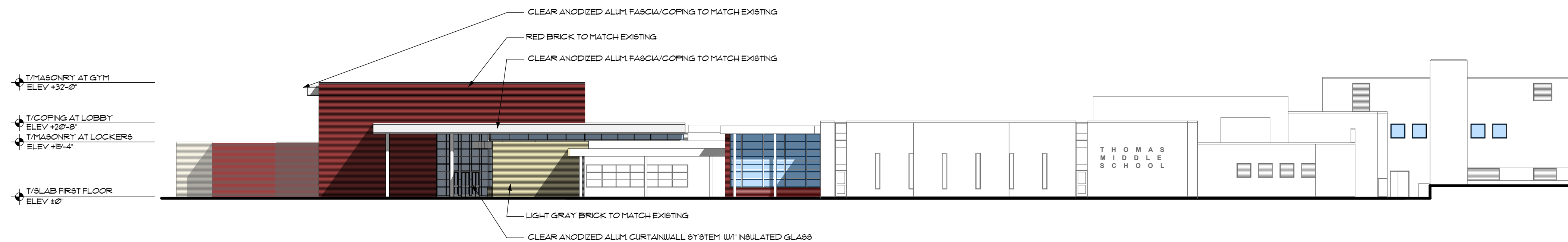
EXISTING BUILDING ELEVATIONS



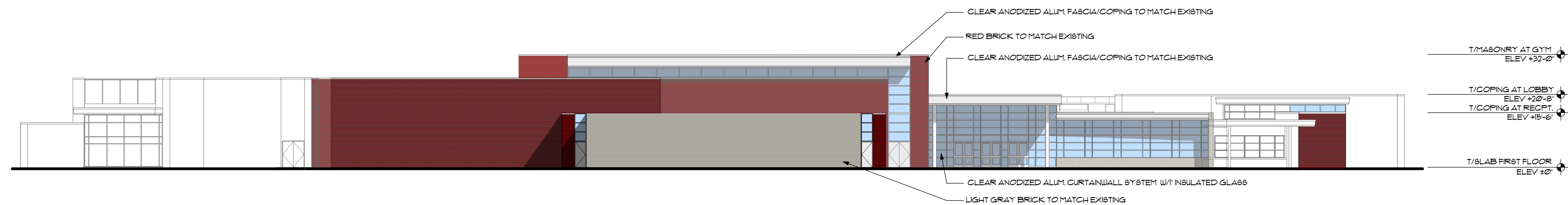
4 NORTH ELEVATION - THOMAS STREET
SCALE: 1" = 20'



