



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

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
September 12, 2017  
6:30 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. Minutes - 8/22/17

**IV. REPORTS**

**V. OLD BUSINESS**

- A. DC#17-089 - Sigwalt Apartments - 45 S. Chestnut Ave. - Multi-Family

**VI. NEW BUSINESS**

- A. DC#17-102 - 621 N. Belmont Ave. - SF/Addition
- B. DC#17-106 - Target Store - 1700 E. Rand Rd. - Commercial
- C. DC#17-107 - Target Store - 1700 E. Rand Rd. - Sign Variation

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

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



**Item:** Minutes - 8/22/17

**Department:** Planning & Community Development

**ATTACHMENTS:**

**Description**

Minutes 8/22/17

**Type**

Minutes



DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
AUGUST 22, 2017

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

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

Members Absent: Jonathan Kubow

Also Present: Jeff Eichhorn, DeBaker Design for 1412 W. Maude Ave.  
Zac Funk, Owner of 1412 W. Maude Ave.  
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 8, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF AUGUST 8, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Fitzgerald stated that the Sigwalt Apartments (DC#17-089) project has been rescheduled to the Design Commission meeting on September 12, 2017, and the 107 N. Pine Avenue (DC#17-070) project has been put on hold by the petitioner.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO MOVE THE REVIEW OF 1412 W. MAUDE AVENUE (DC#17-095) UP TO THE START OF THE AGENDA.

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

ITEM 1. SINGLE-FAMILY REVIEWDC#17-095 – 1412 W. Maude Ave.

Jeff Eichhorn, representing *DeBaker Design*, and Zak Funk, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and two-car detached garage to allow construction of a new two-story residence with an attached, three car garage. This project does comply with the R-E zoning requirements. The subject property is located in an R-E Zoning District where the minimum lot size requirement is 20,000 sf. The existing neighborhood consists of primarily single-story homes with attached two-car garages. However, there have been numerous other teardowns previously completed in this neighborhood, and two teardowns completed on this block. This project is appearing before the Design Commission because the houses directly adjacent to and across the street from the subject property are all original, smaller scale, single-story homes.

The proposed design is very nicely done with a massing that is nicely articulated with many single story elements and varying rooflines that helps the house to fit in with the adjacent single story homes. The proposed design is an excellent example of full architectural detailing on all sides of the house. The courtyard-style garage arrangement on the side of the house is an ideal arrangement on a wide lot such as this. Staff recommends approval of the proposed new home, as submitted.

A larger sample of the siding materials as well as the shingles, were presented by the petitioner.

Commissioner Coon said that although this is the third teardown on an entire street of one-story homes, he liked that the petitioner is setting the precedent for a lower, smaller massing appearance; he appreciated the effort the petitioner put into the design. He had no further comments.

Commissioner Kingsley said that the design looked good, the petitioner did a nice job, and she appreciated the amount of detail that went into the design. She suggested adding either a real or false window on the south side of the one-car garage facing the rear yard of the neighbor. Mr. Funk said that this was considered and budget is an issue. Commissioner Kingsley really liked the shutters, which Mr. Funk stated would be panelized as shown on the drawings. Commissioner Kingsley also said that although she liked the panelized shutters, she felt the home might look better without them, since there were only a few shutters being proposed on the home. She suggested adding a set of shutters on the side of the garage to make it look like a window, which would bring down the scale of that elevation. She also asked if the vertical board and batten, and the bump-out in the rear would be a smooth material, and the petitioner replied that the recessed panels would all be smooth. Commissioner Kingsley appreciated the detail that was put into the design of the new home.

Commissioner Eckhardt also appreciated all the details that were put into the design and felt the 3 dimensional renderings were wonderful. He would not change anything about the design and felt a very nice job was done.

Chair Fitzgerald agreed with the comments made by the other commissioners.

Chair Fitzgerald stated that there is no one in the audience other than the petitioners.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1412 W. MAUDE AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 7/17/17, RECEIVED 7/18/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

Commissioner Kingsley wanted the motion to include a statement about the shutters; the intent is to have a panelized shutter.

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

4. AN ACKNOWLEDGEMENT THAT PANELIZED SHUTTERS ARE BEING PROPOSED, AS DRAWN ON THE PLANS.

COMMISSIONER COON SECONDED THE MOTION.

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

## ITEM 2. SIGN CODE MODIFICATIONS RE-REVIEW

### DC#09-025 – Village-Wide Electronic Signs

Mr. Hautzinger gave a brief summary of the status of the Draft ordinance for Village-Wide Electronic Signs. On June 27, 2017, with only three commissioners present, Staff gave a preliminary presentation of the Draft ordinance to the Design Commission, and received feedback from the commissioners. A motion was made to continue the discussion to a future meeting when all five commissioners are in attendance. On July 11, 2017, with all five commissioners present, Staff again presented the Draft ordinance to the Design Commission, and the commissioners provided specific feedback on each section of the ordinance, as well as general comments and a motion to revise the Draft ordinance to include the feedback given by the commissioners and brought back to the Design Commission for a final review and motion. At this time, the Draft ordinance has been revised based on feedback from the commissioners, and the Design Commission is requested to review the Draft ordinance for recommendation to the Village Board.

Mr. Hautzinger presented the amended version of the Draft ordinance to the commissioners, and summarized the changes that were made since the last meeting. In follow up to the last meeting's discussion, he pointed out that Staff recommends keeping the minimum 300-feet of spacing required between Electronic Message Signs on the same side of the street (Section 30-705e). Overall, Staff felt this would not be an issue and would work well since the majority of commercial uses have large lots, although there are some cases where clusters of smaller lots may trigger the need for a variation to this separation requirement.

Commissioner Eckhardt pointed out that one commissioner is not here tonight and he has always felt that all 5 commissioners should be present to vote on this important matter; however, he was ready to make a motion tonight that includes a statement that none of the commissioners here tonight support electronic signs in the current format that are seen in neighboring communities. This being the Design Commissions' position, he acknowledged that the Village Board could feel differently and support electronic signs in the Village. He wanted to make a motion to forward this matter to the Village Board, specifically without an approval or a denial. He further stated that the commissioners feel the Draft ordinance is complete, well documented, and possibly a good working document; however, the motion would be to only forward the Draft ordinance to the Village Board. He asked if any of the commissioners wanted to debate this matter further, although he felt it was pointless to do so.

Commissioner Kingsley said that she would second the motion as summarized by Commissioner Eckhardt.

Commissioner Coon had a few follow-up questions. With regards to Section 30-702c, he asked if there are separate landscape requirements specifically for electronic monument signs, that could either be strengthened to help balance the unsightly appearance of an electronic sign. Mr. Hautzinger replied that current code requirements for ground signs would apply for electronic ground signs as well, which is that a ground sign must have landscaping 2-feet around the perimeter at the base of the sign. He suggested that the issue of enhanced landscaping be addressed by the commissioners on a case-by-case basis at the time of a review of an electronic ground sign. Mr. Hautzinger pointed out that the Draft ordinance does not specifically require a landscape plan to be submitted as part of an application for an electronic sign; however, this could be added. Commissioners Eckhardt and Kingsley were in favor of adding this to the ordinance.

With respect to Section 30-705e, Commissioner Coon commented that smaller businesses could be squeezed out by larger businesses with the minimum 300-feet of spacing required between electronic signs on the same side of the street, and to be more fair, he felt there should be a conditional review process that would be triggered if a business wanted to appeal the 300-foot rule. Mr. Hautzinger explained that if this issue were to arise, then a sign variation request would be included in addition to the conditional review process for an electronic sign. Commissioner Coon had no further comments and was in support of Commissioner Eckhardt's motion to be made.

Chair Fitzgerald was also in favor of Commissioner Eckhardt's motion to be made; however, he wanted the motion to be very clear on the Design Commission's position not to recommend allowing electronic signs. Commissioner Eckhardt clarified that the motion would state that the commissioners do not recommend approval or denial of the Draft ordinance, but to only forward it to the Village Board. He would also include a statement that the Design Commission does not endorse electronic signage. Chair Fitzgerald reiterated that specific language should be included in the motion to be very clear. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO FORWARD THE DRAFT ELECTRONIC MESSAGE SIGN ORDINANCE DATED 8-22-17 TO THE VILLAGE BOARD OF TRUSTEES WITHOUT APPROVAL OR DENIAL, AND THE FOLLOWING:

1. A REQUIREMENT THAT A LANDSCAPE PLAN BE SUBMITTED WITH EACH APPLICATION FOR AN ELECTRONIC SIGN.
2. ELECTRONIC SIGNS SHALL BE ELIGIBLE FOR SIGN VARIATIONS, IF NEEDED.
3. THE DESIGN COMMISSION THROUGHOUT THIS PROCESS HAS BEEN CLEAR IN THAT THEY DO NOT ENDORSE AT THIS TIME TO ALLOW ELECTRONIC SIGNAGE IN THE VILLAGE.

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

ITEM 3. GENERAL MEETING

Commissioner Kingsley commented that the commissioners recently stated a request to review the Single-Family Design Guidelines, and she wanted to be sure that this matter was not forgotten or slowed down because of other matters such as LED storefront lighting. Staff said that, per previous requests from the Design Commission, the issue of LED storefront lighting is Staff's next priority after the matter of electronic signage is completed. Commissioner Kingsley asked that illuminated window signs, and how much light is emitted from them, also be reviewed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO ADJOURN THE MEETING AT 7:05 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



**Item:** DC#17-089 - Sigwalt Apartments - 45 S. Chestnut Ave. - Multi-Family

**Department:** Planning & Community Development

### **Requested Action**

Approval of the architectural design for a new multi-family apartment building.

### **Recommendation**

It is recommended that the Design Commission approve the proposed design for Sigwalt Apartments to be located at 45 S. Chestnut Avenue. This recommendation is subject to compliance with the revised plans received 9/6/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Add at least one additional false window on the east elevation, first floor.
2. It is recommended that the Morton Sweetpire around the electrical transformer be changed to an evergreen shrub to provide year round screening.
3. Consider substituting the Candytuft perennial along the front of the brick garden walls with a different perennial that has more height to soften the wall.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. All signage must meet code, Chapter 30.

### **ATTACHMENTS:**

Staff Report  
Location Map  
Site Photos  
Site Utility & Grading  
9-12-17 - Site & Landscape Plans  
9-12-17 - Elevations, Renderings & Materials  
9-12-17 - Floor Plans  
8-8-17 - Site & Landscape Plans  
8-8-17 - Elevations, Renderings & Materials  
8-8-17 - Floor Plans

[illegible]



## STAFF DESIGN COMMISSION REPORT RE-REVIEW

### PROJECT INFORMATION:

**Project Name:** Sigwalt Apartments  
**Project Address:** 45 S. Chestnut Avenue  
**Prepared By:** Steve Hautzinger

**Date Prepared:** July 31, 2017  
**Date Revised:** September 7, 2017

### PETITION INFORMATION:

**DC Number:** 17-089  
**Petitioner Name:** Michael Porto  
**Petitioner Address:** CA Residential LLC  
130 E. Randolph Street, Suite 2100  
Chicago, IL 60601  
**Original Meeting Date:** August 8, 2017  
**Re-Review Meeting Date:** September 12, 2017

### **Requested Action(s):**

1. Approval of the architectural design for a new multi-family apartment building.

### **ANALYSIS:**

#### Summary

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

The petitioner is seeking approval of the architectural design for a new five-story apartment building with 88 residential apartment units and 110 indoor parking spaces. Parking will be located in the basement and partially on the first floor. The proposed site is the southern end of the vacant block on Sigwalt Street between Chestnut Avenue and Highland Avenue just west of the Downtown.

The Downtown Master Plan identifies the southern quarter of this block for 4 to 6 story development. This project requires Plan Commission review and Village Board approval for the following: rezone the property from R-3 One-Family Dwelling District to R-7 Multiple-Family Dwelling District, Planned Unit Development, lot consolidation, and miscellaneous zoning variations.

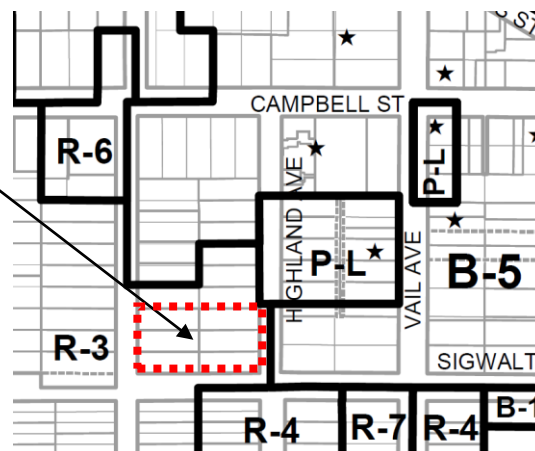
Overall, the proposed design has a nice composition that relates well to the buildings located directly adjacent in the Downtown, such as the Vail Avenue parking garage, Dunton Tower Apartments, and Metropolis Loft condominium. The design includes a nice mix and balance of exterior materials. The colors work well together and complement the adjacent Downtown buildings.

### **SITE ANALYSIS:**



Aerial of Property

Subject  
Property



Zoning Map of Property

**Surrounding Land Uses:**

| <b>Direction</b>        | <b>Existing Zoning</b>                                                              | <b>Existing Use</b>      | <b>Comprehensive Plan</b>                             |
|-------------------------|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------|
| <b>Subject Property</b> | R-3, One-Family Dwelling District<br>(R-7, Multi-Family Dwelling District proposed) | Vacant                   | High Density Multi-Family                             |
| <b>North</b>            | R-3, One-Family Dwelling District /<br>B-5, Downtown District                       | Vacant                   | Mixed Use                                             |
| <b>South</b>            | R-3, One-Family Dwelling District /<br>R-4, Two Family Dwelling Units               | Single Family Residences | Single Family Attached /<br>High Density Multi-Family |
| <b>East</b>             | B-5, Downtown District                                                              | AT&T office building     | Mixed Use                                             |
| <b>West</b>             | R-3, One-Family Dwelling District                                                   | Single Family Residences | Single Family Attached                                |

**PROJECT UPDATE:**

This project was reviewed by the Design Commission on August 8, 2017. At that time, the Design Commission and residents expressed various concerns about the design, so the project was continued so that the design could be further studied, revised, and re-reviewed. A summary of comments from the August 8<sup>th</sup> meeting are as follows:

**Staff Comments from August 8, 2017:**

Overall, Staff supported the proposed design, but raised the following issues:

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

**Design Commission Comments from August 8, 2017:**

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

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

**Resident Comments from August 8, 2017:**

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

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

**Design Revisions and Staff Comments:**

In response to the feedback received on August 8, the petitioner has made the following revisions to the design:

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

**Rooftop Mechanical Unit Screening:**

Rooftop mechanical units are required to be fully screened from public view. The proposed design has all of the rooftop mechanical equipment recessed from the exterior walls and enclosed within mechanical equipment screens.

**Dumpster and Utility Screening:**

Trash dumpsters will be stored inside the building. The exterior transformer on the east side of the building should be fully screened with landscaping or other appropriate method.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed design for *Sigwalt Apartments* to be located at 45 S. Chestnut Avenue. This recommendation is subject to compliance with the revised plans received 9/6/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

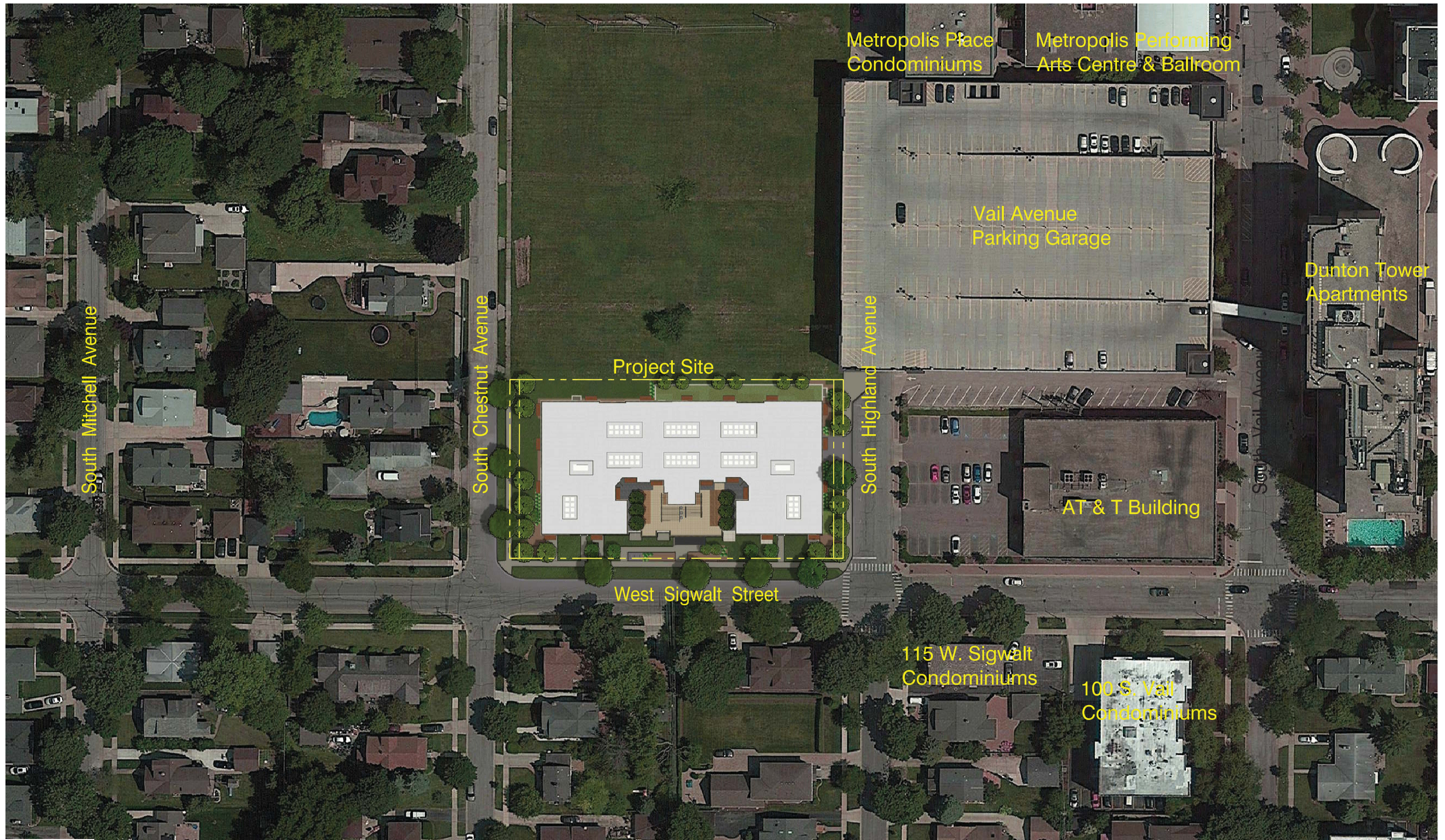
1. Add at least one additional false window on the east elevation, first floor.
2. It is recommended that the Morton Sweetspire around the electrical transformer be changed to an evergreen shrub to provide year round screening.
3. Consider substituting the Candytuft perennial along the front of the brick garden walls with a different perennial that has more height to soften the wall.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. All signage must meet code, Chapter 30.

\_\_\_\_\_, September 7, 2017

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 17-089





Sigwalt Apartments  
Arlington Heights, IL

## Location Map



North  
0 40' 80' 160'

SHEET 1

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





View 2



View 1



View 9



View 3



View 8



View 4



View 7



View 5



View 6



Sigwalt Apartments  
Arlington Heights, IL

## Context Site Plan



North

0 40' 80' 160'

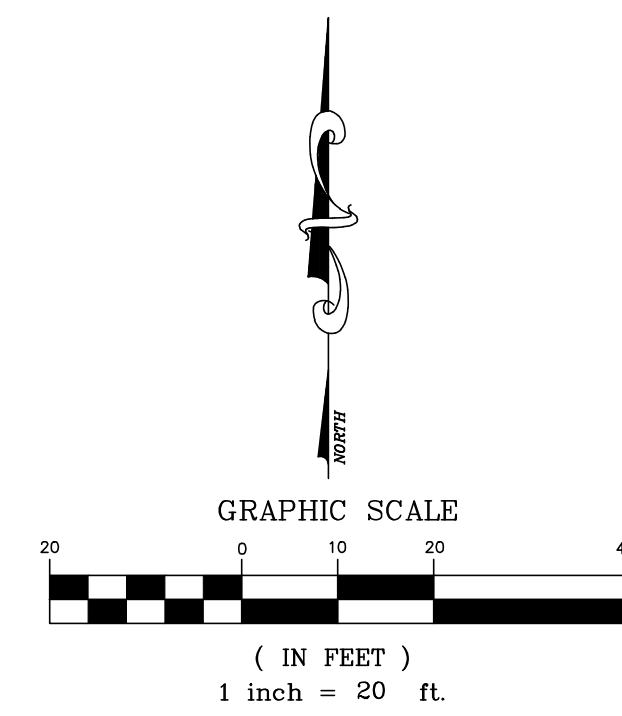
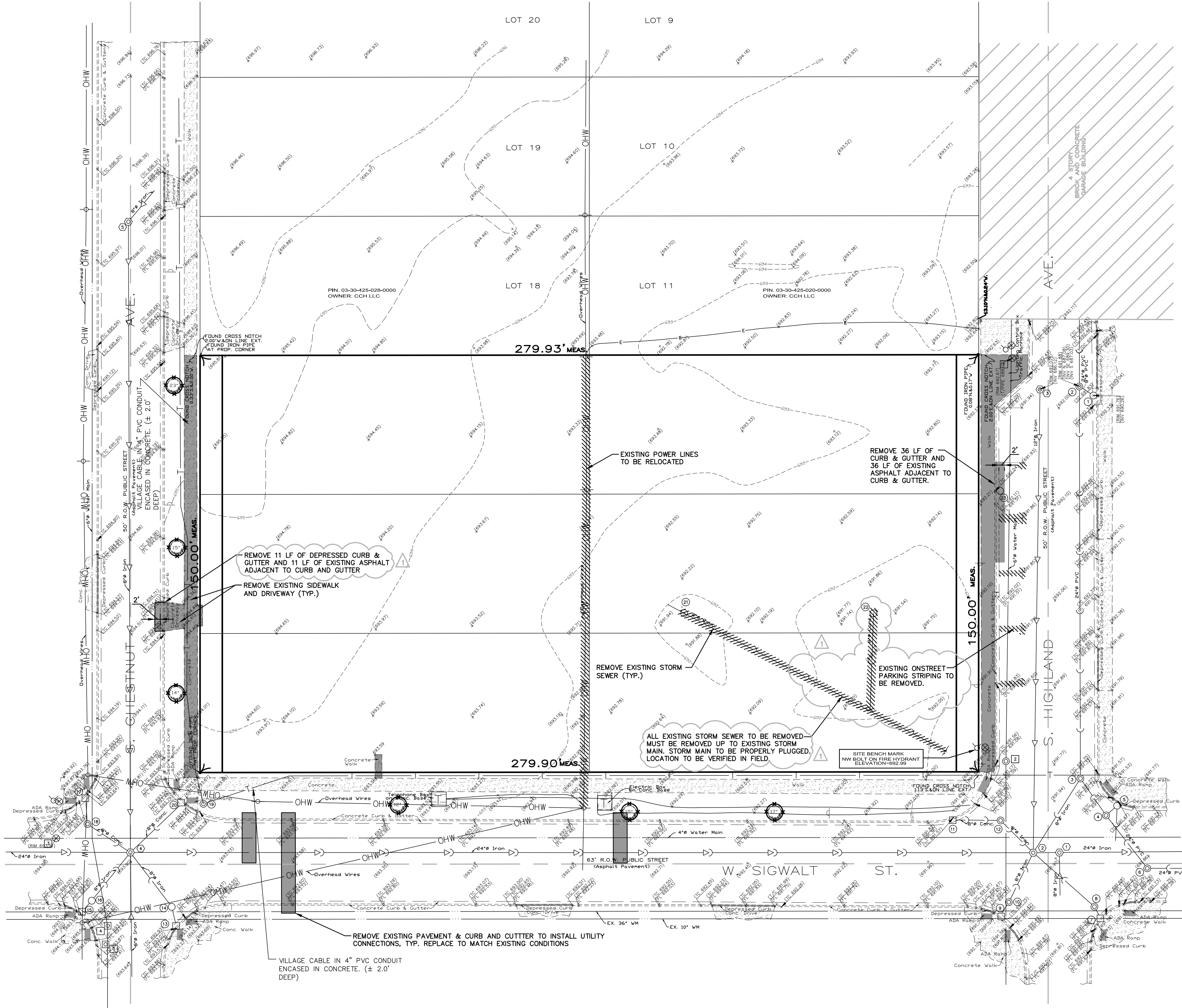
SHEET 2

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





**SURVEY NOTE**  
THE INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY DONE BY PROFESSIONALS ASSOCIATED SURVEY, INC. ORDER NO. 17-91627, DATED 02/13/17

**ABBREVIATIONS LEGEND  
(IN ADDITION TO TITLE SHEET LEGEND)**

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

**EXISTING PROPERTY DATA**  
ADDRESS: 37-45 S. CHESTNUT AVE, ARLINGTON HEIGHTS  
36-40 S. HIGHLAND AVE, ARLINGTON HEIGHTS  
EXISTING ZONE: VC-PD (VILLAGE CENTER - PLANNED DEVELOPMENT)  
TOTAL SITE AREA BEFORE DEDICATED ROW: 41,987 SF (0.964 AC)  
TOTAL SITE AREA AFTER DEDICATED ROW: 39,584 S.F. (0.909 AC)  
PIN: 03-30-425-012-0000  
03-30-425-013-0000  
03-30-425-014-0000  
03-30-425-021-0000  
03-30-425-022-0000  
03-30-425-023-0000  
LEGAL DESCRIPTION: LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

