Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 13, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 8/23/22

IV. REPORTS

V. OLD BUSINESS

A. DC#22-050 - 1627 N. Yale Ct. / SF-Teardown (continued from 8/23/22)

VI. NEW BUSINESS

A. DC#22-037 - 205 W. Euclid Ave. / SF-Teardown

B. DC#22-051 - 1214 E. Kensington Rd. / SF-New

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

D. DC#22-049 - 155 E. Algonquin Rd. / Sign Variation

VII. OTHER BUSINESS

A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Design Commission
9/13/2022

Item: Minutes - 8/23/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 8/23/22	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 23, 2022

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

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley John Fitzgerald Scott Seyer
Members Absent:	Jonathan Kubow, Chair
Also Present:	Joe Lesch, JSL Design for *1237 N. Walnut Ave.* Denny Burke, Tom Bassett-Dilley Architects Ltd. for *215 W. Orchard St.* Erin Livingston, All Right Sign for *Raising Cane's* LuAron Foster, Raising Cane's for *Raising Cane's* Doug Wirth, BSB Design for *Urban Street Development* Teresa Bateman & Jim Wells, Urban Street Group for *Urban Street Development* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 9, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 9, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-046 – 1237 N. Walnut Ave.

Joe Lesch, representing *JSL Design* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story house and detached two-car garage to build a new two-story residence with an attached two-car garage. The proposed design complies with all R-3 zoning requirements. The subject property is located on a block that has primarily single-story homes with detached garages. There are a few other teardowns previously completed on this block, but the proposed new two-story house with attached garage should be evaluated against the context of this location. The single-story porch and garage roof do help the design to relate to the scale of the surrounding single-story homes, and the hipped main roof works well to minimize the massing. However, it should be considered to reduce the pitch of the roof to minimize the height and scale to better fit with the surrounding context. Also, the proposed dark gray siding is a bold color that should be evaluated with the character of the block. The proposed design does have a nice level of detail on all sides of the house. However, the use of corner trim boards at the stone garage walls is unusual, and it is recommended to omit the trim in this location.

Staff recommends the Design Commission approve the proposed design with the recommendations from Staff.

Mr. Lesch was not opposed to removing the corner trim board at the stone garage walls. He understood the comment about reducing the pitch of the hipped main roof, but pointed out that doing so would also change the garage pitch elevation that lines up with the second-floor. He was open to studying this further and asked what pitch was best. He also said the comment about the dark gray siding is a point well taken.

The commissioners summarized their comments. Commissioner Seyer said the massing of the home is nice and he agreed with the comment about the outside stone corners. He had no issue with the grey color and the stone, which could be pretty rich together. He was in favor of the design as proposed, with the modification to omit the corner trim boards at the stone garage walls.

Commissioner Kingsley said the home is nicely designed and she liked a lot of the details being included. She agreed with Staff's suggestion to further study the main roof pitch and consider lowering it, although it is hard to say what pitch is best. She agreed with Staff's comment to remove the corner trim boards at the stone garage walls, and she felt further study was needed with the trim around the 3 front windows to the right of the front door. Commissioner Kingsley also asked about the details of the front columns; the columns appear very simple as shown, which she was okay with, but details such as mitered corners are very important. Mr. Lesch said the columns would be a solid painted wood with trim boards at railing height.

Commissioner Fitzgerald said it is a nicely designed home, he agreed with the recommendation to study the main roof pitch and the suggestion to remove the corner boards on the garage. The scale of the home is okay because it fits in with other homes on the street, as well as the distance between the homes on either side. He liked that the home looks good on all four sides, and the colors blend beautifully. He also liked that the area at the front door is wide and inviting. Overall he liked the proposed new home.

Acting Chair Eckhardt agreed with the comments from the other commissioners. While he could appreciate the aesthetic for a plain and simple column, he would suggest some kind of base shoe or base piece of wood at the bottom of the columns that still maintains the modern aesthetic of the columns.

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

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A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT *1237 N. WALNUT AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/21/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO REMOVE THE CORNER TRIM BOARDS FROM THE STONE AT THE GARAGE.
2. A RECOMMENDATION TO STUDY THE PITCH OF THE MAIN ROOF AND REVIEW WITH STAFF, WITH THE POSSIBILITY OF LOWERING THE PITCH TO 10/12.
3. A RECOMMENDATION TO LOOK AT THE DETAILING OF THE PORCH COLUMNS, THE BASE OF THE PORCH COLUMNS, AND THE PANELING AT THE FRONT WINDOWS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-050 – 1627 N. Yale Ct.

Mr. Hautzinger said the petitioner notified him today that they are unable to attend tonight's meeting, and asked if their project could still be reviewed tonight without them. Commissioner Seyer said that the monotony code is really in question with this project and the petitioner needs to be here to explain the design further. He added that the proposed design has many components that look exactly like the home across the street, which he felt violates the intent of the monotony code.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO MOVE THE REVIEW OF THE PROPOSED TEARDOWN AT 1627 N. YALE CT. (DC#22-050) TO THE NEXT DESIGN COMMISSION MEETING ON SEPTEMBER 13, 2022, AND THAT THE PETITIONER BE PREPARED TO DISCUSS THE MONOTONY CODE WITH RESPECT TO THE NEW HOME DESIGN AND THE HOME LOCATED ACROSS THE STREET.

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

DRAFT

ITEM 3. SINGLE-FAMILY ADDITION REVIEW

DC#22-056 – 215 W. Orchard St.

Denny Burke, representing *Tom Bassett-Dilley Architects Ltd*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing a complete interior and exterior renovation of an existing single-story house, as well as a rooftop addition. The project does comply with the R-3 single-family zoning requirements. The existing house is a mid-century modern style that was advertised in Better Homes and Gardens magazine in 1953. The petitioner is proposing a complete interior and exterior renovation, with new siding, windows, and doors. The footprint of the house is not being changed, but a rooftop "doghouse" addition is proposed to house new mechanical equipment and clerestory windows.

Overall, the plans to update and restore this architecturally significant home should be commended. The only concerns with the design are the proposed colorful siding panels on the north and south elevations, and the appearance of the rooftop addition. The proposed colorful siding panels should be evaluated by the Design Commission, but Staff feels that it is a nice accent that is consistent with the style and original vision for the home.

The Design Commission should evaluate the design of the proposed rooftop addition for compatibility with the existing house. The addition looks somewhat like a commercial mechanical penthouse. Consider the following options to enhance the appearance:

- Make the addition smaller or shorter.
- Add more windows, or enlarge the proposed windows.
- Consider alternative siding options to better fit with the house design.
- Consider other massing options, such as a butterfly roof, to better fit with the existing house.

Overall, Staff recommends approval of the proposed addition, with the comments previously made for consideration.

Mr. Burke presented paint colors and materials for review. He said the idea for the proposed design was to pull from the actual historic photos that were documented in the Better Homes and Gardens magazine in 1953. This includes a neutral light cream/beige color and a pull on some of the bolder yellow and blue panels in the existing, but with a bit more playful color variation to help break down the scale of the north elevation, as well as pull in a little bit more texture with the wood and the yellow to signify the new recessed entry location. LP Smartsiding/Hardie-board fiber cement panels will be sized and painted with the colors being proposed, and the redwood beams of the existing roof will be painted a brownish color, with the same brownish color carried up to the doghouse. The massing of the doghouse is to allow for clerestory windows to bring sun into the terrace room located below, as well as provide a sky view from multiple areas in the home. The windows of the doghouse are proposed as tall as possible, given the decision not to go much taller than the existing chimney, and the thickness of the doghouse roof limits the size of the windows and allows for a future parapet to screen for future solar panels to be added.

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

Commissioner Fitzgerald said it is an exciting project. Initially, he felt the doghouse was a little tall; however, after studying it further, he was okay with the size of it, although he preferred there be bigger and more windows in it. He was okay with the colors being proposed, which are very playful and more toned down in person tonight than shown on the computer screen, which is okay with this type of home. Although he was not opposed to the massing of the doghouse, it would be good to do something to help soften it. He asked about the material being proposed for the doghouse and Mr. Burke said it would be fiber cement panels in the dark brown color. Commissioner Fitzgerald had no further comments.

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Commissioner Kingsley said this is a really great project and she is so happy that the existing home is not being torn down. She asked about the material for the fins on the doghouse, and Mr. Burke said it is an anodized aluminum painted to match the existing darker bronze color. Commissioner Kingsley also asked about the windows and the window trim color on the doghouse, and Mr. Burke said the windows will be a light color but the window trim will be the darker bronze color. Commissioner Kingsley said initially she felt the windows of the doghouse should be larger and the entire doghouse should be a little shorter, and a different shake should be considered. She said the colors go really well together and she loves that the original colors of the home are being used as inspiration.

Commissioner Seyer agreed with the previous comments that it is fantastic that the original home is being renovated and he was very much in favor of that; however, there is an issue of the heavy, bulky and dark doghouse and the small clerestory windows being proposed for it; there is a large amount of empty space between the top of the clerestory windows and the doghouse roof. Mr. Burke replied that the doghouse windows are basically located at the halfway point of the height of the doghouse, and the idea is to create a central space inside the home with the ability to look up and out from any location within the home, which will give a different sense of experience within the home. The doghouse also provides for the ability to run conduit and utilities more safely than currently exists.

Commissioner Seyer reiterated that bringing the existing home back to its original glory is applauded; it is a very modern and unique home that could result in a lot of attention. The addition on the roof is not exactly in the same language of the original home, and the petitioner should consider a butterfly roof for the doghouse, in an east/west direction where there are the clerestory windows. He encouraged some thought be given to this to make sure the homeowners are happy with the result.

Acting Chair Eckhardt loved the existing home and said it is cool that the original colors of the home are being used as inspiration for this renovation, he really liked the color palette being proposed. On the other hand, he had similar feelings to Commissioner Seyer about the horizontal banding that has been created on the doghouse, which basically eliminates the ability to add a butterfly effect. He questioned the reason for doing this and any historical aspect for it. He felt that the height of the doghouse will be diminished somewhat from what is shown in the rendering, but it is still pretty tall and dark. Mr. Burke replied that the horizontal banding was meant to do 2 things; provide shade over the east and west windows, and from a historic preservation standpoint it has a different character but blends in nicely. Acting Chair Eckhardt asked if the horizontal design of the fins on the doghouse are reflected on the inside of the home, and Mr. Burke said that the fins will be visible from the inside through the clerestory windows. Acting Chair Eckhardt said that to him it feels about 1-foot too tall.

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

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION AT *215 W. ORCHARD STREET*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/4/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE ROOFTOP ADDITION (DOGHOUSE) BE FURTHER STUDIED FOR ANY POSSIBLE HEIGHT REDUCTION OR ANY POSSIBLE DESIGN THAT MIGHT MAKE IT FEEL A BIT MORE ALIGNED WITH THE ORIGINAL DESIGN, AS OPPOSED TO A STARK CONTRAST IN THE ORIGINAL ARCHITECTURE, TO BE REVIEWED BY STAFF.
2. A RECOMMENDATION TO APPLAUD THE OVERALL EFFORTS TO RESTORE THE EXISTING HOME.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO

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

Commissioner Kingsley said it is really great that the petitioner is actually following the Secretary of the Interior's Standards to design an addition to something that is historic look slightly different than the original home, although she agreed that further design study should be done. If the petitioner decides to move forward with the current design, the commissioners are in support of that because of the decision to renovate instead of tear down the existing home.

Mr. Hautzinger asked if the project is required to come back for another review if the petitioner chooses to follow the recommendation to study the design further and they come up with a different version. Commissioner Seyer said that if a future design is explored by the petitioner and an alternative is preferred, then it can be reviewed and approved by Staff.

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

DRAFT

ITEM 4. SIGN VARIATION REVIEW

DC#22-027 – Raising Cane's – 225 E. Palatine Rd.

LuAron Foster, representing Raising Cane's, and Erin Livingston, representing *All Right Sign*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Raising Cane's is a new drive-through restaurant that recently opened for business at the Town & Country retail center. The building currently has one code-compliant wall sign installed above the main entrance on the north wall of the building facing Palatine Road. A permit has also been approved for a code-compliant ground sign, which will also face Palatine Road.

At this time, the petitioner is proposing two additional wall signs to be installed on the north wall of the building. Per code, only one wall sign is allowed per street frontage, so variations are required to allow the two additional signs. The first sign is a One Love Heart sign to be mounted on the brick wall next to the main entrance. The second sign is a 22'-10 1/2" tall number "1" wall sign to be installed on the tower feature at the main entrance. Neither of the signs will be internally illuminated, but the One Love Heart will be externally illuminated by a wall mounted light fixture located above the sign.

The petitioner has submitted a letter stating that the proposed wall signs should be classified as works of art rather than as signage, and that they are only designed for advertising to customers already on the property. They also do not feel that these signs provide a competitive advantage over similar businesses since they do not directly state "Raising Cane's" name, slogans, or products sold. They are seeking approval because these items are part of their nationally recognized brand image and can be found on a majority of the over 500 Raising Cane's locations.

Per code, a sign is defined as any object, device, display or structure, used to advertise, identify, display or attract attention to an establishment or product by any means including, without limitation, words, letters, numerals, figures, designs, symbols, colors, illumination, whether affixed to a building or structure or otherwise installed on the premises visible to the general public. The proposed wall signs meet this definition and are therefore considered to be signs, not just works of art. Furthermore, Staff disagrees that the proposed signs are only designed for customers on the property. The huge number "1" and the One Love Heart will both be highly visible form Palatine Road.

After comparing the proposed signs to other similar drive-through restaurants in Arlington Heights (refer to Table 2 in Staff report), Staff has concerns about the proposed 212.1 sf amount of signage, where 85-90 sf represents the upper end of sign variations previously granted for other drive-through restaurants in Arlington Heights. Staff feels that 212.1 sf of signage is excessive, and it would provide an unfair competitive advantage over similar businesses. The huge 127.2 sf number "1" sign is the issue, and it is recommended that it be omitted. The remaining two signs would total 84.8 sf, which is more in line with the sign variations previously approved for other drive-through restaurants. The existing EIFS tower wall should be required to remain the same color as the adjacent walls, which is consistent with other existing Raising Cane's restaurants. Examples of other Raising Cane's restaurants with and without the red metal signage are included in the drawings packet.

Acting Chair Eckhardt said the building was approved and built with the 'Number 1' as part of the EIFS on the building, which currently appears subtle on the building; however, if that Number 1 was painted red, would it be considered a sign. Mr. Hautzinger said that it would be a sign if it was highlighted in that way. Staff is recommending denial of the 'Number 1' wall sign, with a condition that the existing EIFS tower wall remain the same color as the adjacent walls.

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for *Raising Cane's* at 225 E. Palatine Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north wall of the building facing Palatine Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 67.5 sf wall sign on the north wall of the

building facing Palatine Road, where 0 sf is allowed.

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variation for *Raising Cane's* at 225 E. Palatine Road:

3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 127.2 sf wall sign on the north wall of the building facing Palatine Road, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 7/6/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. No additional signage and no window signage shall be allowed.
2. The existing EIFS tower wall shall remain the same color as the adjacent walls.

Ms. Foster gave a presentation of the signs being proposed. They consider the 'One Love Heart' wall sign to be a piece of artwork that is comprised of metal pieces that are symbols of a salmon, a disco ball, the number 1, a hard hat, and a dog. These symbols artistically tell the story, the journey, and the culture of the restaurant that was founded by Todd Graves who worked tirelessly to earn and build up the cash to make his dream a reality. The second wall sign is their iconic architectural tower that depicts the 'Number 1' that they want to clad in a reclaimed car hood material that will create a warm and inviting entrance and emphasize their commitment to their One Love. Both signs are important pieces to their unique brand and highlights their great crew and cool culture. Raising Cane's is genuine, real and fun-loving, and their signature items are recognized by customers across the U.S. She presented photos of other Raising Cane's with their architectural tower, as well as photos of the One Love Heart sign which also includes the name of the town they are located in.

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

The commissioners summarized their comments. Commissioner Fitzgerald was a little torn on the requests. He was really surprised to see that the requested variations are all for the front of the building instead of on the side or back of the building, which is what other businesses in this area have asked for because traffic comes in so many directions. He referenced a newer Taco Bell on Algonquin Road near New Wilke who asked for an art sign on the side of the building, and this commission did not support it. He liked the idea of the fun and creative signage being proposed here, but felt that the amount of additional square footage of signage would set a precedent for other businesses, which is not the intent of the sign code. He was okay with the 'One Love Heart' wall sign, but he could not support the 'Number 1' wall sign. He reiterated his surprise that the petitioner is not asking for signage on the sides or back of the building, and that if these signs are all approved and the petitioner returns asking for more signs on the back or rear, then he will feel that they are way over the allowance of other similar businesses.

Commissioner Kingsley was also torn; she liked both wall signs and felt they were unique. She sees the 'Number 1' sign as being something similar to the McDonalds arch or swoop, which is part of the architecture, and she sees the signs as a piece of art. She pointed out that the signs do not say Raising Cane's on them, although they do evoke the restaurant. She definitely liked the 'One Love Heart' sign and asked if it is similar in size to the one the petitioner showed in her example tonight, and Ms. Foster said that it is. Commissioner Kingsley said she could probably approve both variations because she felt the signs are cool.

Commissioner Seyer liked the 'Number 1' sign and was in favor of it. He said it is bold but tasteful, and in this location which is a commercial area that can be somewhat difficult to get proper signage for, he was okay with it. He believed that an argument could be made for it being art, even though it is in the shape of a 1, but he liked it because it has some artistic quality. He recognized the point made about setting a precedent for other businesses, which is what concerns him about the 'One Love Heart' sign. What would stop the petitioner from adding the name of the restaurant above this sign in the future, similar to the examples shown at other Raising Cane's, or even adding a temporary fabric sign above it with the name of the restaurant. How do we protect ourselves against that happening? He liked the idea of this sign being art, but if Raising Cane's was added above it in the future, then there would be 4 signs on one elevation, which he has concerns about. Commissioner Seyer said that if the 'One Love Heart' sign stays as it is

presented tonight, then he could be in favor of it.

Acting Chair Eckhardt said that the more he looks at the existing front elevation, the more bland he felt the 'Number 1' actually is, it is almost transparent. He liked the 'Number 1' wall sign and felt it was art because it is not just painted, it uses recycled car materials. He acknowledged Commissioner Fitzgerald's warning that there probably will not be another sign approved anywhere on this building because the petitioner is maxing out the courtesy of this commission to grant a sign variance. This commission supports sign variations for a reason; to help businesses do well. He also pointed out the high rate of speed on Palatine Road and the somewhat difficult access to the restaurant, both of which he sees as a hardship. He was in favor of the Number 1 sign, which he calls art. He could support both variations, with a requirement that no other signs be allowed in the future.

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

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *RAISING CANE'S* LOCATED AT 225 E. PALATINE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW THREE WALL SIGNS ON THE NORTH WALL OF THE BUILDING FACING PALATINE ROAD, WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 67.5 SF WALL SIGN ON THE NORTH WALL OF THE BUILDING FACING PALATINE ROAD, WHERE 0 SF IS ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 127.2 SF WALL SIGN ON THE NORTH WALL OF THE BUILDING FACING PALATINE ROAD, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/6/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THAT THE CLADDING OF THE 'NUMBER 1' IS CONSIDERED ALMOST A PIECE OF ART AND NOT A SIGN, BUT FUTURE VARIATION REQUESTS FOR ADDITIONAL SIGNS WILL NOT BE APPROVED.
2. THAT THE 'ONE LOVE HEART' SIGN SHALL REMAIN AS IS, AND THAT IT NOT BE CHANGED IN THE FUTURE TO A SIGN WITH THE WORDS 'RAISING CANE'S'.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

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

Mr. Hautzinger stated that the Design Commission is a recommending body to the Village Board for sign variations, and Staff will work with the petitioner to schedule the review with the Village Board.

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ITEM 5. MULTI-FAMILY PRELIMINARY REVIEW

Urban Street Development–International Plaza
4-214 E. Golf Rd, 15 & 139 E. Golf Terrace, 1665 S. Arlington Heights Rd.

Doug Wirth, representing *BSB Design*, and Teresa Bateman & Jim Wells, representing *Urban Street Group* were present on behalf of the project.

Acting Chair Eckhardt clarified for those in the audience that the Design Commission's purview is to review the architectural design of a project, and while the commissioners understand the issues related to this project with respect to affordable housing, those issues will be part of the Plan Commission and Village Board meetings. Mr. Hautzinger added that the petitioner is here tonight seeking preliminary feedback from the Design Commission; a formal application has not been submitted and no formal action will be taken by this commission tonight.

Mr. Hautzinger said that Plan Commission and Village Board review and approval is required for rezoning the site from B-2/R-1 to R-7, as well as PUD approval. Overall, the proposed buildings are nicely designed with well-articulated massing, including varying parapet heights, recessed balconies, varying brick height, and nice window groupings. The only comment from Staff at this time on the architectural design being present tonight is that it is a bit dark and monochromatic at the top of the buildings. The petitioner should consider adding a third color to the design, or possibly changing the siding color to a slightly lighter color for contrast with the black windows and doors, as well as consider a lighter cornice at the top of the building, coordinated with lighter spandrel accent panels between the 3rd and 4th floor windows. With regards to signage, the site plan shows an entrance sign at the primary entrance from Golf Road, and a second sign at the secondary entrance from Arlington Heights Road, both of which are allowed by code; however, no wall signs are allowed.

Teresa Bateman introduced her team present tonight. They are seeking preliminary feedback and recommendations from the Design Commission tonight on the design of the proposed new development to ensure it is going in the right direction as the project continues to move forward to a formal application being submitted. Their intent tonight is to present some overall design concepts as well as share a few of the materials being considered. This site is about 17 acres and the project will consist of a combination of residential and commercial, a campus-style openness of 7 different buildings, but each building will match in building materials, exterior facades and architectural style, with four-sided architecture.

Doug Wirth presented the building designs, which consist of multiple options that are meant to indicate that final selections have not been made, but are rather a range of designs that they feel are appropriate. All 7 buildings are virtually identical in terms of their construction style, exterior materials, level of detail, etc., and they are intended to be 4-story, wood frame apartment buildings with internal parking bays that are integral to the wood structure, with individual garages for some of the residents. The style is proposed to be modern warehouse, which takes traditional materials such as brick, fiber cement panels, and architectural metals, and combines them with a much cleaner modern form. The facades are articulated but the overall composition of the buildings is intended not to be too confusing. The materials are intentionally being kept simple to make the buildings seem less massive, and the goal is for the buildings to feel cohesive but not monotonous. No signage is proposed at the lobby entry, but it is understood that the main entries of each building will be visually identifiable to residents and visitors. The arrangement of the buildings will include multiple orientations and rotations; it is necessary for this to be 360 degree architecture with no real front and rear to the buildings. These are common corridor buildings that are relatively simple and rectilinear with a stair at each end and a central elevator lobby. He welcomed feedback and questions from the commissioners.

The commissioners summarized their comments. After visiting the petitioner's website, Commissioner Seyer saw a very good collection of quality projects, and felt this project will also be a very high quality development with regards to the materiality and the design. However, right now the design does not feel like it is there yet. He referenced the

Element project at the Veridian in Schaumburg where more brick is used, which is a richer material than the Hardie-board siding being proposed for this project. He preferred more brick be used on this project because right now there is not much of a contrast between the dark Hardie board and the dark metal being proposed. He loved the dark metal windows and did not want to deviate from them, but felt that some of the materials being shown tonight are too dark and some of the opportunities for an enhanced level of detail are being lost. He felt there could be more variation on the building at the left side of the rendering where some repetitive elements are happening right now. He also said the very strong heavy horizontal element that connects the two end towers at the third floor is cut short, and opening that up a little bit more might give more variation to enhance that facade. Commissioner Seyer said the images being presented tonight have tremendous potential and the general materiality and color scheme is there; however, much more effort is needed to look at the exterior color to make sure it does not blend in with the dark metal; more contrast to illustrate the enhanced detail of the doors, the railings, and the metal windows.