3 WEST ELEVATION - NORTH ARLINGTON HEIGHTS ROAD
SCALE: 1" = 20'

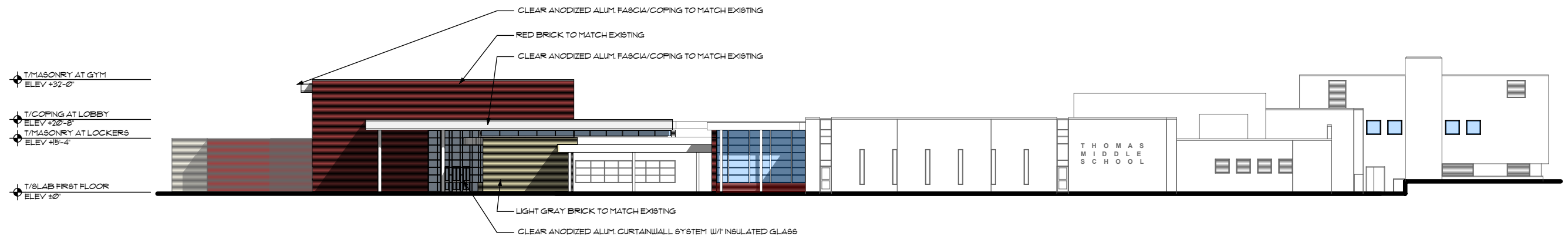


2 EAST ELEVATION - NORTH BELMONT STREET
SCALE: 1" = 20'



1 SOUTH ELEVATION
SCALE: 1" = 20'

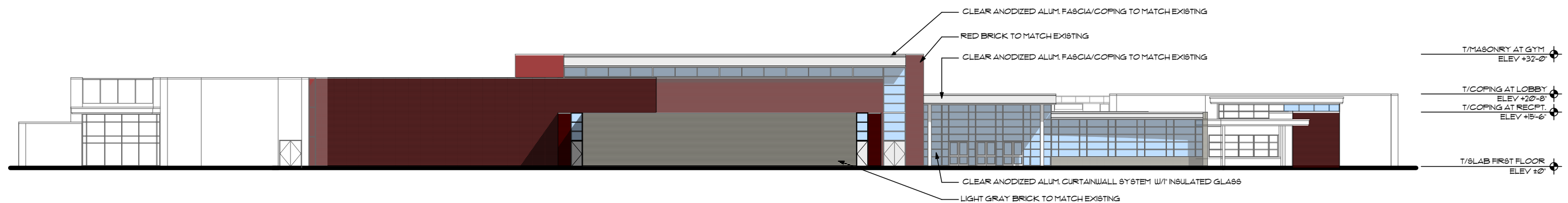
PROPOSED BUILDING ELEVATIONS



2

EAST ELEVATION - NORTH BELMONT STREET

SCALE: 1/32" = 1'-0"



1

SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

COLOR RENDERING OF MAJOR FACADES



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0785
www.strpartners.com

MATERIAL LIST

Petitioner Name: Don Hansen, STR Partners LLC, Architects
Date: August 2, 2016
Project: Thomas Middle School Additions and Renovations
Location: 1430 N. Belmont Ave., Arlington Heights, IL 60004

School Building:

Red Field Brick: Glen-Gery Brick, Colonial Series, Red, Modular
(matching existing)

Gray Accent Brick: Glen-Gery Brick, Tuscan Series, Oyster Grey, Modular
(matching existing)

Alum. Glazing Systems: Clear Anodized Aluminum
(matching existing)

Metal Panels and Copings: Clear Anodized Aluminum
(matching existing)



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

Department: Planning & Community Development

REQUESTED ACTION

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

RECOMMENDATION

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

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

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

8. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: September 13, 2016

PETITION INFORMATION:

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

Requested Action(s):

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

ANALYSIS:

Summary

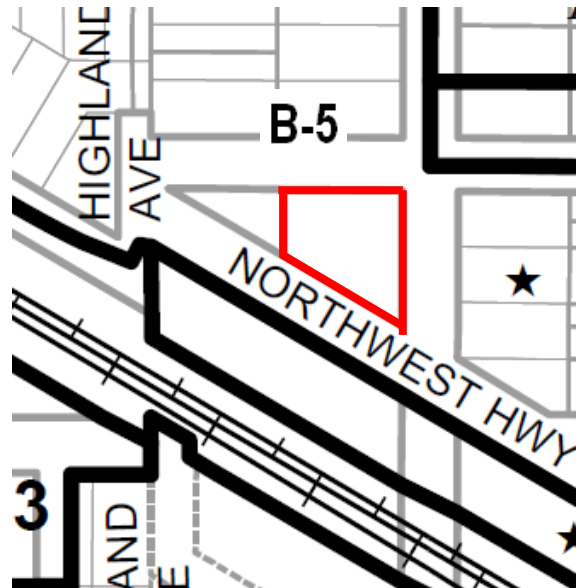
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

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

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

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

Architectural Design:

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

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

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

Dumpster Screening:

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

Landscaping:

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

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

Signage:

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

RECOMMENDATION:

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

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

September 13, 2016

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

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

RECEIVED

AUG 18 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

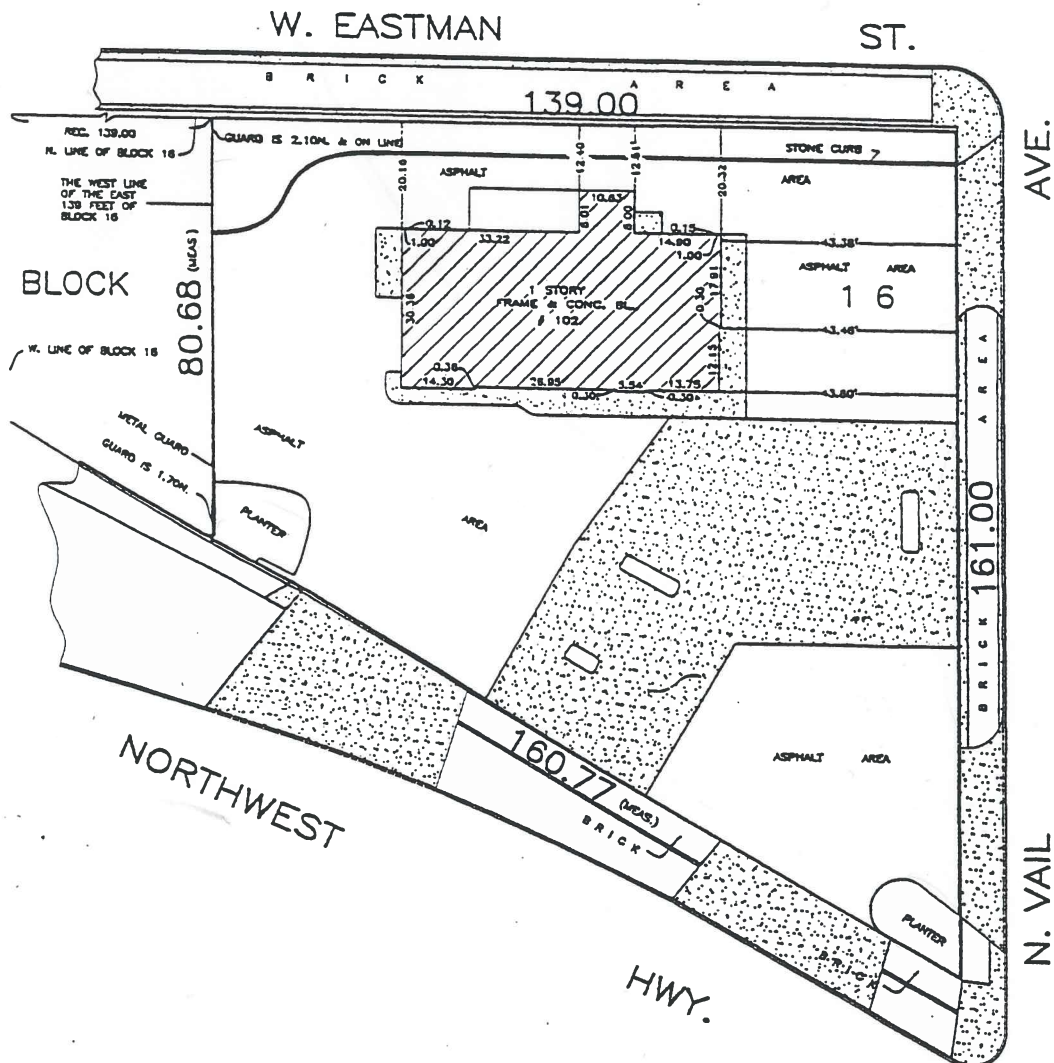
MM SURVEYING CO., INC.
PLAT OF SURVEY
OF