2 SANITARY STRUCTURE NUMBER  
11 STORM STRUCTURE NUMBER  
5 WATERMAIN STRUCTURE NUMBER

| EXISTING UTILITY STRUCTURE SCHEDULE                                                              |                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SANITARY SEWER STRUCTURES                                                                        |                                                                                                                                                                                                                    |
| 1 EX SAN M.H.<br>RIM= 691.91<br>INV= 684.56 (8" S)<br>INV= 684.26 (24" W)<br>INV= 684.21 (24" E) | 2 EX SAN M.H.<br>RIM= 691.94<br>INV= 686.99 (8" NE)<br>INV= 687.04 (8" SE)<br>INV= 688.49 (8" SW)<br>INV= 686.84 (8" NW)<br>INV= 684.39 (24" W)<br>INV= 684.29 (24" E)                                             |
| 3 EX SAN M.H.<br>RIM= 692.02<br>INV= 686.12 (12" S)                                              | 4 EX SAN M.H.<br>RIM= 693.95<br>INV= 689.85 (8" SE)<br>INV= 685.75 (8" S)<br>INV= 689.43 (8" SW)<br>INV= 689.55 (8" NW)<br>INV= 687.25 (8" N)<br>INV= 690.00 (8" NE)<br>INV= 685.60 (24" W)<br>INV= 685.40 (24" E) |
| 5 EX SAN M.H.<br>RIM= 696.21<br>INV= 690.76 (8" NE)<br>INV= 688.73 (8" S)                        |                                                                                                                                                                                                                    |

| STORM SEWER STRUCTURES                                                                             |                                                                                                  |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 1 EX STM C.B.<br>RIM= 691.76<br>INV= 690.26 (8" NW)                                                | 2 EX STM M.H.<br>RIM= 691.88<br>INV= 687.08 (24" N)<br>INV= 689.30 (8" E)<br>INV= 687.03 (24" S) |
| 3 EX STM M.H.<br>RIM= 691.49<br>INV= 686.67 (24" SE)<br>INV= 686.09 (8" SW)<br>INV= 686.59 (24" N) | 4 EX STM M.H.<br>RIM= 691.33<br>INV= 686.73 (24" NW)<br>INV= 686.53 (24" SE)                     |
| 5 EX STM C.B.<br>RIM= 691.07<br>INV= 688.97 (24" SW)<br>INV= 688.91 (24" S)                        | 6 EX STM M.H.<br>RIM= 691.53<br>INV= 687.03 (24" E)<br>INV= 686.83 (24" NW)                      |
| 7 EX STM INLET<br>RIM= 691.26<br>INV= 688.40 (8" NW)                                               | 8 EX STM M.H.<br>RIM= 691.55<br>INV= 688.50 (8" SE)<br>INV= 688.30 (8" NW)                       |
| 9 EX STM INLET<br>RIM= 691.34<br>INV= 688.54 (8" NE)                                               | 10 EX STM M.H.<br>RIM= 691.48<br>INV= 688.51 (8" NE)                                             |
| 11 EX STM INLET<br>RIM= 690.97<br>INV= 688.27 (8" E)                                               | 12 EX STM M.H.<br>RIM= 691.48<br>INV= 688.03 (8" W,SE)                                           |
| 13 EX STM INLET<br>RIM= 692.87<br>INV= 689.97 (8" N)                                               | 14 EX STM C.B.<br>RIM= 693.24<br>INV= 690.04 (8" SE)<br>INV= 689.84 (8" NW)                      |
| 15 EX STM INLET<br>RIM= 693.28<br>INV= 690.48 (8" NE)                                              | 16 EX STM C.B.<br>RIM= 693.50<br>INV= 690.40 (8" SW)<br>INV= 690.20 (8" NE)                      |
| 17 EX STM INLET<br>RIM= 693.30<br>INV= 691.05 (8" S)                                               | 18 EX STM M.H.<br>RIM= 693.68<br>WATER FILLED<br>T/WATER= 690.03                                 |
| 19 EX STM M.H.<br>RIM= 693.70                                                                      | 20 EX STM INLET<br>RIM= 693.44<br>END OF PIPE SEALED                                             |
| 21 EX STM C.B.<br>RIM= 691.68<br>UNABLE TO OPEN<br>INV= 688.88 (8" SE)                             | 22 EX STM C.B.<br>RIM= 691.50<br>UNABLE TO OPEN<br>INV= 688.85 (8" S)                            |
| 23 EX STM C.B.<br>RIM= 691.52<br>WATER FILLED<br>T/WATER= 687.67                                   |                                                                                                  |

| WATERMAIN STRUCTURES                           |                                                                   |
|------------------------------------------------|-------------------------------------------------------------------|
| 1 EX VALVE VAULT<br>RIM= 692.67<br>T/P= 688.02 | 2 EX WATER M.H.<br>RIM= 691.18<br>WATER FILLED<br>T/WATER= 689.18 |
| 3 EX VALVE VAULT<br>RIM= 693.91                | 4 EX CLEANOUT<br>RIM= 693.53<br>T/P= 688.38                       |
| 5 EX CLEANOUT<br>RIM= 693.55<br>T/P= 688.35    |                                                                   |

**DEMOLITION LEGEND**

- REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL SAWCUT)
- TREE/BUSH/STRUCTURE REMOVAL
- REMOVE EXISTING UTILITY LINE
- TREE PROTECTION FENCE

**DEMOLITION NOTES:**

- EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY
- EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
- ALL STRUCTURAL PAVEMENT MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IDOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN OFFSITE LOCATION. RE-USE OF MILLED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
- CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
- ON-SITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SEED, OR RESTORED IN ACCORDANCE WITH THE LANDSCAPE PLAN (SEE BY OTHERS).
- DISTURBED AREAS OF PUBLIC PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SEED.
- ALL EXISTING DRIVEWAY APRONS SHALL BE SAWCUT ALONG WITH REMOVAL OF ANY EXISTING DEPRESSED CURB AND GUTTER, AND NEW BARRIER CURB AND GUTTER (SIZED TO MEET EXISTING ADJACENT CONDITIONS) SHALL BE INSTALLED AND DOWELED INTO THE EXISTING ADJOINING CURB AND GUTTER.
- UTILITY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY PLUGGED AT ALL CONNECTION POINTS, AND EITHER REMOVED OR FILLED WITH FLOWABLE FILL (LEAN CONCRETE MIXTURE) AND ABANDONED IN PLACE (REMOVE IF LOCATED UNDER NEW BUILDING PAD AREAS). IN THE CASE OF STRUCTURE ABANDONMENT, CASTINGS AND TOP SLABS AND CONE SECTIONS SHALL BE REMOVED PRIOR TO FILLING THE STRUCTURE (UNLESS THE STRUCTURE IS EASIER TO COMPLETELY REMOVE).

**SIGNALT STREET APARTMENTS**  
ARLINGTON HEIGHTS, ILLINOIS

**EXISTING CONDITIONS AND DEMOLITION PLAN**

PROJECT NO. 29112716  
DATE 07/10/17  
SCALE 1"=20'  
PROJ. MGR. RWG  
PROJ. ASSOC. MRM  
DRAWN BY ZRN

**SHEET**  
2 OF 9

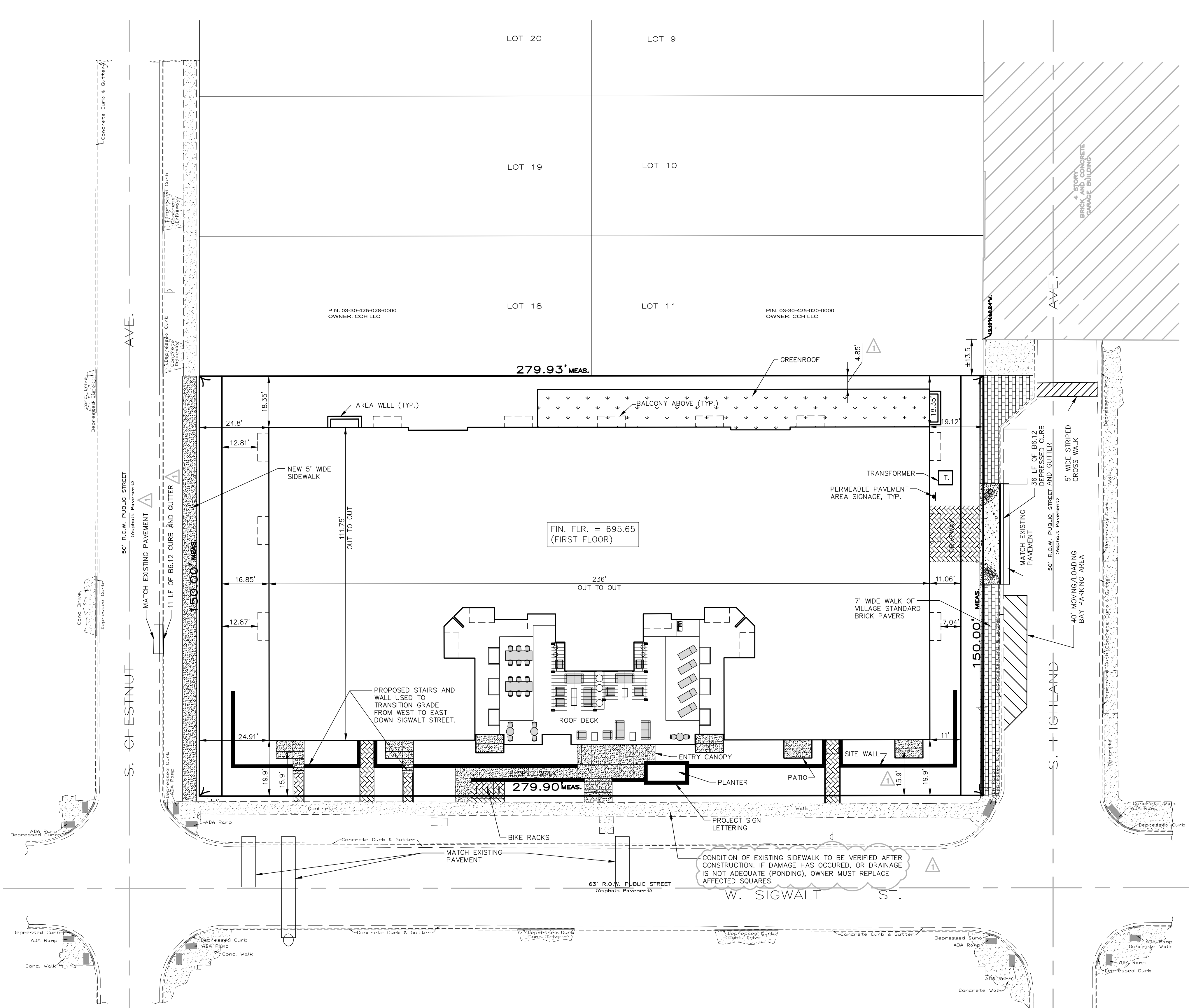
975 E. 22nd St, Suite 400  
Wheaton, IL 60189  
630.480.7889  
www.rwg-engineering.com

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

DRAWN BY ZRN  
DATE 08/16/17  
REVISIONS  
1. 08/16/17 VILLAGE REVISIONS

© COPYRIGHT 2017





**SITE DATA:**

EXISTING ZONING: VC-PD (VILLAGE CENTER - PLANNED DEVELOPMENT)

TOTAL PROPERTY SIZE AFTER DEDICATED ROW= 39,587 S.F. (0.909 AC)

**PROPOSED SITE CONDITIONS:**

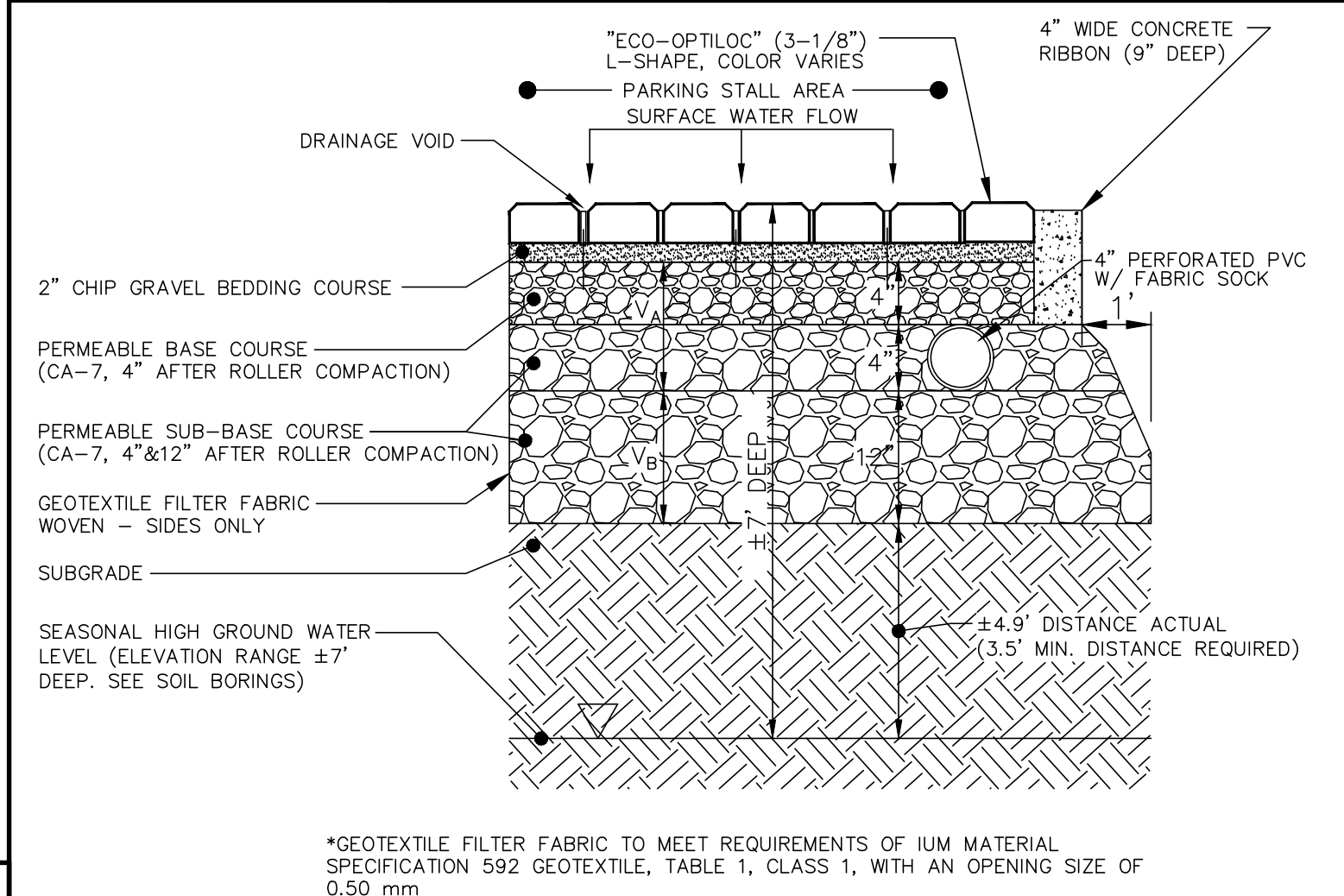
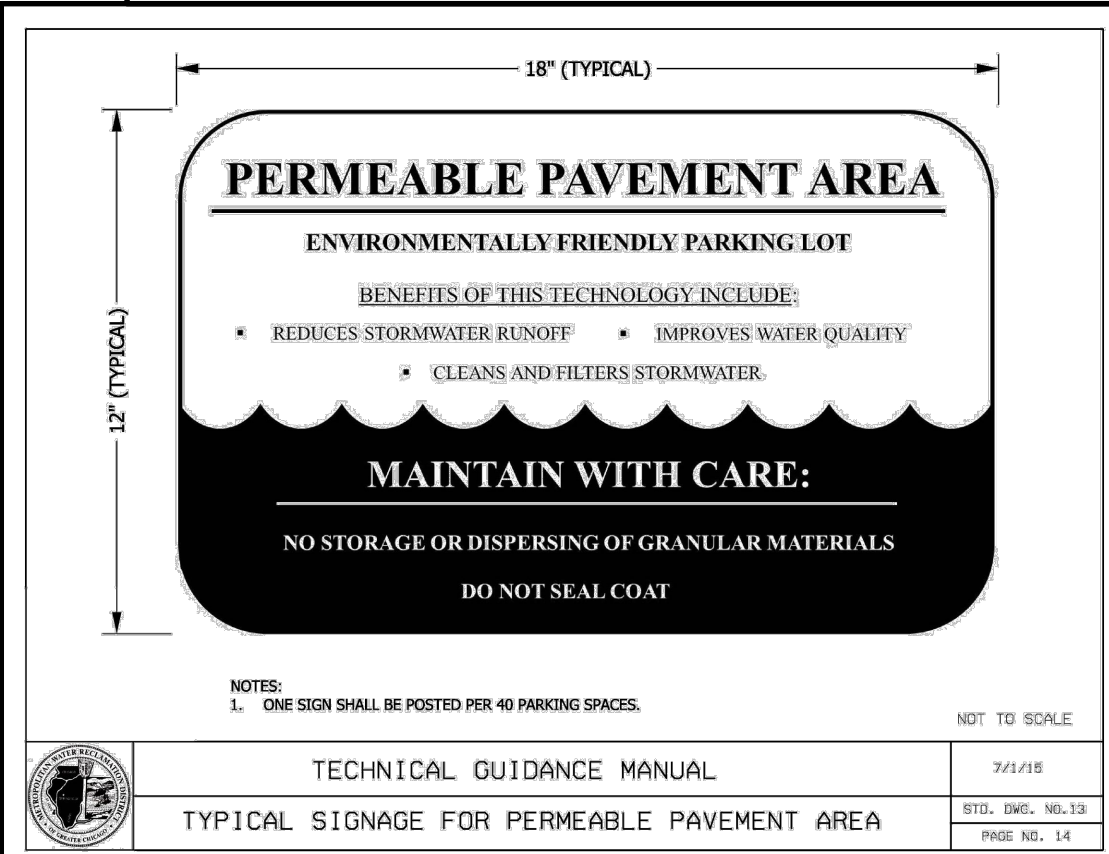
IMPERVIOUS:

|                                        |                     |
|----------------------------------------|---------------------|
| PROPOSED BUILDING IMPERVIOUS FOOTPRINT | = 26,351 S.F.       |
| SIDEWALK/PATIO AREAS                   | = 1,007 S.F.        |
| TOTAL IMPERVIOUS AREA                  | = 27,428 S.F. (69%) |

PERVIOUS:

|                                       |                     |
|---------------------------------------|---------------------|
| PROPOSED BUILDING GREENROOF FOOTPRINT | = 1,894 S.F.        |
| PERMEABLE PAVEMENT AREAS              | = 550 S.F.          |
| PROPOSED GREENSPACE                   | = 9,712 S.F.        |
| TOTAL PERVIOUS AREA                   | = 12,156 S.F. (31%) |

- SITE GEOMETRIC AND PAVING NOTES:**
- SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
  - UNLESS OTHERWISE NOTED ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
  - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
  - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
  - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY PROFESSIONAL ASSOCIATED SURVEY, INC. AND DATED 02/13/17.
  - BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
  - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
  - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON AND ON SIGNAGE AND STRIPING PLAN. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
  - PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1" INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.



- NOTES:**
- OFFSET A MINIMUM OF 10 FEET FROM FOUNDATIONS UNLESS WATERPROOFED, 20 FEET FROM SANITARY SEWERS, 20 FEET FROM ROADWAY GRAVEL SHOULDER AND 100 FEET FROM POTABLE WATER WELLS OR SEPTIC TANKS.
  - AVOID INSTALLATION ON SLOPES GREATER THAN 15 TO 1 AND ABOVE COMPACTED FILL.
  - WOVEN GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1, CLASS 1, WITH AN APPARENT OPENING SIZE OF 0.50 MM.
  - STONE STORAGE OPTIONS ARE CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
  - MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
  - UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
  - MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
  - ONE OBSERVATION WELL REQUIRED PER 40,000 SQUARE FEET OF SURFACE AREA.
  - FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
  - MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEAL COAT.
  - APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

**ABBREVIATIONS LEGEND**  
(IN ADDITION TO TITLE SHEET LEGEND)

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

- SURFACE IMPROVEMENT LEGEND:**
- PERMEABLE PAVERS SEE DETAIL
  - VILLAGE STANDARD BRICK PAVEMENT
  - CONCRETE DRIVEWAY APRONS (GARAGE ENTRY)
  - 6\"/>

DRAWN BY  
ZRN

REVISIONS

DATE  
08/16/17

VILLAGE REVISIONS

1.

SIGNALT STREET APARTMENTS  
ARLINGTON HEIGHTS, ILLINOIS  
SITE GEOMETRIC AND PAVING PLAN

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

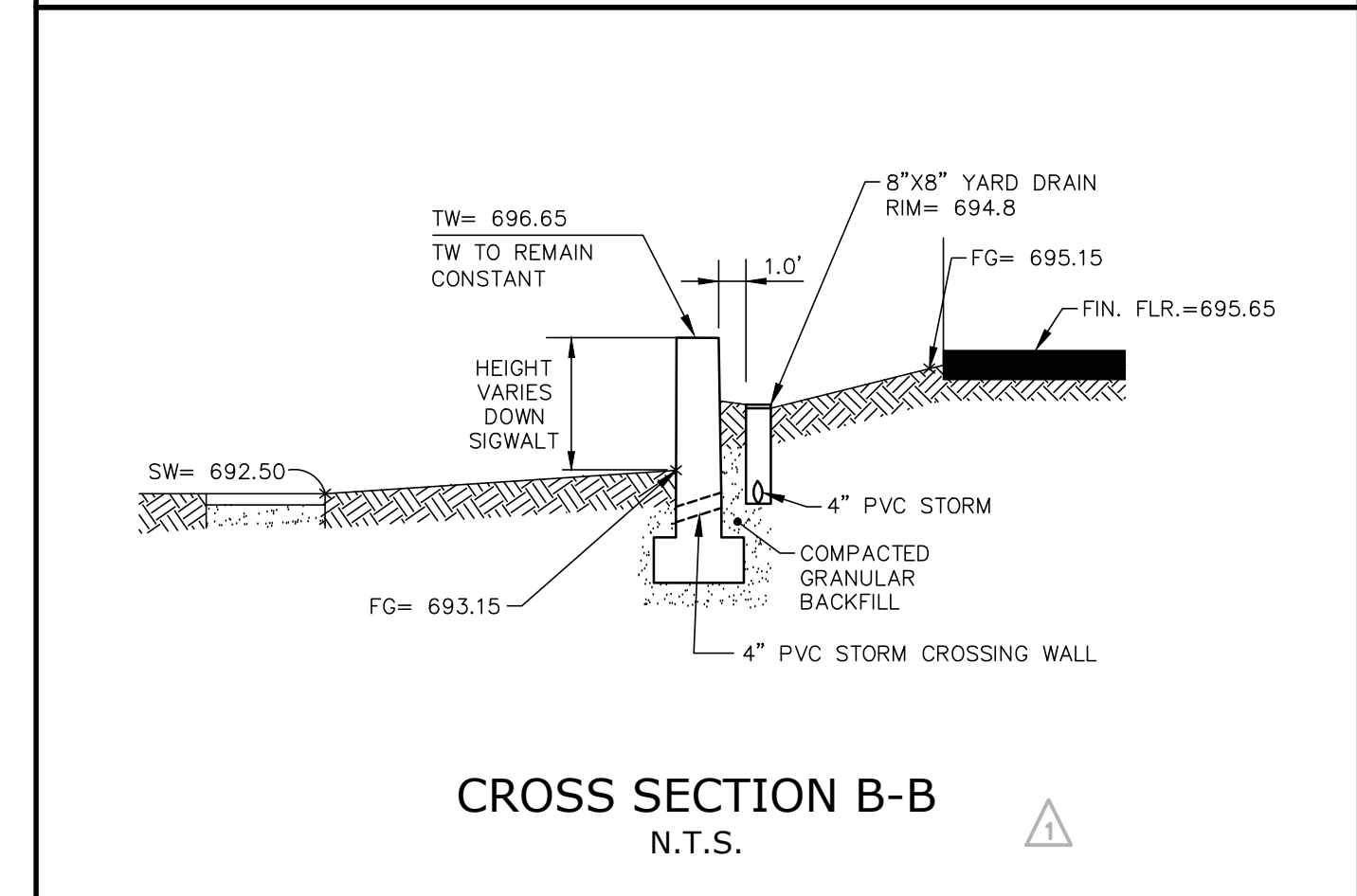
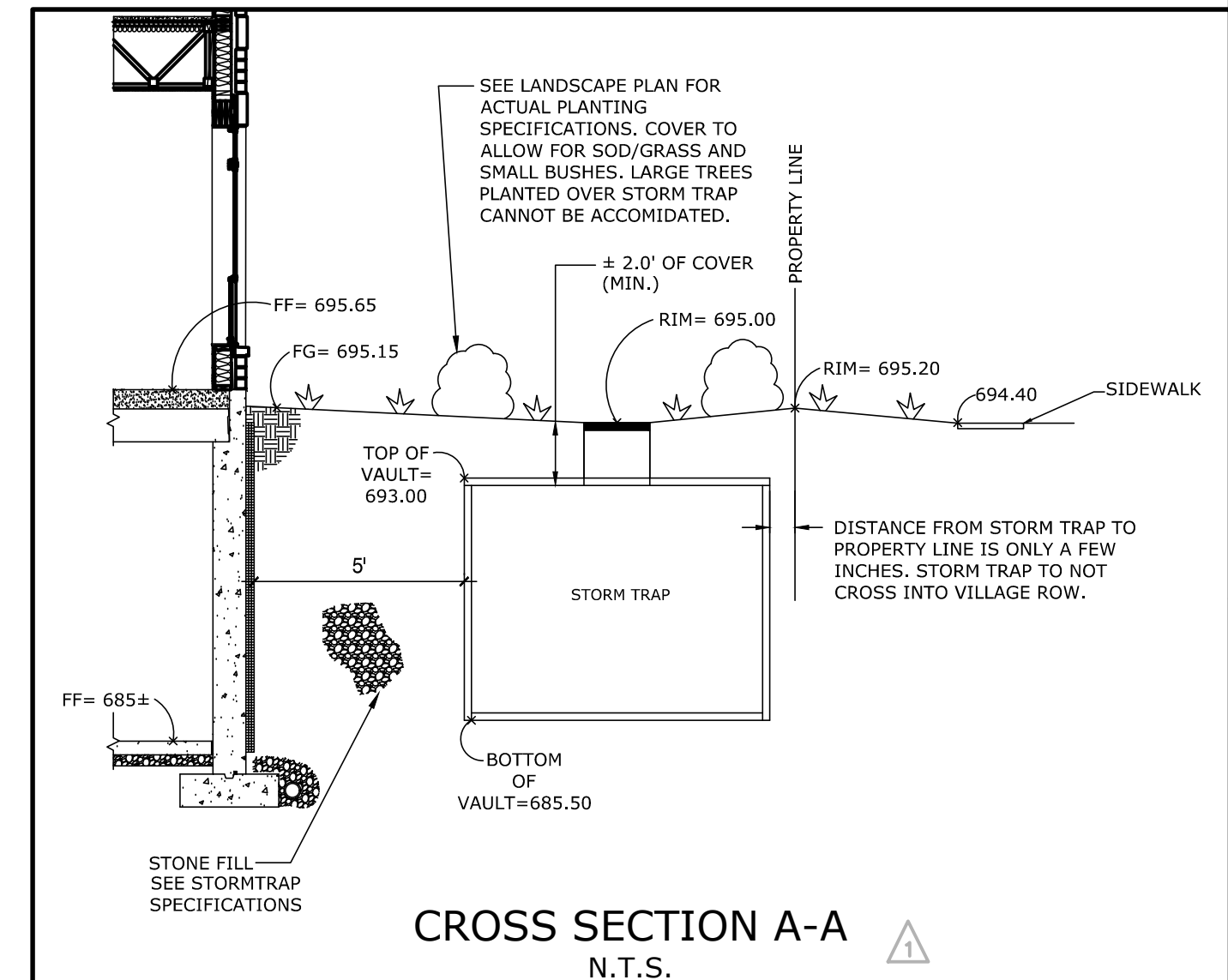
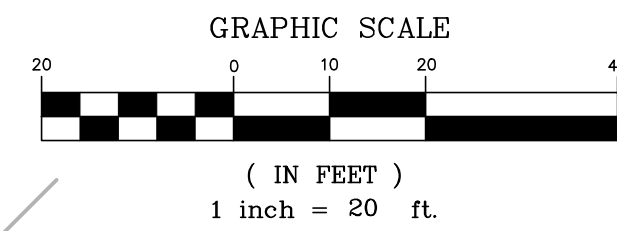
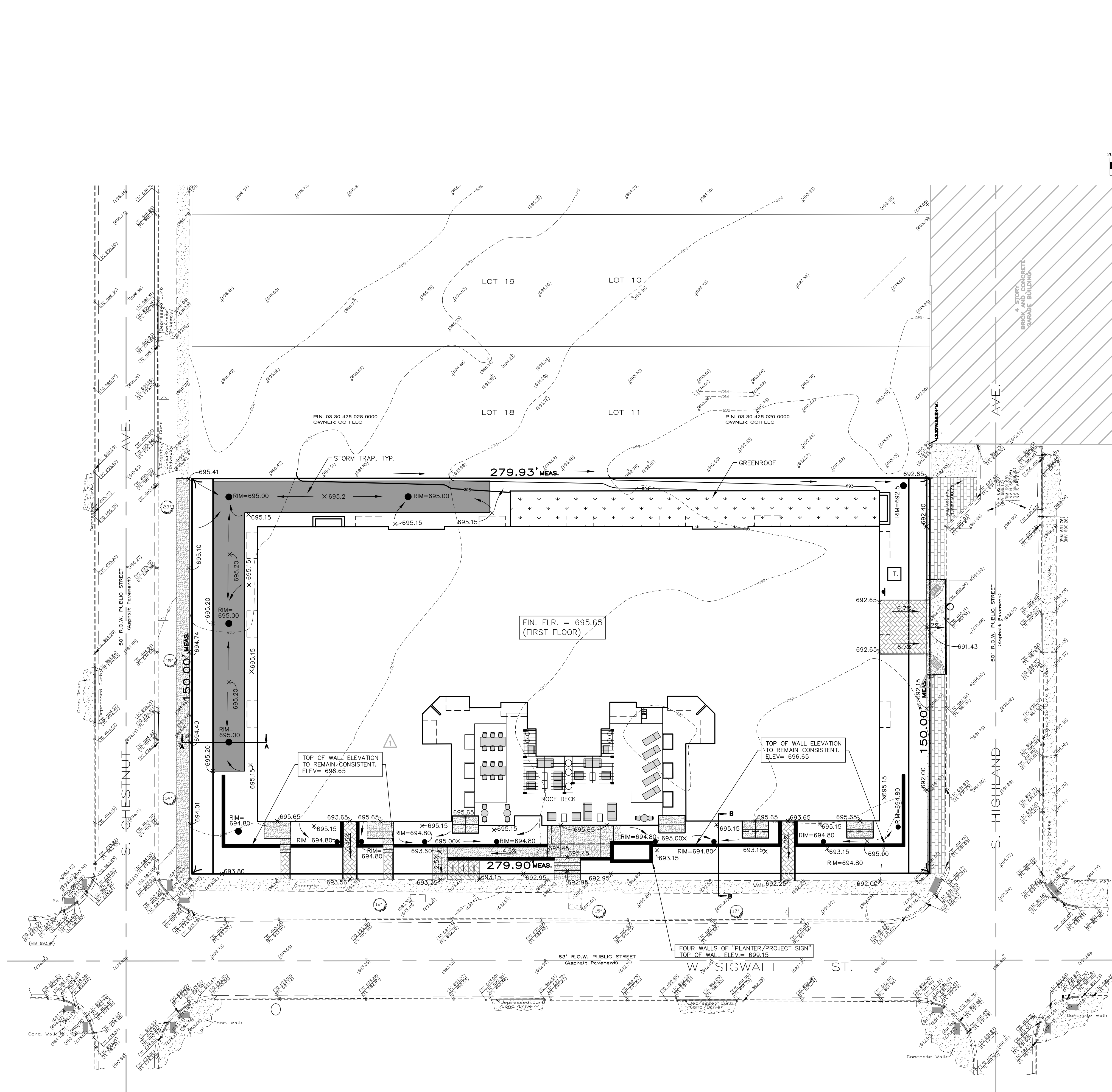
RWG  
Engineering, LLC