Commissioner Kingsley liked the comments from Commissioner Seyer. She loved the clean simple lines being shown for this project; however, the Element project at the Veridian in Schaumburg is very clean with a lot more brick and simple coping, which she gravitates more towards because it is true to what it is and not a fancy detail. On this project she was not fond of the crenulated look of the brick massing, which to her reads more chaotic with no base to it, rather than the crisp clean lines. She pointed out the side of the rendering where there are garage doors and the brick facade that recedes back in with no brick return, and the elevations where there are garage doors that are in masonry and a garage door that is in the Hardie material. She was okay with the colors of the building, but agreed with Commissioner Seyer's comment about needing more contrast. She also cautioned the petitioner about the all-black balconies that could make them very hot and uncomfortable, in addition to being very dark; the balconies should be a happy place that encourage residents to use them. She also felt that the raised parapet above the roof seems a little tall and off-balance.

Mr. Wirth commented that the building height, the parapet height, and the floor to floor heights being shown tonight are all a worse case scenario, there is a possibility of a shorter building being formally proposed, and the parapet height shown tonight could ultimately be lowered slightly.

Commissioner Fitzgerald really liked this project and that it is so simple. He preferred Option #1 for the brick, he likes less contrast, and he liked the in-and-out of the buildings, which is interesting. He liked the different heights of brick and he loved the comment that the brick should carry across the base. For him, this is a perfect idea of how a design can be simple yet still interesting, and he loved that there is not a lot of stuff going on.

Acting Chair Eckhardt was torn between the comments from Commissioner Fitzgerald and Commissioner Seyer. He felt a little more variation was needed in the 3 middle bays, and the top 2 floors of black is a little heavy; there is a lot of black at the top of the buildings. The all black balconies really need to be thought about, and he was unsure if changing them would destroy the aesthetic of the blackness, which he likes. He had to enlarge the image just to notice that the balconies have railings. He felt there was a little too much going on in the middle of the building, the brick needs to come up, and he wanted to understand and see how the balconies will really feel in all dark colors. He said the design being shown tonight is interesting, although he preferred that it become a little more complicated, and felt that it comes apart in the middle with the 3 bays in a row that are low. He also said that the corner and end of the building turns nicely.

Mr. Wirth thanked the commissioners for their comments. Ms. Bateman said the feedback received tonight will allow them to further explore and work out some of those additional details. Commissioner Kingsley asked if the project will have any other sustainable elements other than the detention pond shown, and Ms. Bateman agreed with the importance of sustainability and Mr. Wells said that they recently won a sustainability award for the Sawmill Station project in Morton Grove, and they are happy to explore those elements further on this project.

Commissioner Seyer wanted to clarify the previous comments about contrast, and what contrast actually means. He referenced the petitioner's Sawmill Station project that has a very light color and a dark metal, which is a real strong contrast that is not necessarily being suggested. The darker color palette shown tonight is nice, but there are details

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there that are not being picked up and the commissioners do not want to have a missed opportunity. The idea of contrast is really more about expressing the detail that is built into the design, but right now the building design just looks very dark. There should also be a little more clarity on some of the materials because right now the overall impression is that there is a lot of darkness.

PUBLIC COMMENT

Keith Moens said the packet for tonight's review only included Buildings 1-6, and they were previously told that all the buildings would be reviewed together. There was no discussion about Building 7 tonight, which is where affordable units are proposed, and with no schematic for Building 7, it looks like there are two separate projects here. He asked that this review be postponed until the petitioner can come back with a plan that shows all 7 buildings that comply with the inclusionary housing ordinance, which should be 27 units.

Acting Chair Eckhardt asked the petitioner to respond to these comments. Ms. Bateman said that they are the master developer of this project and it is important to them to have continuity of the whole project, so all 7 buildings will be required to have the same exterior building facade, architectural style, use of building materials to go with that cohesiveness of the project. They are currently working on a separate agreement with a different developer for Building 7, and their intent is to have all the buildings look the same.

Acting Chair Eckhardt reiterated that all 7 buildings will look the same, and when the project comes back for a formal review, all 7 buildings should be reviewed at the same time. He clarified the purview of this commission is to understand the entire project and to evaluate its uniformity, fit, and compatibility. He asked the petitioner if there would be a preliminary review for Building 7 and Mr. Wirth said tonight's review is the only preliminary review for this project.

Keith Moens said this just raises the question again if Building 7 will ever get done, and when it does, is it going to look the same. The petitioner wants to stuff all the affordable units into Building 7, which breaks the Village inclusionary housing ordinance that requires 27 units for this project; where are those 27 units going to go in the six buildings and they keep side-stepping that all the time, and tonight they just did not include it.

Acting Chair Eckhardt reiterated that tonight's review is just preliminary and when the formal review happens, this commission will be reviewing the entire property and the design of all 7 buildings and how they mix together, which the petitioner understands. He asked Staff to follow-up with the petitioner to encourage the developer of Building 7 to finalize their design of Building 7.

Commissioner Kingsley asked Staff for a status update on the Plan Commission approval for this project and how the petitioner is able to put all affordable units in one building, which goes against the Inclusionary Housing Ordinance. Mr. Hautzinger said he is not aware of the current status of the project with regards to Plan Commission or the affordable housing units, and reiterated that this is only a preliminary design review tonight, which is an optional step that a petitioner can take to get feedback from the Design Commission on the general direction for the design. The petitioner added that they have had a preliminary planning and zoning review, a preliminary affordable housing review, and a preliminary discussion with the Village Board. Commissioner Kingsley said the Design Commission cannot speak to where the affordable housing units will be located, and reiterated that this commission can speak to the fact that all seven buildings need to look the same so that residents and visitors to Building 7 do not feel like they are in any less of a building, especially with Building 7 being located close to Arlington Heights Road.

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ITEM 6. OTHER BUSINESS

2022 Alan F. Bombick Award – Discussion of Nominations

Acting Chair Eckhardt asked that this discussion be postponed until all 5 commissioners are present. Commissioner Fitzgerald said he will not be available for the next meeting on September 13. Acting Chair Eckhardt said he will not be available for the next meeting either. Mr. Hautzinger said the goal is to present the awards late October/early November. The commissioners decided to review the nominations tonight and asked Staff to provide them to Chair Kubow for his feedback as well.

Mr. Hautzinger presented the projects being considered for the award this year, which include completed and constructed single-family and commercial projects. The commissioners reviewed the nominations and agreed on a winner for the commercial project. They also discussed the single-family homes being considered and decided to visit two of the nominated homes in person before making a final decision. Commissioner Fitzgerald gave his selection for the single-family home since he is not able to attend the next DC meeting. Mr. Hautzinger asked the commissioners to provide him with their selection for the single-family home within the next few weeks.

Public Comment

There was no comment from the only person in the audience at this time.

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ITEM 7. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:40 P.M.

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

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Design Commission
9/13/2022

Item: DC#22-050 - 1627 N. Yale Ct. / 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 (teardown) single-family residence to be located at 1627 N Yale Court. This recommendation is based on the architectural plans received 7/21/22, and the following:

1. The following revisions are recommended to alleviate monotony concerns with the home across the street at 1649 N Yale Court:

a. Revise the design to be asymmetrical.

b. Consider grouping the front door with the right windows to make a double gable on the front, and omit the shed dormers.

c. Recess the 1-car garage from the front wall at least a few feet to break up the same looking garage wall.

2. Evaluate the unfinished appearance of the proposed weathered barn wood siding.

3. A recommendation for further design development of the side elevations, such as continuing the stone base from the front elevation to break up the large amount of stucco siding.

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

RE-REVIEW STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	1627 N Yale Court
Project Address:	1627 N Yale Court
Prepared By:	Steve Hautzinger
Date Prepared:	August 18, 2022
Updated:	September 8, 2022

PETITION INFORMATION:

DC Number:	22-050
Petitioner Name:	Jim Cochran
Petitioner Address:	JRC Design Build 1275 E Davis St Arlington Heights, IL 60005
Meeting Date:	August 23, 2022
Re-Review Meeting Date:	September 13, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing split-level house and two-car detached garage to build a new a new two-story residence with an attached four-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,844 square feet and the proposed residence will have approximately 5,140 square feet. The front setback needs to be adjusted, but otherwise the proposed design complies with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 32 feet Side: 12.7 feet Side: 12.7 feet Rear: 30 feet	Front: 25 feet Side: 15.2 feet Side: 37.87 feet Rear: 69.6 feet
Building Height	25 feet maximum	23.4 feet to top of wall
FAR	8,778 SF	5,140 SF
Building Lot Coverage	7,296 SF	3,582 SF
Impervious Surface Coverage Total	10,422 SF	5,121 SF

This project was briefly reviewed by the Design Commission on August 23, 2022, at which time the project was continued for re-review due to concerns about monotony with the house across the street, and because the petitioner was unable to attend the meeting.

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

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



RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 1627 N Yale Court. This recommendation is based on the architectural plans received 7/21/22, and the following:

1. The following revisions are recommended to alleviate monotony concerns with the home across the street at 1649 N Yale Court:
    a. Revise the design to be asymmetrical.
    b. Consider grouping the front door with the right windows to make a double gable on the front, and omit the shed dormers.
    c. Recess the 1-car garage from the front wall at least a few feet to break up the same looking garage wall
2. Evaluate the unfinished appearance of the proposed weathered barn wood siding.
3. A recommendation for further design development of the side elevations, such as continuing the stone base from the front elevation to break up the large amount of stucco siding.
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 8, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-050

1705
1706
1703
1702
N Yale Ave
1649
1645
1639
N Yale Ct
1627
1633
1626
1621
1622
1615
1618
1609
1614
N Yale Ave

NEW HOUSE AT 1627 N YALE

PROJECT DATA

PROJECT LOCATION:	1627 N YALE CT
ZONING DISTRICT:	R-E
LOT AREA:	20,736 SF
PIN:	03-19-108-014-0000
MAX LOT COVERAGE:(35%)	7,257 SF
PROPOSED LOT COVERAGE:	3,060 SF
MAX FAR: 3938 + [(20,736-8750)x0.4]	8,732 SF
PROPOSED FAR:	5,140 SF
MAX IMPERVIOUS COVERAGE (50%)	10,368 SF
PROPOSED IMPERVIOUS COVERAGE:	5,121 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	25'-0"
LOCATION AREAS: BASEMENT FIRST FLOOR SECOND FLOOR GARAGE WALKS/PORCH/DRIVE	 1,857 SF 2,023 SF 2,480 SF 1,037 SF 2,235 SF
TOTAL SQUARE FOOTAGE:	4,503 SF

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMANGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WTHRING	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV 6 2000	2000	47.6

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV	ABOVE
A.C.	AIR CONDITIONING
ACOUS.	ACOUSTIC
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
@	AT
BD	BOARD
BI	BUILT-IN
BLDG	BUILDING
BOT.	BOTTOM
B/	BOTTOM OF
BRG.	BEARING
BRG. PL.	BEARING PLATE
B.U.R.	BUILT UP ROOFING
CRPT	CARPET
CABT	CABINET
C.I.	CAST IRON
C.J.	CEILING JOISTS
C.J.T.	CONSTRUCTION JOINTS
CL	CENTERLINE
CLG.	CEILING
CL.	CLOSET
C.M.U.	CONCRETE MASONRY UNIT
C. O	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
C.W.	COLD WATER
DEMO.	DEMOLITION
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPOSAL
DIV.	DIVISION
DL	DEAD LOAD
DN.	DOWN
DWGS.	DRAWINGS
D.S.	DOWNSPOUT
D.W.	DISHWASHER
EA.	EACH
EX.	EXISTING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EXP.	EXPANSION
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
E.W	EACH WAY
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN.	FINISH
FIXT	FIXTURE
FLR	FLOOR
FL.SHG	FLASHING
FDN	FOUNDATION
FO	FACE OF
FS	FOOTING SUMP
FTG	FOOTING
FURN	FURNACE
GA	GAUGE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
GLU-LAM	GLUE LAMINATED BEAM
GYP.	GYPSUM
HD	HEAD
HDR	HEADER
HT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HTG	HEATING
HVAC	HEATING VENTILATE AIR CONDITIONING
INSUL.	INSULATION
INT.	INTERIOR
L.	LINEN
LAM.	LAMINATE
LAV.	LAVATORY
LL	LIVE LOAD
LP	LOW POINT
MAX.	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MICROLAM
MO	MASONRY OPENING
MRBL	MARBLE
MTL	METAL
MW	MICROWAVE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	OVEN
OA	OVERALL
OC	ON CENTER
OPP	OPPOSITE
OPT.	OPTIONAL
PERF.	PERFORATED
PL	PLATE
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYLCHLORIDE
QT	QUARRY TILE
R	RADIUS
RD	ROOF DRAIN
R & S	ROD AND SHELF
REC	RECESSED
REF	REFRIGERATOR
REG	REGULAR
REINF	REINFORCE
RM	ROOM
RO	ROUGH OPENING
RR	ROOF RAFTERS
SECT	SECTION
SHLV	SHELVES
SHT	SHEET
SHWR	SHOWER
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SS	SANITARY SUMP
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE
SUSP	SUSPENDED
T & B	TOP AND BOTTOM
T/	TOP OF
TEL	TELEPHONE
T & G	TONGUE AND GROOVE
THK	THICK
TJI	TRUST JOIST
TOP	TOP OF PLATE
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
WIC	WALK IN CLOSET
WD	WOOD
WDO	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC



PROPOSED 3D RENDERING

ENERGY CODE COMPLIANCE NOTES

1.
ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.32
ACTUAL U-FACTOR: 0.32
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 15 + 5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 13
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2.
ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2015 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3.
ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4.
ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

5.
PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6.
ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALLOTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

7.
ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

8.
ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9.
AT LEAST 75% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10.
FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR

11.
WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.

EXISITNG SITE SURVEY

SHEET INDEX - ARCHITECTURAL

A0.0	COVER SHEET	1- 07/21/2022
A1.0	SITE PLAN	1- 07/21/2022
A2.0	FOUNDATION & BASEMENT PLANS	1- 07/21/2022
A2.1	FIRST FLOOR PLAN	1- 07/21/2022
A2.2	SECOND FLOOR PLAN	1- 07/21/2022
A2.3	ROOF PLAN & STAIR DETAILS	1- 07/21/2022
A3.0	ELEVATIONS	1- 07/21/2022
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A3.2	ELEVATIONS	1- 07/21/2022
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SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

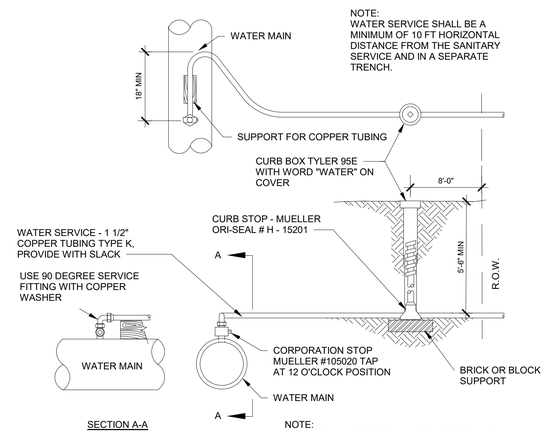
SITE SETBACKS (R-E)

	REQUIRED	PROPOSED
FRONTYARD	40'-0"	40'-3"
INTERIOR SIDEYARD 10% LOT WIDTH	12'-6"	15'-2"
INTERIOR SIDEYARD 10% LOT WIDTH	12'-6"	37'-10"
REARYARD	30'-0"	76'-7"
HEIGHT - MEAN	MAX 25'-0"	25'-0"

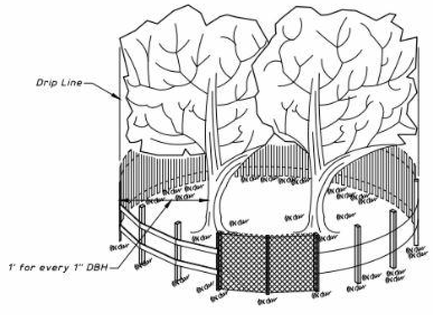
SITE PLAN LEGEND & NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
14. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

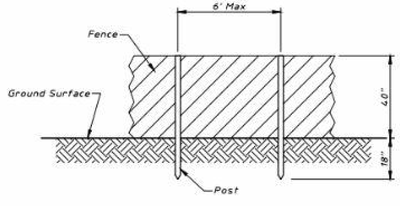
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER SERVICE
- X — FENCE



1 A1.0 **TYPICAL 1 1/2" WATER SERVICE DIAGRAM**
1/8" = 1'-0"



SIDE VIEW

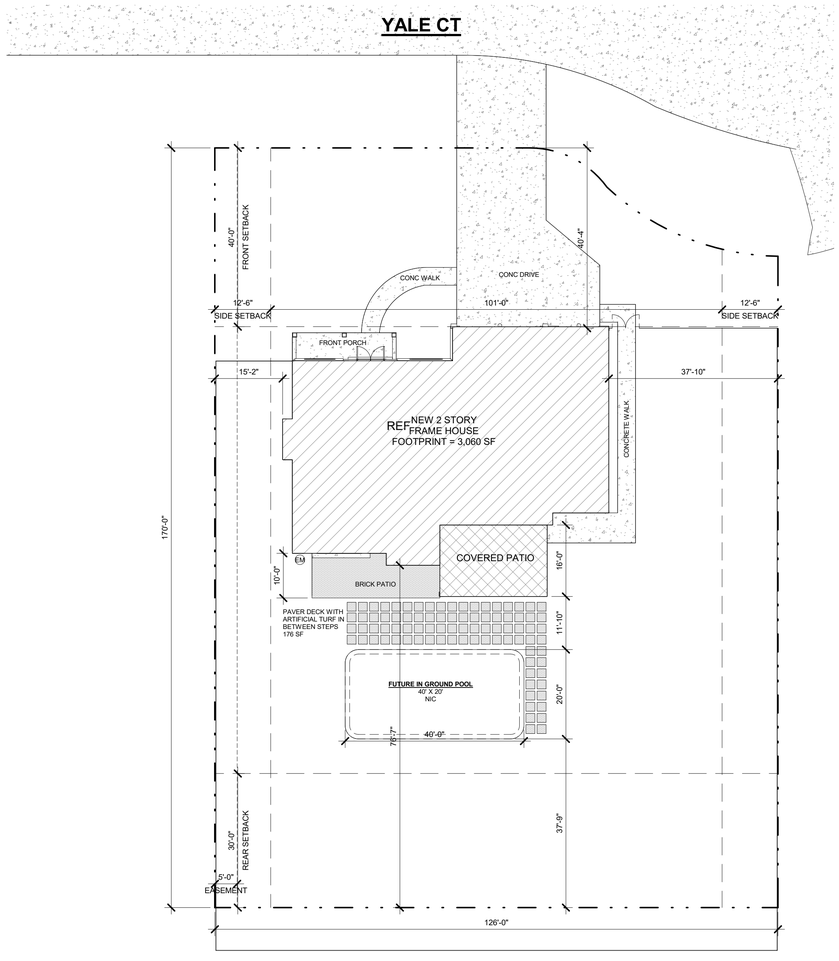


POST AND FENCE DETAIL

NOTES:

1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING



2 A1.0 **SITE PLAN - PROPOSED**
1/16" = 1'-0"

N

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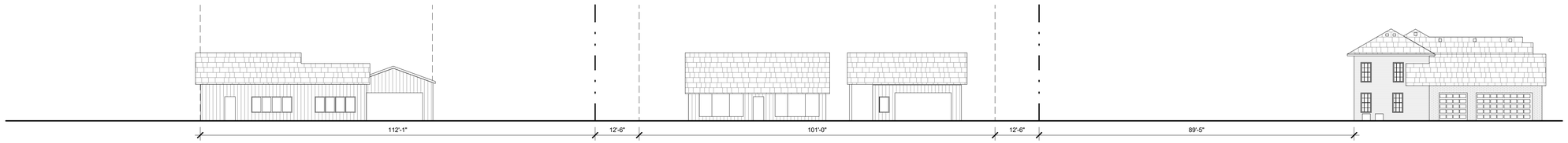
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SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.0



1633 N YALE CT
PROPERTY TO LEFT

1627 N YALE CT
EXISTING HOUSE AND GARAGE TO BE REMOVED

1621 N YALE CT
PROPERTY TO RIGHT

1 / A5.0 NORTH ELEVATION - EXISTING FRONT
1/16" = 1'-0"



1633 N YALE CT
PROPERTY TO LEFT

1627 N YALE CT
SUBJECT PROPERTY

1621 N YALE CT
PROPERTY TO RIGHT

2 / A5.0 NORTH ELEVATION - PROPOSED FRONT
1/16" = 1'-0"

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SHEET TITLE
ELEVATION STUDIES & NOTES

SHEET NUMBER

A5.0

PROPERTY TO ACROSS 3
1703 N YALE AVE



PROPERTY TO ACROSS 2
1649 N YALE CT



PROPERTY ACROSS 1
1645 N YALE CT



YALE AVE

YALE CT

PROPERTY TO LEFT 2
1639 N YALE CT



PROPERTY TO RIGHT
1621 N YALE AVE



SUBJECT PROPERTY
1627 N YALE CT



PROPERTY LEFT 1
1633 N YALE CT



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SHEET TITLE
SURROUNDING PROPERTIES