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630

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



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



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

ORDERED BY: KOVITZ, SHIFRIN & NESBIT

STATE OF ILLINOIS }
COUNTY OF COOK }

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

REG. ILL. LAND SURVEYOR

STATE OF ILLINOIS }
COUNTY OF COOK }

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

REG. ILL. LAND SURVEYOR

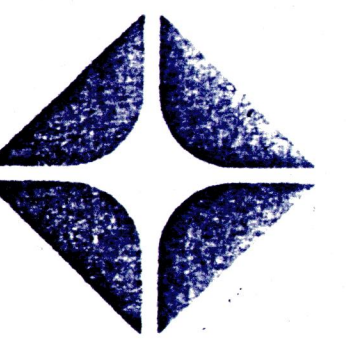
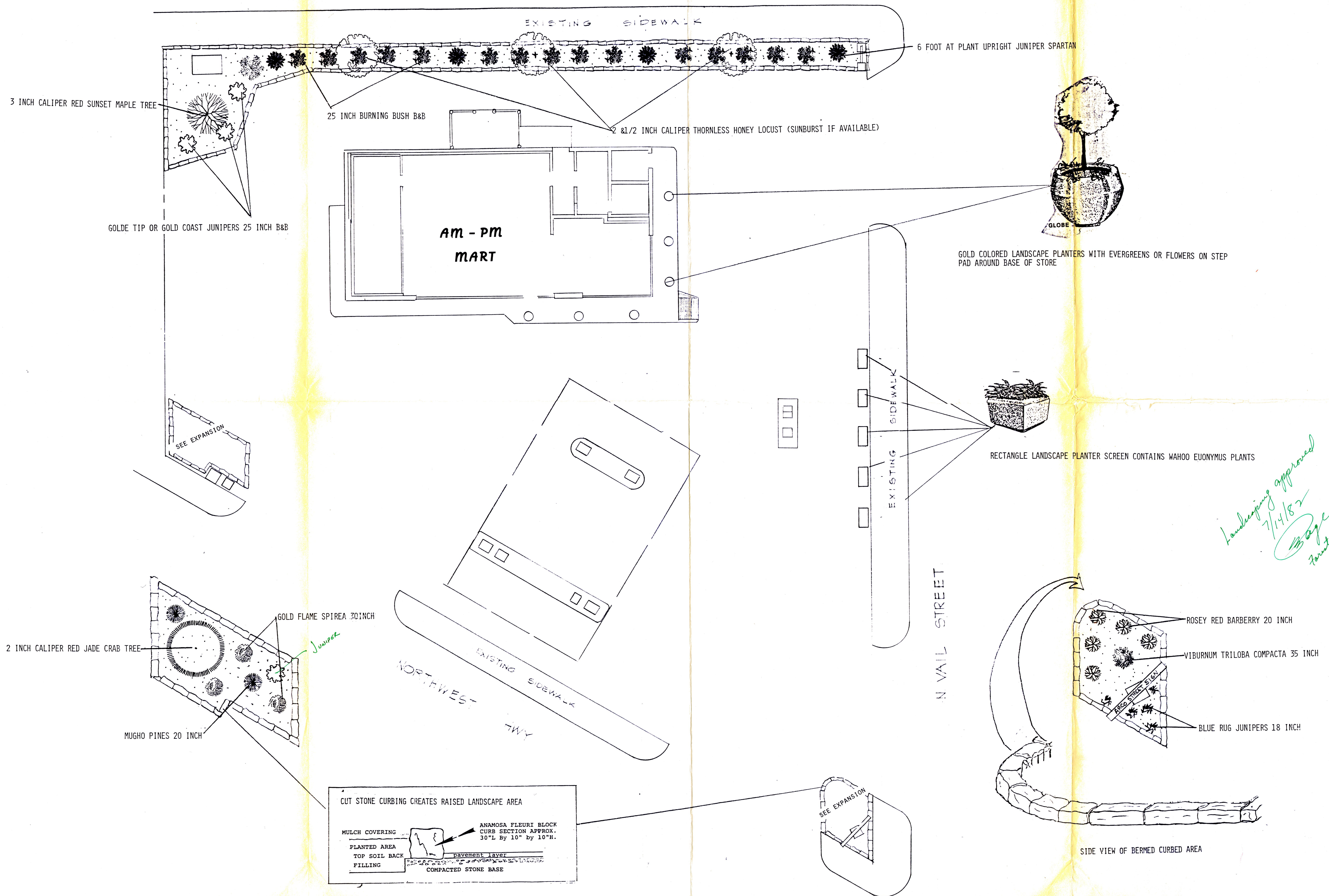