PROJECT NO. 29112716  
DATE 07/10/17  
SCALE 1\"/>

3 OF 9

SHEET





- GRADING NOTES:
1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
  2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%.
  3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER LINES.
  4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
  5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
  6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
  7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.

| GRADING LEGEND             |                            |
|----------------------------|----------------------------|
| EXISTING                   | PROPOSED                   |
| CONCRETE HEADWALL          | CONCRETE HEADWALL          |
| PRECAST FLARED END SECTION | PRECAST FLARED END SECTION |
| STORM DRAINAGE STRUCTURE   | STORM DRAINAGE STRUCTURE   |
| RETAINING WALL             | RETAINING WALL             |
| CONTOUR                    | CONTOUR                    |
| 5' CONTOUR                 | 5' CONTOUR                 |
| SPOT ELEVATION             | SPOT ELEVATION             |
| DIRECTION OF SURFACE FLOW  | DIRECTION OF SURFACE FLOW  |
| DITCH OR SWALE             | DITCH OR SWALE             |
| OVERFLOW RELIEF ROUTING    | OVERFLOW RELIEF ROUTING    |
| SLOPE BANK                 | SLOPE BANK                 |
| RR-3 ROCK RIP-RAP          | RR-3 ROCK RIP-RAP          |

SIGWALT STREET APARTMENTS  
ARLINGTON HEIGHTS, ILLINOIS  
GRADING PLAN

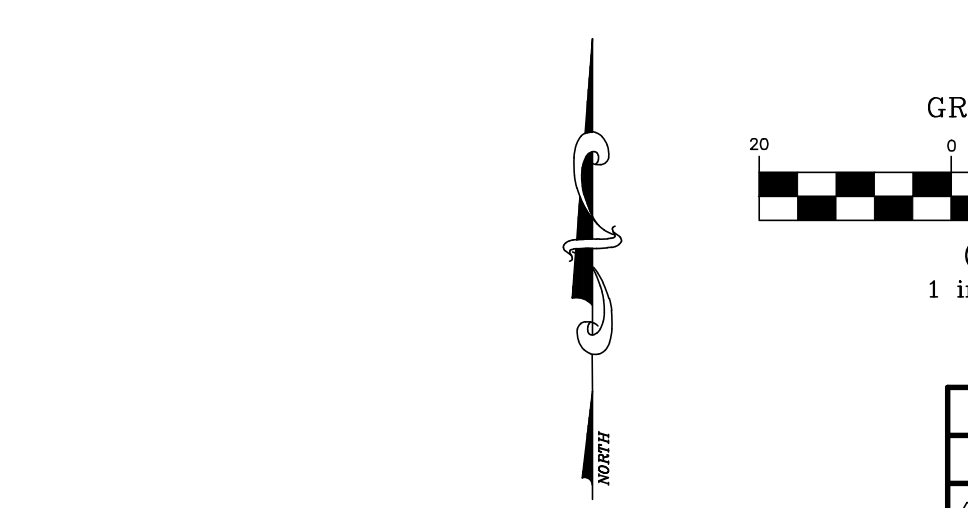
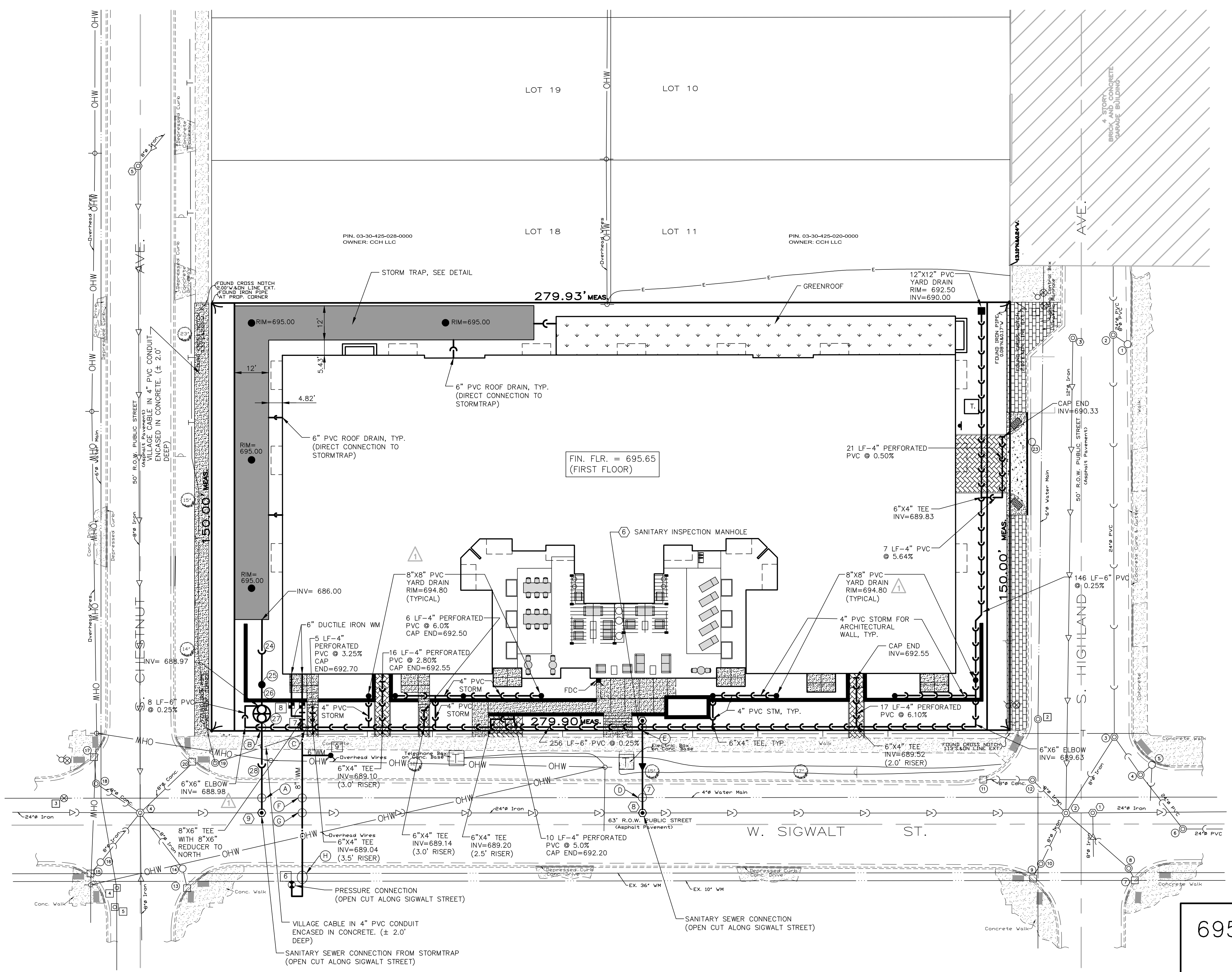
975 E. 22nd St, Suite 400  
Wheaton, IL 60189  
630.480.7889  
www.rwg-engineering.com

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

PROJECT NO. 28112716  
DATE 07/10/17  
SCALE 1"=20'  
PROJ. MGR. RWG  
PROJ. ASSOC. MRM  
DRAWN BY ZRN

SHEET  
5 OF 9





| UTILITY CROSSING SCHEDULE |            |          |         |                |             |
|---------------------------|------------|----------|---------|----------------|-------------|
| CROSSING                  | SIZE (IN.) | MATERIAL | UTILITY | BOTTOM OF PIPE | TOP OF PIPE |
| (A)                       | 4"         | DIP      | EX. WM  | 687.92         | 687.28      |
| (B)                       | 18"        | RCP      | STM     | 688.99         | 685.98      |
| (C)                       | 6"         | PVC      | STM     | 689.03         | 687.53      |
| (D)                       | 4"         | DIP      | EX. WM  | 686.87         | 685.94      |
| (E)                       | 6"         | PVC      | STM     | 689.33         | 686.64      |
| (F)                       | 4"         | DIP      | EX. WM  | 687.75         | 686.25      |
| (G)                       | 24"        | DIP      | SAN     | 685.22         | 683.72      |
| (H)                       | 36"x10"    | DIP      | EX. WM  | 686.08         | 684.58      |
| * (PIPES TO BE V.I.F.)    |            |          |         |                |             |

- UTILITY NOTES:
- RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE).
  - UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION - IE INCLUDING LENGTH OF FLARED END SECTION).
  - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
  - CONNECTIONS TO EXISTING SEWERS OR WATERMANS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
  - EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
  - SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.
  - 4" PVC STORM FOR ARCHITECTURAL WALL TO BE A MINIMUM OF 12" DEEP AND HAVE A MINIMUM SLOPE OF 1.0% DIRECT CONNECTION MADE TO 6" PVC STORM SEWER WITH 6"x4" TEE. 4" PVC STORM TO CROSS ABOVE ARCHITECTURAL WALL FOOTING.

- (2) SANITARY STRUCTURE NUMBER  
(11) STORM STRUCTURE NUMBER  
(5) WATERMAIN STRUCTURE NUMBER

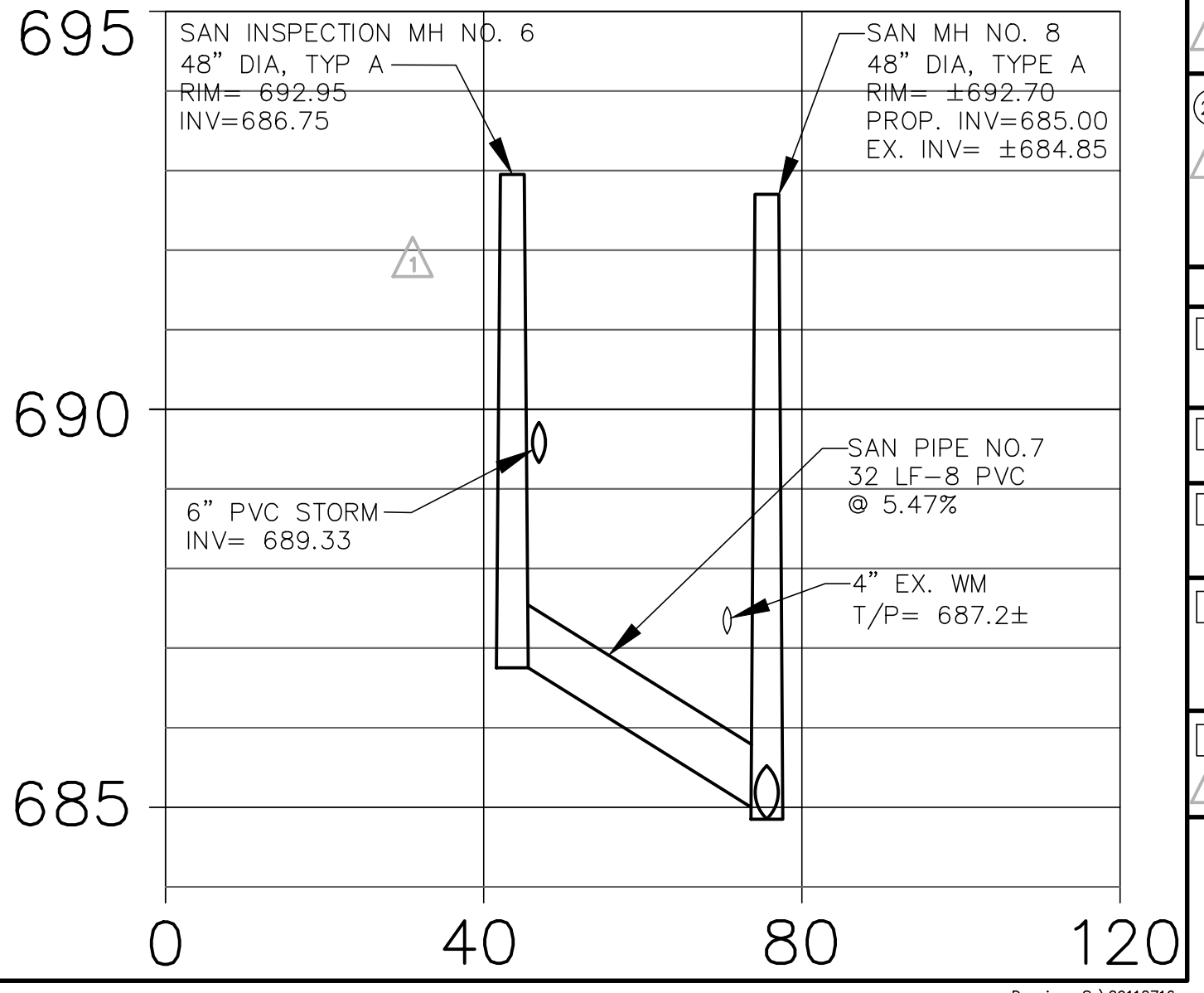
| STORM SEWER DRAINAGE STRUCTURE LEGEND |                                |
|---------------------------------------|--------------------------------|
| EXISTING                              | PROPOSED                       |
|                                       | STORM INLET - OPEN GRATE       |
|                                       | STORM CATCH BASIN - OPEN GRATE |
|                                       | STORM MANHOLE - CLOSED LID     |

| UTILITY STRUCTURE SCHEDULE                                                                         |                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SANITARY SEWER STRUCTURES                                                                          |                                                                                                                                                                                                                      |
| (1) EX SAN M.H.<br>RIM= 691.91<br>INV= 684.56 (8" S)<br>INV= 684.26 (24" W)<br>INV= 684.21 (24" E) | (2) EX SAN M.H.<br>RIM= 691.94<br>INV= 686.99 (8" NE)<br>INV= 687.04 (8" SE)<br>INV= 688.49 (8" SW)<br>INV= 686.84 (8" NW)<br>INV= 684.39 (24" W)<br>INV= 684.29 (24" E)                                             |
| (3) EX SAN M.H.<br>RIM= 692.02<br>INV= 686.12 (12" S)                                              | (4) EX SAN M.H.<br>RIM= 693.95<br>INV= 689.85 (8" SE)<br>INV= 685.75 (8" S)<br>INV= 689.43 (8" SW)<br>INV= 689.55 (8" NW)<br>INV= 687.25 (8" N)<br>INV= 690.00 (8" NE)<br>INV= 685.60 (24" W)<br>INV= 685.40 (24" E) |
| (5) EX SAN M.H.<br>RIM= 696.21<br>INV= 690.76 (8" NE)<br>INV= 688.73 (8" S)                        | (6) SAN INSPECTION M.H.<br>48" DIA, TYP. A<br>RIM= 692.95<br>PROP. INV= 685.00<br>EX. INV= ±684.85                                                                                                                   |
| (7) 32 LF - 8" PVC<br>SAN @ 5.47%<br>WM QUALITY PIPE<br>USE AWWA C900                              | (8) SAN M.H.<br>48" DIA, TYP. A<br>RIM= ±693.55<br>INV= 685.75<br>EX INV= ±685.26 (24" PIPE)                                                                                                                         |

| STORM SEWER STRUCTURES                                                                                                                                           |                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| (1) EX STM C.B.<br>RIM= 691.76<br>INV= 690.26 (8" NW)                                                                                                            | (2) EX STM M.H.<br>RIM= 691.88<br>INV= 687.08 (24" N)<br>INV= 689.30 (24" S)<br>INV= 687.03 (24" SE) |
| (3) EX STM M.H.<br>RIM= 691.49<br>INV= 686.67 (24" SE)<br>INV= 686.09 (8" SW)<br>INV= 686.59 (24" N)                                                             | (4) EX STM M.H.<br>RIM= 691.33<br>INV= 686.73 (24" NW)<br>INV= 686.53 (24" SE)                       |
| (5) EX STM C.B.<br>RIM= 691.07<br>INV= 688.97 (24" SW)<br>INV= 688.91 (24" S)                                                                                    | (6) EX STM M.H.<br>RIM= 691.83<br>INV= 687.03 (24" E)<br>INV= 686.83 (24" NW)                        |
| (7) EX STM INLET<br>RIM= 691.26<br>INV= 688.40 (8" NW)                                                                                                           | (8) EX STM M.H.<br>RIM= 691.55<br>INV= 688.50 (8" SE)<br>INV= 688.30 (8" NW)                         |
| (9) EX STM INLET<br>RIM= 691.34<br>INV= 688.54 (8" NE)                                                                                                           | (10) EX STM M.H.<br>RIM= 691.53<br>INV= 688.51 (8" NE)                                               |
| (11) EX STM INLET<br>RIM= 690.97<br>INV= 688.27 (8" E)                                                                                                           | (12) EX STM M.H.<br>RIM= 691.48<br>INV= 688.03 (8" W,SE)                                             |
| (13) EX STM INLET<br>RIM= 692.87<br>INV= 689.37 (8" N)                                                                                                           | (14) EX STM C.B.<br>RIM= 693.24<br>INV= 690.04 (8" SE)<br>INV= 689.84 (8" NW)                        |
| (15) EX STM INLET<br>RIM= 693.28<br>INV= 690.48 (8" NE)                                                                                                          | (16) EX STM C.B.<br>RIM= 693.50<br>INV= 690.40 (8" SW)<br>INV= 690.20 (8" NE)                        |
| (17) EX STM INLET<br>RIM= 693.30<br>INV= 691.05 (8" S)                                                                                                           | (18) EX STM M.H.<br>RIM= 693.68<br>WATER FILLED<br>T/ WATER= 690.03                                  |
| (19) EX STM M.H.<br>RIM= 693.70                                                                                                                                  | (20) EX STM INLET<br>RIM= 693.44<br>END OF PIPE SEALED                                               |
| (21) EX STM C.B.<br>RIM= 691.68<br>UNABLE TO OPEN<br>INV= 688.88 (8" SE)                                                                                         | (22) EX STM C.B.<br>RIM= 691.50<br>UNABLE TO OPEN<br>INV= 688.85 (8" S)                              |
| (23) EX STM C.B.<br>RIM= 691.52<br>WATER FILLED<br>T/WATER= 687.67                                                                                               | (24) 23 LF - 18" RCP<br>@ 0.0%                                                                       |
| (25) 48" DIA. C.B., TYPE A<br>RIM= 694.80<br>INV= 686.00                                                                                                         | (26) 8 LF - 18" RCP<br>@ 0.0%                                                                        |
| (27) SPECIAL RESTRICTOR<br>STRUCTURE, SEE DETAIL<br>72" DIA, TYP. C<br>RIM= 694.00<br>INV= 686.00<br>*SEE CHECK VALVE DETAIL;<br>INSTALLED ON<br>DOWNSTREAM PIPE | (28) 31 LF - 18" RCP<br>@ 0.81%<br>WM QUALITY PIPE<br>USE ASTM C443 JOINTS                           |

| WATERMAIN STRUCTURES                                                                                     |                                                                                                           |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| (1) EX VALVE VAULT<br>RIM= 692.67<br>T/P= 688.02                                                         | (2) EX WATER M.H.<br>RIM= 691.18<br>WATER FILLED<br>T/WATER= 689.18                                       |
| (3) EX VALVE VAULT<br>RIM= 693.91                                                                        | (4) EX CLEANOUT<br>RIM= 693.53<br>T/P= 688.38                                                             |
| (5) EX CLEANOUT<br>RIM= 693.55<br>T/P= 688.35                                                            | (6) 8" VALVE IN 60" VAULT<br>PRESSURE CONNECTION TO<br>EXISTING 10" WM.<br>RIM= ±693.80                   |
| (7) 6" DUCTILE IRON WM.<br>CL 52 WITH 6" SERVICE<br>VALVE AND BOX. (FIRE<br>SERVICE LINE)<br>RIM= 693.80 | (8) 6" DUCTILE IRON WM.<br>CL 52 WITH 6" SERVICE<br>VALVE & BOX. (DOMESTIC<br>SUPPLY LINE)<br>RIM= 693.80 |
| (9) PROPOSED FIRE HYDRANT<br>RING ELEV= 693.6                                                            |                                                                                                           |

SANITARY SEWER PROFILE  
H: 1"=20'  
V: 1"=2'



PROJECT NO. 29112716  
DATE 07/10/17  
SCALE 1"=20'  
PROJ. MGR. RWG  
PROJ. ASSOC. MRM  
DRAWN BY ZRN

REVISIONS

|    |          |                   |     |
|----|----------|-------------------|-----|
| 1. | 08/16/17 | VILLAGE REVISIONS | ZRN |
|----|----------|-------------------|-----|

DATE

|          |                   |     |
|----------|-------------------|-----|
| 08/16/17 | VILLAGE REVISIONS | ZRN |
|----------|-------------------|-----|

SIGNALT STREET APARTMENTS  
ARLINGTON HEIGHTS, ILLINOIS  
UTILITY PLAN

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

**RWG**  
Engineering, LLC

Civil Engineering • Real Estate Consulting • Project Management

SHEET

6 OF 9

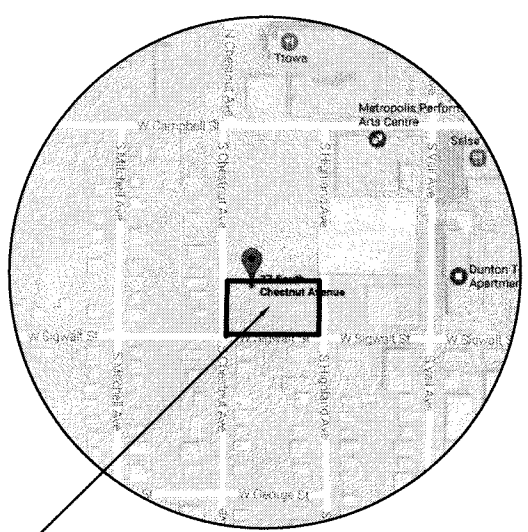
Drawing: S:\29112716 - ARLINGTON HTS APARTMENTS\300\_ENGINEERING\310\_CADD\FINAL\291\_BASE.DWG August 15, 2017 1:48:31 p.m. Aspd/Ver:22.0a (LWS Tech)







VICINITY MAP



SURVEY SITE

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO: 184-003023  
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712  
TEL.: (847) 675-3000, FAX: (847) 675-2167  
E-mail: pa@professionalsassociated.com  
www.professionalsassociated.com

ALTA/NSPS LAND TITLE SURVEY  
OF

LEGAL DESCRIPTION AS PER TITLE POLICY:

LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN A SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

METES AND BOUNDS LEGAL DESCRIPTION:

THAT PART OF LOTS 12, 13, 14, 15, 16 AND 17 IN BLOCK 2 IN SUBDIVISION OF LOTS 26, 27, 28 AND 29 IN ASSESSOR'S SUBDIVISION, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOTS 15, 16 AND 17, BEING ALSO THE EAST RIGHT-OF-WAY LINE OF SOUTH CHESTNUT AVENUE, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 89 DEGREES 56 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 12 AND 17, A DISTANCE OF 279.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00 DEGREES 00 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID LOTS 12, 13 AND 14, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF SOUTH HIGHLAND AVENUE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 56 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 14 AND 15, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF WEST SIGWALT STREET, A DISTANCE OF 279.90 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

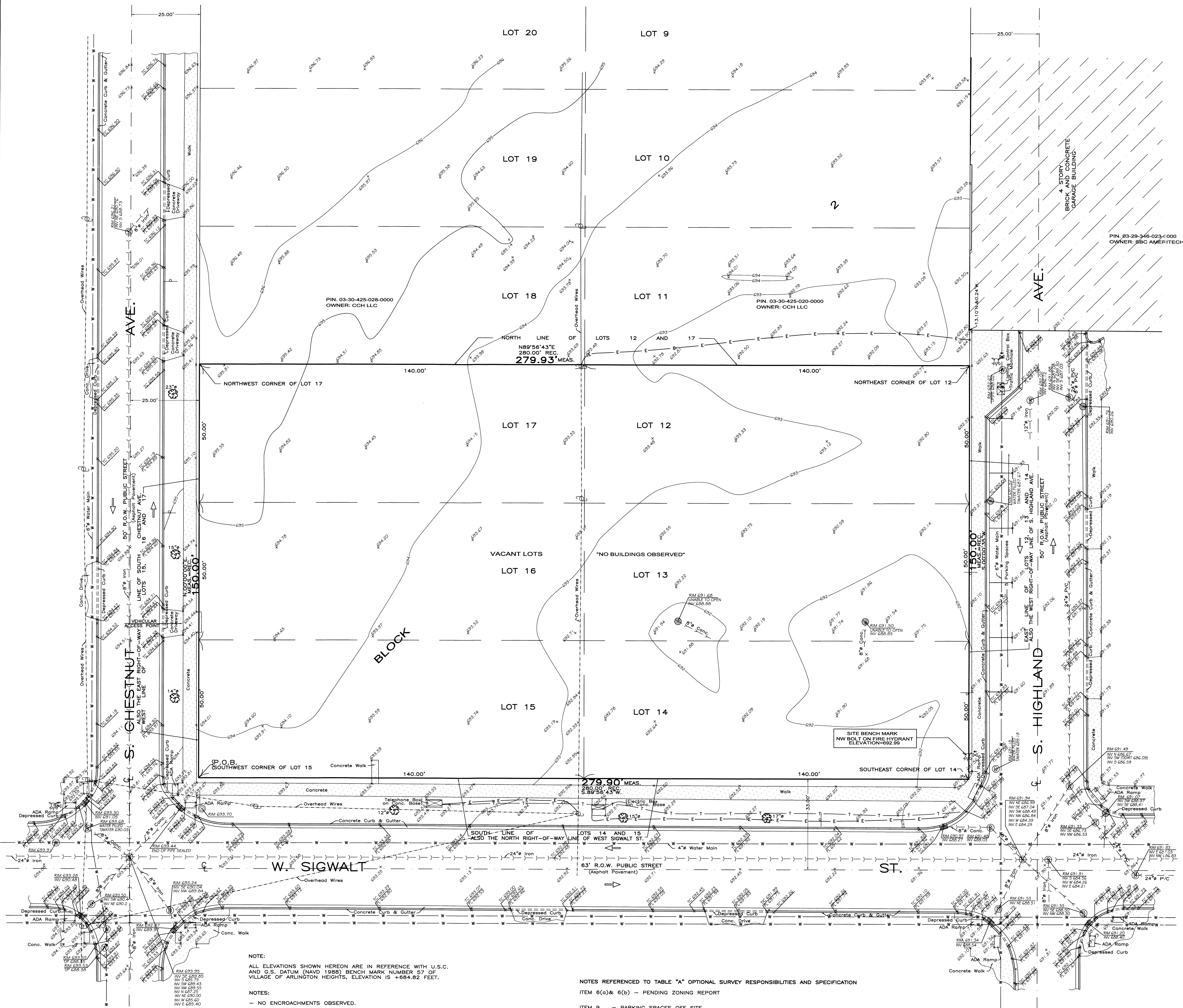
LAND TOTAL AREA: 41,987 SQ. FT. = 0.964 ACRE.