SHEET NUMBER

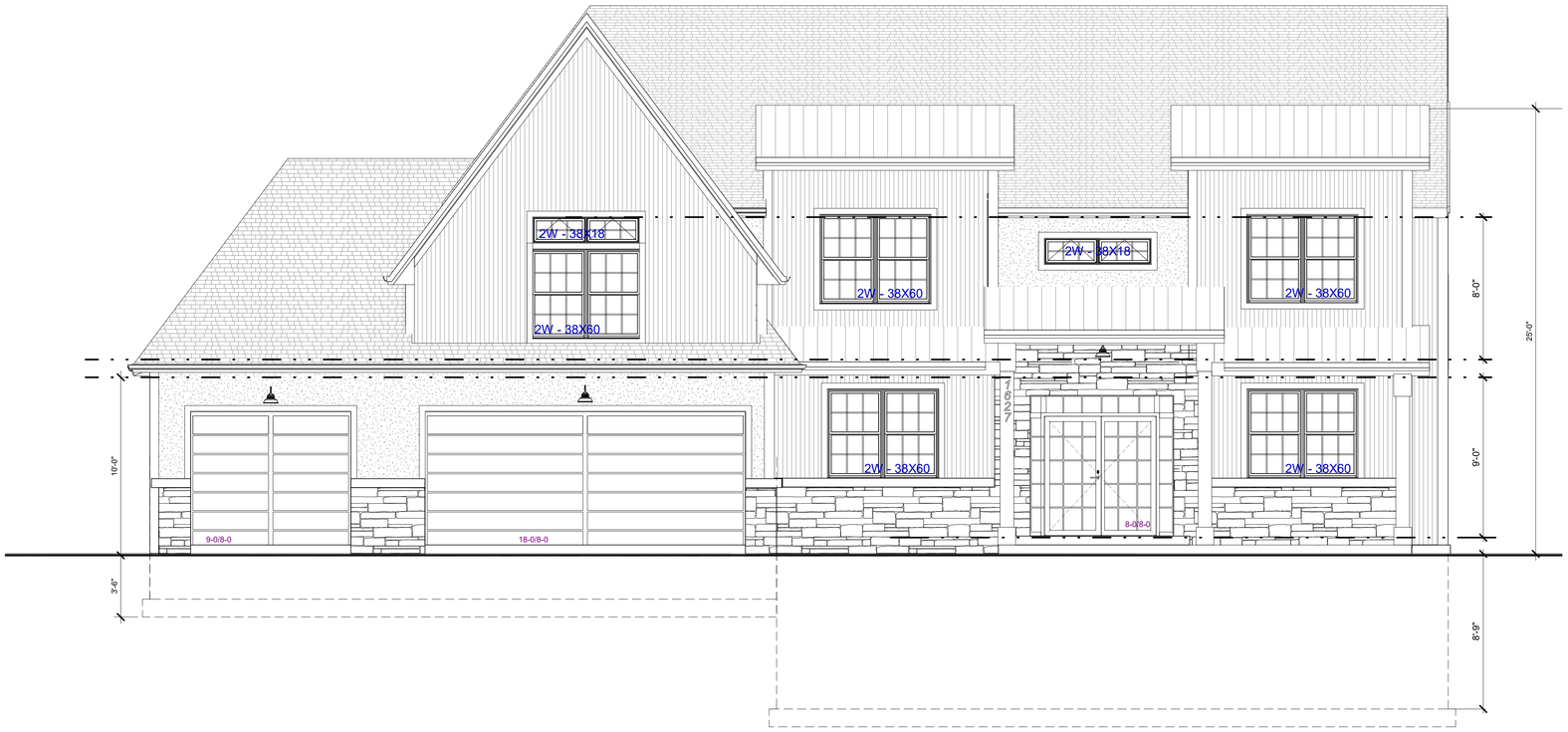
A5.1



1649 N Yale Court - Similar Design Under Construction Across the Street

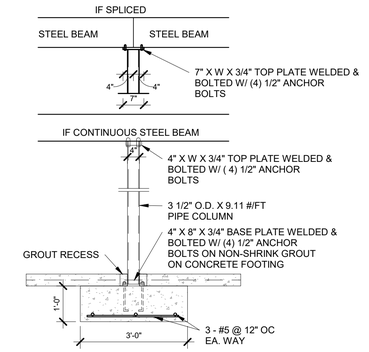


1627 N Yale Court - Proposed Design



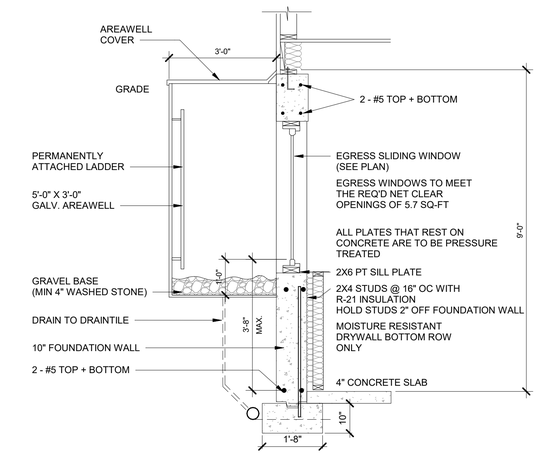
1 A3.0 NORTH ELEVATION - FRONT

1/4" = 1'-0"



2 A3.0 COLUMN, BEAM & FOOTING DETAIL

1/2" = 1'-0"



3 A3.0 WALL SECTION - WINDOW WELL

1/2" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ BARN WOOD SIDING [WEATHERED WOOD LOOK]		DOORS		[GLASS/BLACK]	
SIDING (2)		STUCCO SIDING (CREAM IN COLOR)		TRIM, SOFFIT AND FASCIA		ALUMINUM - VENTED [BLACK]	
SIDING (3)		WHIE STONE VENEER (STYLE TBD BY OWNER)		COLUMNS		BLACK - PRESSURE TREATED LUMBER	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	TIMBERLINE (GAF)	GUTTERS, DOWNSPOUTS		ALUMINUM [BLACK]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [BLACK]	

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
7. ALL BATHROOM GLASS SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4

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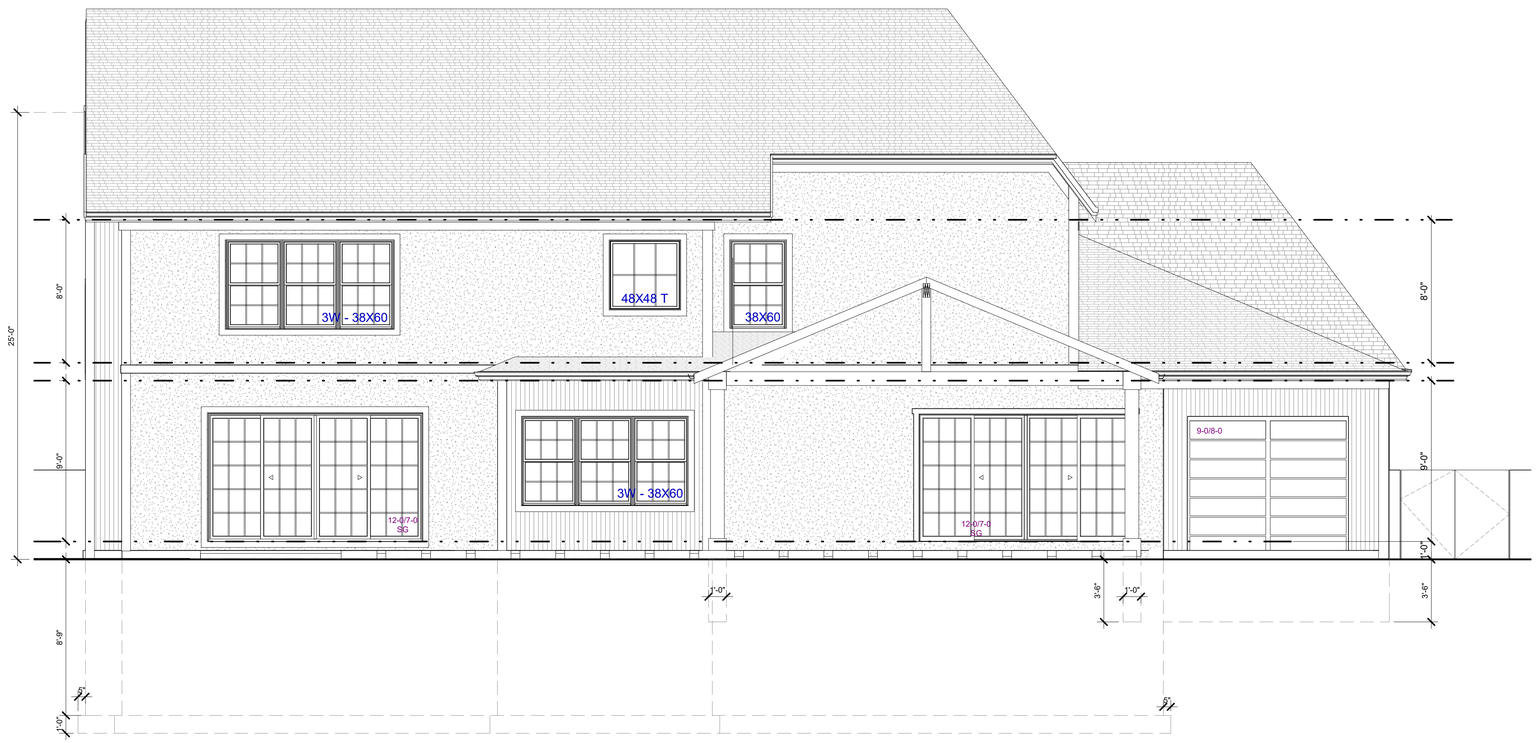
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SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.0



1 A3.1 SOUTH ELEVATION - REAR

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ BARN WOOD SIDING [WEATHERED WOOD LOOK]		DOORS		[GLASS/BLACK]	
SIDING (2)		STUCCO SIDING (CREAM IN COLOR)		TRIM, SOFFIT AND FASCIA		ALUMINUM - VENTED [BLACK]	
SIDING (3)		WHIE STONE VENEER (STYLE TBD BY OWNER)		COLUMNS		BLACK - PRESSURE TREATED LUMBER	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	TIMBERLINE (GAF)	GUTTERS, DOWNSPOUTS		ALUMINUM [BLACK]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [BLACK]	

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2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30

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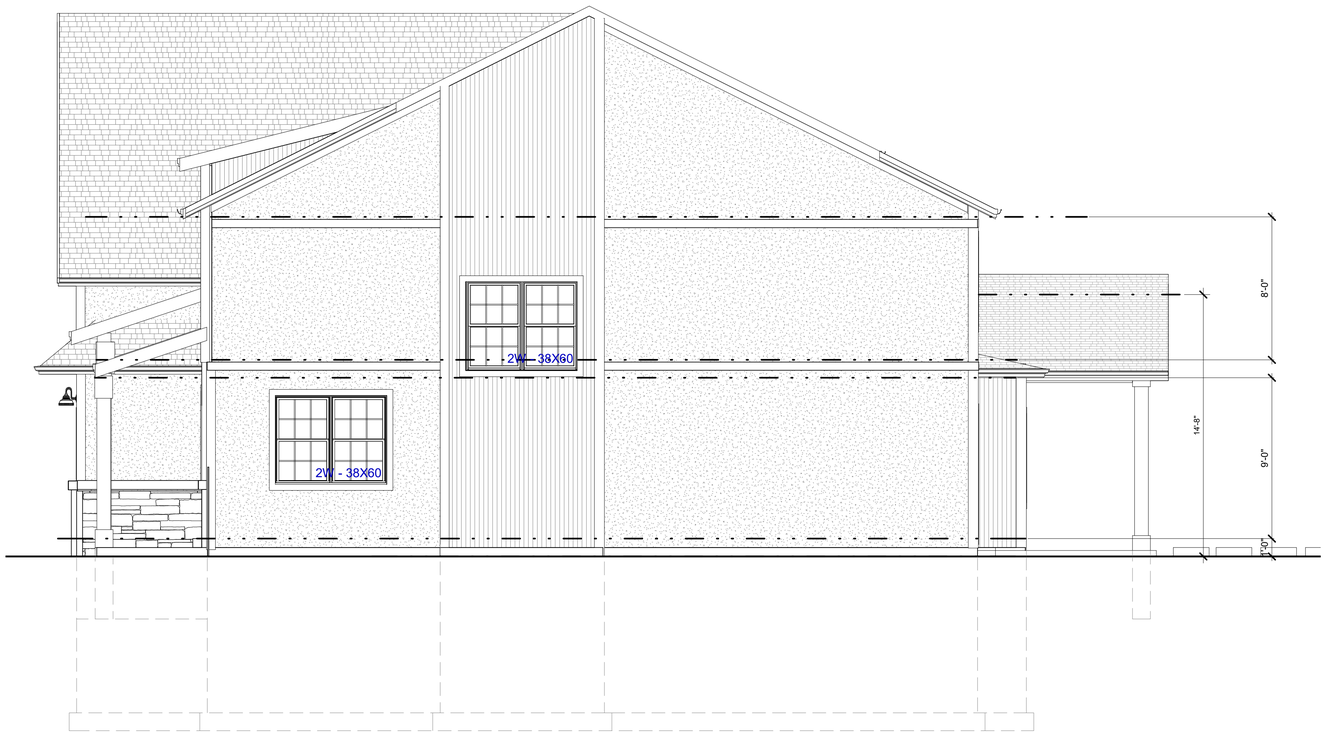
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SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.1



1 A3.2 WEST ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ BARN WOOD SIDING [WEATHERED WOOD LOOK]		DOORS		[GLASS/BLACK]	
SIDING (2)		STUCCO SIDING (CREAM IN COLOR)		TRIM, SOFFIT AND FASCIA		ALUMINUM - VENTED [BLACK]	
SIDING (3)		WHIE STONE VENEER (STYLE TBD BY OWNER)		COLUMNS		BLACK - PRESSURE TREATED LUMBER	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	TIMBERLINE (GAF)	GUTTERS, DOWNSPOUTS		ALUMINUM [BLACK]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [BLACK]	

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   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30

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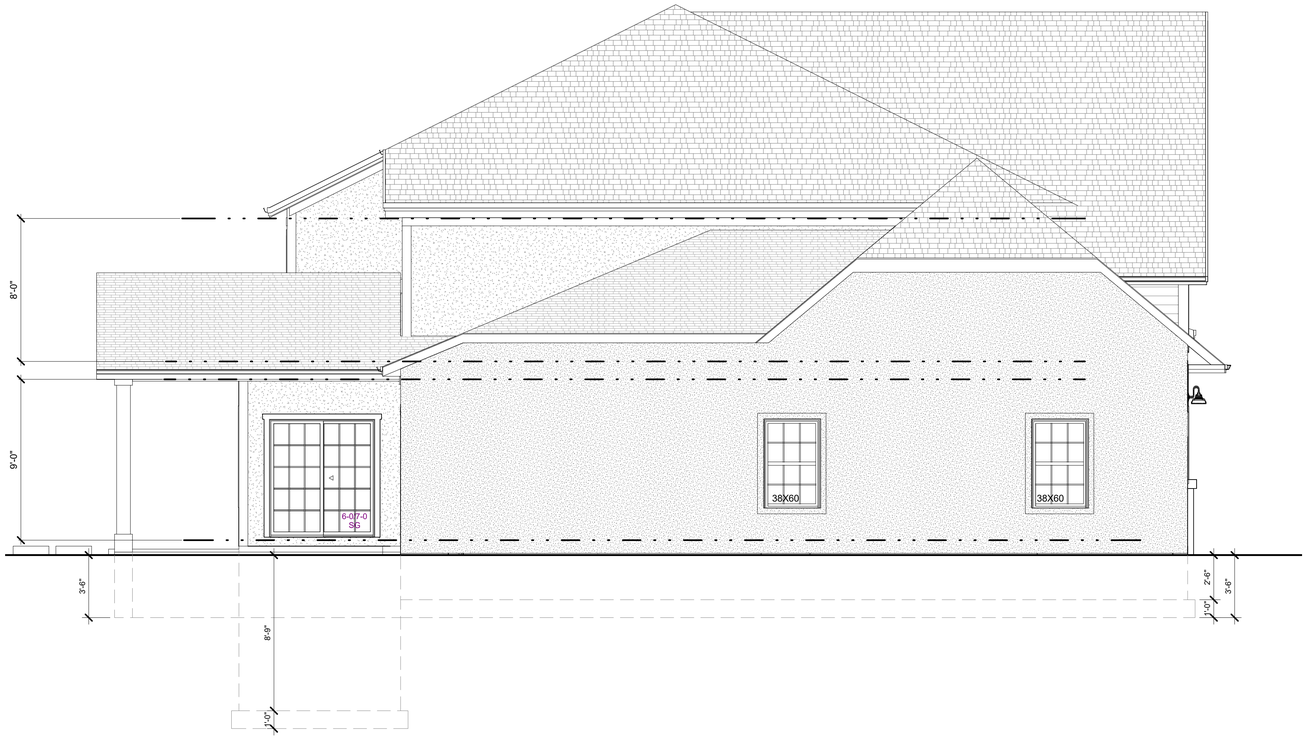
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.2



1 A3.3 EAST ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ BARN WOOD SIDING [WEATHERED WOOD LOOK]		DOORS		[GLASS/BLACK]	
SIDING (2)		STUCCO SIDING (CREAM IN COLOR)		TRIM, SOFFIT AND FASCIA		ALUMINUM - VENTED [BLACK]	
SIDING (3)		WHIE STONE VENEER (STYLE TBD BY OWNER)		COLUMNS		BLACK - PRESSURE TREATED LUMBER	
ROOFING (1)		ASPHALT SHINGLES [BLACK]	TIMBERLINE (GAF)	GUTTERS, DOWNSPOUTS		ALUMINUM [BLACK]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK]		WINDOWS		VINYL [BLACK]	

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   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.3





Example of Proposed Barn Wood Siding and Stucco Exterior



BLACK STANDING SEAM METAL ROOF
PAC-CLAD



OAKRIDGE ONYX BLACK
ASPHALT SHINGLES



BARN WOOD - VERTICAL SIDING



STUCCO SIDING- CREAM



COMMON BRICK - WHITE IN COLOR OR PAINTED WHITE

JRC DESIGN • BUILD SINCE 1985

1627 N YALE AVE
ARLINGTON HEIGHTS, IL

THESE DRAWINGS ARE NOT FOR CONSTRUCTION AND ARE FOR CONCEPT ONLY. DIMENSIONS, HEIGHTS, AND WALL LOCATIONS TO BE VERFIED.

A5.2

1- 07/21/2022

Design Commission
9/13/2022

Item: DC#22-037 - 205 W. Euclid 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 (teardown) single-family residence to be located at 205 W. Euclid Avenue. This recommendation is based on and subject to compliance with the architectural plans received on 8/10/22, and the following:

1. A recommendation to recess the porte cochere at least a few feet from the front wall of the house.

2. Consider a more interesting historic color palette for the exterior of the house.

3. A recommendation to expand the railing to the perimeter of the flat roof area on the rear of the house.

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	**Type**

Staff Report
Supporting Documents
Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	205 W. Euclid Avenue
Project Address:	205 W. Euclid Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	September 7, 2022

PETITION INFORMATION:

DC Number:	22-037
Petitioner Name:	Maribeth Shover
Petitioner Address:	Timeless Homes 405 Periwinkle Way Prospect Heights, IL 60070
Meeting Date:	September 13, 2022

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

ANALYSIS:

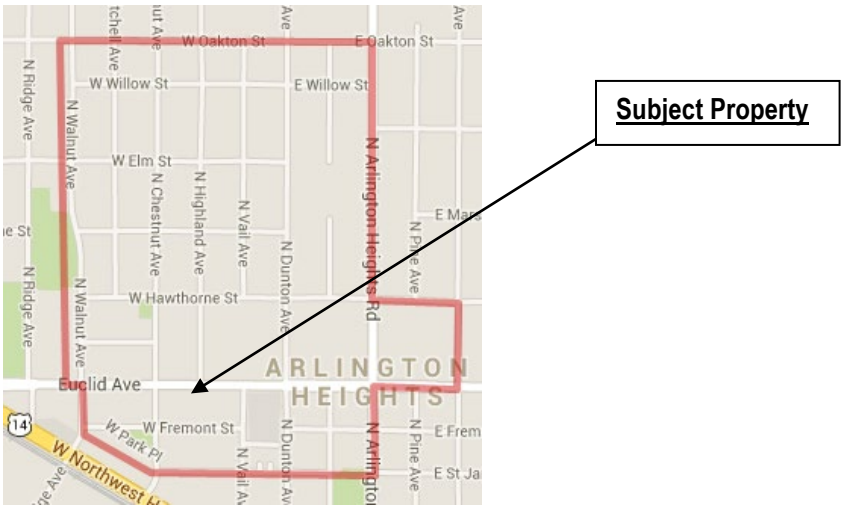
Summary

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

The petitioner is proposing to demolish an existing split-level home to build a new two-story residence. An existing two-car detached garage will remain. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have 2,876 square feet. The proposed design complies with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 24 feet Side: 5.6 feet Side: 7 feet Rear: 47.2 feet
Building Height	25 feet maximum	25 feet to top of wall
FAR	2,970 SF	2,876 SF
Building Lot Coverage	2,310 SF	2,240 SF
Impervious Surface Coverage Total	3,630 SF	3,589 SF

The subject property is located on Euclid Avenue within the "Historic Arlington Neighborhood Association" (HANA) area of Arlington Heights. This portion of Euclid Avenue running through the HANA area, from Walnut Avenue to Belmont Avenue (see map below) is a very prominent historic corridor of predominantly traditional style, two story homes with detached garages.

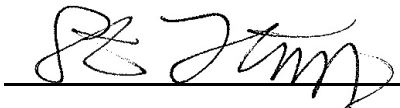


HANA Neighborhood Boundary Map

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

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 205 W. Euclid Avenue. This recommendation is based on and subject to compliance with the architectural plans received on 8/10/22, and the following:

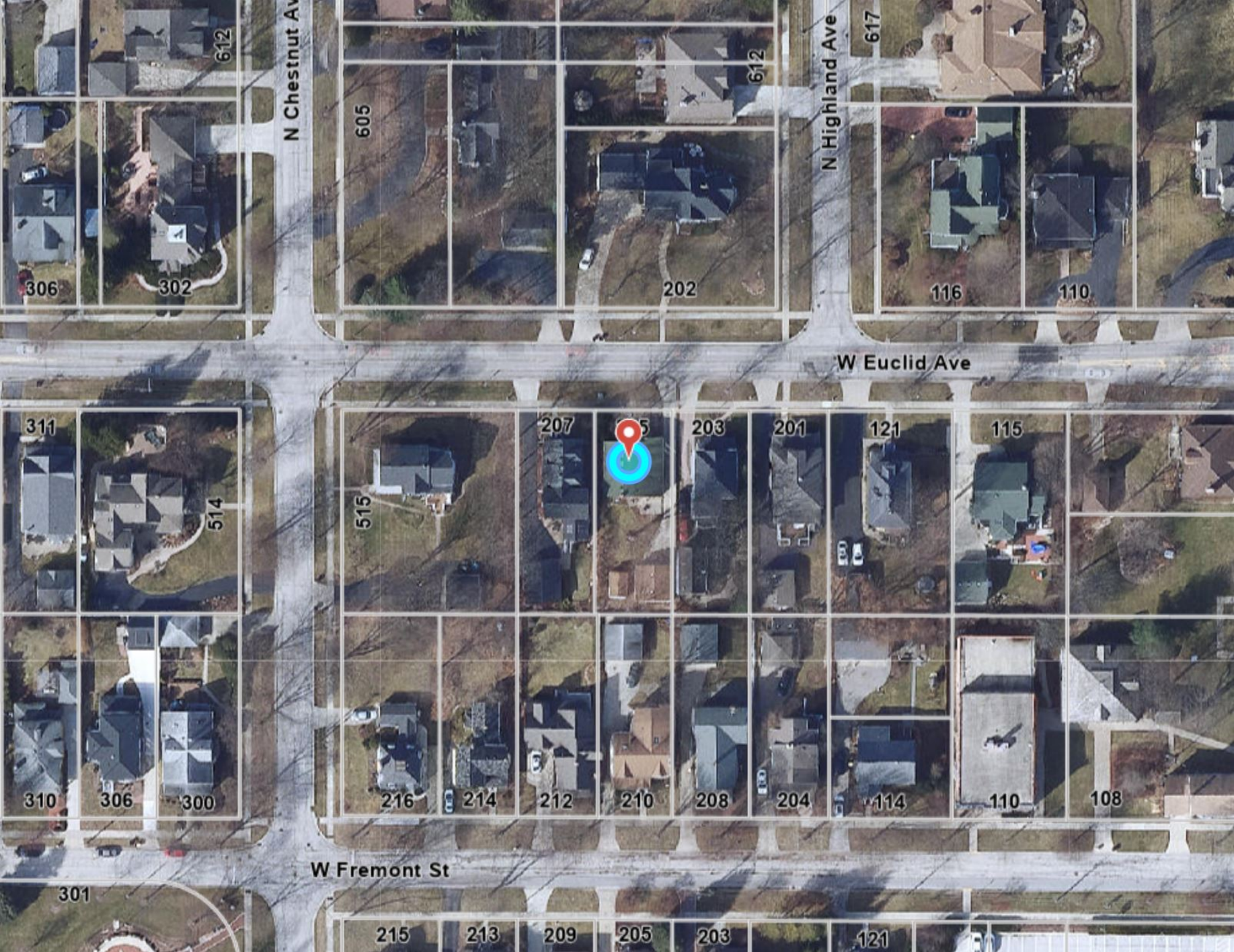
1. A recommendation to recess the porte cochere at least a few feet from the front wall of the house.
2. Consider a more interesting historic color palette for the exterior of the house.
3. A recommendation to expand the railing to the perimeter of the flat roof area on the rear of the house.
4. This 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 7, 2022