EASTMAN STREET

NEW LANDSCAPE AREA

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

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



ARCO Petroleum Products Company
Division of AtlanticRichfield Company

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

*Landscape approved
7/14/82
Bage
Foster - V.A.H.*

PENCO ASSOCIATES
LANDSCAPE DESIGN PLAN



Original Exterior



Existing Condition



Proposed Design, 8-18-16



EIFS Sill Detail



Exposed Trash Dumpster and Missing Landscaping



Existing Landscape Planters



MATERIAL LIST

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

Proposed Marathon Gas Station Renovation:

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

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

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



Item: DC#16-105 - Pal-Win Shopping Center - 1401-1457 E. Palatine Rd. - Commercial

Department: Planning & Community Development

Requested Action:

Approval of the proposed architectural design for the exterior façade renovation of an existing shopping center.

Recommendation:

It is recommended that the Design Commission approve the proposed architectural design for the façade renovation to the Pal-Win Shopping Center located at 1401-1457 E. Palatine Road. This recommendation is subject to compliance with the plans received on 9/6/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. A recommendation to provide a variety of colorful landscaping at the northwest corner of the site, in front of the existing sign wall.
2. Replace the existing ground sign and wall at the northwest corner of the site with a new code compliant, multi-tenant monument style decorative ground sign within one year of the issuance of the façade renovation permit.
3. Consider painting the existing red parking light poles in a gray color to match the new façade.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
5. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Pal-Win Shopping Center
Project Address: 1401-1457 E. Palatine Road
Prepared By: Steve Hautzinger

Date Prepared: September 13, 2016

PETITION INFORMATION:

DC Number: 16-105
Petitioner Name: Loran Eatman
Petitioner Address: One Trans Am Plaza Drive
Suite 120
Oakbrook Terrace, IL 60181
Meeting Date: September 20, 2016

Requested Action(s):

1. Approval of the proposed architectural design for the exterior façade renovation of an existing shopping center.

ANALYSIS:

Summary

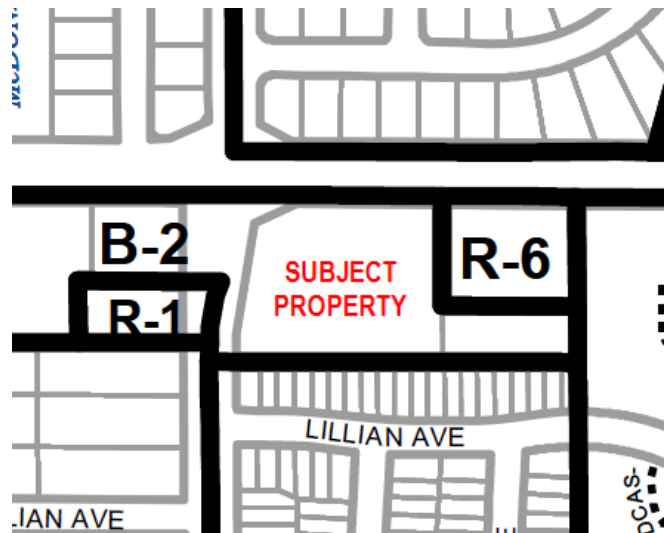
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

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

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Pal-Win Shopping Center	Commercial
North	R-2, One Family Dwelling District	Single Family Residences	Single Family Detached Estate
South	R-6, Multiple Family Dwelling District	Single Family Duplex Residences	Single Family Attached
East	R-6, Multiple Family Dwelling District	Arbor Court Townhomes (under construction)	Moderate Density Multi-Family
West	B-2, General Business District	Automobile Gas Station	Commercial

Architectural Design:

The existing shopping center has a white EIFS stucco façade with a grid of reveal joints and an irregularly undulating parapet wall that overhangs clear anodized storefronts below. The parapet wall is trimmed with a red coping, and the tenant wall signage is predominantly individual internally illuminated red letters mounted on a continuous raceway.