COMMONLY KNOWN AS: 37-45 SOUTH CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS AND  
36-40 SOUTH HIGHLAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS

NORTH  
GRAPHIC SCALE

15 0 15 30  
( IN FEET )  
1 inch = 15 Ft.

PERMANENT INDEX NUMBERS: 03-30-425-012-0000  
03-30-425-013-0000  
03-30-425-014-0000  
03-30-425-021-0000  
03-30-425-022-0000  
03-30-425-023-0000



NOTE:

ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE WITH U.S.C. AND G.S. DATUM (NAVD 1989) BENCH MARK NUMBER 57 OF VILLAGE OF ARLINGTON HEIGHTS, ELEVATION IS +894.82 FEET.

NOTES:

- NO ENCROACHMENTS OBSERVED.
- BY OBSERVATION THERE IS DIRECT PEDESTRIAN ACCESS FROM SUBJECT PROPERTY TO PUBLIC RIGHT-OF-WAY STREETS, SOUTH CHESTNUT AVENUE, SOUTH HIGHLAND AVENUE AND WEST SIGWALT STREET.
- BY OBSERVATION THERE IS DIRECT VEHICULAR ACCESS TO SOUTH CHESTNUT AVENUE BY WAY OF THE CONCRETE DRIVEWAY AND DEPRESSIONED CURB.
- UNINTERRUPTED BARRIER CURBING RESTRICTS ACCESS TO SOUTH HIGHLAND AVENUE AND WEST SIGWALT STREET.
- LOCATION OF UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVED EVIDENCE VISIBLE ON THE SITE, MARKINGS BY UTILITY COMPANIES AND FROM VARIOUS UTILITY COMPANY RECORDS. INFORMATION TAKEN FROM RECORDS IS DEEMED APPROXIMATE. FOR MORE ACCURATE LOCATIONS FIELD EXCAVATE OR CONTACT RESPECTIVE UTILITY COMPANY.
- THERE IS VISIBLE EVIDENCE (OVERHEAD ELECTRICAL WIRES AND SUPPORTING POLES ACROSS THE SUBJECT PROPERTY RUNNING NORTH FROM SIGWALT STREET) OF A UTILITY EASEMENT. NO DOCUMENTATION FOR AN EASEMENT WAS PROVIDED TO THE SURVEYOR.
- NO VISIBLE EVIDENCE OF UNDERGROUND UTILITY LINES CROSSING THE SUBJECT PROPERTY WAS OBSERVED IN THE COURSE OF THE SURVEY. LOCATION OF UNDERGROUND UTILITIES (IF ANY) WILL BE PLOTTED IF THEY ARE MARKED IN THE FIELD BY THE RESPECTIVE UTILITY AND/OR MUNICIPAL ENTITIES AND SUBSEQUENTLY A REVISION TO THIS PLAT OF SURVEY WILL BE ISSUED.

LEGEND:

- = SEWER MANHOLE
- ⊙ = STORM MANHOLE
- ⊕ = CATCH BASIN
- ⊖ = INLET
- ⊗ = MANHOLE
- ⊕ = WATER MANHOLE
- ⊖ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊖ = POWER POLE
- ⊕ = TRAFFIC SIGN
- 10' = TREE
- = SPOT ELEVATION
- = CONTOUR LINE
- TC = TOP OF CURB ELEVATION
- FL = FLOW LINE ELEVATION
- = SEWER LINE
- = STORM LINE
- = WATER LINE
- = ELECTRIC LINE
- = TELEPHONE LINE

NOTES REFERENCED TO TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATION

- ITEM 6(a)& 6(b) - PENDING ZONING REPORT
- ITEM 9 - PARKING SPACES OFF SITE REGULAR.
- ITEM 16 - BY OUR OBSERVATION THERE ARE NO VISIBLE SIGNS OF ANY CURRENT BUILDING CONSTRUCTION OR EARTH MOVEMENT ON THIS PROPERTY.
- ITEM 17 - BY OUR OBSERVATION AND INFORMATION THERE ARE NO RECENT STREET RIGHT OF WAY CHANGES OR ANY SIDEWALK REPAIRS OR CONSTRUCTION.
- ITEM 18 - NO INFORMATION SHOWING WETLANDS DELINEATION MARKERS COMPLETED BY QUALIFIED PERSONNEL. WAS PROVIDED BY CLIENT FOR THE SUBJECT PROPERTY.
- ITEM 19 - THERE ARE NO RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OF ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITING PROPERTY.
- ITEM 20 - PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00

FLOOD CERTIFICATE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS DATED AUGUST 19, 2008, THIS PROPERTY IS IN A MINIMUM FLOODING AREA AND IS DESIGNATED AS ZONE "X". COMMUNITY PANEL NUMBER 170055.0203 J (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)

NO FIELD SURVEYING WAS PERFORMED BY UNDERSIGNED SURVEYOR TO DETERMINE THIS ZONE.

TO CLARK STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
- FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2017.

DATE OF PLAT

IL PROF LAND SURVEYOR NUMBER 35-2281  
MY LICENSE EXPIRES NOVEMBER 30, 2018.  
Drawn By: ZZ

REVISED: APRIL 18, 2017.  
(ADDED METES AND BOUNDS LEGAL DESCRIPTION)

REVISED: APRIL 11, 2017.  
(ADDED NOTES)

BASIS:  
FIRST AMERICAN TITLE INSURANCE COMPANY,  
ORDER NO. NCS-828605-CH12,  
EFFECTIVE DATE: DECEMBER 9, 2016.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

ORDER NO.: 17-91627

SCALE: 1 INCH = 15 FEET.

DATE OF FIELD WORK: February 13, 2017.

ORDERED BY: POLSINELLI  
Attorneys at Law



South Chestnut Ave

8.0' ROW Dedication

±237.0'

Balcony Above  
Area Well

Area Well

Hydrant

Utilities

Transformer  
Pervious Pavers  
Ped. Alert Bollards

South Highland Ave

Loading Layby

8.0' ROW Dedication

Hydrant

Walk Pervious Pavers

Sloped Walk

Bike Racks Pervious Pavers

Entry Canopy

Planter

Patio Pervious Pavers

Site Wall

Project Sign

New Hydrant

West Sigwalt Street



0 10' 20' 40'

SHEET 3



Sigwalt Apartments  
Arlington Heights, IL

Site Plan

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.

### Preliminary Project Data

Provided R-7 Required

#### Site

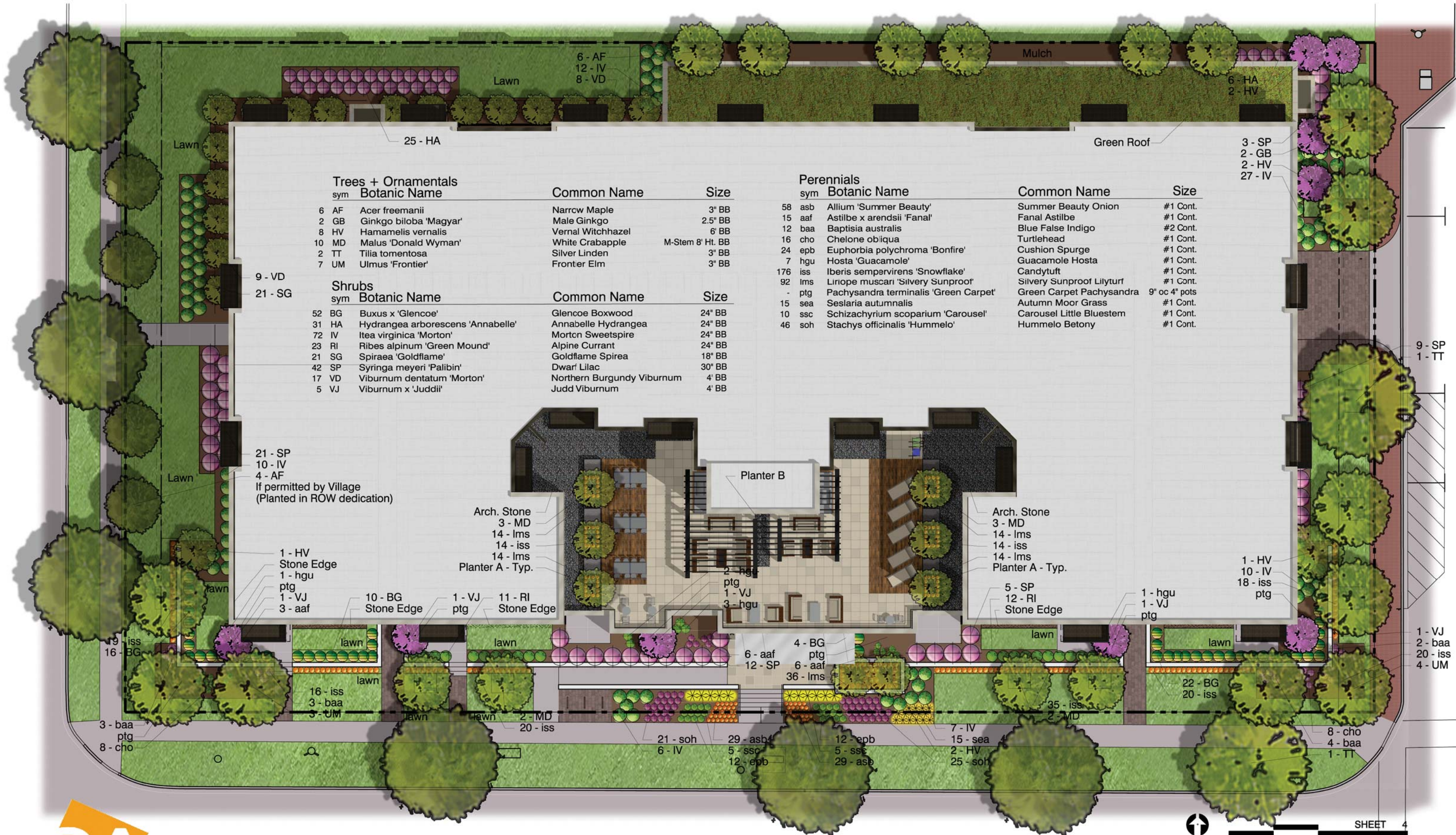
|                               |                   |                                 |
|-------------------------------|-------------------|---------------------------------|
| Site Area                     | ± 39,586 sf       | ± 67,800 sf<br>(Per Unit Count) |
| Lot Width                     | ± 150' x ± 263.9' |                                 |
| North (interior side) Setback | ± 5'              | 35'                             |
| South (exterior side) Setback | ± 18.3'           | 20'                             |
| East (side) Setback           | ± 10.5'           | 45'                             |
| West (side) Setback           | ± 16.35'          | 45'                             |

#### Residential Site Data

|                                                                 |              |        |
|-----------------------------------------------------------------|--------------|--------|
| Dwelling Units                                                  | 88           |        |
| Building Footprint                                              | ± 28,366 sf  |        |
| Gross Building Area                                             | ± 145,348 sf |        |
| Building Area                                                   | ± 100,165 sf |        |
| % Building Lot Coverage<br>(Building Footprint / Net Site Area) | ± 72%        | 45%    |
| Impervious Surface Coverage<br>(Building and Pavement)          | ± 28,500 sf  |        |
| % Impervious Surface Coverage                                   | ± 73%        | 50%    |
| Floor Area Ratio (FAR)<br>(Building Area / Net Site Area)       | ± 2.53       | 2.00   |
| One Bedroom Min. SF                                             | 650 sf       | 650 sf |
| Two Bedroom Min. SF                                             | 975 sf       | 750 sf |

|                    |      |      |
|--------------------|------|------|
| Parking - Provided | 110  | 132  |
| Stalls/Unit        | 1.25 | 1.50 |





Trees + Ornamentals

| sym   | Botanic Name           | Common Name       | Size             |
|-------|------------------------|-------------------|------------------|
| 6 AF  | Acer freemanii         | Narrow Maple      | 3" BB            |
| 2 GB  | Ginkgo biloba 'Magyar' | Male Ginkgo       | 2.5" BB          |
| 8 HV  | Hamamelis vernalis     | Vernal Witchhazel | 6" BB            |
| 10 MD | Malus 'Donald Wyman'   | White Crabapple   | M-Stem 8' Ht. BB |
| 2 TT  | Tilia tomentosa        | Silver Linden     | 3" BB            |
| 7 UM  | Ulmus 'Frontier'       | Frontier Elm      | 3" BB            |

Shrubs

| sym   | Botanic Name                      | Common Name                | Size   |
|-------|-----------------------------------|----------------------------|--------|
| 52 BG | Buxus x 'Glencoe'                 | Glencoe Boxwood            | 24" BB |
| 31 HA | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea        | 24" BB |
| 72 IV | Itea virginica 'Morton'           | Morton Sweetspire          | 24" BB |
| 23 RI | Ribes alpinum 'Green Mound'       | Alpine Currant             | 24" BB |
| 21 SG | Spiraea 'Goldflame'               | Goldflame Spirea           | 18" BB |
| 42 SP | Syringa meyeri 'Palibin'          | Dwarf Lilac                | 30" BB |
| 17 VD | Viburnum dentatum 'Morton'        | Northern Burgundy Viburnum | 4" BB  |
| 5 VJ  | Viburnum x 'Juddii'               | Judd Viburnum              | 4" BB  |

Perennials

| sym     | Botanic Name                          | Common Name               | Size          |
|---------|---------------------------------------|---------------------------|---------------|
| 58 asb  | Allium 'Summer Beauty'                | Summer Beauty Onion       | #1 Cont.      |
| 15 aaf  | Astilbe x arendsii 'Fanal'            | Fanal Astilbe             | #1 Cont.      |
| 12 baa  | Baptisia australis                    | Blue False Indigo         | #2 Cont.      |
| 16 cho  | Chelone obliqua                       | Turtlehead                | #1 Cont.      |
| 24 epb  | Euphorbia polychroma 'Bonfire'        | Cushion Spurge            | #1 Cont.      |
| 7 hgu   | Hosta 'Guacamole'                     | Guacamole Hosta           | #1 Cont.      |
| 176 iss | Iberis sempervirens 'Snowflake'       | Candytuft                 | #1 Cont.      |
| 92 lms  | Liriope muscari 'Silvery Sunproof'    | Silvery Sunproof Lilyturf | #1 Cont.      |
| - ptg   | Pachysandra terminalis 'Green Carpet' | Green Carpet Pachysandra  | 9" oc 4" pots |
| 15 sea  | Sesleria autumnalis                   | Autumn Moor Grass         | #1 Cont.      |
| 10 ssc  | Schizachyrium scoparium 'Carousel'    | Carousel Little Bluestem  | #1 Cont.      |
| 46 soh  | Stachys officinalis 'Hummelo'         | Hummelo Betony            | #1 Cont.      |



Sigwalt Apartments  
Arlington Heights, IL

Landscape Plan







Sigwalt Apartments  
Arlington Heights, IL

## South West Sigwalt

SHEET 5a

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017

September 6, 2017



ARCHITECTS + PLANNERS, INC.





Sigwalt Apartments  
Arlington Heights, IL

## South East Sigwalt

SHEET 5b

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017

September 6, 2017



ARCHITECTS + PLANNERS, INC.





Sigwalt Apartments  
Arlington Heights, IL

Entry

SHEET 5c

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017

September 6, 2017



ARCHITECTS + PLANNERS, INC.





Sigwalt Apartments  
Arlington Heights, IL

## South Context Elevation

SHEET 9a  
0 20' 40' 80'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.





East Context Elevation



Sigwalt Apartments  
Arlington Heights, IL

SHEET 9b  
0 20' 40' 80'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017  
September 6, 2017  
**HKM**  
ARCHITECTS + PLANNERS, INC.





South Elevation



Sigwalt Apartments  
Arlington Heights, IL

SHEET 6  
0 10' 20' 40'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.





North Elevation



Sigwalt Apartments  
Arlington Heights, IL

0 10' 20' 40' SHEET 8

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.





East Elevation



Sigwalt Apartments  
Arlington Heights, IL

0 10' 20' 40' SHEET 7

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017  
September 6, 2017  
HKM ARCHITECTS + PLANNERS, INC.





West Elevation



Sigwalt Apartments  
Arlington Heights, IL

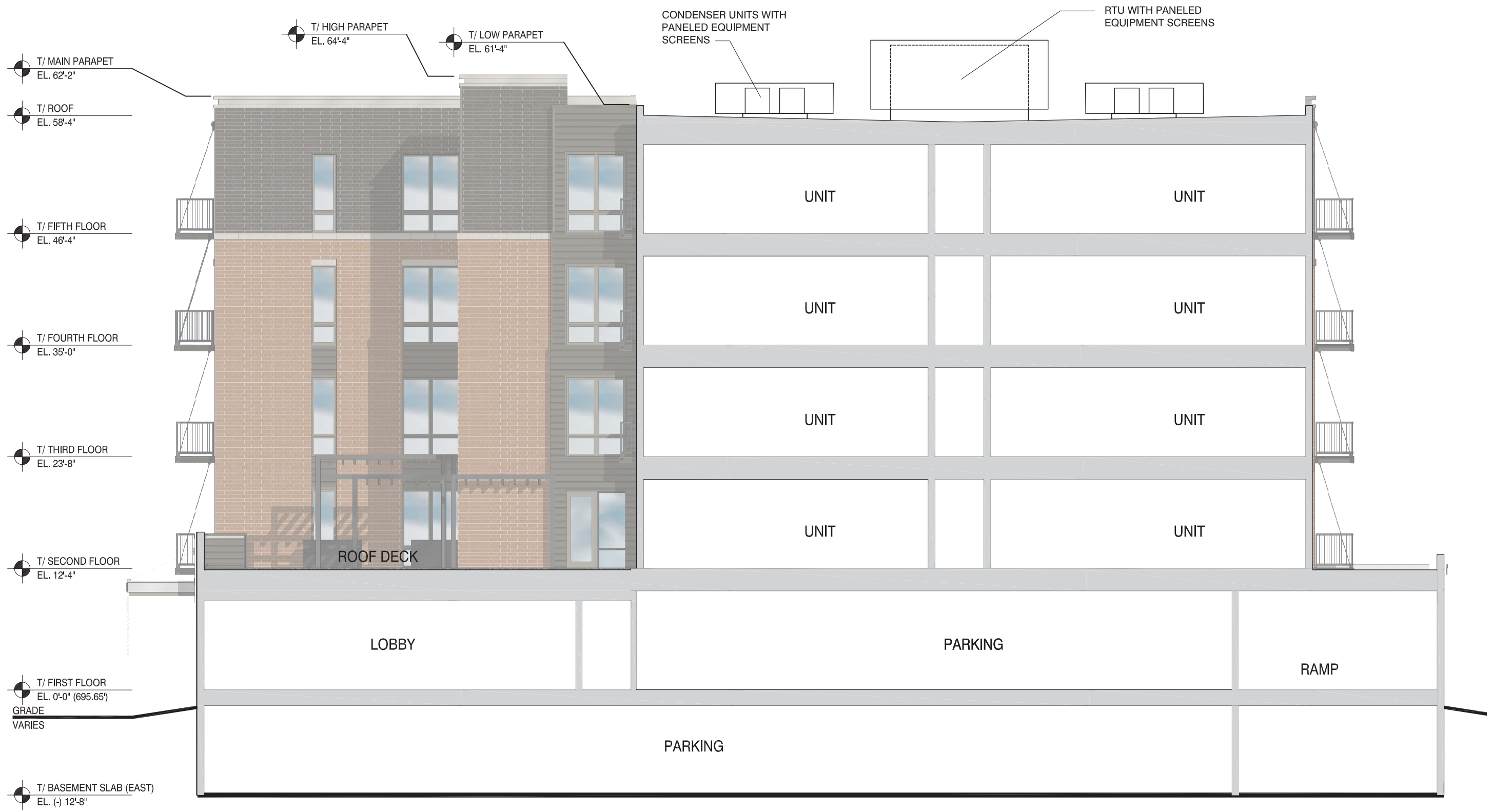
SHEET 9  
0 10' 20' 40'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



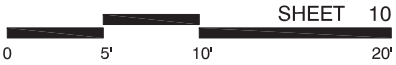
September 6, 2017 ARCHITECTS + PLANNERS, INC.





Sigwalt Apartments  
 Arlington Heights, IL

Building Section - North South







Utility Size Face Brick A



Granite Cladding



Utility Size Face Brick B



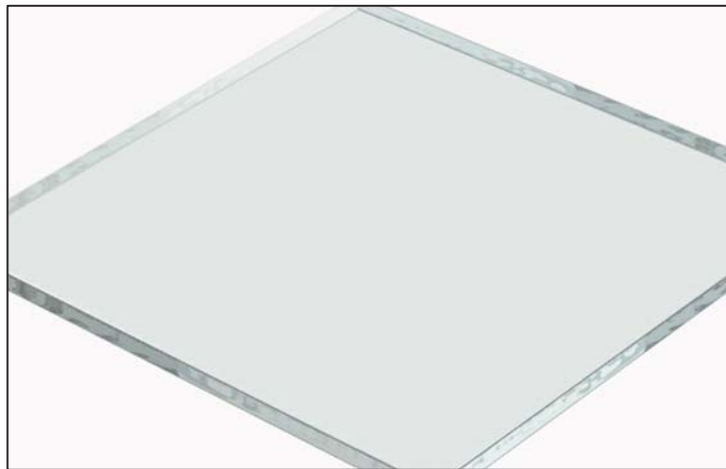
Fiber Cement Lap Siding



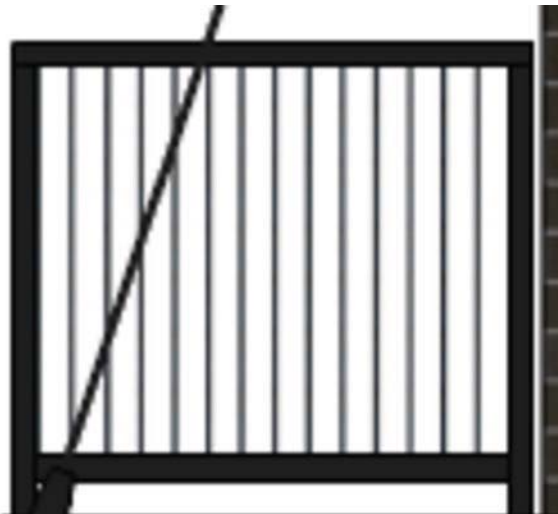
Sigwalt Apartments  
Arlington Heights, IL

# Building Materials





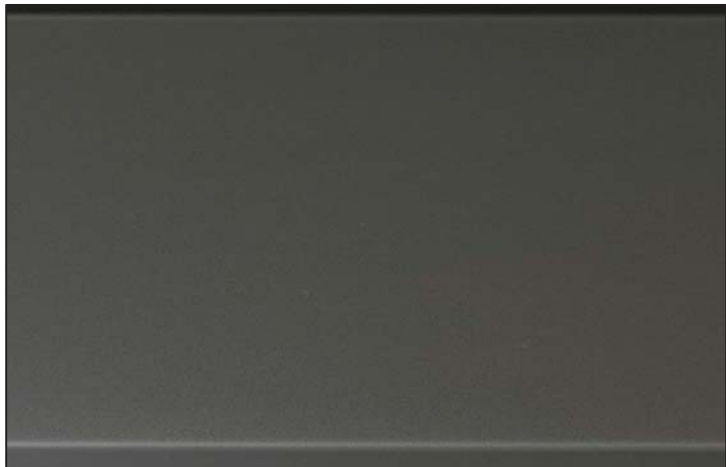
Low E coated Glass



Square Metal Picket Balcony Rail



Cast Stone Sills, Headers, & Banding



Pre-Finished Metal Balcony



# Building Materials







## Project Sign



Sigwalt Apartments  
Arlington Heights, IL

SHEET 17

0 2' 4' 8'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



August 22, 2017 ARCHITECTS + PLANNERS, INC.



## An affordable solution for equipment screening is finally here...

Envivor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to



52" Louver Panels

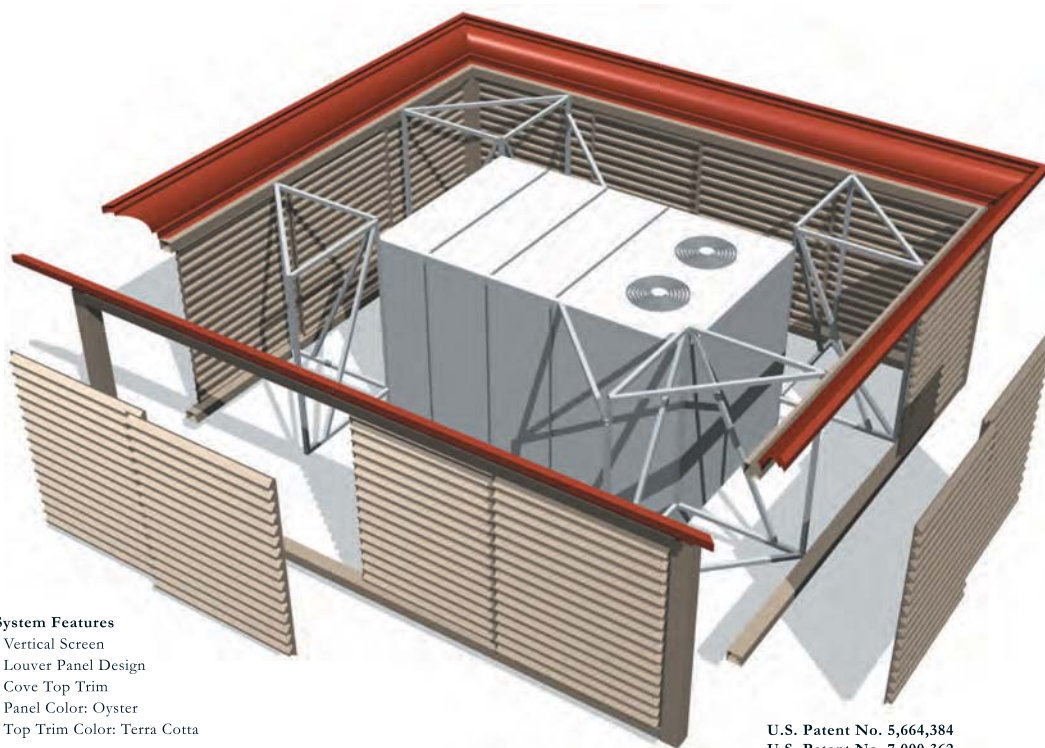


The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

## Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! **We can customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



### System Features

- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

U.S. Patent No. 5,664,384  
U.S. Patent No. 7,000,362  
U.S. Patent No. 7,707,798



## Step 1: Choose a Canted or Vertical System



Enviro screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

## Step 2: Decide on a Panel Design



WIDE RIB



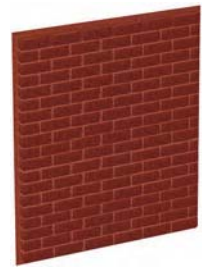
BATTEN



LOUVER



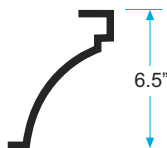
PAN



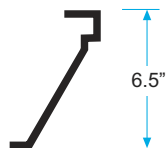
BRICK

Panels are available in **5 standard styles** allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with a **co-extruded UV protective layer** on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

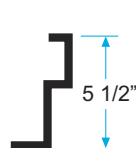
## Step 3: Select a Top Trim (optional)



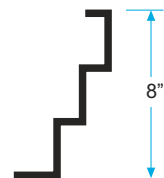
COVE



ALAMO



STEP 1



STEP 2



FLAT

Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by **picking up on your building design elements** and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.