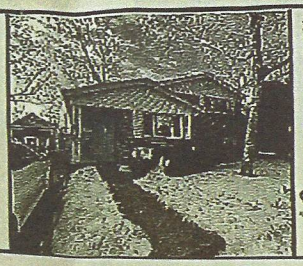
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

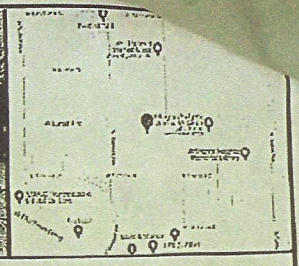
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-037


N Chestnut Ave
N Highland Ave
W Euclid Ave
W Fremont St
612
605
612
617
306
302
202
116
110
311
514
515
207
203
201
121
115
310
306
300
216
214
212
210
208
204
114
110
108
301
215
213
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203
121

EXACTA
Land Surveyors, LLC

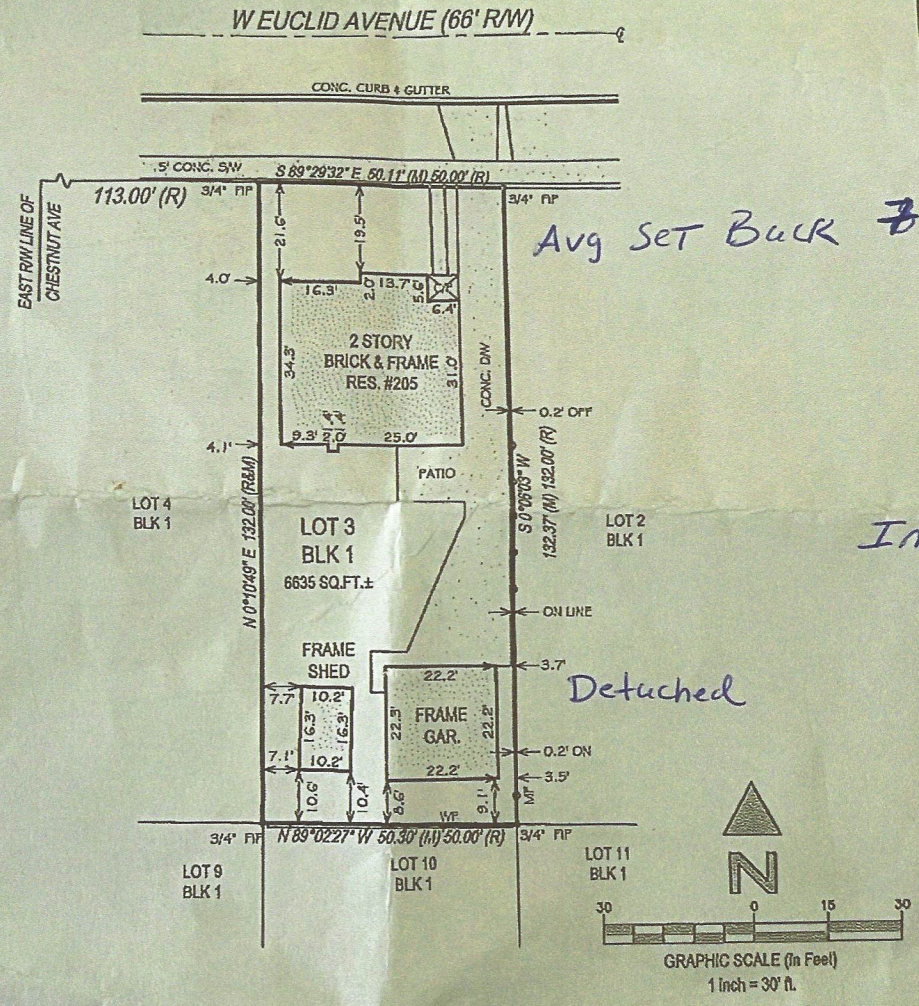
www.exactaland.com | office: 773.305.4011





PROPERTY ADDRESS: 205 W EUCLID AVENUE, ARLINGTON HEIGTHS, ILLINOIS 60004 **SURVEY NUMBER:** IL2201.1840

IL2201.1840
BOUNDARY SURVEY
COOK COUNTY



Avg Set Back 7 Houses Chestnut to Vail

Impervious 50%

Detached

STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
FIRM 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 01/19/22
FIELD WORK DATE: 1/19/2022
REVISION DATE(S): (REV.0 1/19/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

AVERAGE FRONT YARD SETBACK CALCULATIONS

207	W. EUCLID AVENUE	22'-6"
205	W. EUCLID AVENUE	20'-8"
203	W. EUCLID AVENUE	21'-0"
201	W. EUCLID AVENUE	18'-10"
121	W. EUCLID AVENUE	28'-6"
115	W. EUCLID AVENUE	31'-0"
TOTAL		142'-6" (142.5 / 6 = 23. 75')

SITE CALCULATIONS

6600 LOT AREA
(PER PLAT OF SURVEY DATED 01-19-2022)
ZONING CLASSIFICATION: R-3
PIN: 033 040 500 40000

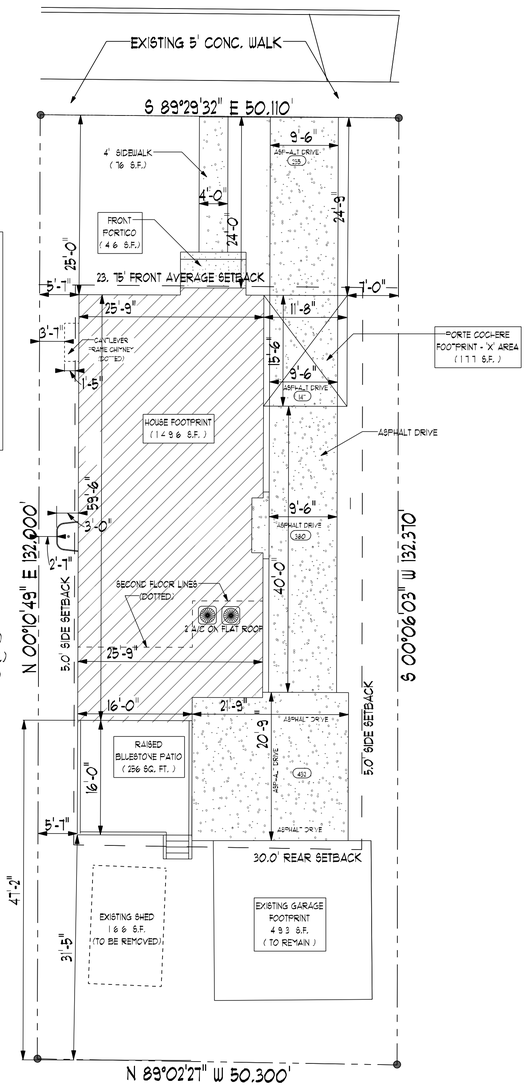
FLOOR AREA RATIO ALLOWED: LOT AREA (6600 X .45 = 2970 S.F.)
MAXIMUM BUILDING COVERAGE ALLOWED: LOT AREA (6600 X .35 = 2310 S.F.)
MAXIMUM IMPERVIOUS SURFACE ALLOWED: LOT AREA (6600 X .55 = 3630 S.F.)
MAXIMUM FRONT YARD IMPERVIOUS SURFACE ALLOWED: = (1188 X. 50 = 594 S.F.)

PROPOSED FLOOR AREA RATIO: 2969 S.F. [-1 S.F.]
- FIRST FLOOR = 1496 S.F.
- SECOND FLOOR = 1380 S.F.
- GARAGE OVER 400 S.F. = 93 S.F.

PROPOSED BUILDING COVERAGE: 2240 S.F. [-70 S.F.]
- FIRST FLOOR = 1496 S.F.
- EXISTING GARAGE = 493 S.F.
- PORTE COCHERE = 177 S.F.
- FRONT PORTICO = 46 S.F.
- SIDE PORTICO = 28 S.F.

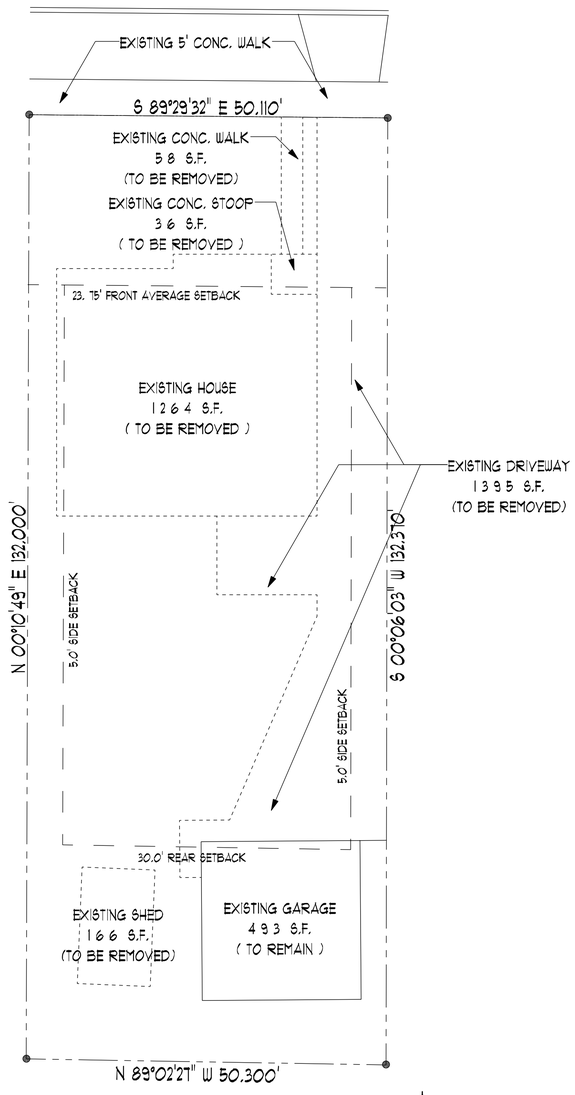
PROPOSED IMPERVIOUS SURFACE: 3589 S.F. [-41 S.F.]
- FIRST FLOOR = 1496 S.F.
- EXISTING GARAGE = 493 S.F.
- FRONT PORTICO = 46 S.F.
- SIDE PORTICO = 28 S.F.
- FRONT SIDEWALK = 76 S.F.
- IMPERVIOUS ASPHALT DRIVE = 1194 S.F.
- RAISED BLUESTONE PATIO = 256 S.F.

PROPOSED FRONT YARD IMPERVIOUS: = 360 S.F. [-234 S.F.]
- FRONT PORTICO = 46 S.F.
- FRONT SIDEWALK = 76 S.F.
- FRONT ASPHALT DRIVEWAY = 238 S.F.



PROPOSED SITE PLAN

(1" = 10')



EXISTING SITE PLAN

(1" = 10')

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

GENERAL NOTES FOR PROJECT:

1.0 SCOPE OF WORK:
THE SCOPE OF THIS PROJECT IS LIMITED TO THE EXTENT OF THE BUILDINGS/ PATIO ENVELOPE, EXCEPT IT INCLUDES BEARING MATERIALS FOR FOUNDATIONS AND CONCRETE SLABS ON GRADE, EXTERIOR BUILDING MOUNTED LIGHTING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING BEARING PADS. SOME WRITTEN SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY TAKE PRECIDENCE.

1.1 RELATED WORK NOT INCLUDED:
WORK NOT INCLUDED IN THESE DOCUMENTS SHALL CONSIST OF ALL WORK OUTSIDE OF THE BUILDING ENVELOPE UNLESS SPECIFICALLY NOTED OTHERWISE. THESE DOCUMENTS ASSUME THAT DESIGN OF THE FOLLOWING IS PROVIDED BY OTHERS OR IS DETERMINED BY LOCAL GOVERNMENT ENGINEERING STANDARDS.

WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURES.
GAS SERVICE FOR THE ENTIRE STRUCTURES.
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURES.
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURES.
SITE CLEARING AND GRADING.
SITE DRAINAGE FROM EDGE OF BUILDING/PATIO ENVELOPE AND BEYOND.
LANDSCAPING AND FENCING.
SIDEWALKS AND DRIVEWAYS INCLUDING PROPER BEARING MATERIALS.

1.2 BIDDERS RESPONSIBILITY:
BIDDER SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE SCOPE OF WORK COVERED IN THEIR BID AND SHALL INCLUDE BECOMING FAMILIAR WITH THE CONDITIONS AT THE JOB AND BY SUBMITTING A BID ACKNOWLEDGES THAT ALL SUCH CONDITIONS HAVE BEEN TAKEN INTO ACCOUNT IN THEIR BID OR LIST SPECIFIC EXCEPTIONS THERETO. SOME SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY BE REQUIRED.

1.3 OWNERSHIP OF DOCUMENTS:
THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE DOCUMENTS ARE FOR USE SOLELY ON THIS PROJECT. USE FOR ANY OTHER PROJECT SHALL BE ONLY BY SPECIFIC WRITTEN CONSENT OF THE ARCHITECT AND ONLY AS ISSUED FOR A SPECIFIC LOCATION TO BE IDENTIFIED ON EACH OF THE RE-USE DOCUMENTS.

1.4 ARCHITECTS DISCLAIMER:
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE BUILDER/CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

1.5 APPLICABLE CONSTRUCTION CODES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, NATIONAL, AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. NO CONTRACTOR SHALL PERFORM WORK WHICH HE KNOWS TO BE IN CONFLICT WITH THIS REQUIREMENT. IF THE ARCHITECT OF CONFLICT AND DO NOT PROCEED UNTIL WRITTEN CLARIFICATION IS ISSUED OR BE RESPONSIBLE FOR COST OF CORRECTIVE MEASURES.

1.6 CONFLICTS BETWEEN DOCUMENTS:
DISCREPANCIES OF A DIMENSIONAL NATURE SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE AFFECTED WORK. PROCEED ONLY WHEN WRITTEN/GRAPHIC CLARIFICATION HAS BEEN ISSUED. FAILURE TO REPORT OR TO AWAIT CLARIFICATION SHALL BE CAUSE FOR BUILDER/CONTRACTOR OR SUB-CONTRACTOR TO ASSUME RESPONSIBILITY FOR COST OF CORRECTION.

1.7 WORKMANSHIP STANDARDS:
ALL WORK SHALL BE DONE IN A MANNER THAT IS CONSIDERED TO BE GOOD PRACTICE IN ACCORDANCE WITH THE REGIONAL STANDARDS FOR THE SPECIFIC TRADE INVOLVED, BY STANDARDS ESTABLISHED BY INDUSTRY TRADE ORGANIZATIONS AND BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY OF WORK AS SPECIFIED. THESE PLANS DO NOT INDICATE ALL OF THE WORK REQUIRED FOR FULL COMPLETION OF THIS PROJECT, THEREFORE IT IS THE IMPLIED UNDERSTANDING BY ALL CONTRACTORS THAT THEY ARE TO FURNISH AND INSTALL ALL THE NECESSARY ITEMS FOR THE PROPER COMPLETION OF THE WORK.

1.8 MATERIAL STANDARDS:
MATERIALS SHALL BE NEW UNLESS SPECIFIED HEREINAFTER TO BE OTHERWISE. OF THE BEST QUALITY CONSISTENT WITH THE SPECIFICATION AND FREE FROM DEFECTS NOT INHERENT IN THAT QUALITY SPECIFIED.

1.9 LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK:
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ON-SITE VERIFICATION OF ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE LAYOUT, LENGTHS OR LOCATIONS FROM THE DRAWING.

1.10 INCLUDED AS PART OF THESE DRAWINGS IS THE " GENERAL CONDITIONS FOR CONSTRUCTION - A I A DOCUMENT A 201, ARTICLES 1 THRU 14 INCLUSIVE.

1.11 CONTRACTOR SHALL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE " OCCUPATIONAL SAFETY AND HEALTH ACT " THE LATEST EDITION.

1.12 THE CONTRACTOR SHALL, DURING THE COURSE OF CONSTRUCTION, MAINTAIN THE STRUCTURAL INTEGRITY OF ALL BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TO: FLOORS, ROOFS, WALLS, FOUNDATION WALLS AND FOOTINGS, AND LINTELS AND HEADERS.

1.13 THE CONTRACTOR SHALL BE SOLELY IN CHARGE OF , AND RESPONSIBLE FOR, THE CONTROL OF THE WORK INCLUDING ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES USED IN PERFORMING THE WORK DESCRIBED ON THESE PLANS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR ALSO AGREES THAT THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR, OR AUTHORITY TO CONTROL THE ACTIVITIES DESCRIBED IN THIS PARAGRAPH.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
PER 2018 INTERNATIONAL ENERGY CONSERVATION CODE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC VALUE	CEILING R VALUE	WOOD FRAME WALL R VALUE	MASS WALL R VALUE	FLOOR R VALUE	BASEMENT WALL R VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R VALUE
5	0.32	0.55	NOT REQUIRED	49	20 CAVITY OR 13 CAVITY AND 5 CONTINUOUS	13 / 17	30	15 CONTINUOUS OR 19 CAVITY	10 2 FT. DEEP MIN.	15 CONTINUOUS OR 19 CAVITY

THE VILLAGE OF ARLINGTON HEIGHTS, IL
HAS ADOPTED THE FOLLOWING CODES
(WITH ALL AMENDMENTS) AND ALL CONTRACTORS
WHO WORK ON THIS PROJECT WILL COMPLY WITH ALL.
VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE

INTERNATIONAL RESIDENTIAL CODE / 2018
NFPA NATIONAL ELECTRIC CODE / 2017
INTERNATIONAL EXISTING BUILDING CODE / 2018
INTERNATIONAL MECHANICAL CODE / 2018
INTERNATIONAL FIRE CODE / 2018
INTERNATIONAL FUEL GAS CODE / 2018
STATE OF ILLINOIS ENERGY CONSERVATION CODE / 2018
STATE OF ILLINOIS ACCESSIBILITY CODE
STATE OF ILLINOIS PLUMBING CODE

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

Joseph N. Muran
JOSEPH N. MURAN DATE

STATE OF ILLINOIS REGISTERED ARCHITECT # 001-011734
EXPIRATION DATE: 11-30-2022
STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
ARCHITECT - CORPORATION
184.005605

LICENSED ARCHITECT
JOSEPH N. MURAN
#001-011734
STATE OF ILLINOIS
EXPIRES 11/30/2022

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184, DEER PARK, IL 60010
847 - 955 - 9990
muranarchitects@gmail.com

Timeless HOMES

NEW RESIDENCE LOCATED AT:
205 W. EUCLID AVENUE
ARLINGTON HEIGHTS, IL

DATE :
PRELIMINARY PLAN
06-08-2022

DRAWN BY :
J N MURAN

REVISIONS :
DESIGN COMMISSION
08-11-2022

SHEET
A1

121 WEST EUCLID



201 WEST EUCLID



203 WEST EUCLID



SUBJECT PROPERTY
205 WEST EUCLID



207 WEST EUCLID



515 NORTH CHESTNUT



W. EUCLID

N. HIGHLAND



202 WEST EUCLID

N. CHESTNUT

PHOTOS OF SURROUNDING PROPERTIES



203 WEST EUCLID

SUBJECT PROPERTY
205 WEST EUCLID

207 WEST EUCLID

EXISTING CONTEXT ELEVATION



203 WEST EUCLID

SUBJECT PROPERTY
205 WEST EUCLID

207 WEST EUCLID

PROPOSED CONTEXT ELEVATION

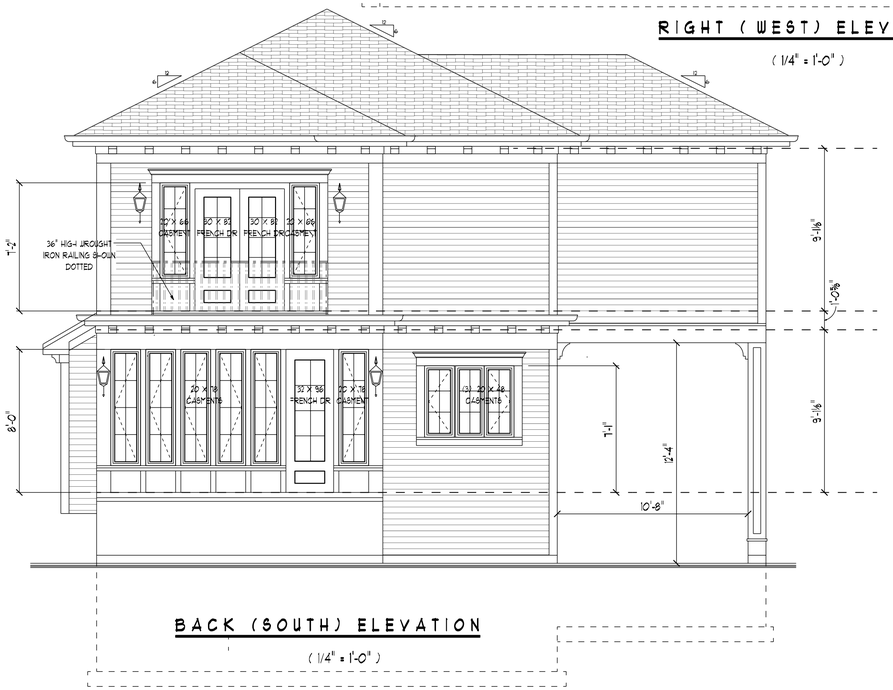
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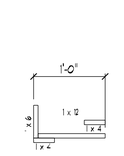
PRELIMINARY ONLY
NOT FOR CONSTRUCTION



RIGHT (WEST) ELEVATION

(1/4" = 1'-0")





CORNER BOARD DETAIL

BACK (SOUTH) ELEVATION

(1/4" = 1'-0")



CORNER BOARD DETAIL

FRONT (NORTH) ELEVATION

(1/4" = 1'-0")

EXTERIOR MATERIALS AND COLOR SCHEME CHART

LETTER	TYPE	MANUFACTURER	COLOR
A	ASPHALT ROOF SHINGLE	MALARKEY ARCHITECTURAL SHINGLES	MIDNIGHT BLACK
B	4 1/2" REVEAL SMOOTH HORIZONTAL LAP SIDING	JAMES HARDI DREAM COLLECTION	CRISP WHITE
C	ALUM GUTTERS & DOWNSPOUTS	ROLLEX HALF ROUND GUTTERS	COPPER GUTTERS & DOWNSPOUTS
D	CLAD WINDOWS	SIERRA PACIFIC	BLACK SABLE
E	SMOOTH TRIM BOARDS	JAMES HARDI DREAM COLLECTION	CRISP WHITE
F	FRONT ENTRY DOOR SYSTEM	SIERRA PACIFIC	BLACK SABLE
G	GARAGE DOOR	CLOPAY	CRISP WHITE
H	FRONT PORCH COLUMNS	JAMES HARDI	CRISP WHITE

THE VILLAGE OF ARLINGTON HEIGHTS, IL HAS ADOPTED THE FOLLOWING CODES (WITH ALL AMENDMENTS) AND ALL CONTRACTORS WHO WORK ON THIS PROJECT WILL COMPLY WITH ALL.

VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE
INTERNATIONAL RESIDENTIAL CODE / 2018
NFPA NATIONAL ELECTRIC CODE / 2017
INTERNATIONAL EXISTING BUILDING CODE / 2018
INTERNATIONAL MECHANICAL CODE / 2018
INTERNATIONAL FIRE CODE / 2018
INTERNATIONAL FUEL GAS CODE / 2018
STATE OF ILLINOIS ENERGY CONSERVATION CODE / 2018
STATE OF ILLINOIS ACCESSIBILITY CODE
STATE OF ILLINOIS PLUMBING CODE

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

Joseph N. Muran

JOSEPH N. MURAN DATE

STATE OF ILLINOIS REGISTERED ARCHITECT # 001-011734
EXPIRATION DATE: 11-30-2022
STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
ARCHITECT - CORPORATION
184.005605

LICENSED ARCHITECT JOSEPH N. MURAN #001-011734 STATE OF ILLINOIS

EXPIRES 11/30/2022

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-194, DEER PARK, IL 60010
muran.architects@gmail.com
847-955-9090

Timeless HOMES

NEW RESIDENCE LOCATED AT:
205 W. EUCLID AVENUE
ARLINGTON HEIGHTS, IL

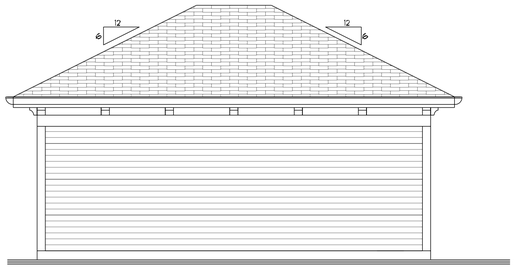
DATE :
PRELIMINARY PLAN
06-08-2022

DRAWN BY :
J N MURAN

REVISIONS :
DESIGN COMMISSION
08-11-2022

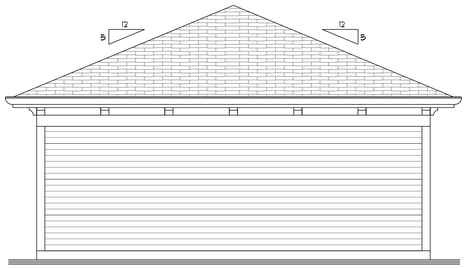
SHEET
A2

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.



EXISTING GARAGE BACK (SOUTH) ELEVATION

(1/4" = 1'-0")



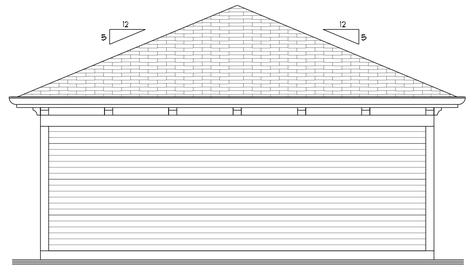
EXISTING GARAGE LEFT (EAST) ELEVATION

(1/4" = 1'-0")



EXISTING GARAGE FRONT (NORTH) ELEVATION

(1/4" = 1'-0")



EXISTING GARAGE RIGHT (WEST) ELEVATION

(1/4" = 1'-0")



LEFT (EAST) ELEVATION

(1/4" = 1'-0")

EXTERIOR MATERIALS AND COLOR SCHEME CHART

LETTER	TYPE	MANUFACTURER	COLOR
A	ASPHALT ROOF SHINGLE	MALARKEY ARCHITECTURAL SHINGLES	MIDNIGHT BLACK
B	4 1/2" REVEAL SMOOTH HORIZONTAL LAP SIDING	JAMES HARDI DREAM COLLECTION	CRISP WHITE
C	ALUM GUTTERS & DOWNSPOUTS	ROLLEX HALF ROUND GUTTERS	COPPER GUTTERS & DOWNSPOUTS
D	CLAD WINDOWS	SIERRA PACIFIC	BLACK SABLE
E	SMOOTH TRIM BOARDS	JAMES HARDI DREAM COLLECTION	CRISP WHITE
F	FRONT ENTRY DOOR SYSTEM	SIERRA PACIFIC	BLACK SABLE
G	GARAGE DOOR	CLOPAY	CRISP WHITE
H	FRONT PORCH COLUMNS	JAMES HARDI	CRISP WHITE

THE VILLAGE OF ARLINGTON HEIGHTS, IL
HAS ADOPTED THE FOLLOWING CODES
(WITH ALL AMENDMENTS) AND ALL CONTRACTORS
WHO WORK ON THIS PROJECT WILL COMPLY WITH ALL.

VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE

INTERNATIONAL RESIDENTIAL CODE / 2018
NFPA NATIONAL ELECTRIC CODE / 2017
INTERNATIONAL EXISTING BUILDING CODE / 2018
INTERNATIONAL MECHANICAL CODE / 2018
INTERNATIONAL FIRE CODE / 2018
INTERNATIONAL FUEL GAS CODE / 2018
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184.005605

LICENSED ARCHITECT
JOSEPH N. MURAN
#001-011734
STATE OF ILLINOIS

EXPIRES 11/30/2022

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184, DEER PARK, IL 60010
muranarchitects@gmail.com
847 - 955 - 9990

Timeless HOMES

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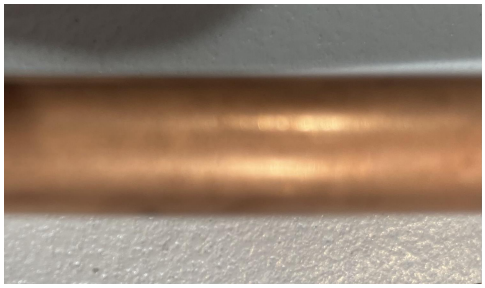
SHEET
A3

EXTERIOR MATERIALS AND COLOR SCHEME CHART

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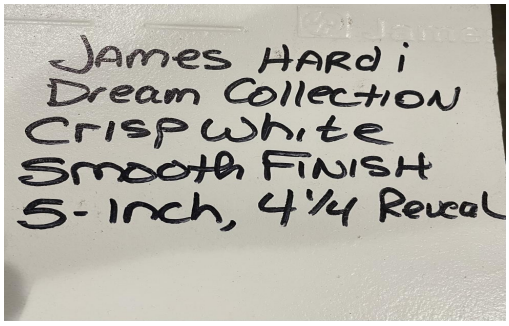
ASPHALT ROOF SHINGLE



COPPER GUTTERS & DOWNSPOUTS



CLAD WINDOWS
FRONT ENTRY DOOR SYSTEM & GARAGE DOOR



4 1/2" REVEAL SMOOTH HORIZONTAL LAP SIDING
SMOOTH TRIM BOARDS

Design Commission
9/13/2022

Item: DC#22-051 - 1214 E. Kensington Rd. / SF-New

Department: Planning & Community Development

Requested Action

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

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1214 E. Kensington Road. This recommendation is based on and subject to compliance with the architectural plans received on 7/15/22, site plan and roof plan received 8/17/22, and the following:

1. A recommendation to change the siding to a more neutral color, such as tan or light gray, and to add some masonry to the design to help soften the appearance and fit better with the character of the block.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Shover Residence
Project Address:	1214 E Kensington Road
Prepared By:	Steve Hautzinger
Date Prepared:	September 8, 2022

PETITION INFORMATION:

DC Number:	22-051
Petitioner Name:	Maribeth Shover
Petitioner Address:	Timeless Homes 405 Periwinkle Way Prospect Heights, IL 60070
Meeting Date:	September 13, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story house with attached two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 11,018 square feet and the proposed residence will have 3,950 square feet. The proposed design complies with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 33 feet Side: 9.1 feet Side: 9.1 feet Rear: 30 feet	Front: 40.6 feet Side: 10 feet Side: 28.8 feet Rear: 30.6 feet
Building Height	25 feet maximum	25 feet to top of wall
FAR	4,845 SF	3,950 SF
Building Lot Coverage	3,856 SF	2,534 SF
Impervious Surface Coverage Total	5,509 SF	5,220 SF

The existing vacant lot is part of a two-lot subdivision that was approved in 2004. A new house was built on Lot 1 to the west back in 2005, but the subject property has remained undeveloped.

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

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 1214 E. Kensington Road. This recommendation is based on and subject to compliance with the architectural plans received on 7/15/22, site plan and roof plan received 8/17/22, and the following:

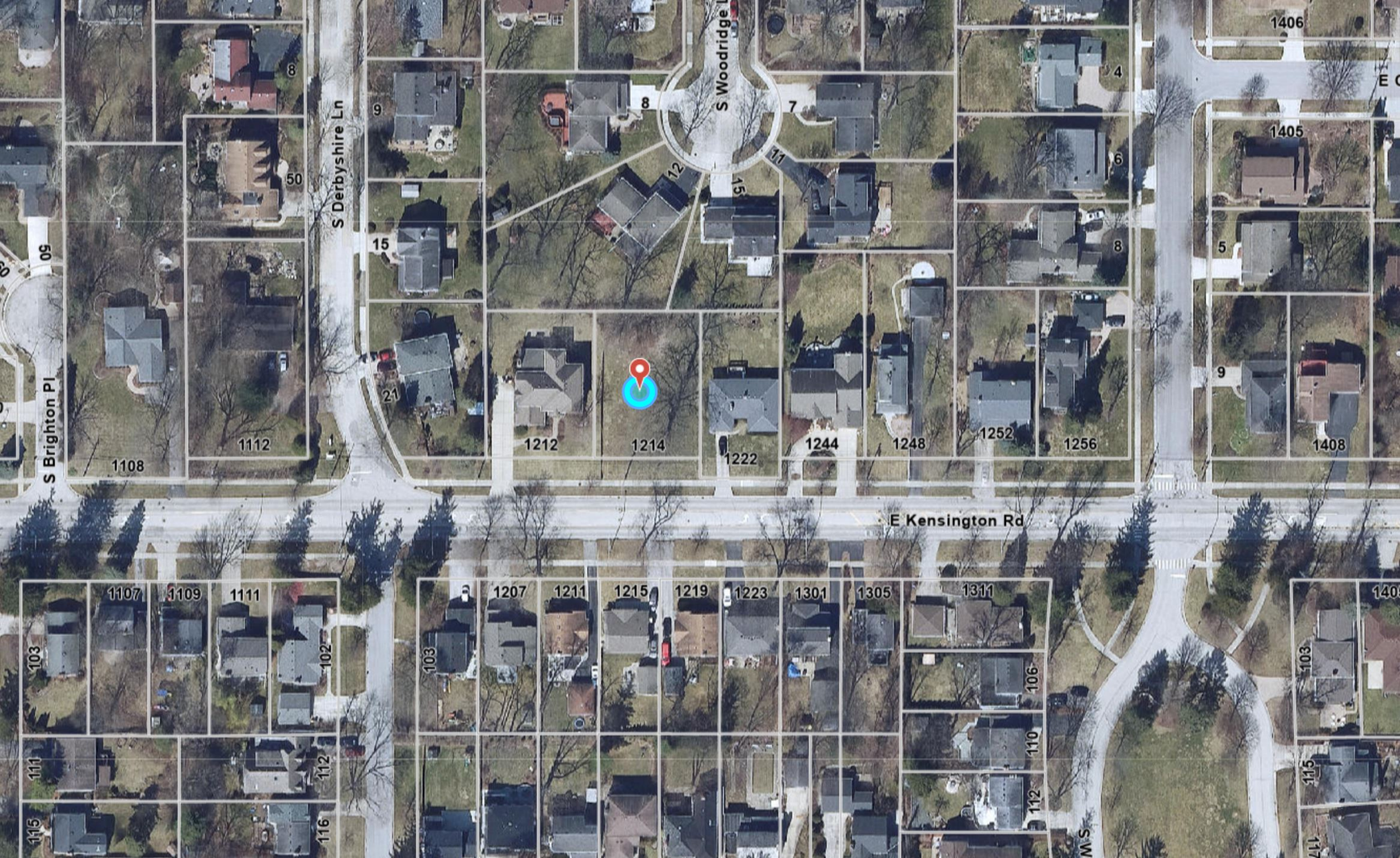
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3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



September 8, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-051


S Derbyshire Ln
S Woodridge Ln
S Brighton Pl
E Kensington Rd
1108
1112
1212
1214
1222
1244
1248
1252
1256
1408
1405
1406
1107
1109
1111
1207
1211
1215
1219
1223
1301
1305
1311

CE DESIGN, LTD.

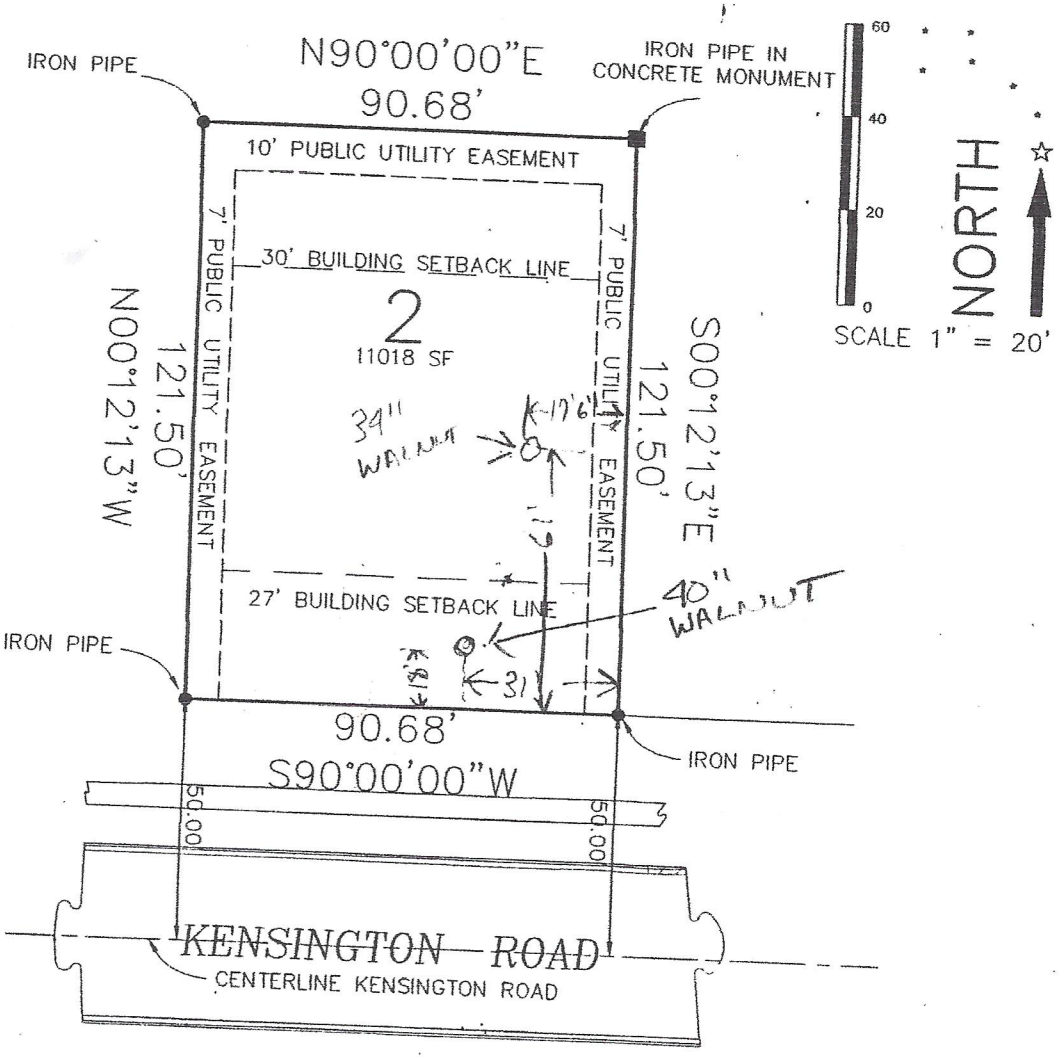
ENGINEERS/ARCHITECTS
1875D ROHLWING ROAD, ROLLING MEADOWS ILLINOIS 60008-1339
(847) 392-3570 FAX (847) 392-8252

COPYRIGHT © 2004 CE DESIGN LTD.

PLAT OF SURVEY

OF

LOT 2 IN DIEBALL'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT C IN SUMMERHILL EAST, (RECORDED JUNE 24, 1964 AS DOCUMENT 19165716) BEING A RESUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF LOT 12, TOGETHER WITH THE SOUTH HALF OF LOT 13, EXCEPT THE EAST 66 FEET OF THE SOUTH 138.50 FEET THEREOF, ALL IN A. T. McINTOSH'S ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, ALSO OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND AND NOTES

DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF.
ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATE DEGREES, MINUTES AND SECONDS.

50.25 / N 90° 00' 00" E INDICATES MEASURE DIMENSION / BEARING.
(50.25) / (N 90° 00' 00" E) INDICATES RECORD DIMENSION / BEARING.
[50.25 d] / [N 90° 00' 00" E d] INDICATES DEED CALL DIMENSION / BEARING.

BEARINGS SHOWN HEREON, IF ANY, PER LOCAL OR ASSUMED DATA, UNLESS SHOWN OTHERWISE.

COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OR AS INDICATED.
IMPROVEMENTS NOT SHOWN AT CLIENT'S REQUEST

PREPARED FOR: MRS. BETTY CAUGHFRON
ORDER NUMBER: 2168.02

ROBERT J. McINTOSH
STATE OF ILLINOIS
035-003223
PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES 11-30-06
ROLLING MEADOWS, IL
NOT VALID WITHOUT

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, ROBERT J. McINTOSH, an Illinois Professional Land Surveyor, certify that this survey was made from official records, that this plat correctly represents the facts found on said official records and that this professional service conforms to the current applicable Illinois Professional Land Surveyor Association Standards for a land survey.

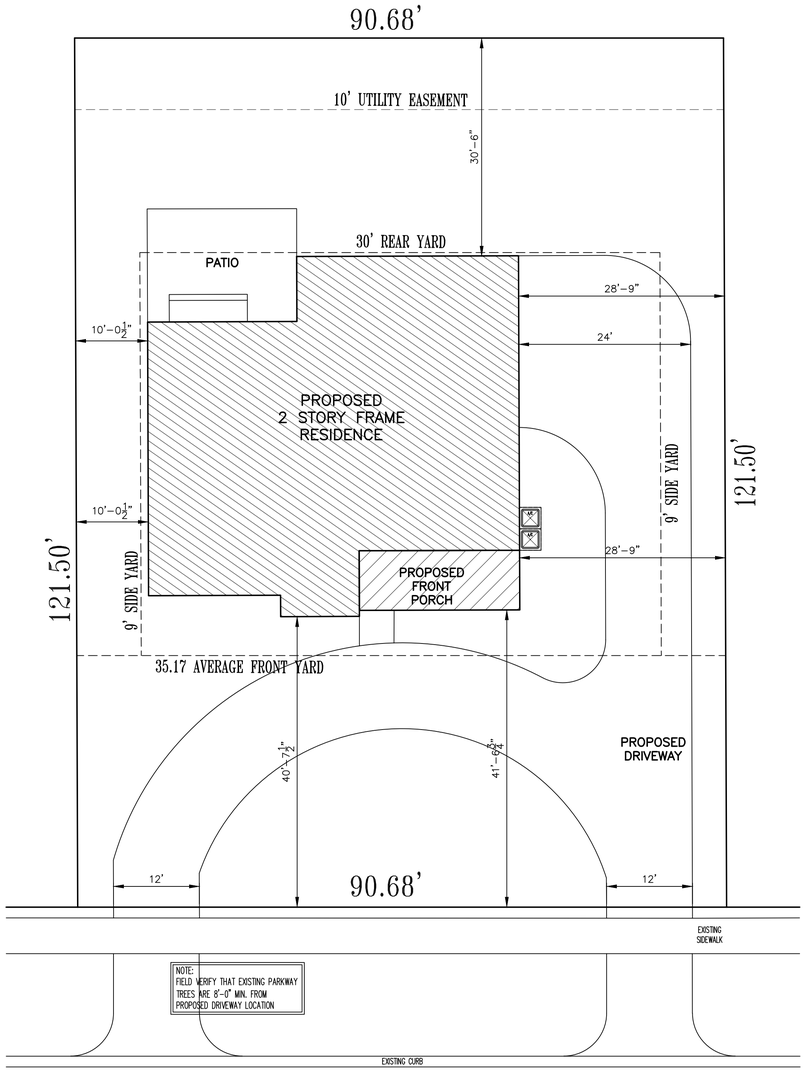
FIELD COMPLETED: OCTOBER 20, 2004
ROLLING MEADOWS, ILLINOIS NOVEMBER 10, 2004

Illinois P[illegible]

TIMELESS HOMES INC

1214 KENSINGTON ROAD

ARLINGTON HEIGHTS, IL 60004



2E / A000 SITE PLAN

1"=10'-0"

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

AVERAGE EXTERIOR SIDE YARD OF ADJACENT HOMES ON E. KENSINGTON RD.	
1214 E. KENSINGTON RD. (SUBJECT PROPERTY)	VACANT
21 S. DERBYSHIRE LN.	44.7'
1212 E. KENSINGTON RD.	26.0'
1222 E. KENSINGTON RD.	38.9'
1244 E. KENSINGTON RD.	29.9'
1248 E. KENSINGTON RD.	39.9'
1252 E. KENSINGTON RD.	23.6'
1256 E. KENSINGTON RD.	43.2'
AVERAGE FRONT YARD SETBACK	35.17'

ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM

A SOILS REPORT SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEERAND A COPY OF THE REPORT SHALL BE PROVDED TO THE INSPECTOR AT THE FOOTING INSPECTION.

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

---NOTE TO PLAN REVIEWERS, OFFICALS & CONTRACTORS---

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

* THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION FIGURE(1) IECC SCOPE AND APPLICATION ABSTRACT – RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.

* AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK".

* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE }

NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION, NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

5 SHELVES; 1 SHELF & 1 ROD; SPRINKLER HEAD
GAS HOOKUP; WATER HOOKUP; FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET; SHOWER RAIN HEAD; FLOOR DRAIN
PRE-FAB FIREPLACE FLUE; MASONRY FIREPLACE FLUE; REBAR
CEILING DETAIL DIAGRAM; WORK POINT; ROOF PITCH
SECTION/ VIEW MARKER; ELEVATION MARKER; REVISION MARKER
FACE BRICK; HORIZONTAL SIDING; ASPHALT SHINGLES ROOFING; CONCRETE
STONE; SHAKE SIDING; CEDAR SHAKE SHINGLE ROOFING; GRAVEL
FIELD STONE; STUCCO / E.I.F.S.; METAL ROOFING; FACE BRICK OR STONE (CUT SECTION)

WINDOW & DOOR NOTES

EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (E)- EGRESS WINDOW (T)- TEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" X 6'-8" (F)- FIXED WINDOW

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1); SWITCHED DUPLEX OUTLET (2); TELEVISION JACK
DUPLEX OUTLET (2); SWITCH; TELEPHONE JACK
QUAD. OUTLET (4); DOOR ACTIVATED SWITCH; HDMI JACK
FLUORESCENT LIGHT FIXTURE; AUDIO SYSTEM JACK
CEILING MOUNTED LIGHT FIXTURE; EXHAUST FAN (VENTED TO EXTERIOR)
RECESSED CAN LIGHT; EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
DIRECTIONAL RECESSED CAN LIGHT; UNDER CABINET LIGHT
RECESSED W.P. LED CAN LIGHT; UNDER CABINET LED LIGHT STRIP
WALL MOUNTED LIGHT FIXTURE; LAMP W/ POST
FLOOD LIGHT WITH MOTION DET.; CEILING MOUNTED FAN/LIGHT
A/C HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP; 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT

WALL TYPES

NEW FRAME WALL; NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASED OPENING; DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE; TR. SILL PLATE @ FDTN. WALL

NOTE TO CONTRACTORS

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2018 ILLINOIS ENERGY CONSERVATION CODE W/ STATE AMENDMENTS
2017 NATIONAL ELECTRIC CODE W/ AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
CITY OF ARLINGTON HEIGHTS AMENDMENTS

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100 FOUNDATION PLAN, FOUNDATION SECTIONS
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A200 FRONT ELEVATION, REAR ELEVATION
A201 RIGHT SIDE ELEVATION, LEFT SIDE ELEVATION
A202 CONTEXT ELEVATIONS
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTIONS, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE
A301 WASTE & SUPPLY DIAGRAMS, LIGHT & VENT SCHEDULE, TYPICAL DETAILS
E101 FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

DESIGN LOADING VALUES

ROOF =30 PSF LIVE LOAD; WALLS =20 PSF WND FOR 0-20 FT. HEIGHT
CEILING =20 PSF LIVE LOAD; =25 PSF WND FOR 21-29 FT. HEIGHT
FLOOR =60 PSF LIVE FOR EXTERIOR BALCONY; =30 PSF WND FOR 30 FT. AND ABOVE
=40 PSF LIVE FOR FLOORS, DECKS, STAIRS; SOIL =3000 PSF MINIMUM ASSUMED
OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE 60, LAP CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ALL EXTERIOR WALLS(OUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS & 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI & BETWEEN 5% & 7% AIR ENTRAINED
* MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 106-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES

EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.