The proposed façade renovation includes simplifying the parapet wall heights, and adding a decorative cornice detail around the top of the wall. The grid of reveals will be changed to a simpler pattern that outlines each major section of the façade. The proposed color palette is light gray for the majority of the wall, with two tones of darker gray EIFS colors used as accent banding. The petitioner was encouraged to study alternate color schemes to visually break up the large light gray façade, but they have reported their intention to keep the façade simple to allow maximum flexibility for different size tenant spaces and signage.

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

Landscaping and Site Lighting:

Overall, the existing landscaping is in good condition, and there is a well-established landscape hedge to screen the parking area along the road frontages. A few of the landscape islands are missing the required 4" caliper shade trees which is a maintenance upkeep matter that should be addressed. It is recommended that a variety of colorful landscaping be added at the northwest corner of the site, in front of the existing sign wall.

The existing parking lot light poles are red. Painting the poles gray to match the new façade should be considered.

Signage:

The petitioner intends for the majority of the tenants to keep the existing red backlit letter signage for a consistent look, although some tenants may have individually branded signage.

Staff recommends that the existing large sign wall at the northwest corner of the site be removed and replaced with a new code compliant, multi-tenant monument style decorative ground sign. The existing large wall blocks visibility of the retail center, and has a dated appearance. The petitioner has submitted a letter committing to the replacement of the ground sign within one year of the issuance of the façade renovation permit.

All new signage is required to comply with Chapter 30, Sign Code, and separate sign permits are required for all signage.

RECOMMENDATION:

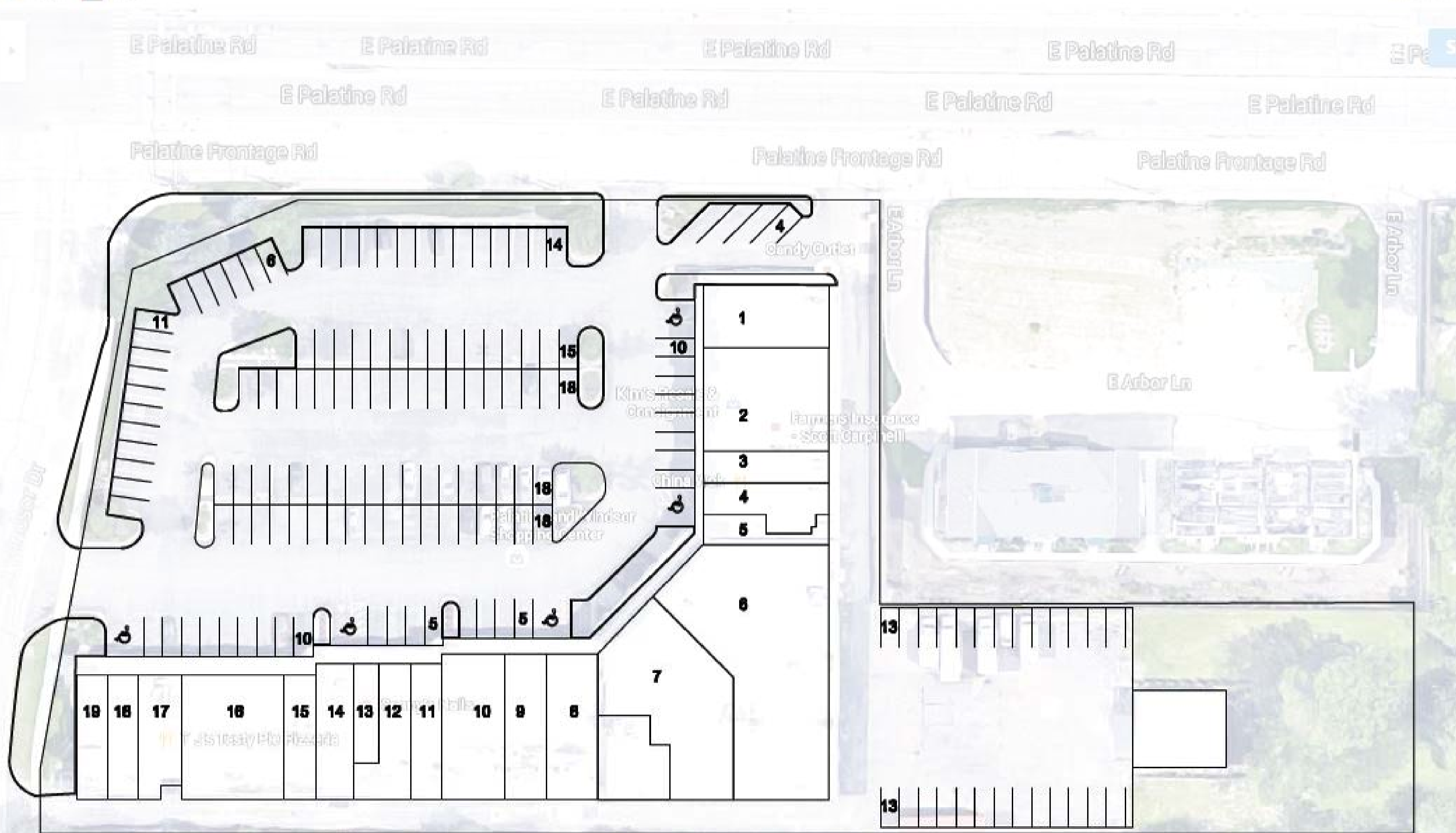
It is recommended that the Design Commission **approve** the proposed architectural design for the façade renovation to the *Pal-Win Shopping Center* located at 1401-1457 E. Palatine Road. This recommendation is subject to compliance with the plans received on 9/6/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. A recommendation to provide a variety of colorful landscaping at the northwest corner of the site, in front of the existing sign wall.
2. Replace the existing ground sign and wall at the northwest corner of the site with a new code compliant, multi-tenant monument style decorative ground sign within one year of the issuance of the façade renovation permit.
3. Consider painting the existing red parking light poles in a gray color to match the new façade.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.
5. All signage must meet code, Chapter 30.