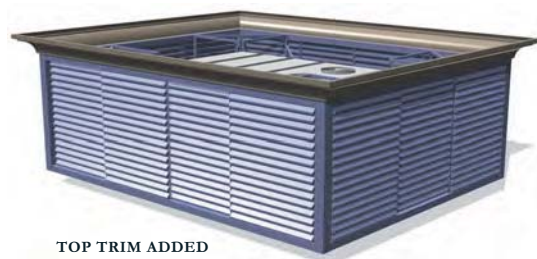
## Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to **match to any cross-referenced color specification**. Send us samples to match. We've even matched a color to a rock! *Colors shown are only approximate. Please call for actual samples.*

Color to Match Siding

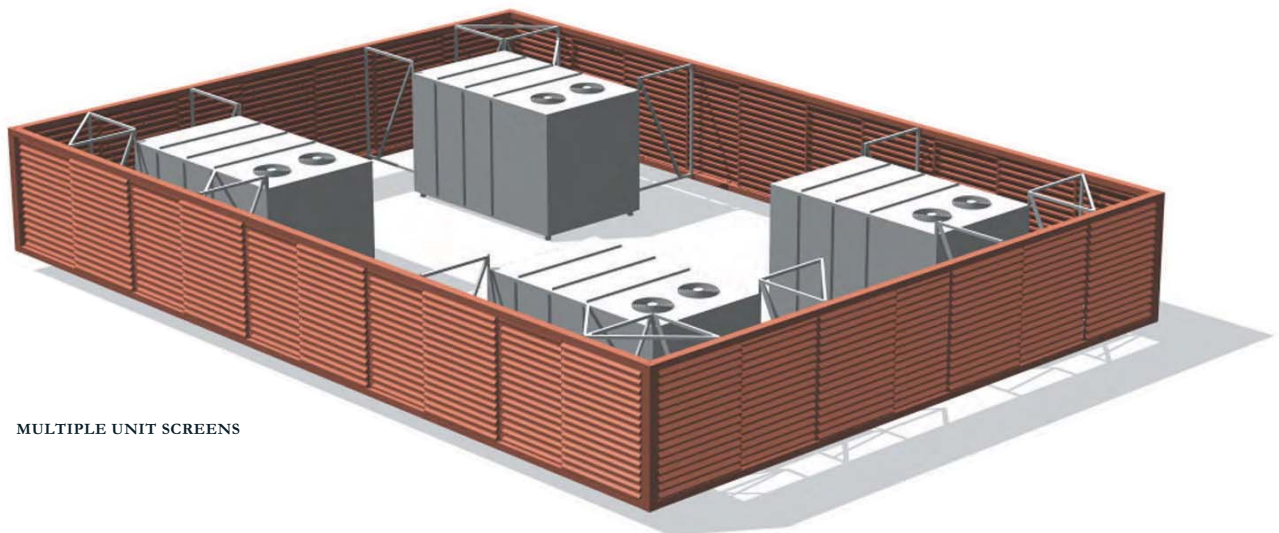
## Step 5: Custom Designed Solutions



TOP TRIM ADDED



CUSTOM PANELS



MULTIPLE UNIT SCREENS

Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at [www.cityscapesinc.com](http://www.cityscapesinc.com).



## **MATERIAL LIST**

1. Petitioner Name: CA Ventures “Clark Street Holdings, LLC”
2. Date: 09-06-2017
3. Project: Sigwalt Apartments

### **Multi-Family Residential**

---

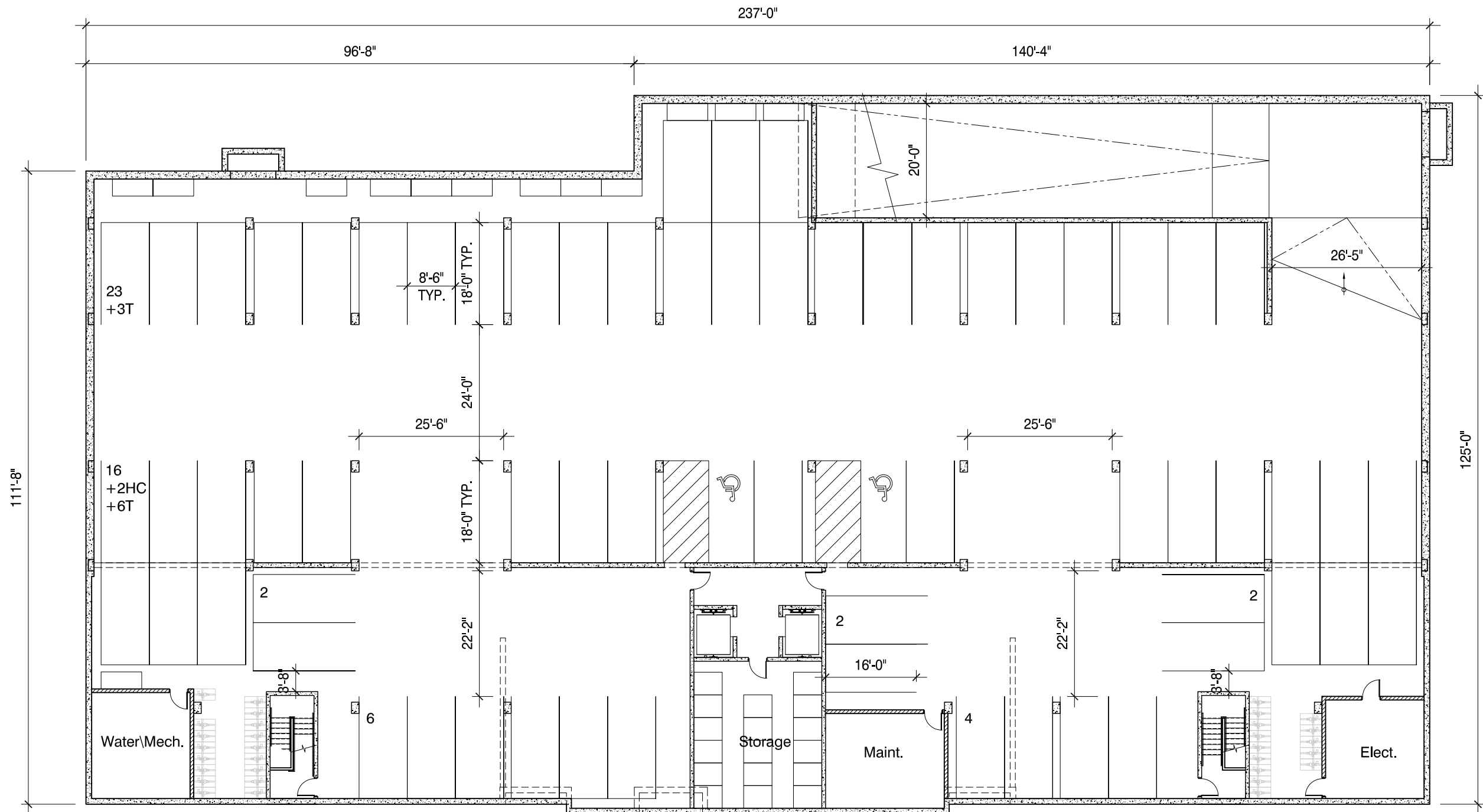
Brick A: Utility Size Face Brick from Interstate Brick “Obsidian” (or similar)

Brick B: Utility Size Face Brick from Interstate Brick “Caramel” (or similar)

Fiber Cement Lap Siding: Hardie Lap Siding Smooth, 7in Exposure, “Iron Gray” (or similar)

Granite: Polished finish from Coldspring, “Mesabi Black” (or similar)

Storefront: “Midnight Bronze” Aluminum



## Basement Plan



Sigwalt Apartments  
Arlington Heights, IL



0 10' 20' 40'

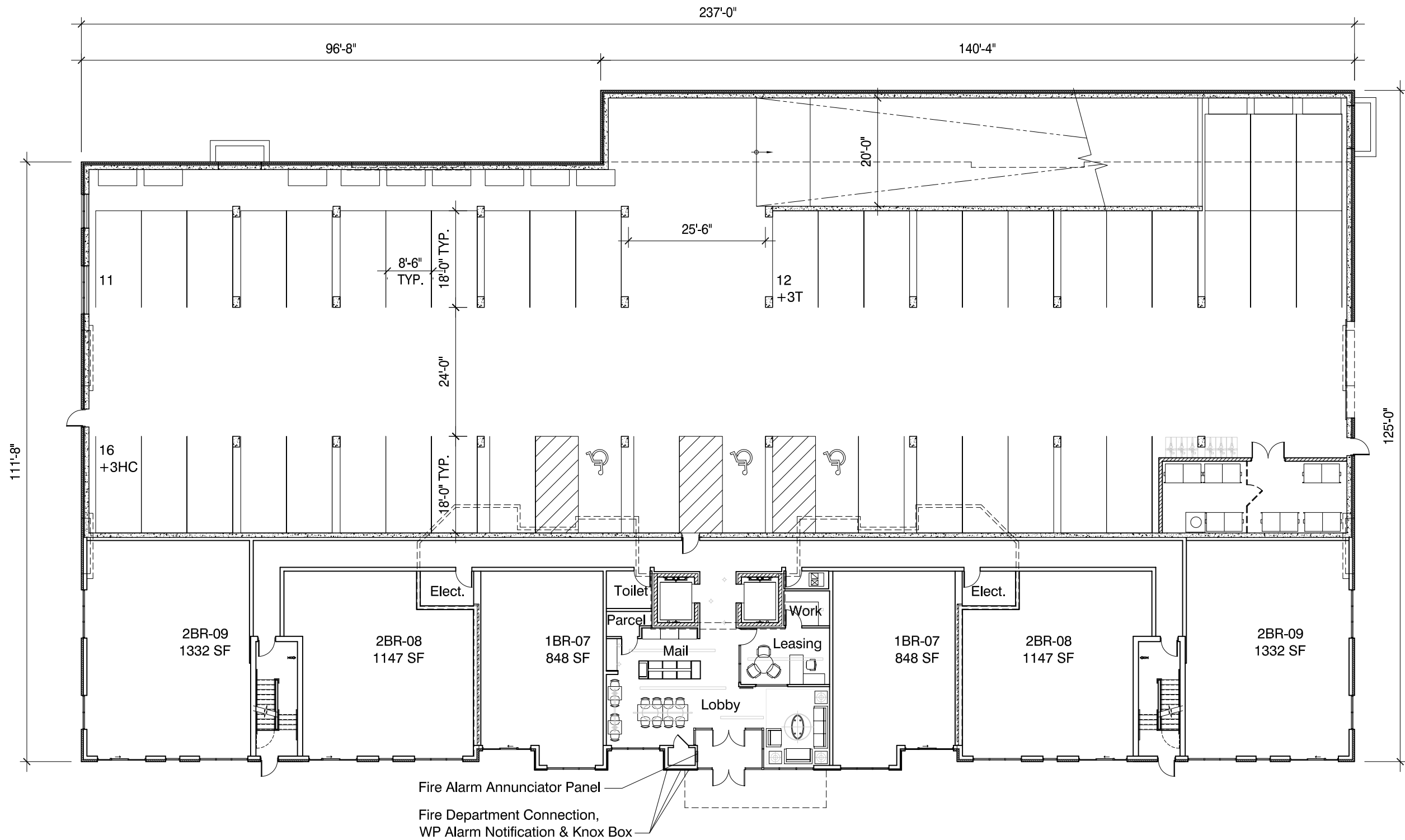
SHEET 12

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.





First Floor Plan



Sigwalt Apartments  
Arlington Heights, IL



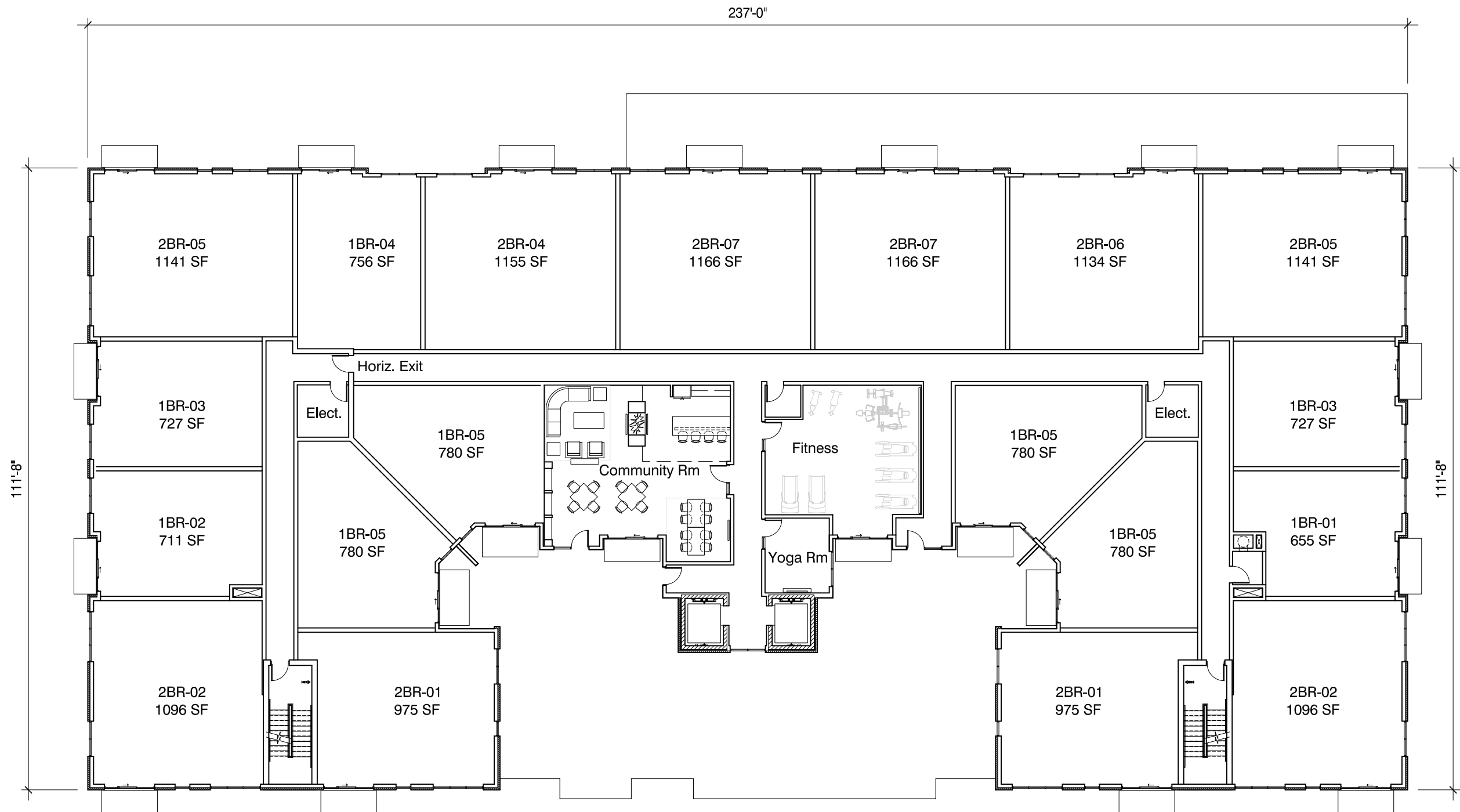
0 10' 20' 40'

SHEET 13

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.



Sigwalt Apartments  
Arlington Heights, IL

## Second Floor Plan



0 10' 20' 40'

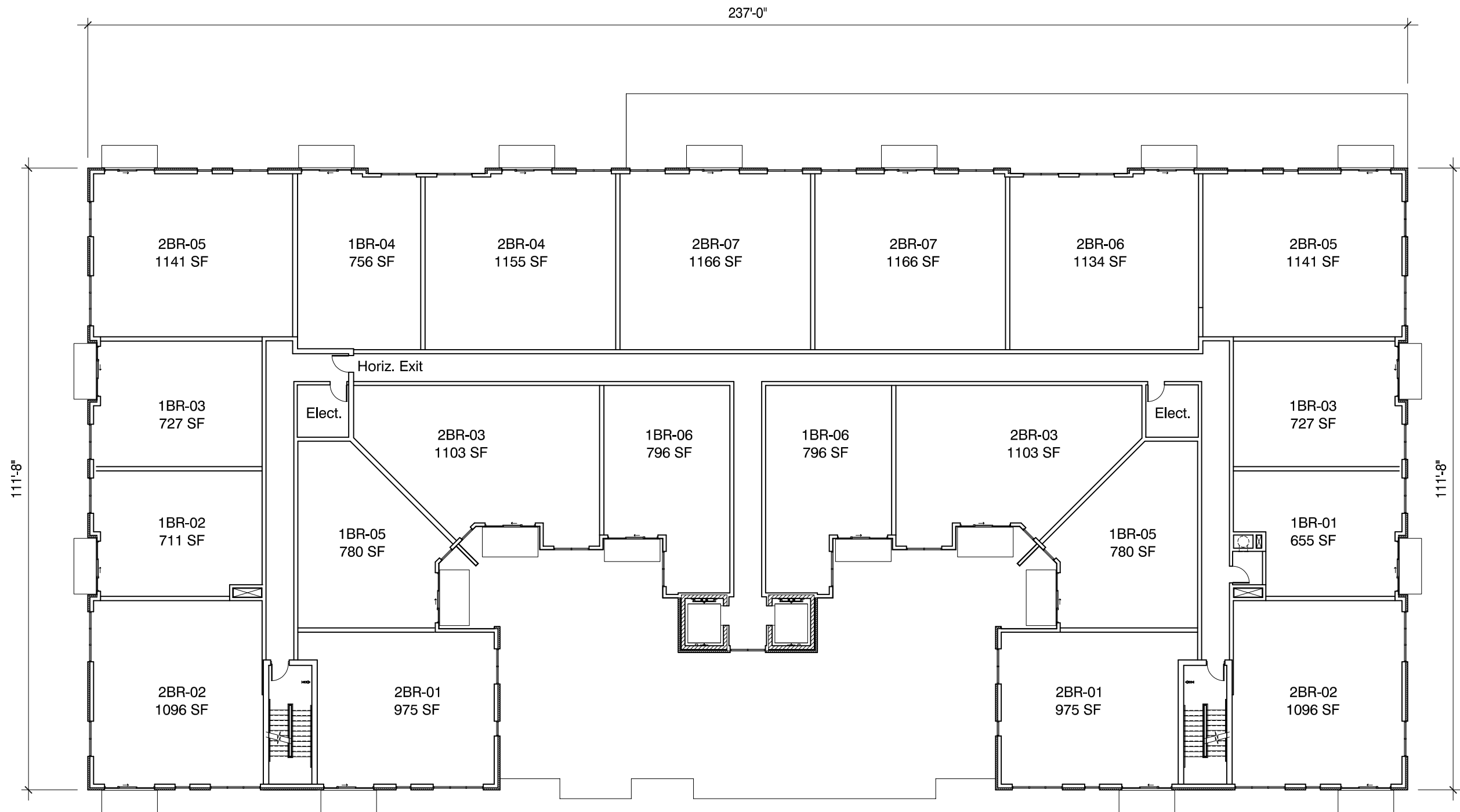
SHEET 14

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.





Sigwalt Apartments  
Arlington Heights, IL

## Third - Fifth Floor Plan



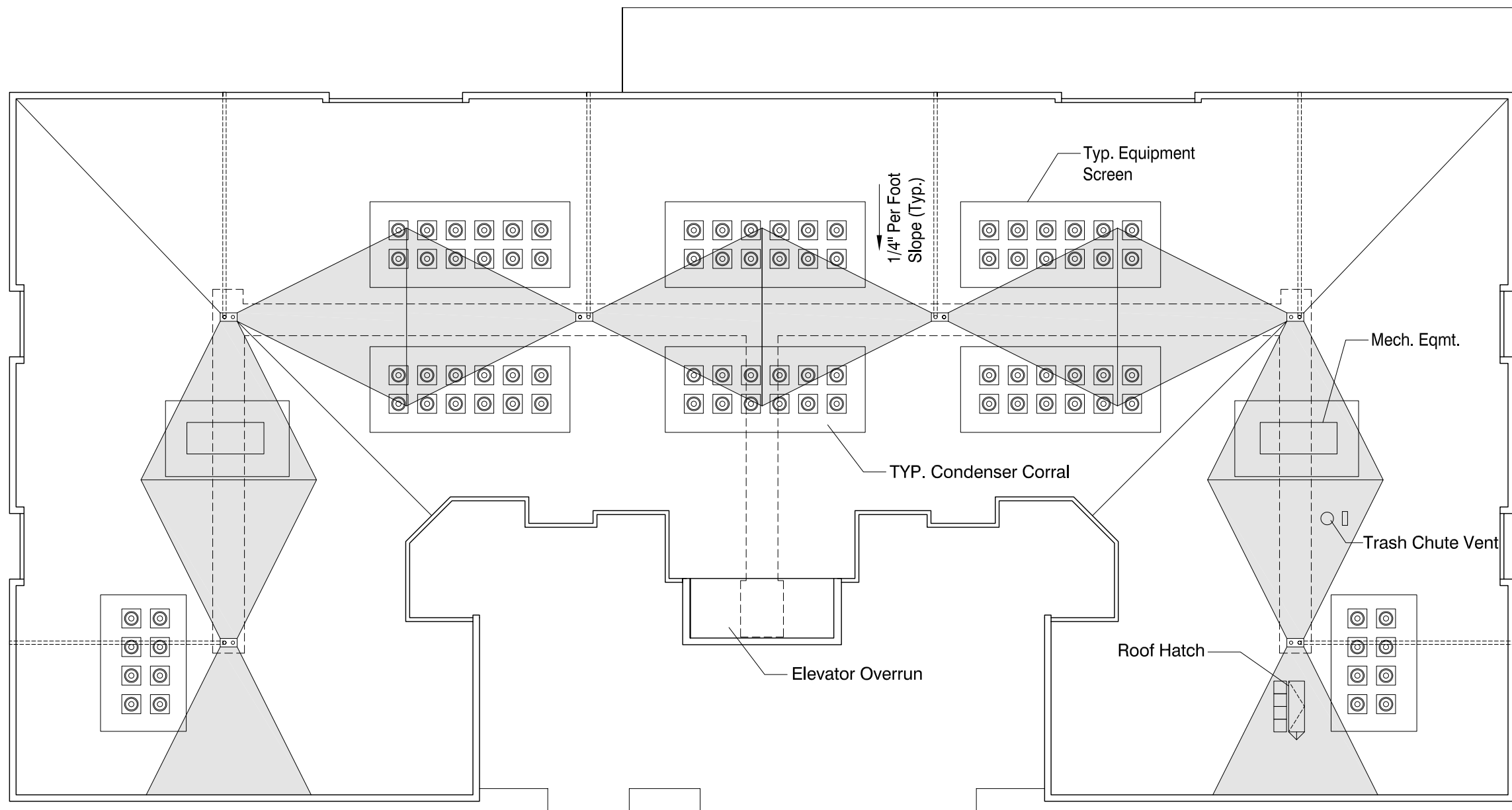
0 10' 20' 40'

SHEET 15

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.



# Roof Plan



Sigwalt Apartments  
Arlington Heights, IL



0 10' 20' 40'

SHEET 16

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



September 6, 2017 ARCHITECTS + PLANNERS, INC.