* PROVIDE (2) 2 X 12 HDR. ABOVE ALL WINDOWS & OPENINGS, UNLESS OTHERWISE NOTED
* PROVIDE TEMPERED SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR
* ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:

WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)

* WINDOW & DOOR TAGS: FIXED WINDOW = (F), EGRESS WINDOW = (E), TEMPERED GLASS = (T)

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
* ALL INTERIOR FRAME WALL PARTITIONS = 3-1/2" (2 X 4 STUD), UNLESS OTHERWISE NOTED
* ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUD + 1/2" SHEATHING)
* ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)
* ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
* WALLS SHALL BE BRACED @ EACH END & 20'-0" BETWEEN PANELS MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* ALL HEADERS TO BE (2) 2 X 12 SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN FRAMING MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
* THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS
* PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS
* PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING
* ■ = (2) 2x STUDS IN INTERIOR PARTITIONS WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ■ = (2) 2x STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
* □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE MIN. 2 X 6 STUDS @ 16" O.C.
* ADD 2x HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 6'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED
* FIREBLOCKING SHALL BE INSTALLED @ THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF THE STAIR RUN
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS & AT FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

ELECTRICAL NOTES

* ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
* ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI
* ALL OUTLETS IN GARAGE TO BE GFI
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED
* VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET
* PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE:
  -(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
  -(1) SMOKE DETECTOR IN EACH BEDROOM
  -(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
* ALL OUTLETS SHALL BE ARC FAULT PROTECTED
* ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED 6" MIN. IN FRONT OF THE TOP SHELF. SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE 12" MIN. IN FRONT OF TOP SHELF & SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN CLOSETS
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHERS
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

PLUMBING NOTES

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL
* ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS

ABOVE GROUND WASTE	–	SCHEDULE 40 PVC, 1120 SERIES
BELOW GROUND WASTE	–	SCH 40 PVC OR CAST IRON
ABOVE GROUND WATER	–	TYPE L COPPER, NO LEAD SOLDER
BELOW GROUND WATER	–	TYPE K COPPER

* UNDERGROUND SANITARY SHALL BE 4" MIN.
* COLORED PRIMER & STACK TEST REQUIRED ON ALL PVC PIPING
* AIR TESTING OF THE PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ISPC 890.1930.

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
* DUCTS SHALL BE SUPPORTED @ 10'-0" MIN. INTERVALS
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

DESIGN STAGE

REVISIONS		
1	08-22-22	CONCEPTUAL DESIGN
2	07-08-22	PRELIMINARY DESIGN
3	07-12-22	CONSTRUCTION DOCUMENT
4	07-26-22	RELEASE FOR BID
5		FINAL REVIEW
1	08-17-22	RELEASE FOR PERMIT
2		REVISION

TIMELESS HOMES INC
1214 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, IL 60004

SITE PLAN
DRAWING INDEX
GENERAL NOTES

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

Job Number: 22216
Sheet Number: A000
File Name: 22216000

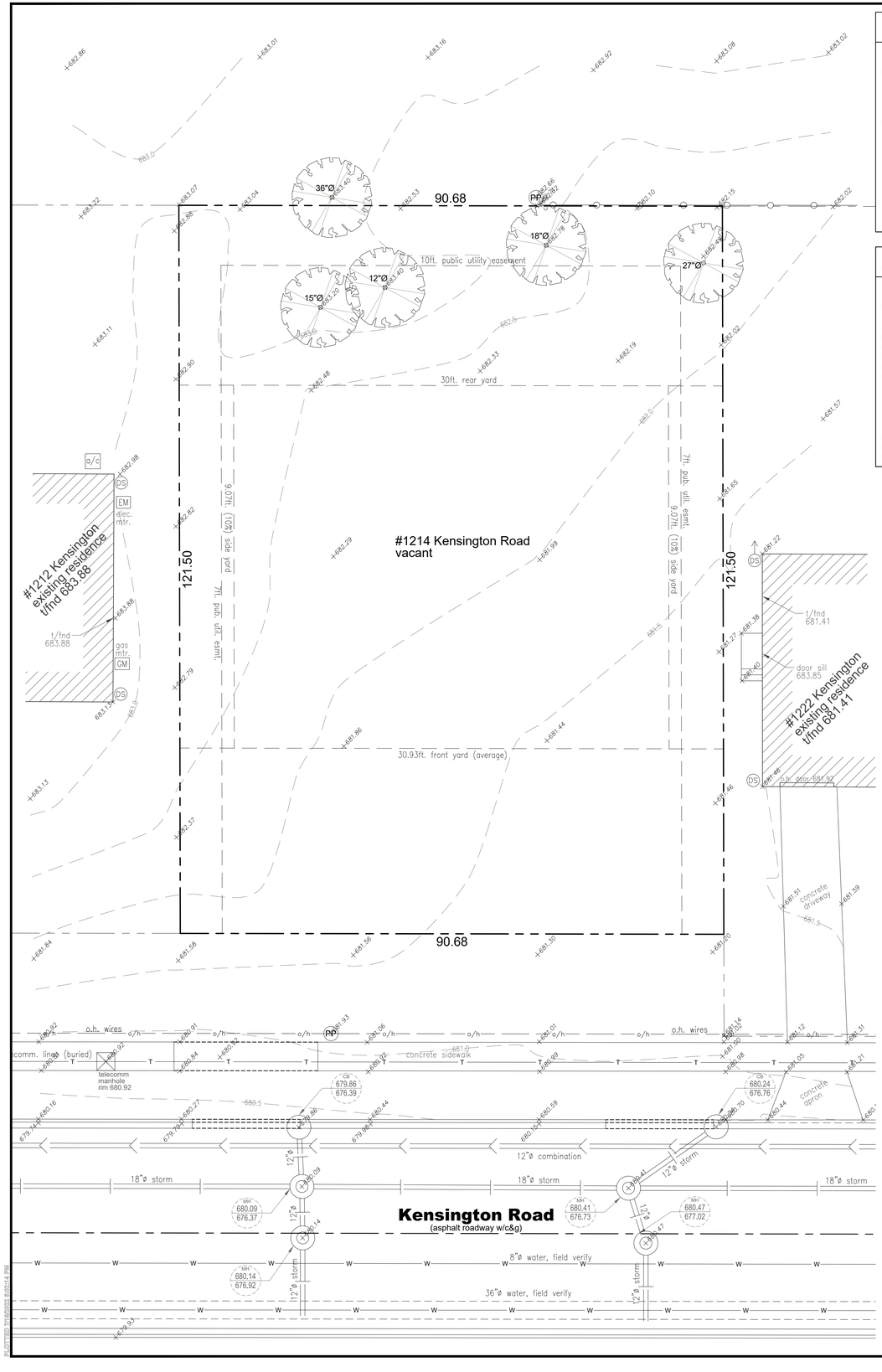
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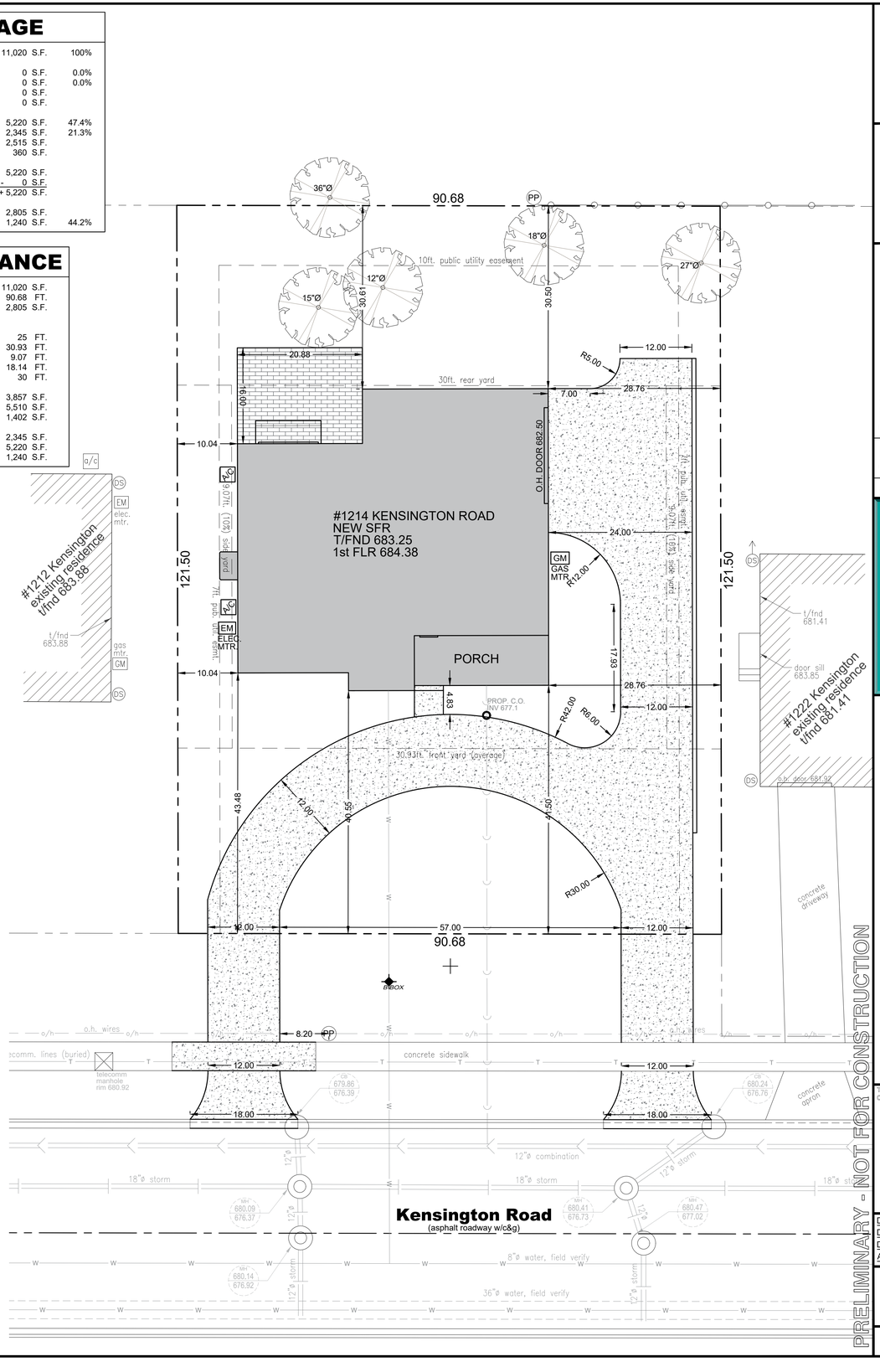
LOT COVERAGE

TOTAL LOT AREA:	11,020 S.F.	100%
EXISTING IMPERVIOUS	0 S.F.	0.0%
RESIDENCE	0 S.F.	0.0%
DRIVEWAY	0 S.F.	
PATIO & WALKS	0 S.F.	
PROPOSED IMPERVIOUS	5,220 S.F.	47.4%
RESIDENCE	2,345 S.F.	21.3%
DRIVEWAY	2,515 S.F.	
PATIO & WALKS	360 S.F.	
PROPOSED IMPERVIOUS	5,220 S.F.	
- EXISTING IMPERVIOUS	- 0 S.F.	
= NET IMPERVIOUS	+ 5,220 S.F.	
FRONT YARD AREA (30.93' x 90.68')	2,805 S.F.	
FRONT YARD IMPERVIOUS	1,240 S.F.	44.2%

ZONING COMPLIANCE

TOTAL LOT AREA:	11,020 S.F.
LOT WIDTH:	90.68 FT.
FRONT YARD AREA (30.93'x90.68'):	2,805 S.F.
LOT ZONING - R-3	
FRONT YARD:	25 FT.
FRONT YARD (AVERAGE):	30.93 FT.
SIDE YARD:	9.07 FT.
COMBINED SIDE YARD:	18.14 FT.
REAR YARD:	30 FT.
MAX. BUILDING COVERAGE (35%)	3,857 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE (50%)	5,510 S.F.
MAX. FRONT YARD I.S. COVERAGE (50%)	1,402 S.F.
PROP. BUILDING COVERAGE	2,345 S.F.
PROP. IMPERVIOUS SURFACE COVERAGE	5,220 S.F.
PROP. FRONT YARD I.S. COVERAGE	1,240 S.F.





0 5' 10'
1" = 10'
N

CALL JULIE TOLL FREE 811 OR 1-800-892-0123 STOP! - CALL 48 HOURS BEFORE YOU DIG!

No.	Date	Revision

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
115 S. Wilke Road, Suite 301, Arlington Heights, IL 60005
P. (847) 439-8225 F. (847) 749-4104
mail@tobermanlls
IL Design Firm: 184.005910
Expires: 4-30-2023

EXISTING CONDITIONS LAYOUT PLAN

NEW SINGLE FAMIY RESIDENCE
BY TIMELESS HOMES
1214 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, ILLINOIS

THIS SEAL IS VOID IF NON-PRINTED CHANGES APPEAR ON THESE PLANS

PRELIMINARY NOT FOR CONSTRUCTION

DATE	7/15/2022
DRAWN BY:	MLC
DESIGN BY:	MLC
APPROVED BY:	CJT

Sheet No.
C-2

NJT Project No.
22-7394

PLOTTED: 7/18/2022 8:02:14 PM

S. DERBYSHIRE LN.

1112 E. KENSINGTON RD.
1 HOUSE LEFT



21 S. DERBYSHIRE LN.
2 HOUSE LEFT



1212 E. KENSINGTON RD.
1 HOUSE LEFT



1214 E. KENSINGTON RD.
HOUSE LOT



1222 E. KENSINGTON RD.
1 HOUSE RIGHT



1244 E. KENSINGTON RD.
2 HOUSE RIGHT



1248 E. KENSINGTON RD.
2 HOUSE RIGHT



E. KENSINGTON RD.

S. DERBYSHIRE LN.



1211 E. KENSINGTON RD.
DIRECTLY ACROSS ST.
1 HOUSE-LEFT



1215 E. KENSINGTON RD.
DIRECTLY ACROSS-LEFT ST.



1219 E. KENSINGTON RD.
DIRECTLY ACROSS-RIGHT ST.

1E / A203 NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
BUILDING PERMIT
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

REVISIONS
1 06-22-22 BLA
2 07-08-22 BLA
3 07-12-22 SM
4
5

TIMELESS HOMES INC
1214 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, IL 60004

NEIGHBORHOOD PHOTO BOARD

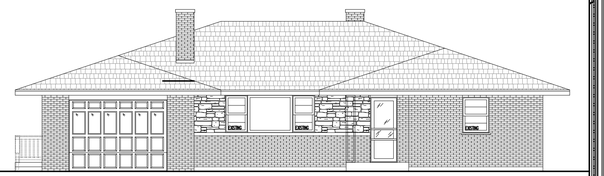
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Job Number: A203
Sheet Number: 22216
File Name: 22216203

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1D A202 CONTEXT ELEVATIONS

1/8"=1'-0"

DESIGN STAGE

CONCEPTUAL DESIGN	
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	
RELEASE FOR BID	
FINAL REVIEW	
RELEASE FOR PERMIT	05-25-22 BM
REVISION	

REVISIONS

1	2	3	4	5
05-25-22 BM	07-06-22 BM	07-12-22 BM		

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1214 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

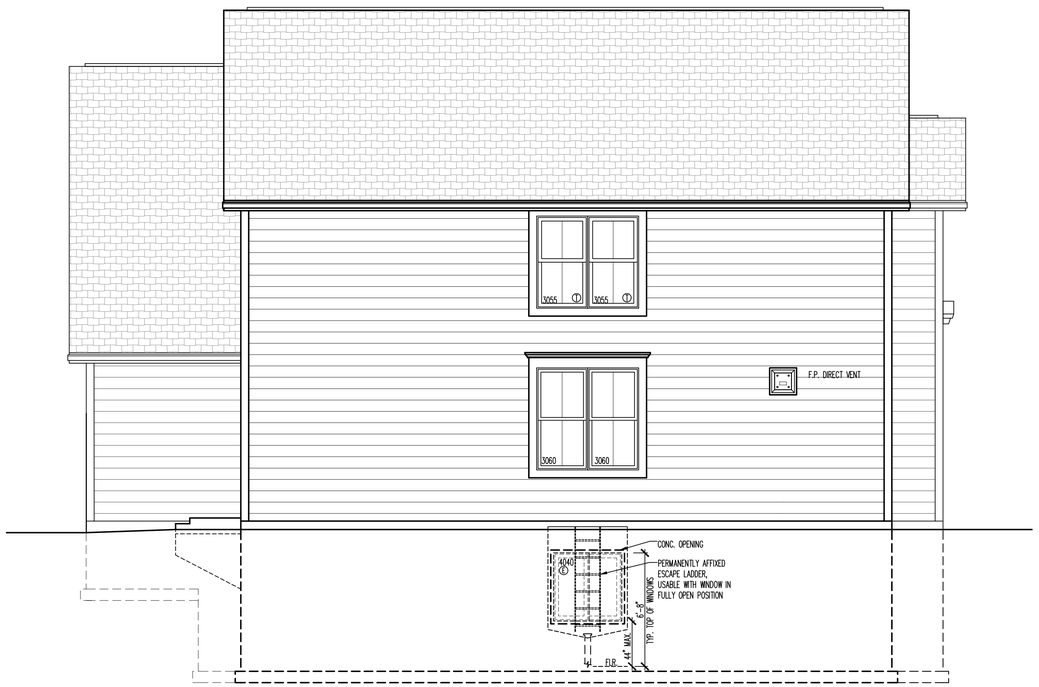
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Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 22216

Sheet Number: A202

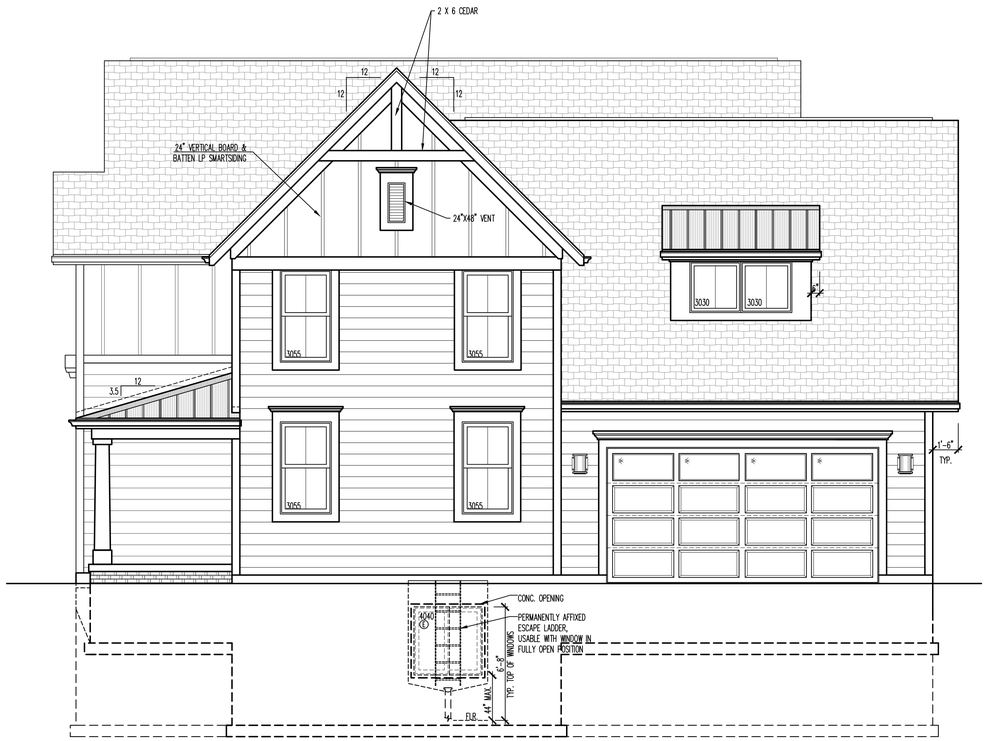
File Name: 22216202

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1C A201 LEFT SIDE ELEVATION

1/4"=1'-0"



4E A201 RIGHT SIDE ELEVATION

1/4"=1'-0"

DESIGN STAGE

REVISIONS	
CONCEPTUAL DESIGN	
DESIGN DEVELOPMENT	
DESIGN MODIFICATION	06-22-22 BAA
RELEASE FOR BID	07-06-22 BAA
FINAL REVIEW	07-07-22 SAK
RELEASE FOR PERMIT	
REVISION	

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1214 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, IL 60004

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

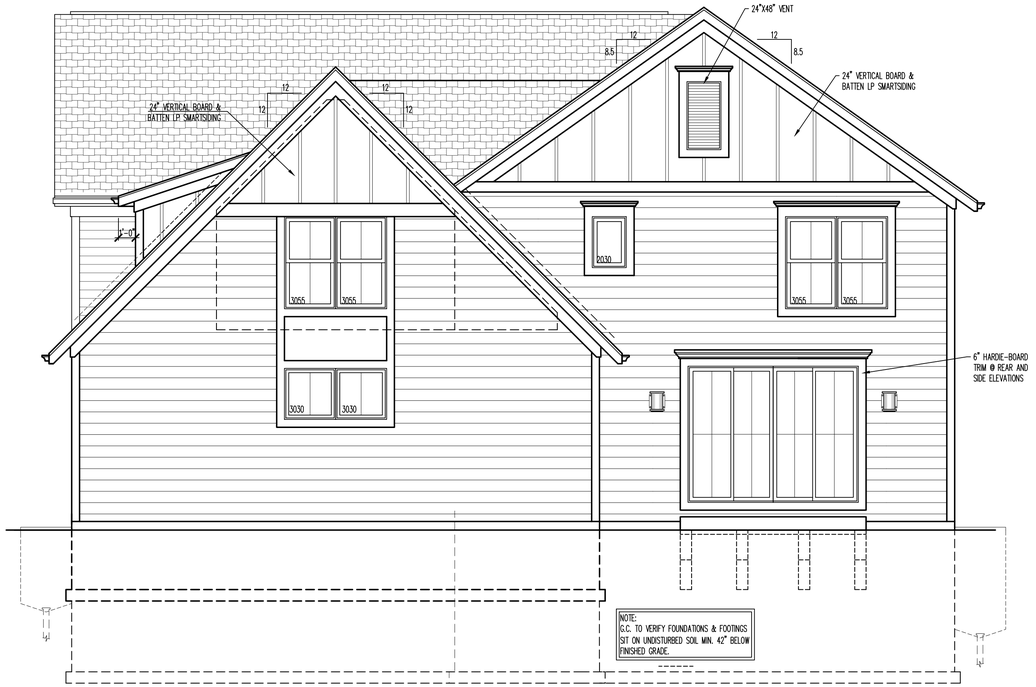
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Job Number: 22216

Sheet Number: A201

File Name: 22216201

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1C A200 REAR ELEVATION

1/4"=1'-0"



4E A200 FRONT ELEVATION

1/4"=1'-0"

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

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.