_____, September 13, 2016

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

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



1401-1457 PALATINE ROAD ARLINGTON HEIGHTS, IL 60004

[illegible]

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[illegible]

NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED, AND UNLESS OTHERWISE PROVIDED IN WRITING ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

© BR Design & Architecture 2016

PROPOSED FACADE REDEVELOPMENT
1401-1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004



B&R DESIGN
&
ARCHITECTURE

ONE TRANS AM PLAZA DRIVE • SUITE #120
OAKBROOK TERRACE • IL • 60181
PHONE: 708-508-7281

DRAFTPERSON:
BLG
APPROVED :
BLG
PREPARED FOR :
PAL-WIN RETAIL INVESTORS LLC

LOCATION :
1401-1457 E. PALATINE ROAD
ARLINGTON HEIGHTS, ILLINOIS

JOB NUMBER :

DATE: 5-18-16 9-12-2016

SHEET NUMBER :

A-0.1





PAL-WIN SHOPPING CENTER FACADE RENOVATION

1401-1457 PALATINE ROAD ARLINGTON HEIGHTS, IL 60004

MATERIAL LIST

1. Pal Win Retail Investors, LLC
2. 1 TransAm Plaza Dr. #120
3. Oakbrook Terrace, IL 60181
4. 630-620-1500
5. Joseph Jankovsky – Manager
- 6.
7. August 31, 2016
- 8.
9. Pal - Win Shopping Center – Facade Renovation
- 10.
11. 1401-1457 Palatine Road, Arlington Heights, IL

Commercial/Retail/Condominium Building Facade Remodel

Upper facade materials and finish colors.

1. EIFS – Dryvit Brand – SandBlast Finish and Quarzputz Finish
2. Main Field Color – 627A Twilight Gray - Quartzputz
3. Accent Color #1 – 617ST Winters Eve - Sandblast
4. Accent Color #2 – 133 ST Driftwood - Sandblast
- 5.
6. Metal Coping – Castle Metal Products Prefinished Steel – Matte Black – or equal.