South Chestnut Ave

Future 8.0'  
ROW Dedication

±236.0'

±18.4'

Balcony Above

Area Well

±24.8'

±16.9'

Area Well

±5.0'

±13.4'

±19.1'

Transformer  
Pervious Pavers

Driveway

±111.7'

Future 8.0'  
ROW Dedication

Loading  
Layby

South Highland Ave

Hydrant

Utilities

### Preliminary Project Data

Provided R-7 Required

#### Site Area

Site Area ± 41,987 sf

Net Site Area ± 39,610 sf ± 67,800 sf  
(Site Area - ROW Dedication) (Per Unit Count)

Lot Width ± 150' x ± 280'

North (interior side) Setback ± 5' 35'

South (exterior side) Setback ± 19.9' 20'

East (side) Setback ± 11.1' 45'

West (side) Setback ± 16.9' 45'

#### Residential Site Data

Dwelling Units 88

Building Footprint ± 28,245 sf

Gross Building Area ± 144,950 sf

Building Area ± 99,980 sf

% Building Lot Coverage ± 71.3% 45.0%  
(Building Footprint / Net Site Area)

Impervious Surface Coverage ± 30,130 sf  
(Building Footprint and Pavement)

% Impervious Surface Coverage ± 71.7% 50.0%

Floor Area Ratio (FAR) ± 2.52 2.00  
(Building Area / Net Site Area)

One Bedroom Min. SF 653 sf 650 sf

Two Bedroom Min. SF 991 sf 750 sf

Parking - Provided 110 132

Stalls/Unit 1.25 1.50

Sloped Walk

Entry Canopy

Planter

Patio  
Pervious Pavers

Site Wall

Project Sign

West Sigwalt Street



0 10' 20' 40'

SHEET 3



Sigwalt Apartments  
Arlington Heights, IL

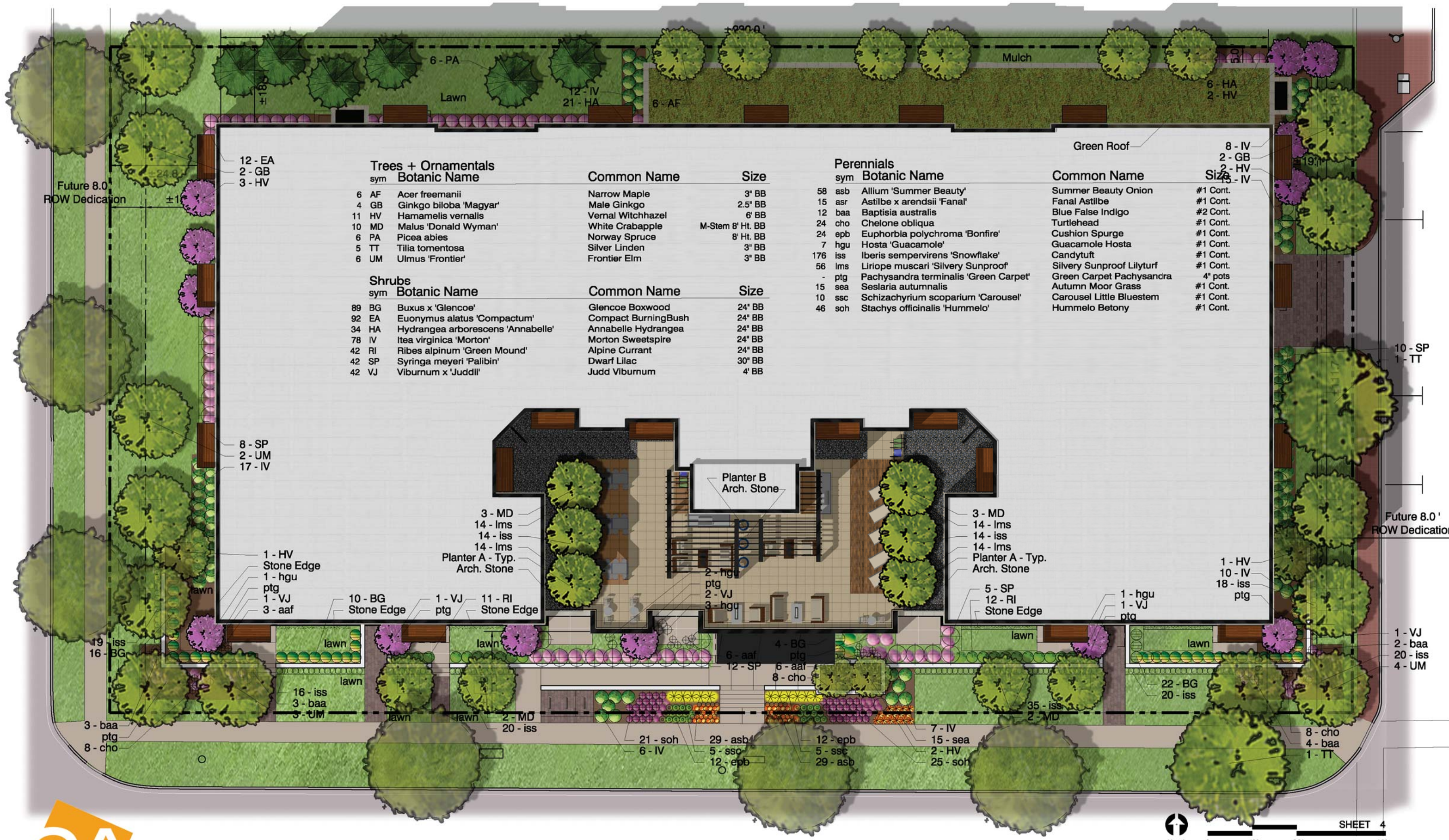
## Site Plan

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





| Trees + Ornamentals |                                   |                     |                  |  |
|---------------------|-----------------------------------|---------------------|------------------|--|
| sym                 | Botanic Name                      | Common Name         | Size             |  |
| 6 AF                | Acer freemanii                    | Narrow Maple        | 3" BB            |  |
| 4 GB                | Ginkgo biloba 'Magyar'            | Male Ginkgo         | 2.5" BB          |  |
| 11 HV               | Hamamelis vernalis                | Vernal Witchhazel   | 6" BB            |  |
| 10 MD               | Malus 'Donald Wyman'              | White Crabapple     | M-Stem 8' Ht. BB |  |
| 6 PA                | Picea abies                       | Norway Spruce       | 8' Ht. BB        |  |
| 5 TT                | Tilia tomentosa                   | Silver Linden       | 3" BB            |  |
| 6 UM                | Ulmus 'Frontier'                  | Frontier Elm        | 3" BB            |  |
| Shrubs              |                                   |                     |                  |  |
| sym                 | Botanic Name                      | Common Name         | Size             |  |
| 89 BG               | Buxus x 'Glencoe'                 | Glencoe Boxwood     | 24" BB           |  |
| 92 EA               | Euonymus alatus 'Compactum'       | Compact BurningBush | 24" BB           |  |
| 34 HA               | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea | 24" BB           |  |
| 78 IV               | Itea virginica 'Morton'           | Morton Sweetspire   | 24" BB           |  |
| 42 RI               | Ribes alpinum 'Green Mound'       | Alpine Currant      | 24" BB           |  |
| 42 SP               | Syringa meyeri 'Palibin'          | Dwarf Lilac         | 30" BB           |  |
| 42 VJ               | Viburnum x 'Juddii'               | Judd Viburnum       | 4" BB            |  |

| Perennials |                                       |                           |          |  |
|------------|---------------------------------------|---------------------------|----------|--|
| sym        | Botanic Name                          | Common Name               | Size     |  |
| 58 asb     | Allium 'Summer Beauty'                | Summer Beauty Onion       | #1 Cont. |  |
| 15 asr     | Astilbe x arendsii 'Fanal'            | Fanal Astilbe             | #1 Cont. |  |
| 12 baa     | Baptisia australis                    | Blue False Indigo         | #2 Cont. |  |
| 24 cho     | Chelone obliqua                       | Turtlehead                | #1 Cont. |  |
| 24 epb     | Euphorbia polychroma 'Bonfire'        | Cushion Spurge            | #1 Cont. |  |
| 7 hgu      | Hosta 'Guacamole'                     | Guacamole Hosta           | #1 Cont. |  |
| 176 iss    | Iberis sempervirens 'Snowflake'       | Candytuft                 | #1 Cont. |  |
| 56 lms     | Liriope muscari 'Silvery Sunproof'    | Silvery Sunproof Lilyturf | #1 Cont. |  |
| ptg        | Pachysandra terminalis 'Green Carpet' | Green Carpet Pachysandra  | 4" pots  |  |
| 15 sea     | Sesleria autumnalis                   | Autumn Moor Grass         | #1 Cont. |  |
| 10 ssc     | Schizachyrium scoparium 'Carousel'    | Carousel Little Bluestem  | #1 Cont. |  |
| 46 soh     | Stachys officinalis 'Hummelo'         | Hummelo Betony            | #1 Cont. |  |

| sym     | Botanic Name | Common Name | Size |
|---------|--------------|-------------|------|
| 8 - IV  |              |             |      |
| 2 - GB  |              |             |      |
| 2 - HV  |              |             |      |
| 15 - IV |              |             |      |



Sigwalt Apartments  
Arlington Heights, IL

# Landscape Plan







Sigwalt Apartments  
Arlington Heights, IL

## South West Sigwalt

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017







Sigwalt Apartments  
Arlington Heights, IL

South East Sigwalt

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017







Sigwalt Apartments  
Arlington Heights, IL

Entry

5c

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017







Sigwalt Apartments  
Arlington Heights, IL

## South Context Elevation

SHEET 9a  
0 20' 40' 80'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





East Context Elevation



Sigwalt Apartments  
Arlington Heights, IL

SHEET 9b  
0 20' 40' 80'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017  
June 29, 2017  
**HKM**  
ARCHITECTS + PLANNERS, INC.



## South Elevation



Sigwalt Apartments  
Arlington Heights, IL

SHEET 6  
0 10' 20' 40'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





North Elevation



Sigwalt Apartments  
Arlington Heights, IL

0 10' 20' 40' SHEET 8

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017  
June 29, 2017  
ARCHITECTS + PLANNERS, INC.

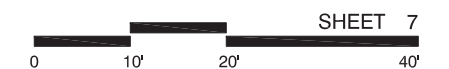




East Elevation



Sigwalt Apartments  
Arlington Heights, IL



SHEET 7

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





West Elevation



Sigwalt Apartments  
Arlington Heights, IL

SHEET 9  
0 10' 20' 40'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.



Sigwalt Apartments  
Arlington Heights, IL

## Building Section - North South

SHEET 10  
0 5' 10' 20'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





Utility Size Face Brick - Ginger



Granite - Charcoal Black



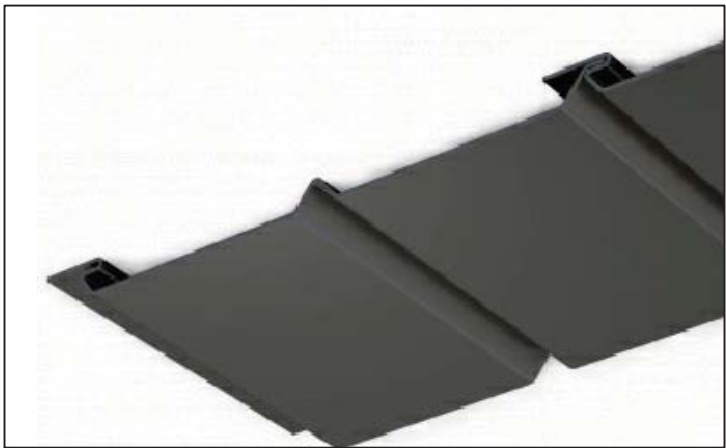
Utility Size Face Brick - Heirloom



Metal Panel - Midnight Bronze



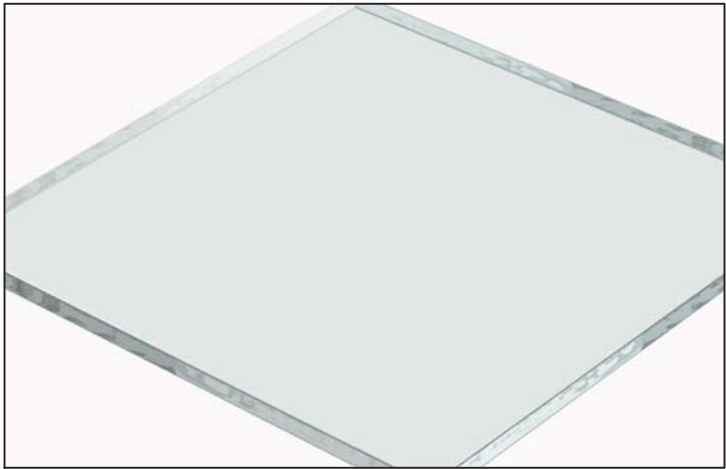




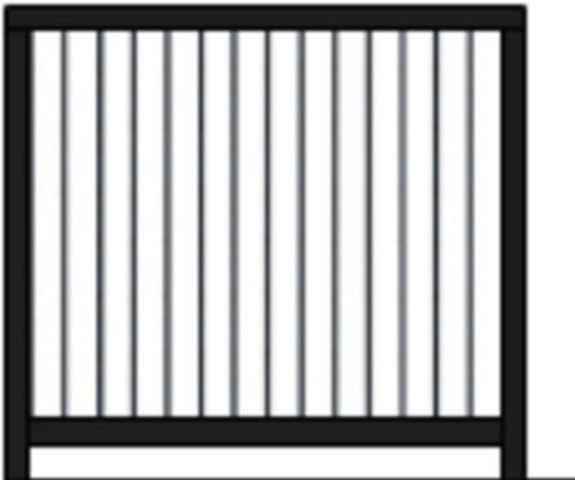
Pre-Finished Metal Balcony Soffit  
- Midnight Bronze



Pre-Finished Metal Balcony Trim  
- Midnight Bronze



Low E coated Glass



Square Metal Picket Balcony Rail- Black



Cast Stone Sills, Headers, & Banding



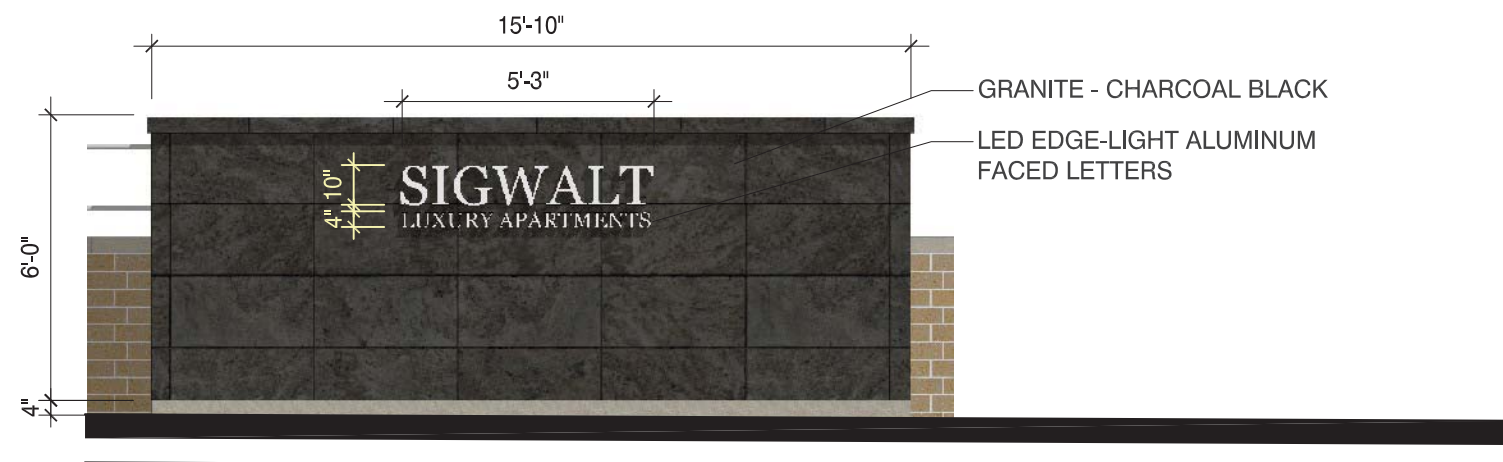
PVC/ Composite Decking - Warm Sienna



Sigwalt Apartments  
Arlington Heights, IL

# Building Materials





Project Sign



Sigwalt Apartments  
Arlington Heights, IL

SHEET 17  
0 2' 4' 8'

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.



## An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to



52" Louver Panels

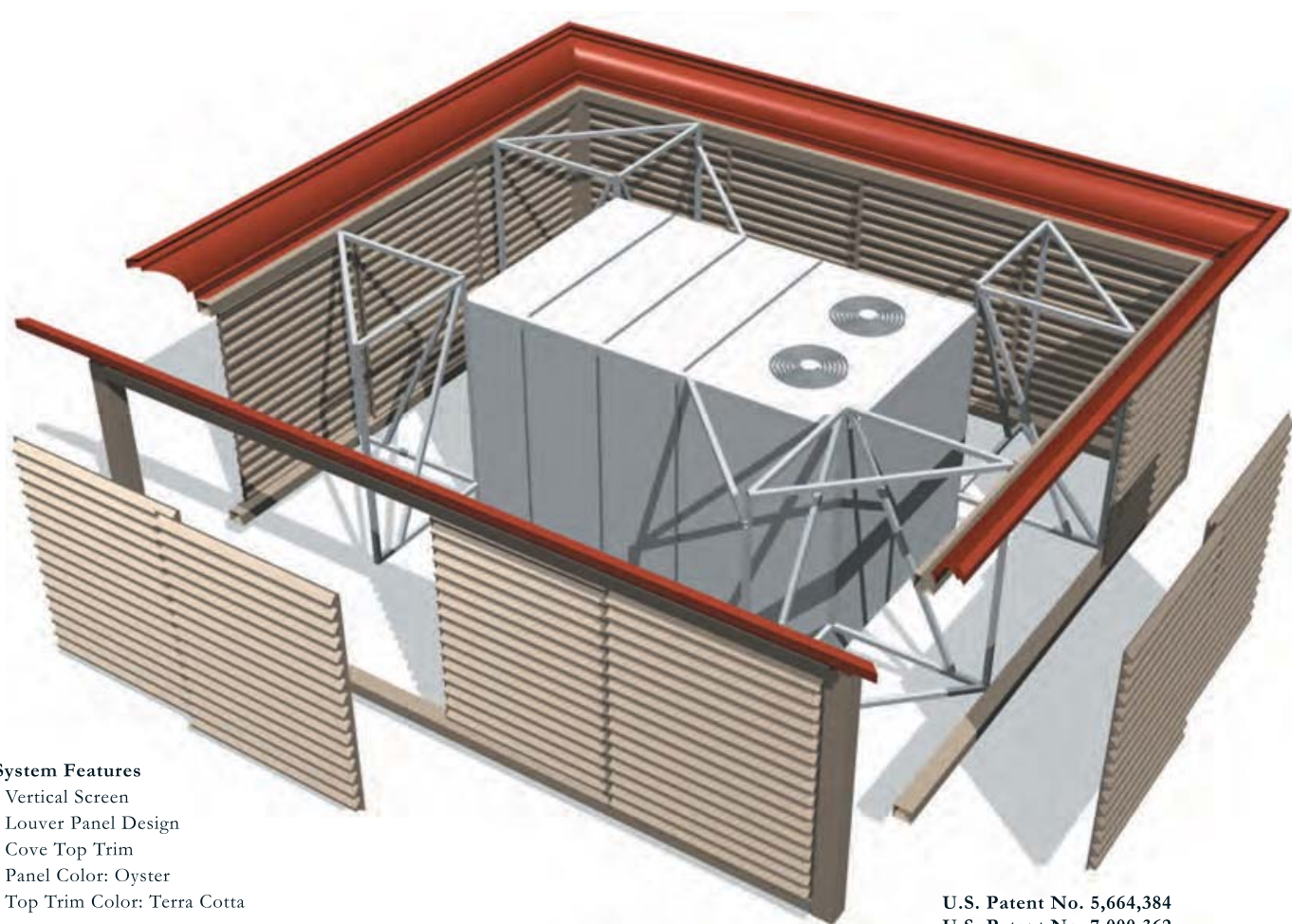


The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

## Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! **We can customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



### System Features

- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

U.S. Patent No. 5,664,384  
U.S. Patent No. 7,000,362  
U.S. Patent No. 7,707,798

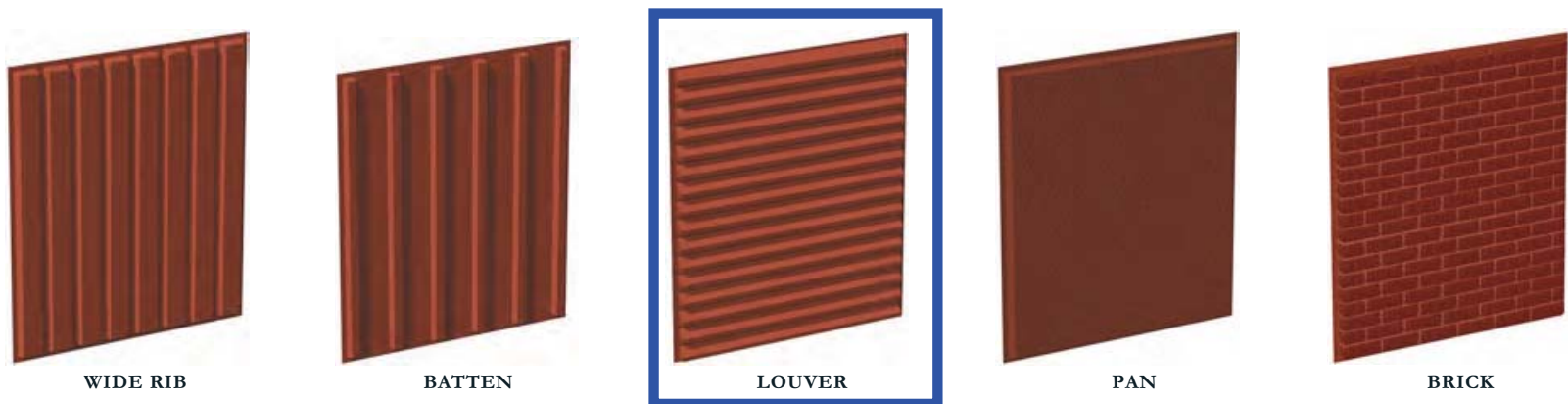


## Step 1: Choose a Canted or Vertical System



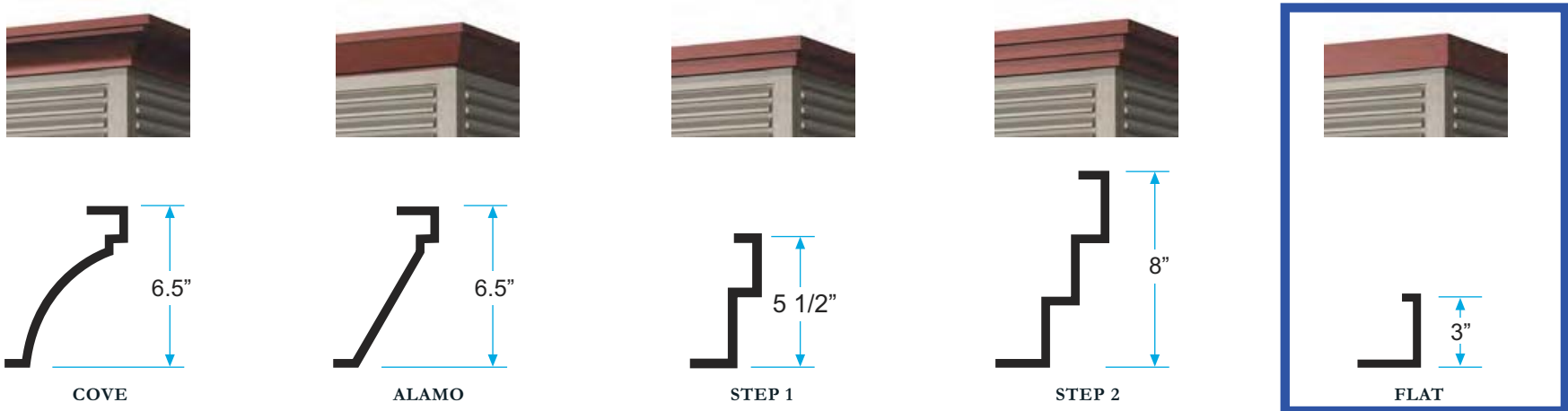
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

## Step 2: Decide on a Panel Design



Panels are available in **5 standard styles** allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with a **co-extruded UV protective layer** on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

## Step 3: Select a Top Trim (optional)



Decorative top trip options offer the flexibility to further customize the elegant appearance of the screens by **picking up on your building design elements** and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.

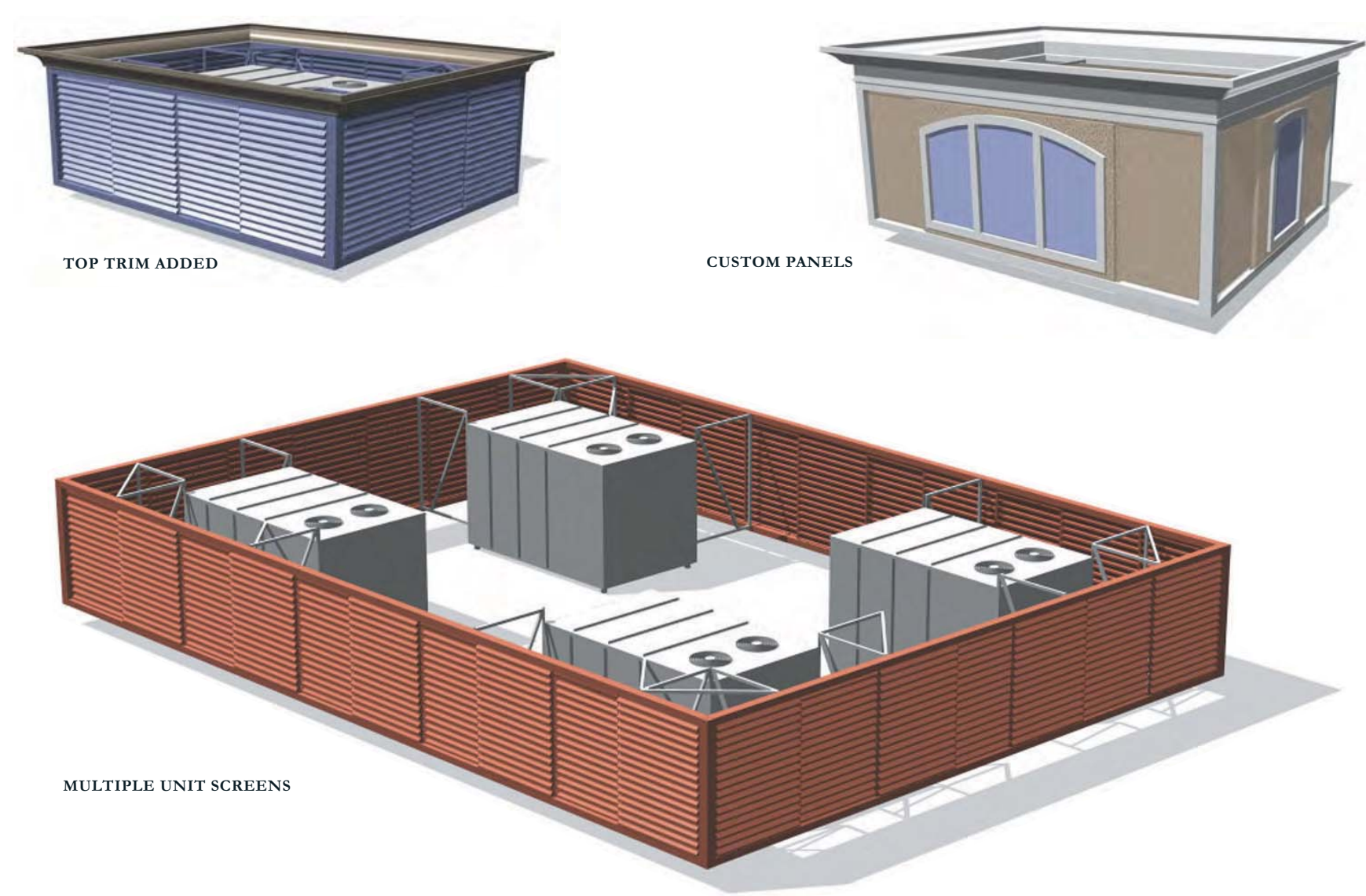
## Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to **match to any cross-referenced color specification**. Send us samples to match. We've even matched a color to a rock! *Colors shown are only approximate. Please call for actual samples.*

Color to Match Metal Panels

## Step 5: Custom Designed Solutions



Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at [www.cityscapesinc.com](http://www.cityscapesinc.com).