EGRESS WINDOW = (E)
TEMPERED GLASS = (T)
FIXED WINDOW = (F)

MATERIAL SCHEDULE

SIDING:
* MANUFACTURER: JAMESHARDIE
* COLOR: DEEP OCEAN CEDAR MILL SIDING

TRIM/SOFFIT/FACIA:
* MANUFACTURER: JAMESHARDIE
* COLOR: WHITE ARTIC WHITE

DECORATIVE BEAMS
* MANUFACTURER: T.B.D.
* COLOR: CEDAR ACCENTS IN GABLES AND FRONT PORCH CEILING

GUTTERS:
* MANUFACTURER: T.B.D. (ALUMINUM)
* COLOR: WHITE

WINDOWS:
* MANUFACTURER: T.B.D.
* COLOR: WHITE

COLUMNS / PORCH TRIM:
* MANUFACTURER:T.B.D.
* COLOR: WHITE

ROOF:
* MANUFACTURER: TAMKO
* COLOR: GAF CHARCOAL ROOF ARCHITECTURAL SHINGLE

METAL ROOF:
* MANUFACTURER: T.B.D.
* COLOR: MATT BATTLESHIP GRAY

DESIGN STAGE

REVISIONS
1 06-22-22 B&K
2 07-08-22 B&K
3 07-17-22 SJK
4
5

CONCEPTUAL DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
SUBMISSION

TIMELESS HOMES INC.
1214 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION
REAR ELEVATION

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

A200

Job Number: 22216
Sheet Number: A200
File Name: 22216P200

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Material List

Siding 6” Hardi board Cedar Mill finish Navy Blue

Trim boards , soffit and facia Hardi smooth finish artic white

Gutters white

Roof color Gaf charcoal

Standing seam Copper

Front door medium brown

Front porch blue stone

de Clavar

Design Commission
9/13/2022

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

Department: Planning & Community Development

Requested Action

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

Recommendation

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

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

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

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

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

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

RECOMMENDATION:

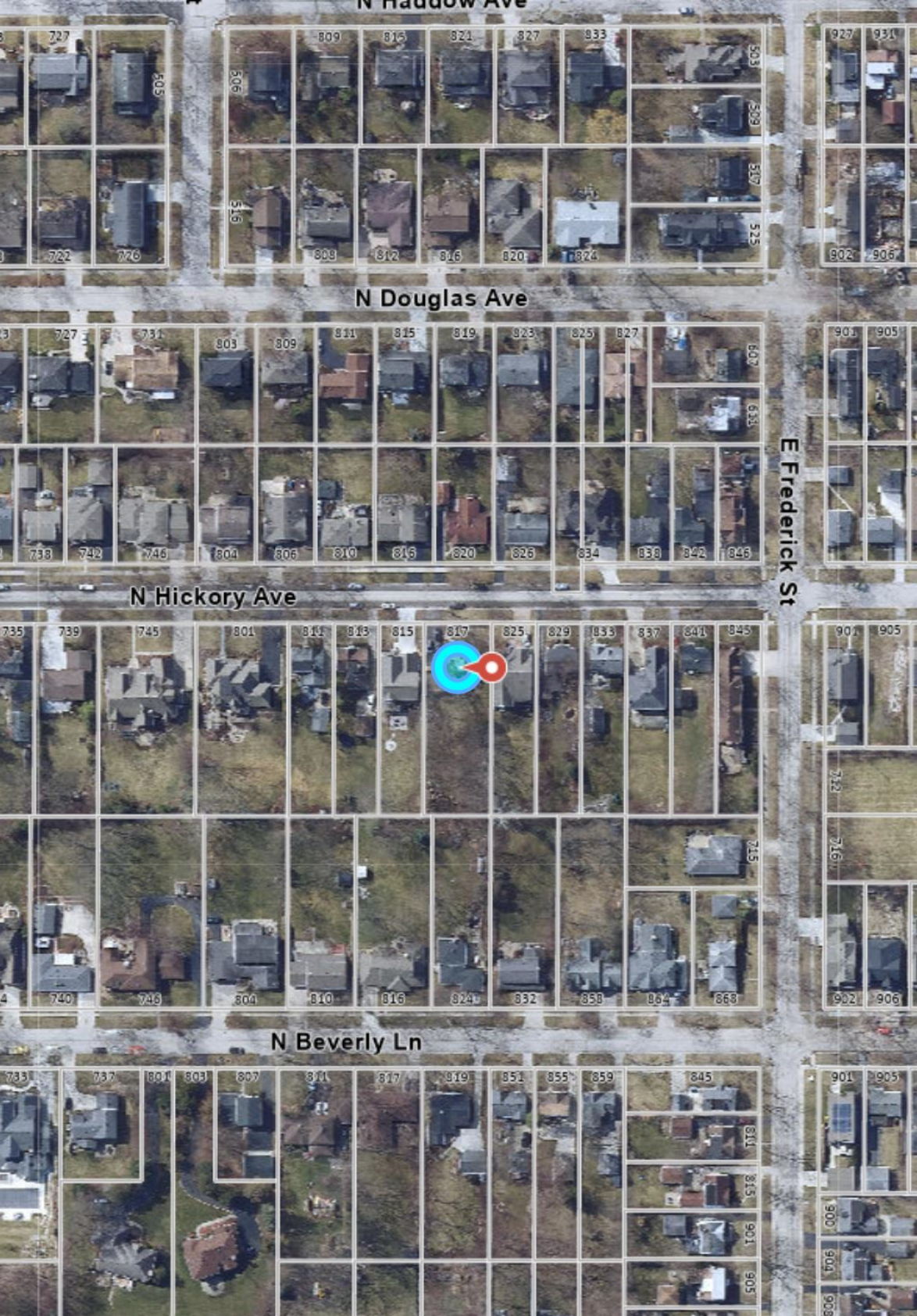
It is recommended that the Design Commission **evaluate** the proposed new (teardown) single-family residence to be located at 817 N. Hickory Avenue. This recommendation is based on the architectural plans received on 8/4/22, and the following:

1. Evaluate the style and proportions of the proposed design against the character of the surrounding context.
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3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

September 8, 2022

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

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


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

PLAT OF SURVEY

OF

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

AREA OF SURVEY:

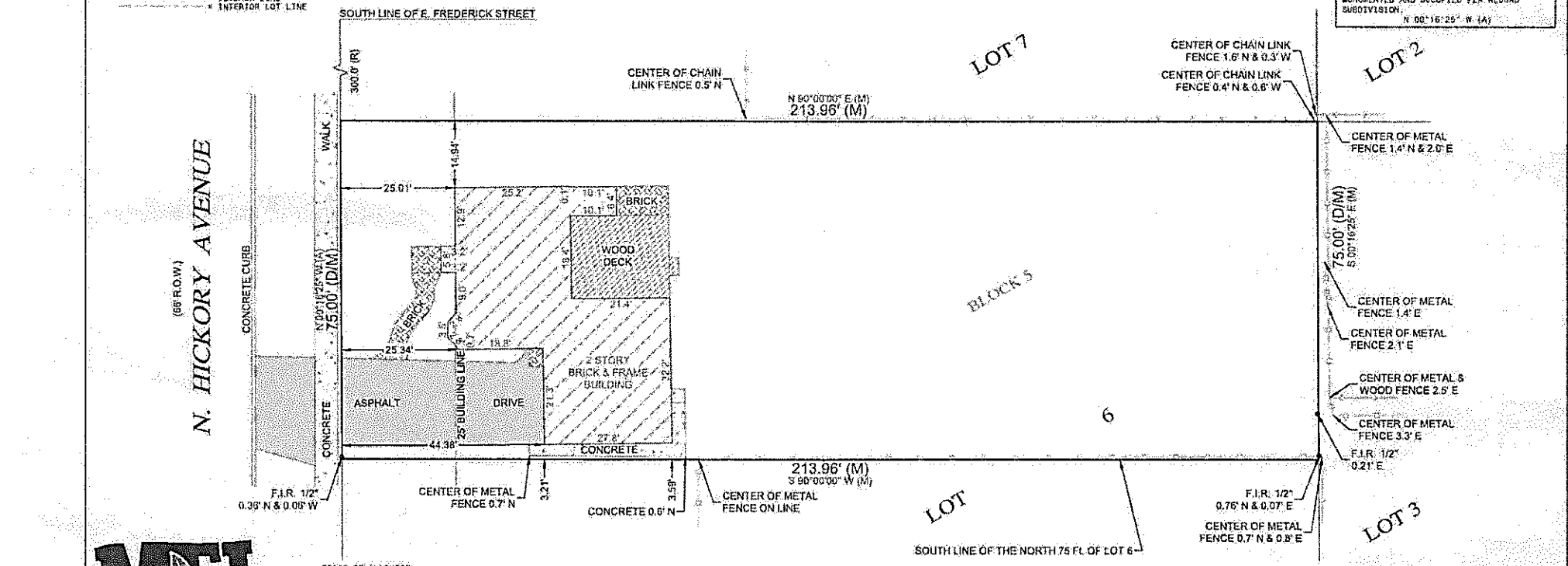
CONTAINING 16,046 SQ. FT. OR 0.36 ACRES MORE OR LESS

LEGEND

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

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

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



20' 10' 0 20'

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

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

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

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

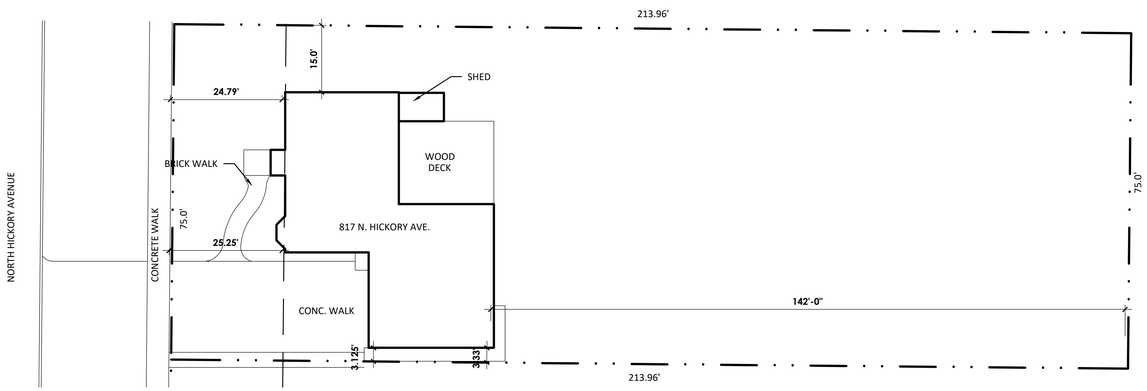
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2022.
ILLINOIS BUSINESS REGISTRATION NO. 184.001245

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

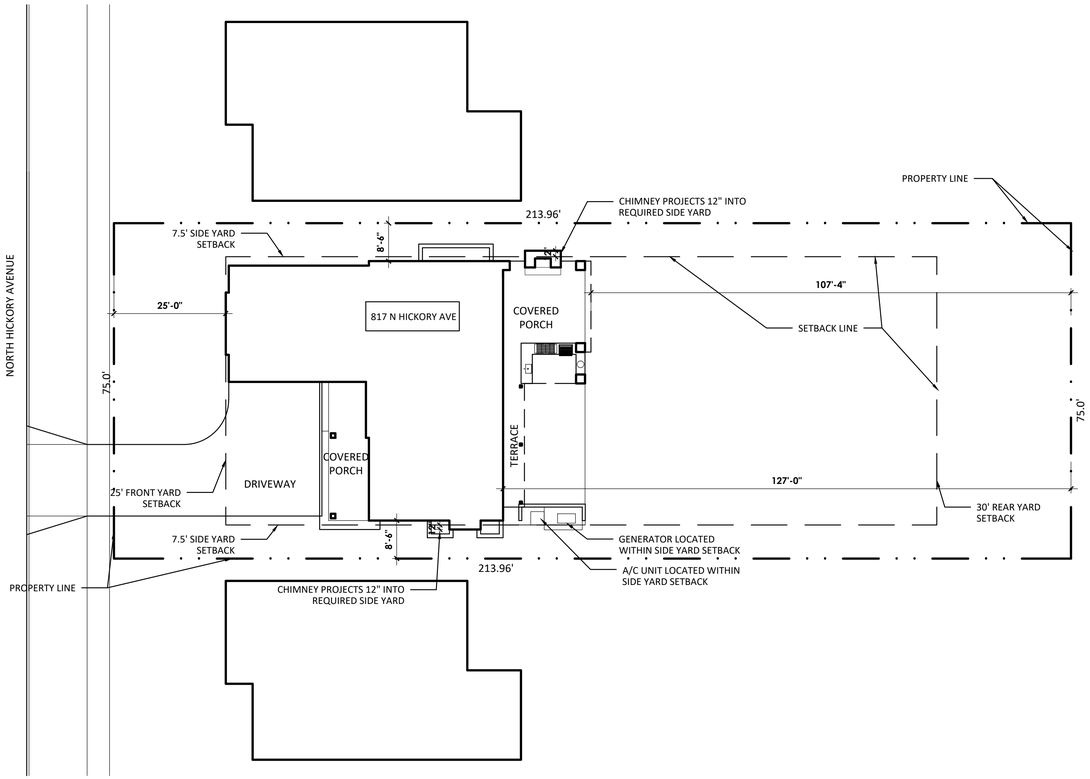
NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

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

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



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



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

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

DRAWING LIST

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

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

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

NOT FOR CONSTRUCTION

JACOB AND VIVIAN DEWEY

817 N HICKORY AV
ARLINGTON HTS, IL 60004

DEWEY RESIDENCE

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

TITLE SHEET AND SITE PLAN

date	drawn by	checked by

Job No. **DEWEY**

Sheet No. **T100**



PROPERTY TO NORTH 3
833 N. HICKORY DR.



PROPERTY TO NORTH 2
829 N. HICKORY DR.



PROPERTY TO NORTH 1
825 N. HICKORY DR.



SUBJECT PROPERTY
817 N. HICKORY DR.



PROPERTY TO SOUTH 1
815 N. HICKORY DR.



PROPERTY TO SOUTH 2
813 N. HICKORY DR.



PROPERTY TO SOUTH 3
811 N. HICKORY DR.

North Hickory Drive

PROPERTY ACROSS NORTH 1
826 N. HICKORY DR.



PROPERTY ACROSS
820 N. HICKORY DR.



PROPERTY ACROSS SOUTH 1
816 N. HICKORY DR.



1 CONTEXT PHOTOS
NO SCALE

DEWEY RESIDENCE

817 NORTH HICKORY AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

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

DC1

7.29.22

© KINGSLEY + GINNODO ARCHITECTS



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



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

DEWEY RESIDENCE

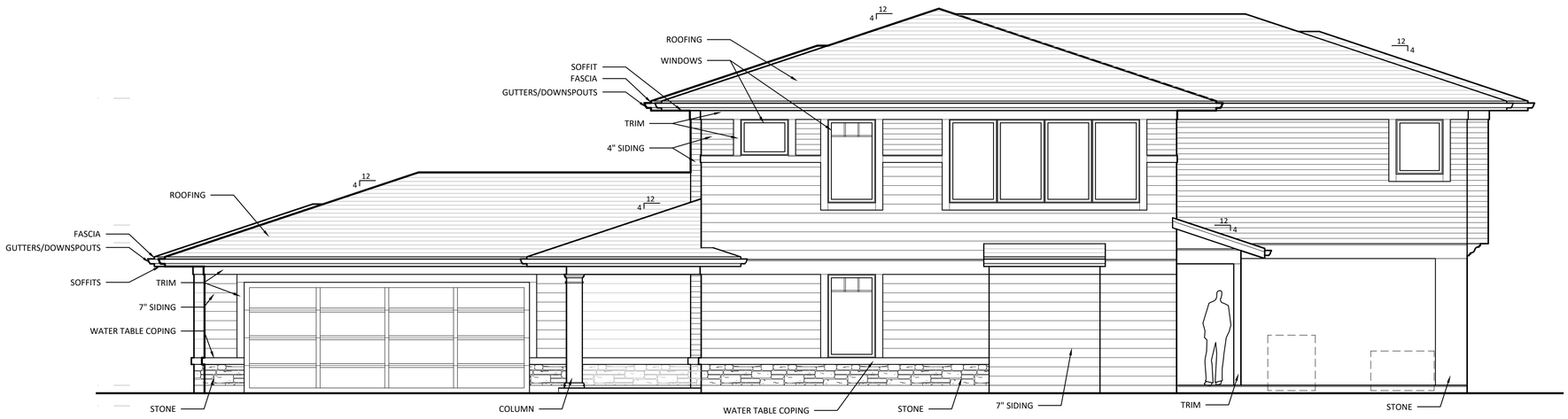
817 NORTH HICKORY AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

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

DC2

8.2.22

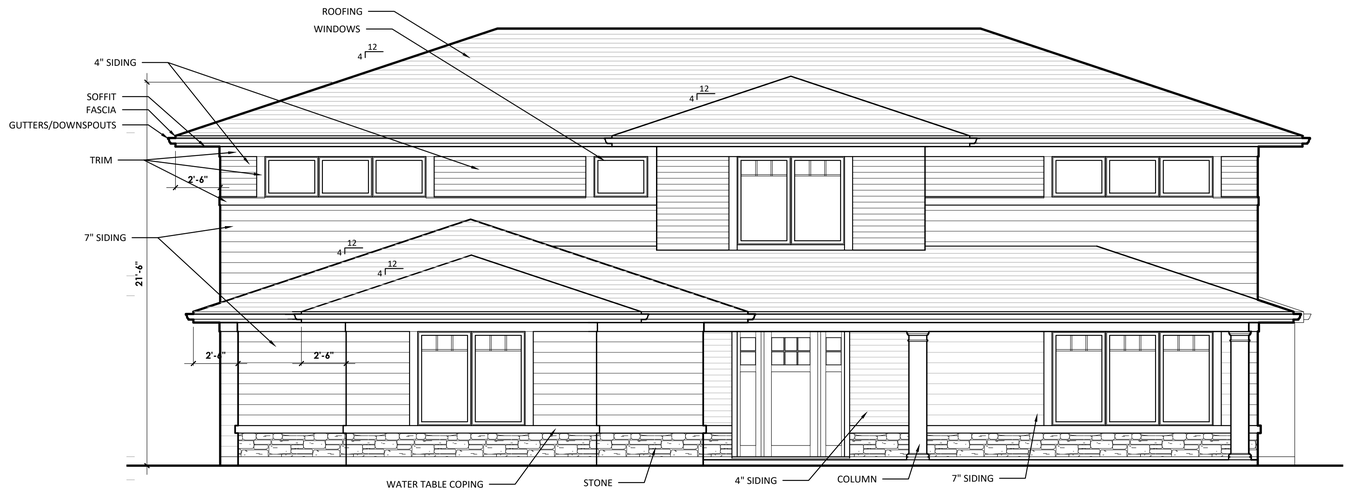
© KINGSLEY + GINNODO ARCHITECTS



MATERIAL LIST

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

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



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

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

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NOT FOR CONSTRUCTION

JACOB AND VIVIAN DEWEY

817 N HICKORY AV
ARLINGTON HTS, IL 60004

DEWEY RESIDENCE

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

EXTERIOR ELEVATIONS

date	drawn by	checked by

Job No. **DEWEY**

Sheet No. **A200**



MATERIAL LIST

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

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



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

KINGSLEY + GINNODO ARCHITECTS
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© KINGSLEY + GINNODO ARCHITECTS

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

NOT FOR CONSTRUCTION

JACOB AND VIVIAN DEWEY

817 N HICKORY AV
ARLINGTON HTS, IL 60004

DEWEY RESIDENCE

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

EXTERIOR ELEVATIONS

date | drawn by | checked by

Job No. DEWEY

Sheet No. A201

MATERIAL LIST - Dewey Residence: 817 N Hickory Ave

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

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

New Home:

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

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

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

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

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

Gutters/Leaders: Prefinished aluminum, to match trim

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

Water Table coping: Natural cut limestone, smooth

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



Cream City River Rock Stone



Monterey Taupe 4" siding



Cobble Stone 7" siding



Timberbark Trim/fascia/soffit



Bronze windows



Weathered Wood shingles

Design Commission
9/13/2022

Item: DC#22-049 - 155 E. Algonquin Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

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

RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation for 155 E. Algonquin Road:

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

This recommendation is subject to compliance with the plans received 7/20/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary signage shall be removed in two years, or upon 50% leasing of the property, whichever is sooner.

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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	155 E. Algonquin Road
Project Address:	155 E. Algonquin Road
Prepared By:	Steve Hautzinger
Date Prepared:	September 2, 2022

PETITION INFORMATION:

DC Number:	22-049
Petitioner Name:	Mary Clauss
Petitioner Address:	Parvin Clauss Sign Co 165 Tubeway Drive Carol Stream, IL 60188
Meeting Date:	September 13, 2022

Requested Action(s):

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

ANALYSIS:

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

Summary:

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

Zoning Map of Property:

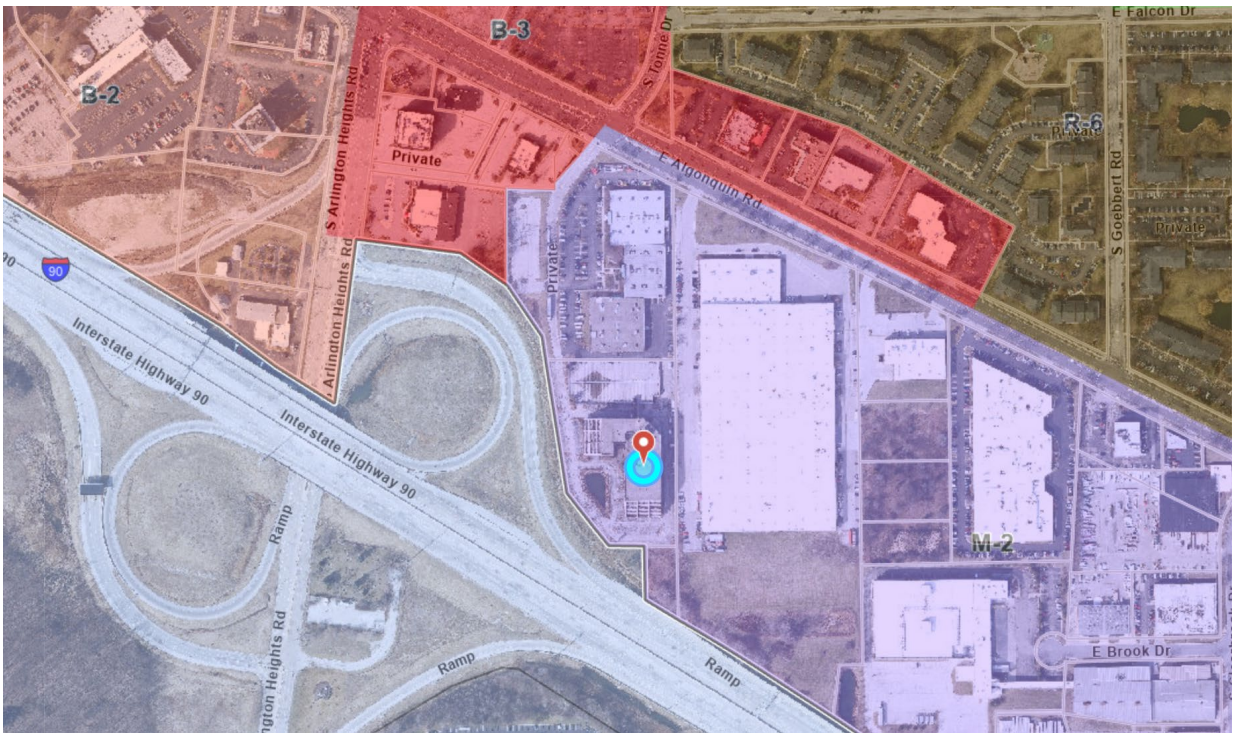


Table 1: Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	M-2, Limited Heavy Manufacturing District	Vacant Office Building
North	M-2, Limited Heavy Manufacturing District	Multi-Tenant Offices
South	Village Boundary	I-90 tollway
East	M-2, Limited Heavy Manufacturing District	Office/Warehouse
West	Village Boundary	I-90 entrance and exit ramps

Table 2: Proposed Temporary Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGN SIZE	REMARKS
Sign 1. "BA Braford Allen"	South / I-90 tollway	420 sf	32 sf maximum allowed. Variation Required for Size.
Sign 2. "ArlingtonMed.com NOW LEASING"	West / I-90 tollway	840 sf	32 sf maximum allowed. Variation Required for Size.
TOTAL		1,260 sf	64 sf maximum allowed. Variation Required for Size.

Sign Variation Criteria:

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

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

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

Staff Comments:

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

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

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

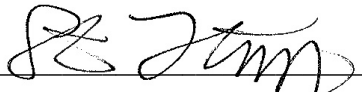
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for 155 E. Algonquin Road:

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

This recommendation is subject to compliance with the plans received 7/20/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary signage shall be removed in two years, or upon 50% leasing of the property, whichever is sooner.
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.



September 2, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-049

BA BRADFORD ALLEN

300 South Wacker Drive, 35th Floor
Chicago, Illinois 60606
T 312.994.5700 | F 312.994.5701
www.bradfordallen.com

July 7, 2022

Design Committee & Board of Trustees
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 155 East Algonquin Rd. Sign Variation Request

Bradford Allen and AH Acquisitions LLC, are seeking a temporary variation to the standards that dictate the size and dimension for signage on the property at 155 E. Algonquin Rd. Arlington Heights IL.

The Building at 155 East Algonquin Rd. is completely vacant and is currently being repositioned as a potential medical office building.

Due to a number of factors, standard signage sizes and dimensions will not be effective for this location.

- **Building Location** – completely off of any location streets and lower level than surrounding properties.
- **Building Orientation** – The only visible elevations of the building face to the south, which is toward the Jane Addams Expressway.
- **Speed of Viewing Traffic** – The primary eyes that will be able to see the building and signage, will be traveling at 60+ MPH on the expressway.
- **Building Setbacks** – The building is sited toward the northeast corner of the property, pushing a considerable distance away from the closest roadway.

The signage variation being requested is in keeping with the standards outlined in **Section 30-902 Standards, subsection – "a." through "e."**

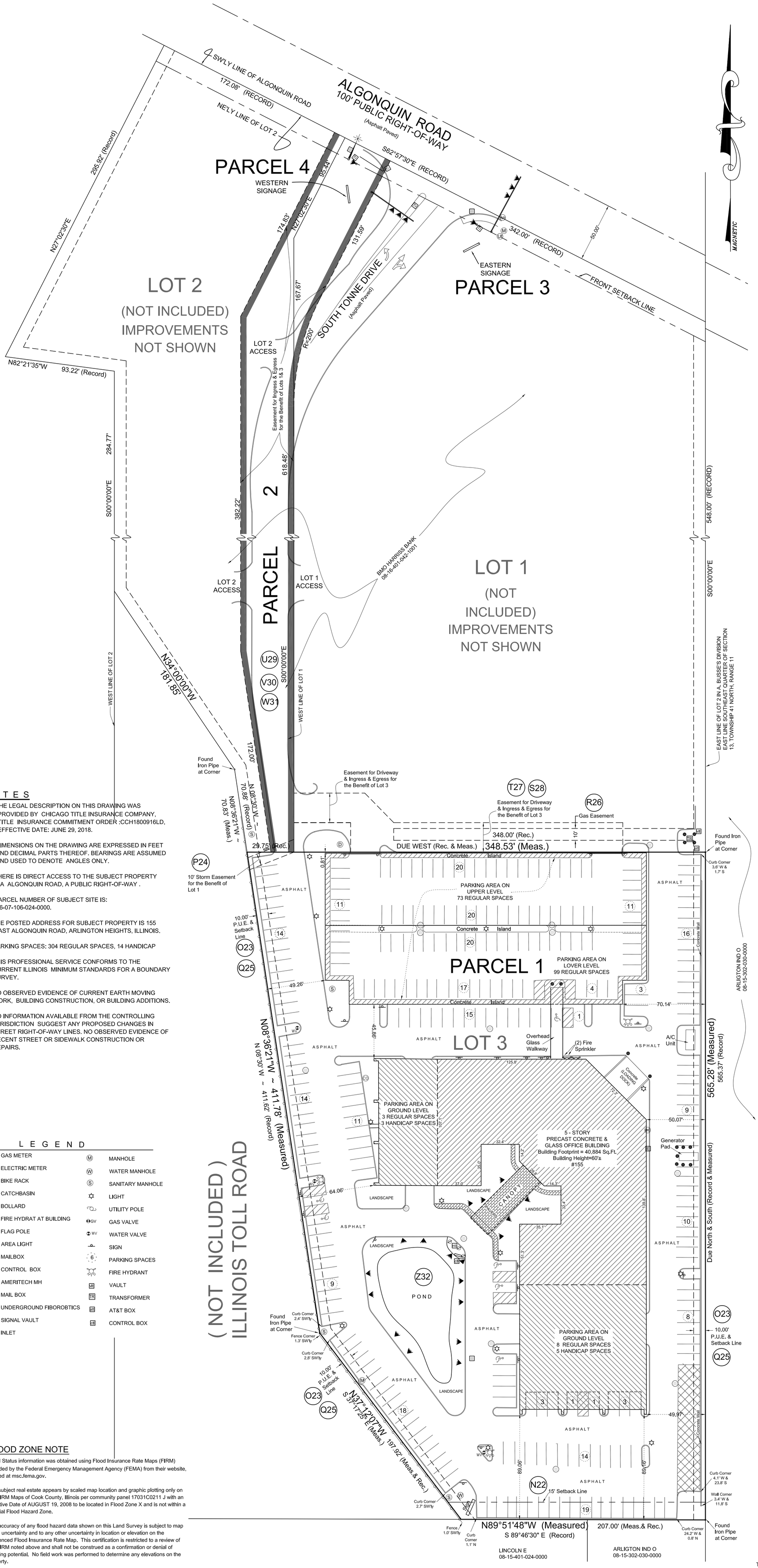
a.) **The hardship here is the due to the location of the building in relation to the traffic and whether it will be seen with the normal traffic pattern. Our proposed plan will make it seen from the highway.**
b.) **The approval for this signage will not create any sort of a traffic hazard.**
c.) **We feel this signage will give us leasing presence for this building and not infringe on any other businesses as this is not connected with any other surrounding businesses.**
d.) **This will not alter any character of the area. In fact- we feel this will help the leasing opportunity of this location giving the village an economic boost.**
e.) **We feel like this location's leasing potential may greatly be helped with this signage. Thriving tenants are necessary here and we feel like this additional signage will help make this happen.**

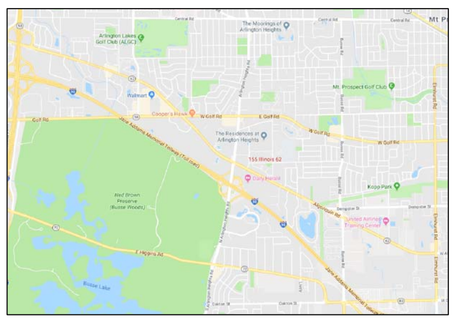
Thank you for your consideration in this matter,

Sincerely,
Brian E. Carley

Senior Managing Director
Bradford Allen


E Algonquin Rd
S Arlington Heights Rd
S Tonne Dr
E Falcon Dr
62
Private
Private
Private
Private
S Goebbert Rd
Interstate Highway 90
Interstate Highway 90
Ramp
Ramp
Ramp
Ramp
Ramp
N Arlington Heights Rd
E Brook Dr
S Clearbrook Dr
ELK GROVE VILLAGE





VICINITY MAP
Not to Scale

LEGAL DESCRIPTION:

PARCEL 1:
LOT 3 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 29, 1985, BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23953-08, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23527-08, RECORDED ON APRIL 29, 1985 AS DOCUMENT 27528475, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 96291197 AND THE THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307.

PARCEL 3:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A", FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

CONTAINING 187,660 SQ. FT., 4.308 ACRES MORE OF LESS

SCHEDULE B ITEMS

THERE ARE SURVEY RELATED PLOTTABLE SCHEDULE B ITEMS PER: CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER NO.: CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.

(N 22.) BUILDING LINE AS SHOWN ON THE PLAT OF SUBIDIVISION RECORDED AS DOCUMENT 26056020, OVER THE SOUTH 15 FEET OF THE LAND.
AFFECTS PARCEL 1.
(AS SHOWN ON MAP)

(O 23.) 10 FOOT PUBLIC UTILITY EASEMENT AND SIDE YARD, OVER THE WEST, SOUTHWESTERLY AND THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020.
AFFECTS PARCEL 1.
(AS SHOWN ON MAP)

(P 24.) 10 FOOT STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION.
AFFECTS PARCEL 1.
(AS SHOWN ON MAP)

(Q 25.) EASEMENT IN FAVOR OF COMMONWEALTH EDISON, ILLINOIS BELL TELEPHONE AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 26056020.
AFFECTS PARCEL 1.
(AS SHOWN ON MAP)

(R 26.) 10 FOOT GAS EASEMENT AS SHOWN ON THE PLAT OF SUBIDIVISION RECORDED AS DOCUMENT 26056020, AND THE TERMS AND PROVISION CONTAINED THEREIN.
AFFECTS LOT 1 OF PARCEL 2 AND OTHER PROPERTY.
(AS SHOWN ON MAP)

(T 27.) EASEMENT FOR DRIVEWAY AND EGRESS AND INGRESS FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020.
AFFECTS LOT 1 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION.
(AS SHOWN ON MAP)

(S 28.) EASEMENT FOR EGRESS AND INGRESS FOR THE BENEFIT OF LOTS 1 AND 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020.
AFFECTS LOT 2 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION.
(AS SHOWN ON MAP)

(U 29.) CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 29, 1985 AS DOCUMENT 27528475 AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 91184438, GRANTING A PERPETUAL EASEMNT FOR INGRESS AND EGRESS ACROSS THAT PART OF THE LAND DESCRIBED IN SAID GRANT, WHICH EASEMENT IS TO BE AN EASEMENT APPURTENANCT TO OTHER PROPERTY. SECOND AMENDMENT RECORDED AS DOCUMENT 96291197, WHICH RELOCATES SAID EASEMENT. THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307. RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.
AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY.
(AS SHOWN ON MAP)

(V 30.) EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE NORTH 235 FEET OF THE EAST 51 FEET AS WELL AS THE WEST 5 FEET OF THE EAST 15 FEET OF THE NORTH 225 FEET, ALSO 10 FEET ALONG THE EAST BOUNDARY, 15 FEET ALONG THE SOUTH BOUNDARY AND 10 FEET ALONG THE WESTERLY BOUNDARY TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED MARCH 24, 1982 AS DOCUMENT 26181687.
(AS SHOWN ON MAP)

(W 31.) GRANT OF EASEMENT TO CONSTRUCT A SIGN FOR THE BENEFIT OF LOT 1 OF LINCOLN EXECUTIVE PLAZA AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE TERMS AND PROVISIONS RELATING THERETO.
AFFECTS PARCEL 1.
(AS SHOWN ON MAP)

(Z 32.) NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 10, 1979 AS DOCUMENT 25185686.
AFFECTS PARCEL 1.
(AS SHOWN ON MAP)

NOTES

1. THE LEGAL DESCRIPTION ON THIS DRAWING WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER :CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.
2. DIMENSIONS ON THE DRAWING ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
3. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ALGONQUIN ROAD, A PUBLIC RIGHT-OF-WAY .
4. PARCEL NUMBER OF SUBJECT SITE IS: 16-07-106-024-0000.
5. THE POSTED ADDRESS FOR SUBJECT PROPERTY IS 155 EAST ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS.
6. PARKING SPACES: 304 REGULAR SPACES, 14 HANDICAP
7. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
8. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
9. NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGEND

G	GAS METER	M	MANHOLE
E	ELECTRIC METER	W	WATER MANHOLE
BR	BIKE RACK	S	SANITARY MANHOLE
	CATCHBASIN		LIGHT
	BOLLARD		UTILITY POLE
	FIRE HYDRAT AT BUILDING	GV	GAS VALVE
	FLAG POLE	WV	WATER VALVE
	AREA LIGHT		SIGN
MB	MAILBOX	6	PARKING SPACES
CB	CONTROL BOX		FIRE HYDRANT
Am	AMERITECH MH	VH	VAULT
MB	MAIL BOX	TR	TRANSFORMER
UF	UNDERGROUND FIBOROBTICS	ATT	AT&T BOX
Tr	SIGNAL VAULT	CB	CONTROL BOX
	INLET		

FLOOD ZONE NOTE

Flood Status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA) from their website, located at msc.fema.gov.

The subject real estate appears by scaled map location and graphic plotting only on the FIRM Maps of Cook County, Illinois per community panel 17031C0211 J with an Effective Date of AUGUST 19, 2008 to be located in Flood Zone X and is not within a Special Flood Hazard Zone.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential. No field work was performed to determine any elevations on the property.

TO: CHICAGO TITLE INSURANCE COMPANY
PADDOCK PUBLICATIONS, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6A, 7A, 7B-1, 7C, 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2018.

DATE OF DRAWING OR MAP: SEPTEMBER 3, 2018

RUSSELL WAID DILLON,
ILLINOIS LAND SURVEYOR NUMBER 3153
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON DRAWING.
BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORD AND/OR DESCRIPTION PROVIDED.
THIS DRAWING IS VALID FOR SIX (6) MONTHS FROM THE DATE SHOWN AND SHOULD NOT BE RELIED ON THEREAFTER.

SCALE : 1 inch = 20 feet

ALTA / NSPS MAP

PREPARED FOR
LOCKE LORD
111 SOUTH WACKER DRIVE
CHICAGO, ILLINIOIS, 60606

155 EAST ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS
Parcel Number: 08-16-401-033

ZARKO SEKEREZ & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)726-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312) 236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

DATE: SEPTEMBER 3, 2018
DRAWN BY: C.D. | CHECKED BY: R. S.
ORDER NO.: 10945



SUBJECT PROPERTY



East



East

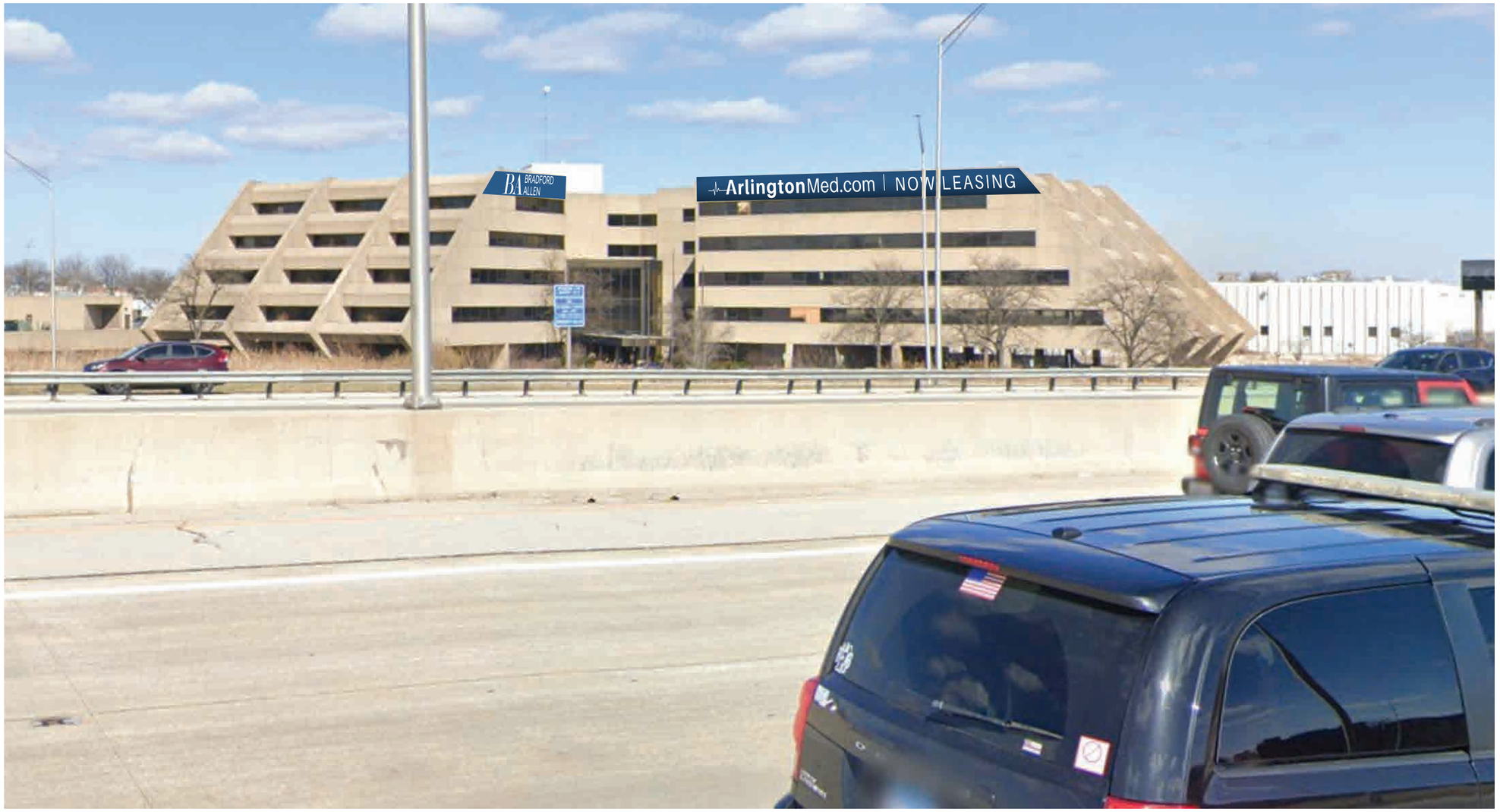


West





EXISTING BUILDING
VIEW FROM I-90 HEADING EAST



EXISTING BUILDING WITH PROPOSED TEMPORARY LEASING BANNER SIGNS

This sign is built to UL Standards for operation in North America.

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Parvin-Clauss
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www.parvinclauss.com

PROJECT:

BA BRADFORD ALLEN

155 E. Algonquin Rd.,
Arlington Hts., IL 60005

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE
Lisa Staszak / LS

DRAWN BY
JP

DATE
7.13.22

SCALE
nts

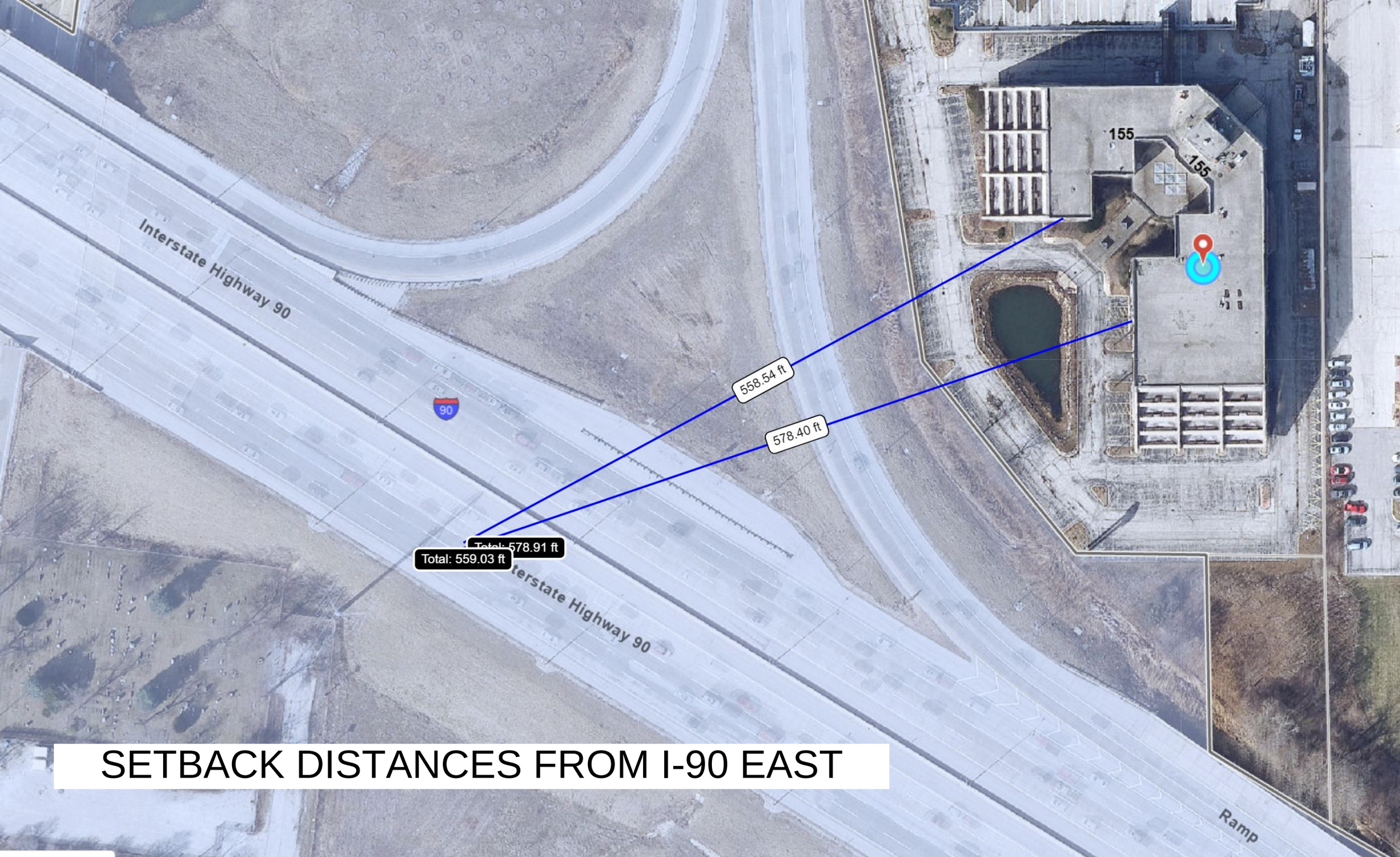
SHEET NO.
2 of 2

ESTIMATE / JOB NUMBER
10231 /

FILE NAME
bradallen9824

REVISIONS:

1 8.1.22 - layout
2
3
4
5
6
7
8
9
10



SETBACK DISTANCES FROM I-90 EAST



3/16" = 1'

(1) 7'-0" x 60'-0" single face banner on building

Banner specs: 12 oz. vinyl with hems, webbing and grommets around perimeter
Graphics: Digitally printed as per customer's artwork
Mounting: Mechanically fastened to building along roofline



3/32" = 1'

(1) 7'-0" x 120'-0" single face banner on building

Banner specs: 12 oz. vinyl with hems, webbing and grommets around perimeter
Graphics: Digitally printed as per customer's artwork
Mounting: Mechanically fastened to building along roofline

Field survey required to determine exact measurements

See photo on page 2

Parvin-Clauss
SIGN COMPANY
Design ▪ Fabrication ▪ Installation ▪ Maintenance
165 Tubeway Drive ▪ Carol Stream ▪ Illinois 60188
Tel/630-510-2020 ▪ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

BA BRADFORD ALLEN

155 E. Algonquin Rd.,
Arlington Hts., IL 60005

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE
Lisa Staszak / LS

DRAWN BY
JP

DATE
7.13.22

SCALE
as noted

SHEET NO.
1 of 2

ESTIMATE / JOB NUMBER
10231 /

FILE NAME
bradallen9824

REVISIONS:

1 8.1.22 - layout
2
3
4
5
6
7
8
9
10

This sign is built to UL Standards for operation in North America.

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