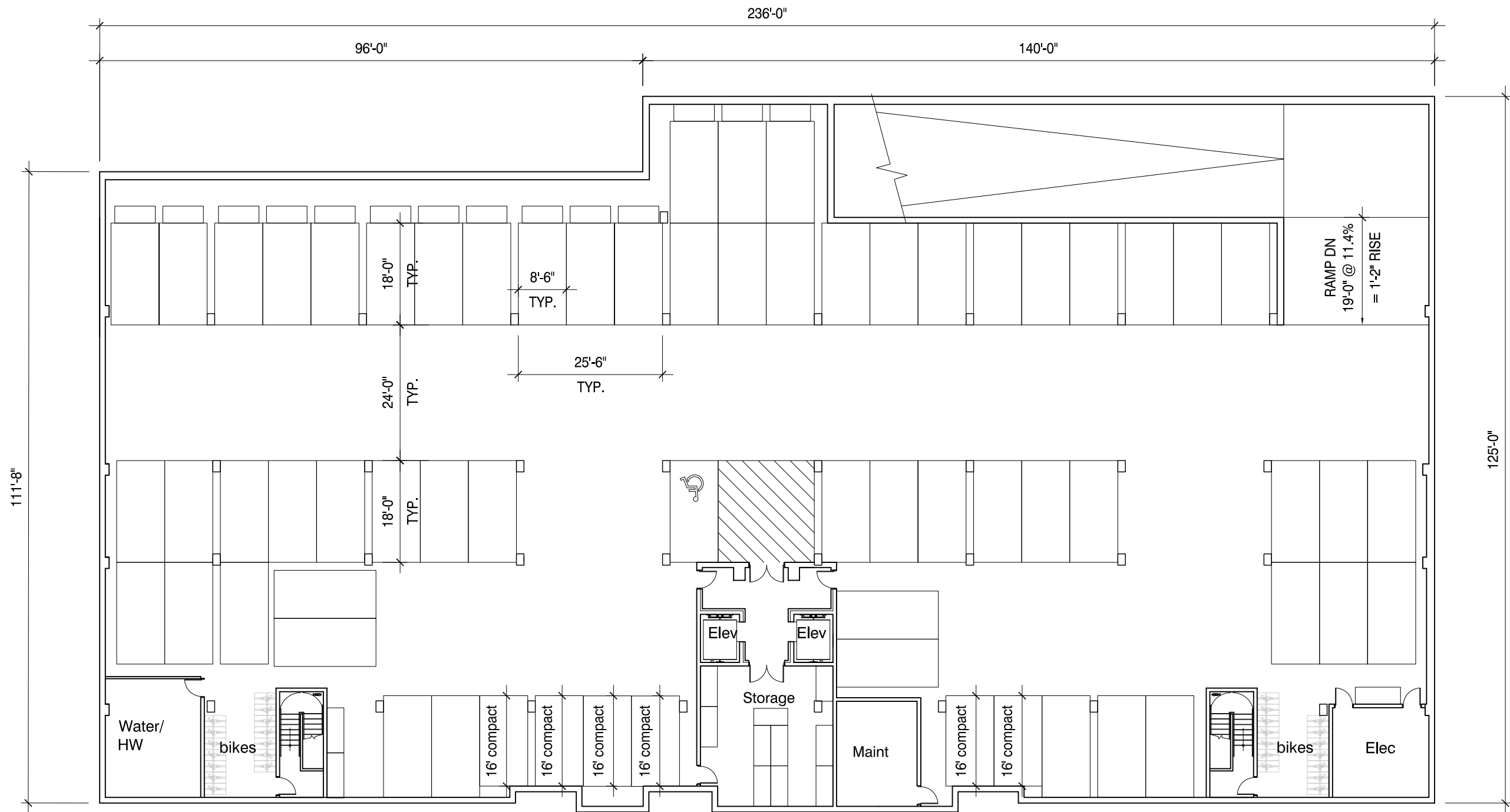


**MATERIAL LIST**

- 1.     Petitioner Name: CA Ventures “Clark Street Holdings, LLC”
- 2.     Date: 06-29-2017
- 3.     Project: Sigwalt Apartments

**Multi-Family Residential**

Brick 1: Utility Size Face Brick from Summit Brick& Tile Co. “Ginger” (or similar)  
Brick 2: Utility Size Face Brick from Summit Brick& Tile Co. “Heirloom” (or similar)  
Metal Panel: Smooth Aluminum, Profile XAB-16 from Morin, “Midnight Bronze” (or similar)  
Granite: Diamond 8 finish from Coldspring, “Charcoal Black” (or similar)  
Storefront: “Midnight Bronze” Aluminum



Sigwalt Apartments  
Arlington Heights, IL

## Basement Plan



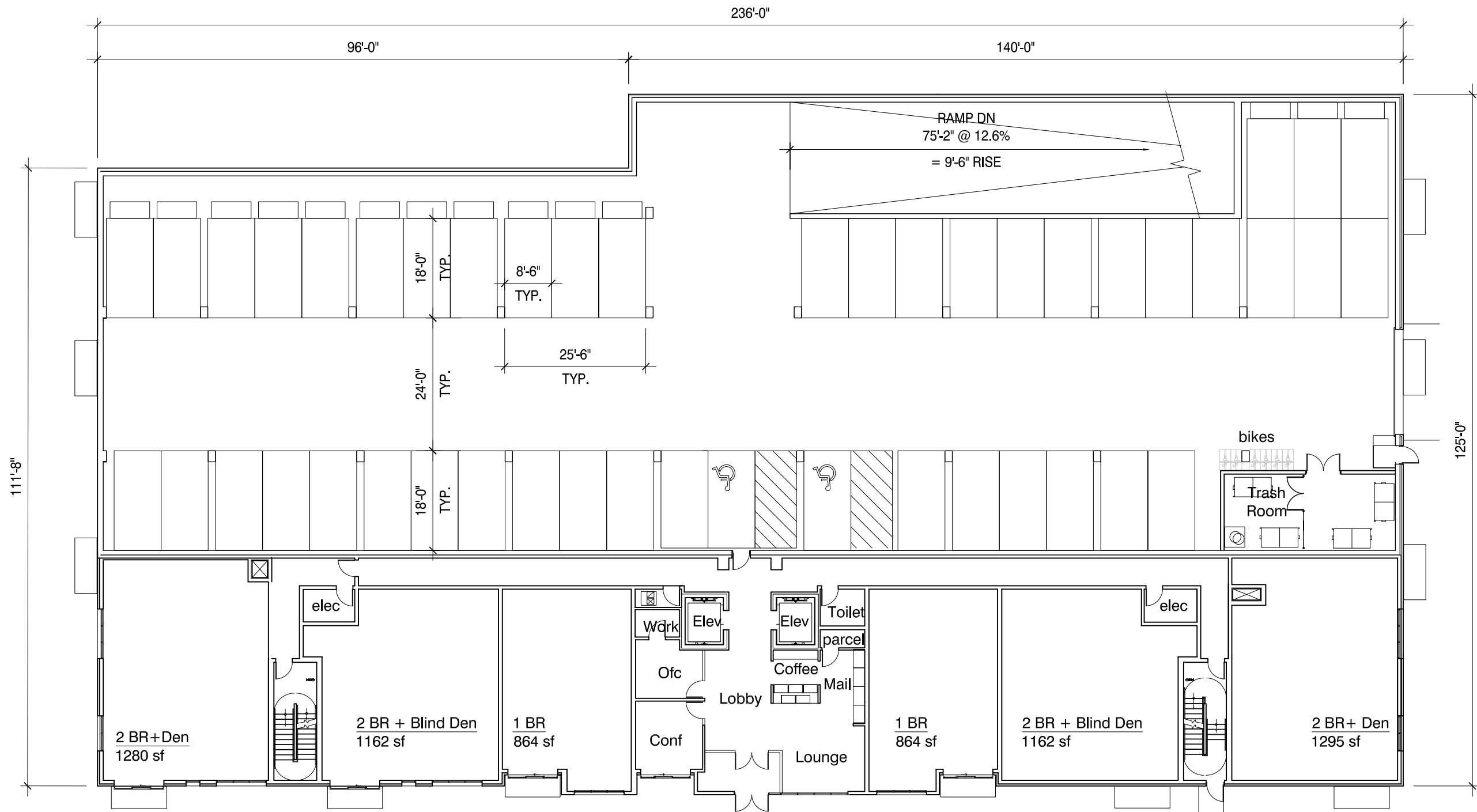
0 10' 20' 40' SHEET 12

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





First Floor Plan



Sigwalt Apartments  
Arlington Heights, IL



0 10' 20' 40'

SHEET 13

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.



## Second Floor Plan



Sigwalt Apartments  
Arlington Heights, IL



0 10' 20' 40'

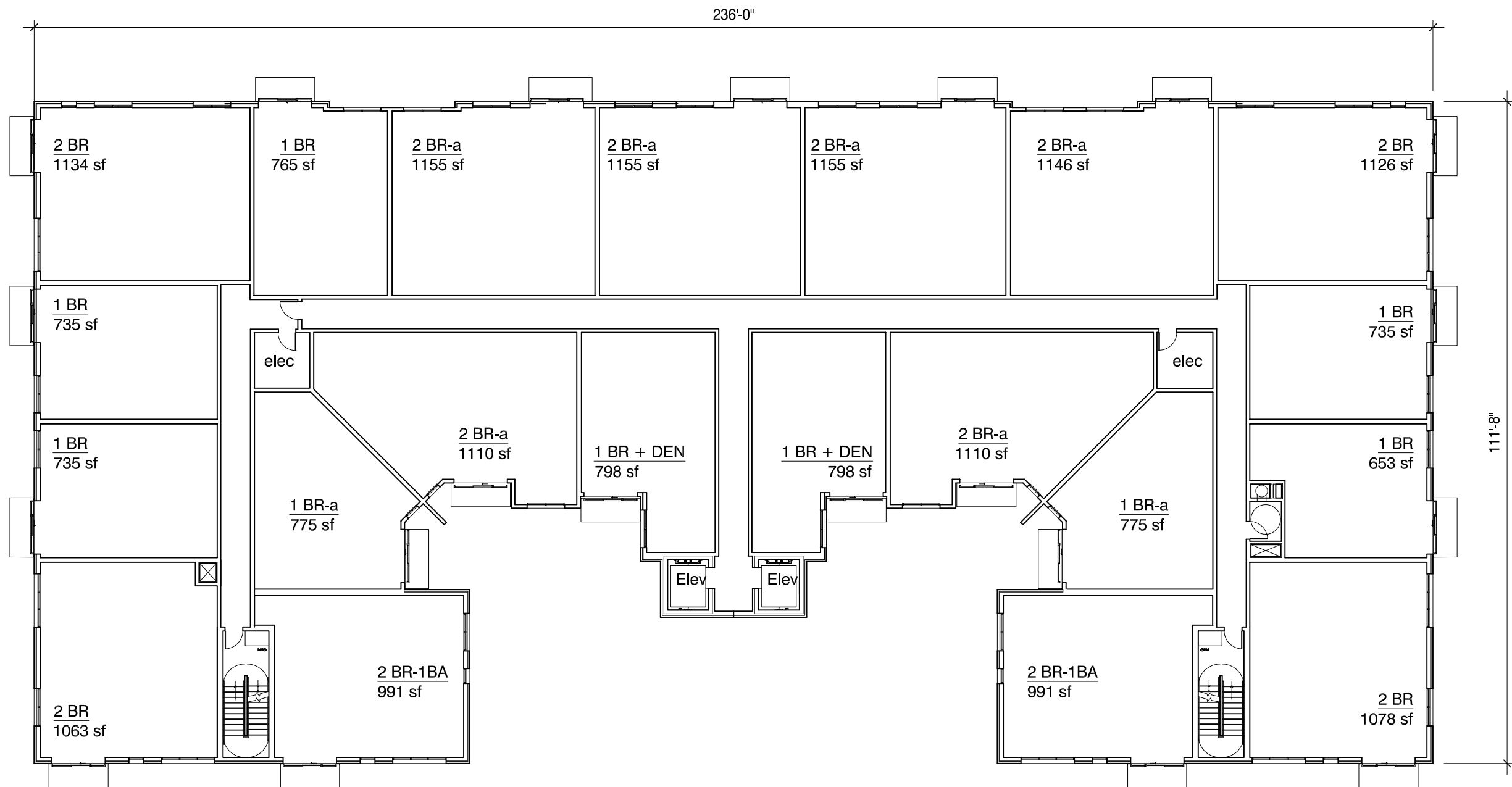
SHEET 14

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





Sigwalt Apartments  
Arlington Heights, IL

### Third - Fifth Floor Plan



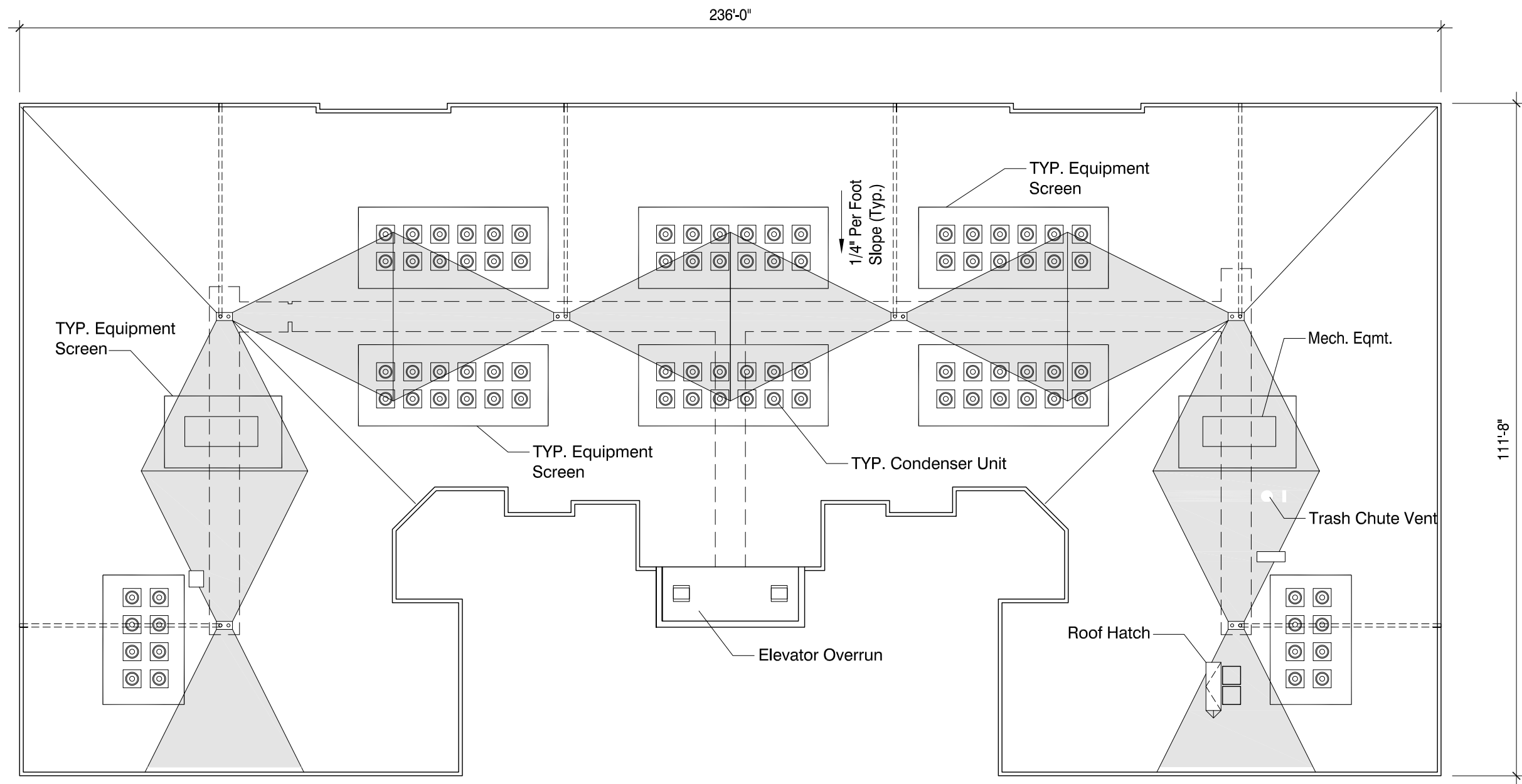
0 10' 20' 40'

SHEET 15

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.



## Roof Plan



Sigwalt Apartments  
Arlington Heights, IL



0 10' 20' 40'

SHEET 16

43 South Vail Avenue  
Arlington Heights, Illinois 60005  
Job No. 16031 © 2017



June 29, 2017 ARCHITECTS + PLANNERS, INC.





**Item:** DC#17-102 - 621 N. Belmont Ave. - SF/Addition

**Department:** Planning & Community Development

### **Requested Action**

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

### **Recommendation**

It is recommended that the Design Commission evaluate the proposed addition to the existing single-family residence located at 621 N. Belmont Avenue. This recommendation is based upon the architectural plans dated and received on 8/11/17, and the following:

1. Evaluate the height of the first floor eave, and consider lowering it approximately 18 inches.
2. Evaluate the dark colored building materials with the context of the block.
3. Evaluate the prominence and "black" color of the garage door.
4. A second square window is recommended on the right side elevation, first floor.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

### **ATTACHMENTS:**

**Description**

Staff Report

Drawings & Documents

**Type**

Board or Commission Report

Exhibits



## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

Project Name: 621 N. Belmont Avenue  
Project Address: 621 N. Belmont Avenue  
Prepared By: Steve Hautzinger

Date Prepared: September 6, 2017

### PETITION INFORMATION:

DC Number: 17-102  
Petitioner Name: Anthony & Demetra Raschillo  
Petitioner Address: 621 N. Belmont Avenue  
Arlington Heights, IL 60004  
Meeting Date: September 12, 2017

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

### ANALYSIS:

#### Summary

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

The petitioner is proposing a complete renovation of an existing single story home, including a second floor addition and a three car attached garage (one space tandem). The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,195 square feet and the house, with the proposed addition, will have approximately 3,732 square feet.

This project requires the following zoning variations, and the Zoning Board of Appeals meeting is scheduled for September 11:

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

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

|                                   | ALLOWED                                                               | PROPOSED                                                                 |
|-----------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|
| Setbacks                          | Front: 28.5 feet<br>Side: 6.9 feet<br>Side: 6.9 feet<br>Rear: 30 feet | Front: 21.1 feet<br>Side: 7.5 feet<br>Side: 12.0 feet<br>Rear: 50.8 feet |
| Building Height                   | 25 feet to the midpoint                                               | 24.5 feet to the midpoint                                                |
| FAR                               | 4,116 SF                                                              | 3,732 SF                                                                 |
| Building Lot Coverage             | 3,218 SF                                                              | 2,283 SF                                                                 |
| Impervious Surface Coverage Total | 4,597 SF                                                              | 3,640 SF                                                                 |

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

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

The front of the house is primarily stone which will fit in well with the adjacent masonry houses. However, the rest of the primary materials on the house are proposed to be either dark gray or black, which the Design Commission should evaluate. The roofing is proposed to be "Charcoal" and the fiber cement siding "Night Gray". The garage door is quite prominent and is proposed to be "Black" which should also be evaluated.

The right side elevation has a nice symmetrical composition, but there is only one window on the first floor. A second square window should be added to help break up the large blank wall.

**RECOMMENDATION:**

It is recommended that the Design Commission evaluate the proposed addition to the existing single-family residence located at 621 N. Belmont Avenue. This recommendation is based upon the architectural plans dated and received on 8/11/17, and the following:

1. Evaluate the height of the first floor eave, and consider lowering it approximately 18 inches.
2. Evaluate the dark colored building materials with the context of the block.
3. Evaluate the prominence and "black" color of the garage door.
4. A second square window is recommended on the right side elevation, first floor.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

\_\_\_\_\_, September 6, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-102



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

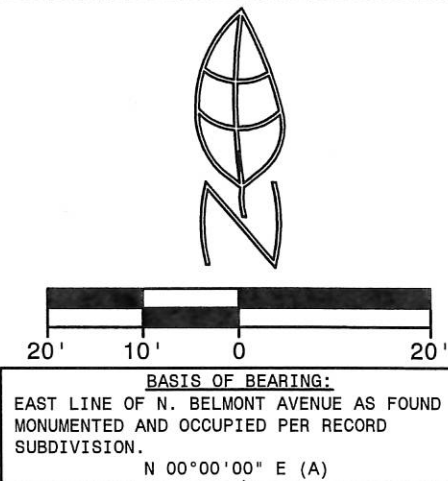
X X = CHAIN LINK FENCE  
O O = WOOD FENCE  
□ □ = METAL FENCE  
△ △ = VINYL FENCE  
--- = EASEMENT LINE  
--- = SETBACK LINE  
--- = INTERIOR LOT LINE

# PLAT OF SURVEY OF

THE NORTH 69.66 FEET OF THE SOUTH 129.66 FEET OF THE NORTH 478.96 FEET OF THE WEST 165 FEET (MEASURED FROM THE CENTER OF THE STREET) OF BLOCK 11 IN D. W. MILLER'S ARLINGTON ACRES ASSOCIATION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

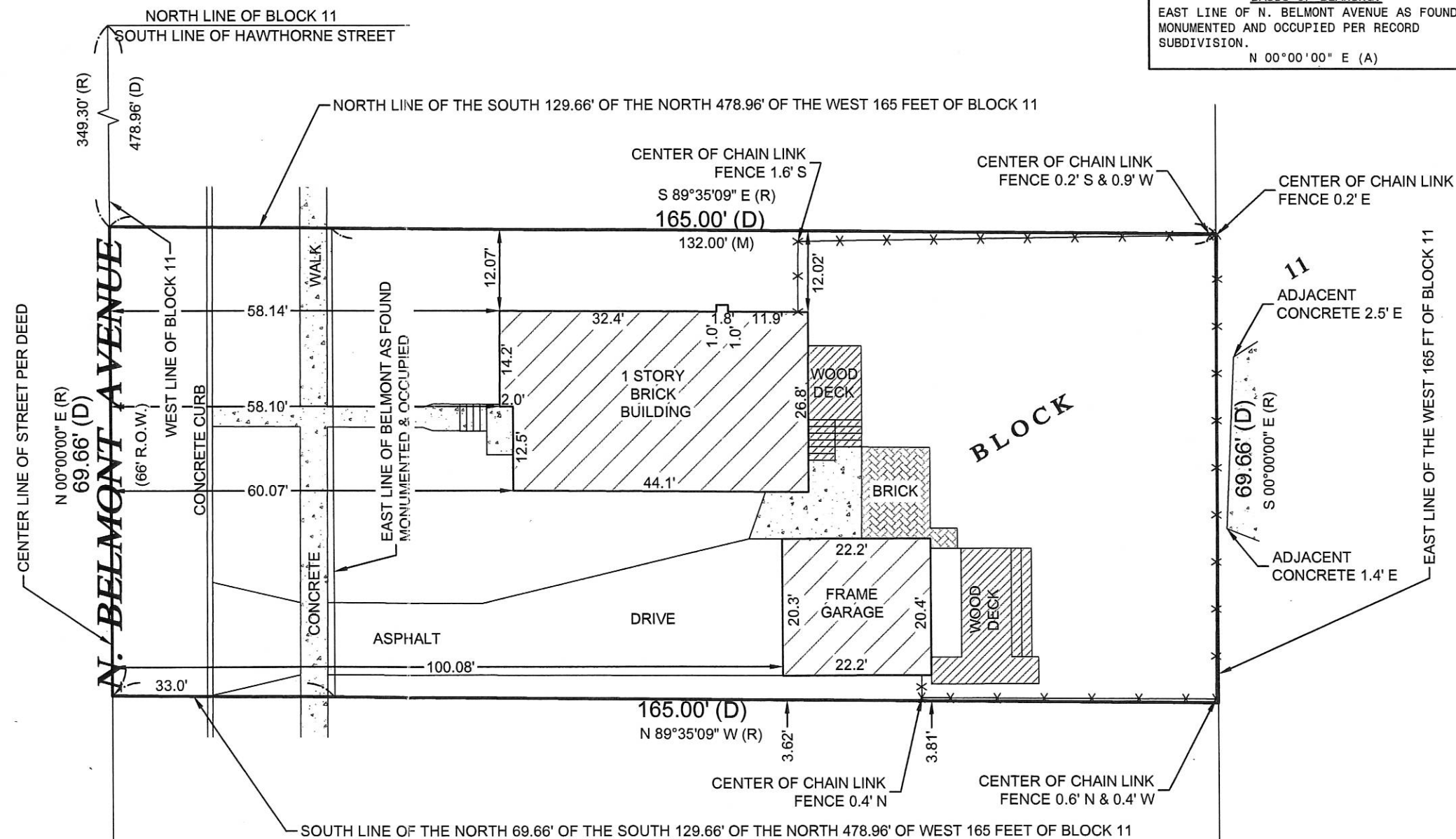
AREA OF SURVEY:

"CONTAINING 11,494 SQ. FT. OR 0.26 ACRES MORE OR LESS"



| ADJACENT SETBACKS INFORMATION |                    |               |                |
|-------------------------------|--------------------|---------------|----------------|
| ADDRESS                       | PIN NUMBER         | HOUSE SETBACK | GARAGE SETBACK |
| 403 E. HAWTHORNE AVENUE       | 03-29-123-018-0000 | 63.10         | -              |
| 639 N. BELMONT AVENUE         | 03-29-123-019-0000 | 60.00         | -              |
| 635 N. BELMONT AVENUE         | 03-29-123-002-0000 | 58.20         | -              |
| 633 N. BELMONT AVENUE         | 03-29-123-012-0000 | 58.50         | -              |
| 629 N. BELMONT AVENUE         | 03-29-123-003-0000 | 58.00         | -              |
| 621 N. BELMONT AVENUE         | 03-29-123-022-0000 | 58.10         | -              |
| 615 N. BELMONT AVENUE         | 03-26-123-023-0000 | 58.10         | -              |
| 400 E. EUCLID AVENUE          | 03-29-123-020-0000 | 78.00         | 54.40          |

TOTAL = 492.10  
AVERAGE = 61.51



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 23RD DAY OF JUNE, A.D., 2017,  
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253  
LICENSE EXPIRATION DATE NOVEMBER 30, 2018  
ILLINOIS BUSINESS REGISTRATION NO. 184-004245



## NOTE:

- 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.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 621 N. BELMONT AVENUE  
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DEMETRA RASCHILLO

FIELDWORK DATE (CREW) 06/22/2017 (DS/BV)

DRAWN BY: NG REVISED: JOB NO. 17-06-0187







Property to Left 3  
635 N. Belmont



Property to Left 2  
633 N. Belmont



Property to Left 1  
629 N. Belmont



Subject Property  
621 N. Belmont



Property to Right 1  
629 N. Belmont



Property to Right 2  
629 N. Belmont



Property to Right 3  
629 N. Belmont

---

## NORTH BELMONT AVENUE

---



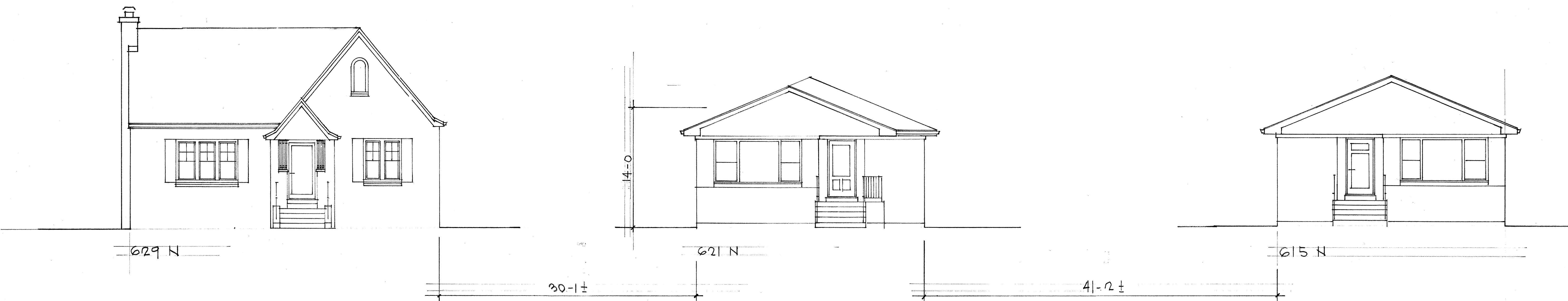
Property Across 1  
626 N. Belmont



Property Across 2  
622 N. Belmont



Property Across 3  
618 N. Belmont



EXISTING CONTEXT ELEVATION 621 N BELMONT AVENUE 36'-0"



PROPOSED CONTEXT ELEVATION 621 N BELMONT AVENUE 36'-0"

JEFFREY  
WILLIAM  
EVERETT

ARCHITECT  
118 NORTH MAPLE STREET  
MOUNT PROSPECT, IL 60056  
PHONE 847.670.0557

ZBA/DESIGN COMMISSION 08.11.17



Material Schedule

| Item            | Material         | Manufacturer          | Color                      |
|-----------------|------------------|-----------------------|----------------------------|
| Brick           | N/A              | N/A                   | N/A                        |
| Roofing         | Asphalt Shingles | GAF                   | Charcoal                   |
| Siding          | Fiber Cement     | James Hardie          | Night Gray                 |
| Trim            | Fiber Cement     | James Hardie          | White                      |
| Gutter / Fascia | Aluminum         | ACM                   | White                      |
| Windows         | Fiberglass       | Marvin                | White                      |
| Garage Door     | Steel            | Chicago Overhead Door | Black                      |
| Stone           | Limestone        | Semco Stone           | Mountain Ridge/Chateau Bay |



RESIDENTIAL RENOVATION/ADDITION FOR THE  
RASCHILLO FAMILY  
621 N BELMONT AVENUE  
ARLINGTON HEIGHTS

WEST ELEVATION

7 0 4

JEFFREY  
WILLIAM  
EVERETT

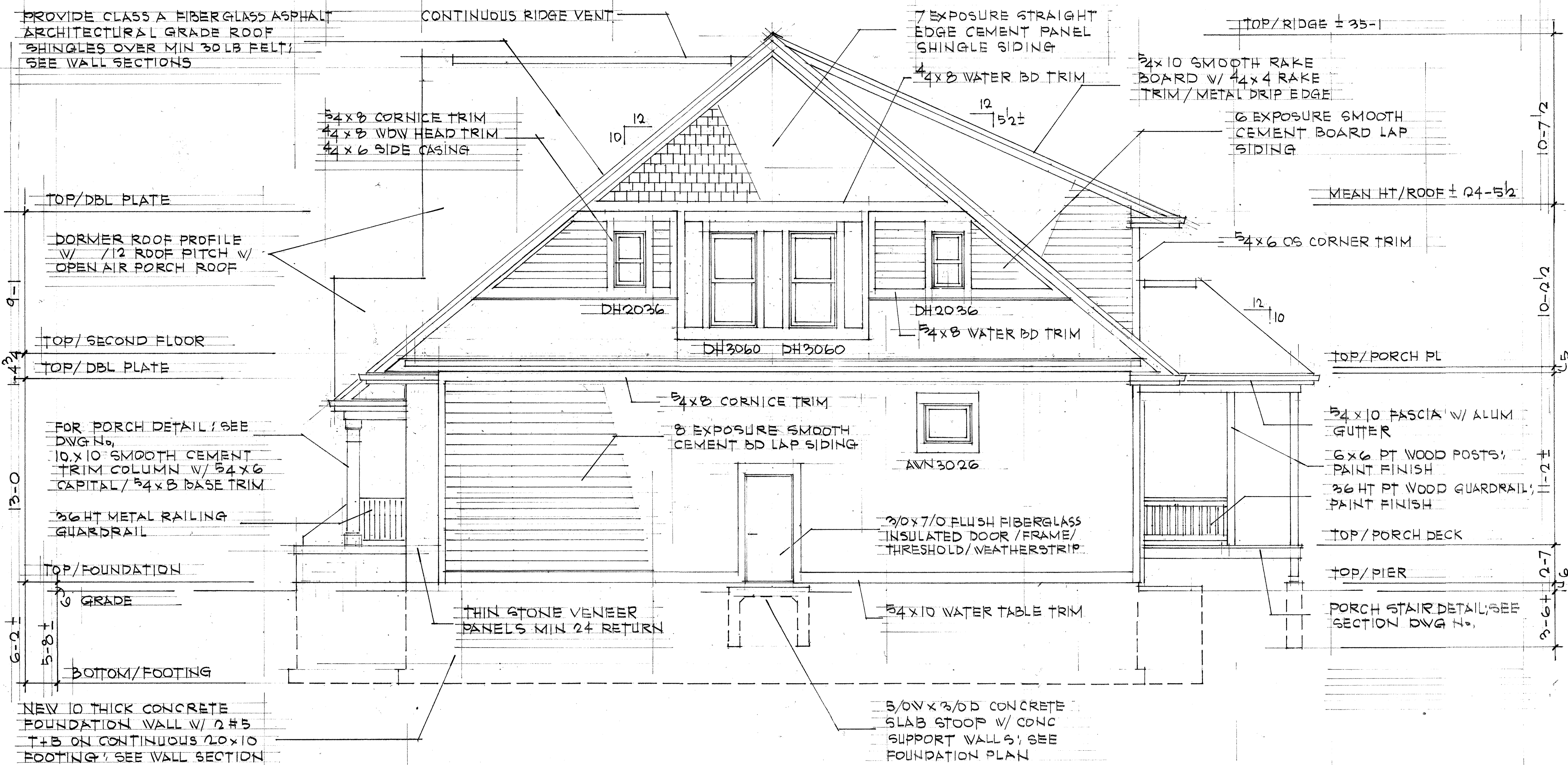
ARCHITECT  
118 NORTH MAPLE STREET  
MOUNT PROSPECT, IL 60056  
PHONE 847.670.0557

ISSUE 02.11.17 ZBA/DESIGN COMM



Material Schedule

| Item            | Material         | Manufacturer          | Color                      |
|-----------------|------------------|-----------------------|----------------------------|
| Brick           | N/A              | N/A                   | N/A                        |
| Roofing         | Asphalt Shingles | GAF                   | Charcoal                   |
| Siding          | Fiber Cement     | James Hardie          | Night Gray                 |
| Trim            | Fiber Cement     | James Hardie          | White                      |
| Gutter / Fascia | Aluminum         | ACM                   | White                      |
| Windows         | Fiberglass       | Marvin                | White                      |
| Garage Door     | Steel            | Chicago Overhead Door | Black                      |
| Stone           | Limestone        | Semco Stone           | Mountain Ridge/Chateau Bay |



RESIDENTIAL RENOVATION / ADDITION FOR THE  
RASCHILLO FAMILY  
601 N BELMONT AVENUE  
ARLINGTON HEIGHTS

SOUTH ELEVATION

JEFFREY  
WILLIAM  
EVERETT

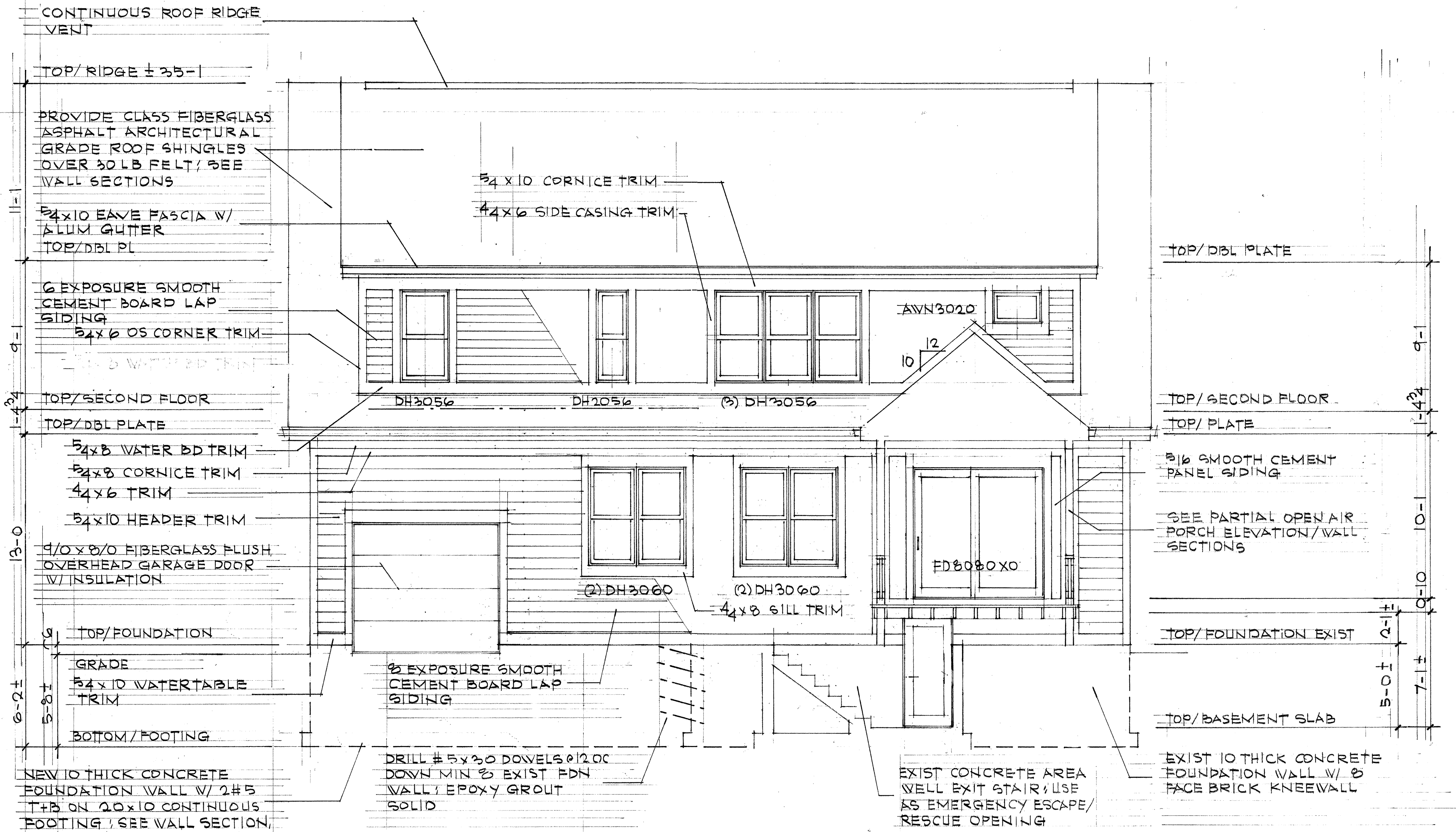
7  
ARCHITECT  
118 NORTH MAPLE STREET  
MOUNT PROSPECT, IL 60056  
PHONE 847.670.0557

ISSUE 08.11.17 ZBA / DESIGN CONVI



Material Schedule

| Item            | Material         | Manufacturer          | Color                      |
|-----------------|------------------|-----------------------|----------------------------|
| Brick           | N/A              | N/A                   | N/A                        |
| Roofing         | Asphalt Shingles | GAF                   | Charcoal                   |
| Siding          | Fiber Cement     | James Hardie          | Night Gray                 |
| Trim            | Fiber Cement     | James Hardie          | White                      |
| Gutter / Fascia | Aluminum         | ACM                   | White                      |
| Windows         | Fiberglass       | Marvin                | White                      |
| Garage Door     | Steel            | Chicago Overhead Door | Black                      |
| Stone           | Limestone        | Semco Stone           | Mountain Ridge/Chateau Bay |



RESIDENTIAL RENOVATION/ADDITION FOR THE  
RASCHILLO FAMILY  
601 N BELMONT AVENUE  
ARLINGTON HEIGHTS

REAR ELEVATIONS

704  
JEFFREY  
WILLIAM  
EVERETT

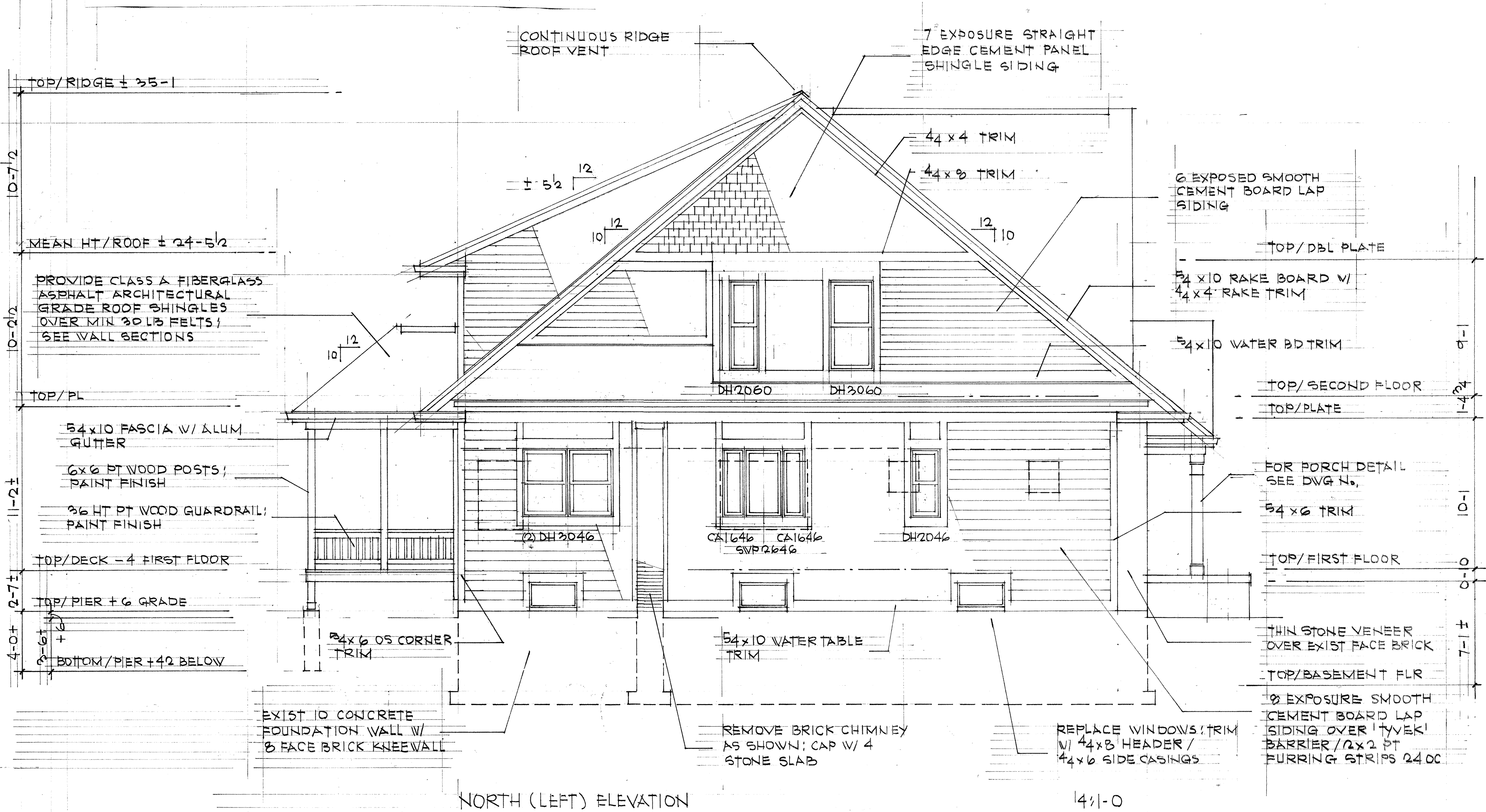
8  
ARCHITECT  
118 NORTH MAPLE STREET  
MOUNT PROSPECT, IL 60056  
PHONE 847.670.0557

ISSUE 08/11/17 ZBA/DESIGN COMM



Material Schedule

| Item            | Material         | Manufacturer          | Color                      |
|-----------------|------------------|-----------------------|----------------------------|
| Brick           | N/A              | N/A                   | N/A                        |
| Roofing         | Asphalt Shingles | GAF                   | Charcoal                   |
| Siding          | Fiber Cement     | James Hardie          | Night Gray                 |
| Trim            | Fiber Cement     | James Hardie          | White                      |
| Gutter / Fascia | Aluminum         | ACM                   | White                      |
| Windows         | Fiberglass       | Marvin                | White                      |
| Garage Door     | Steel            | Chicago Overhead Door | Black                      |
| Stone           | Limestone        | Semco Stone           | Mountain Ridge/Chateau Bay |



RESIDENTIAL RENOVATION/ADDITION FOR THE  
RASCHILLO FAMILY  
601 N BELMONT AVENUE  
ARLINGTON HEIGHTS

NORTH ELEVATION

1704

JEFFREY  
WILLIAM  
EVERETT

ARCHITECT  
118 NORTH MAPLE STREET  
MOUNT PROSPECT, IL 60056  
PHONE 847.670.0557



## Material Schedule

| Item            | Material         | Manufacturer          | Color                      |
|-----------------|------------------|-----------------------|----------------------------|
| Brick           | N/A              | N/A                   | N/A                        |
| Roofing         | Asphalt Shingles | GAF                   | Charcoal                   |
| Siding          | Fiber Cement     | James Hardie          | Night Gray                 |
| Trim            | Aluminum         | ACM                   | White                      |
| Gutter / Fascia | Aluminum         | ACM                   | White                      |
| Windows         | Fiberglass       | Marvin                | White                      |
| Garage Door     | Steel            | Chicago Overhead Door | Black                      |
| Stone           | Limestone        | Semco Stone           | Mountain Ridge/Chateau Bay |

621 N. Belmont - Materials



**GAF Timberline**  
Charcoal  
Natural  
Landscape Shingles

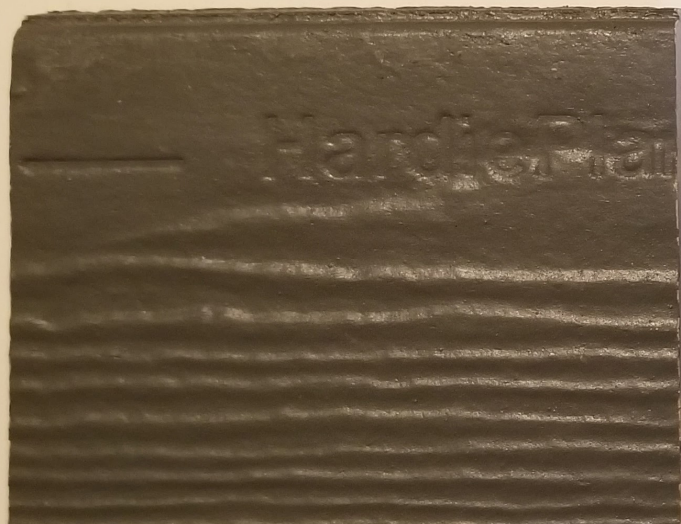
## HardieTrim®

Length 12 ft. boards

### 5/4 NT3® SMOOTH

Arctic White

|           |         |         |         |          |          |           |
|-----------|---------|---------|---------|----------|----------|-----------|
| Thickness | 1 in.   |         |         |          |          |           |
| Width     | 3.5 in. | 4.5 in. | 5.5 in. | 7.25 in. | 9.25 in. | 11.25 in. |
| ColorPlus | ✓       | ✓       | ✓       | ✓        | ✓        | ✓         |
| Primed    | ✓       | ✓       | ✓       | ✓        | ✓        | ✓         |



### STRAIGHT EDGE PANEL

Iron Gray

|           |                    |
|-----------|--------------------|
| Size      | 48 in. x 15.25 in. |
| Exposure  | 7 in.              |
| ColorPlus | ✓                  |
| Primed    | ✓                  |



## HardiePlank®

|           |               |
|-----------|---------------|
| Thickness | 5/16 in.      |
| Length    | 12 ft. planks |

NEW



NIGHT GRAY



AMERICA'S LARGEST  
WHOLESALE DISTRIBUTOR  
ROOFING SIDING WINDOWS

LOCATIONS PRODUCTS SERVICES CONTRACTOR CENTER ABOUT US



Home Products Rain Gutters, Guards & Downspouts Aluminum Rain Gutters, Guards

### PRODUCTS

Steep Slope Roofing  
Low Slope Roofing  
Roofing Insulation  
Roofing Accessories  
Siding  
Stucco  
Windows & Doors  
Rain Gutters, Guards &

## Aluminum Rain Gutters,

ABC Supply is a wholesale distributor of aluminum guards and aluminum gutter accessories.

Manufacturers We Carry



Shown in accents woodtone dark oak with optional madison window inserts.

Colors:

|        |           |            |       |
|--------|-----------|------------|-------|
| White  | Almond    | Sandstone  | Brown |
| Bronze | Evergreen | Desert Tan | Black |

### MARVIN ULTIMATE INSERT DOUBLE HUNG

The Marvin Ultimate Insert Double Hung Window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house. Marvin's Ultimate Insert Double Hung windows always fit perfectly into your existing space and appear completely integrated into your home.

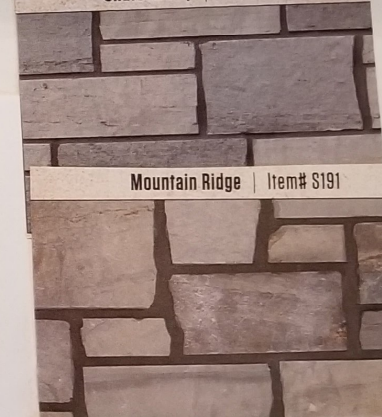
Where to Buy

Visit All Double Hung Windows

1-800-814-1072

semcostone.com

Chateau Bay | Item# S156-MCAP



Mountain Ridge | Item# S191



www.chiod.com  
1485 Sunrise Drive | Arthur, IL 61911 | USA







**Item:** DC#17-106 - Target Store - 1700 E. Rand Rd. - Commercial

**Department:** Planning & Community Development

### **Requested Action**

Approval of the proposed architectural design for an exterior façade renovation of an existing Target store.

### **Recommendation**

It is recommended that the Design Commission approve the proposed architectural design for the façade renovation to Target located at 1700 E. Rand Road. This recommendation is subject to compliance with the plans received on 8/18/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

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

### **ATTACHMENTS:**

#### **Description**

Staff Report  
Drawings & Documents

#### **Type**

Board or Commission Report  
Exhibits

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

Project Name: Target  
Project Address: 1700 E. Rand Road  
Prepared By: Steve Hautzinger

Date Prepared: September 6, 2017

### PETITION INFORMATION:

DC Number: 17-106  
Petitioner Name: Derik Leary  
Petitioner Address: Kimley-Horn & Associates Inc.  
1001 Warrenville Road, Suite 350  
Lisle, IL 60532  
Meeting Date: September 12, 2017

### Requested Action(s):

1. Approval of the proposed architectural design for an exterior façade renovation of an existing Target store.

## ANALYSIS:

### Summary

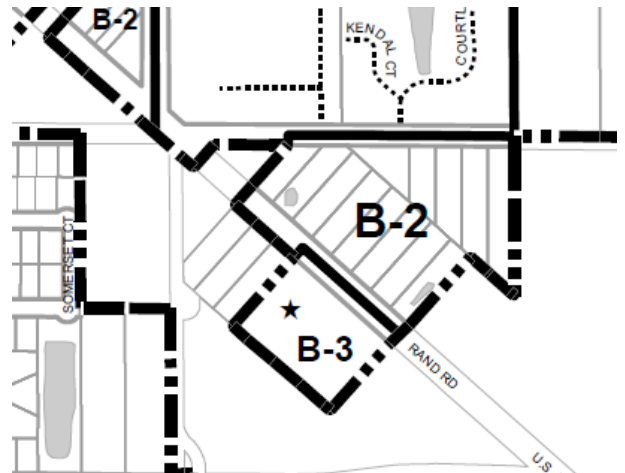
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is proposing to update the exterior of the existing Target store building with a new paint scheme and an updated entry design. The scope of the project also includes new signage, which requires sign variations covered under a separate report. There are no site improvements proposed at this time.

## ANALYSIS



Aerial of Property



Zoning Map of Property



**Surrounding Land Uses:**

| <i>Direction</i> | <i>Existing Zoning</i>                                      | <i>Existing Use</i>                     | <i>Comprehensive Plan</i>     |
|------------------|-------------------------------------------------------------|-----------------------------------------|-------------------------------|
| Subject Property | B-2, General Business District                              | Target                                  | Commercial                    |
| North            | R-6, Multi-Family Dwelling District                         | Multi-Family Townhomes and Condominiums | Moderate Density Multi-Family |
| South            | B-3, General Service, Wholesale, and Motor Vehicle District | Subaru Mazda car dealership             | Commercial                    |
| East             | Outside of Village Boundary (Prospect Heights)              | Multi-tenant Retail Center              | NA                            |
| West             | Outside of Village Boundary (Prospect Heights)              | Nikko's Restaurant                      | NA                            |

**Architectural Design:**

The existing Target store has a continuous brick base around all sides of the building. The upper portion of the walls are painted split face CMU with painted smooth CMU accent bands. The current design was approved by the Design Commission in 1997.

At this time, the petitioner is proposing to repaint all of the CMU portions of the exterior walls with three different shades of grey/beige colors. The existing brick base will remain as is. A new updated modern look is proposed for the main entrance with a gray EIFS wall above the main entrance doors, flanked with simulated wood siding applied over the existing CMU.

Overall, the proposed updates look very good and will be a nice refreshing for the building. The proposed grey/beige colors are nicely paired together and well distributed on the building. The simulated wood siding is a welcome accent material to add interest to the main entrance.

**Signage:**

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

**Landscaping:**

Overall, the existing landscaping on the site is up to code and well maintained. All parking islands have two shade trees, and there is a well-established landscape hedge screening the parking area along both of the road frontages. Additionally, there are daylilies, ornamental grasses, and other landscaping materials used throughout the site.

**RECOMMENDATION:**

It is recommended that the Design Commission approve the proposed architectural design for the façade renovation to *Target* located at 1700 E. Rand Road. This recommendation is subject to compliance with the plans received on 8/18/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

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

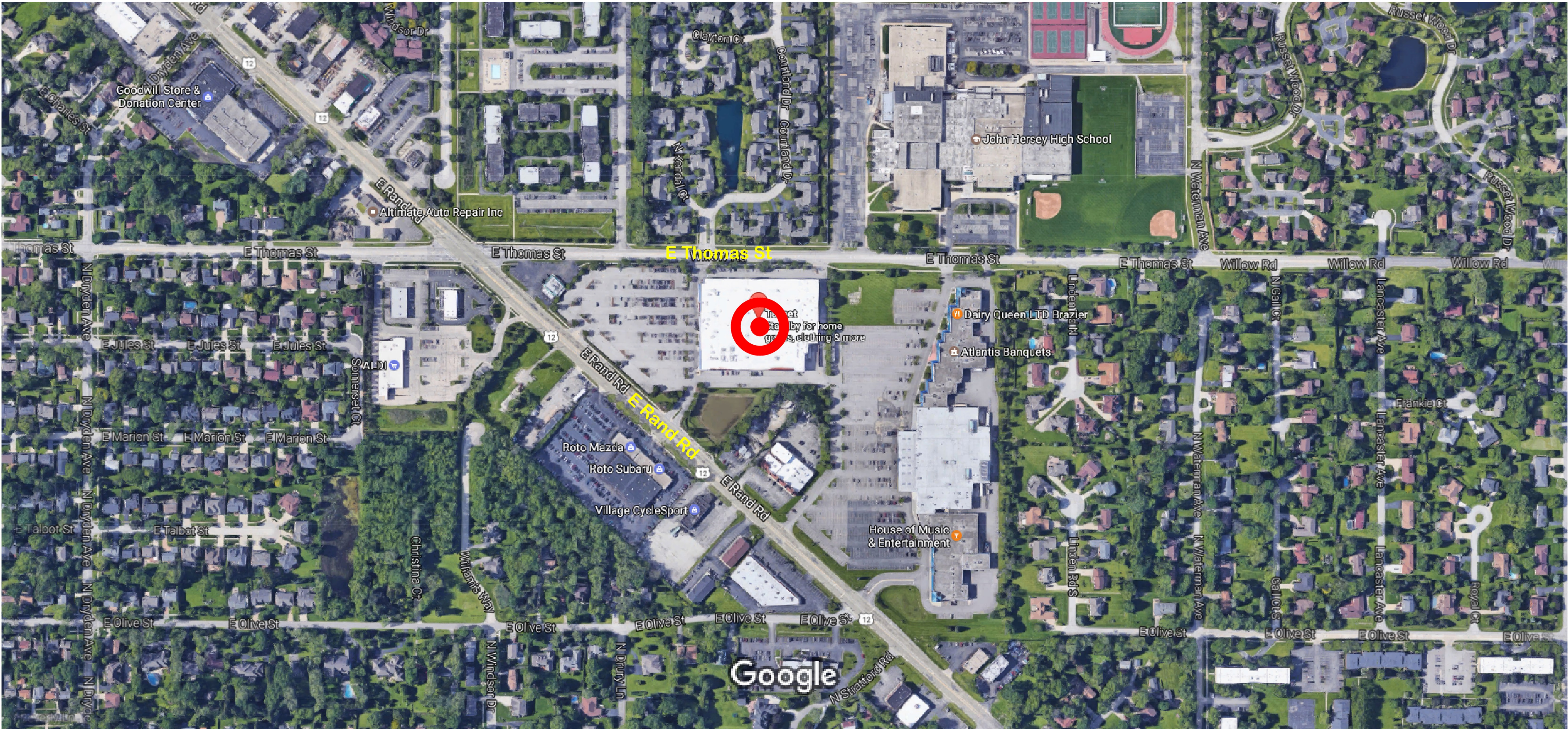
2. All signage must meet code, Chapter 30.

\_\_\_\_\_  
September 6, 2017

Steve Hautzinger AIA, Design Planner  
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-106

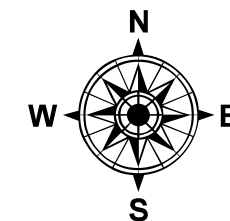
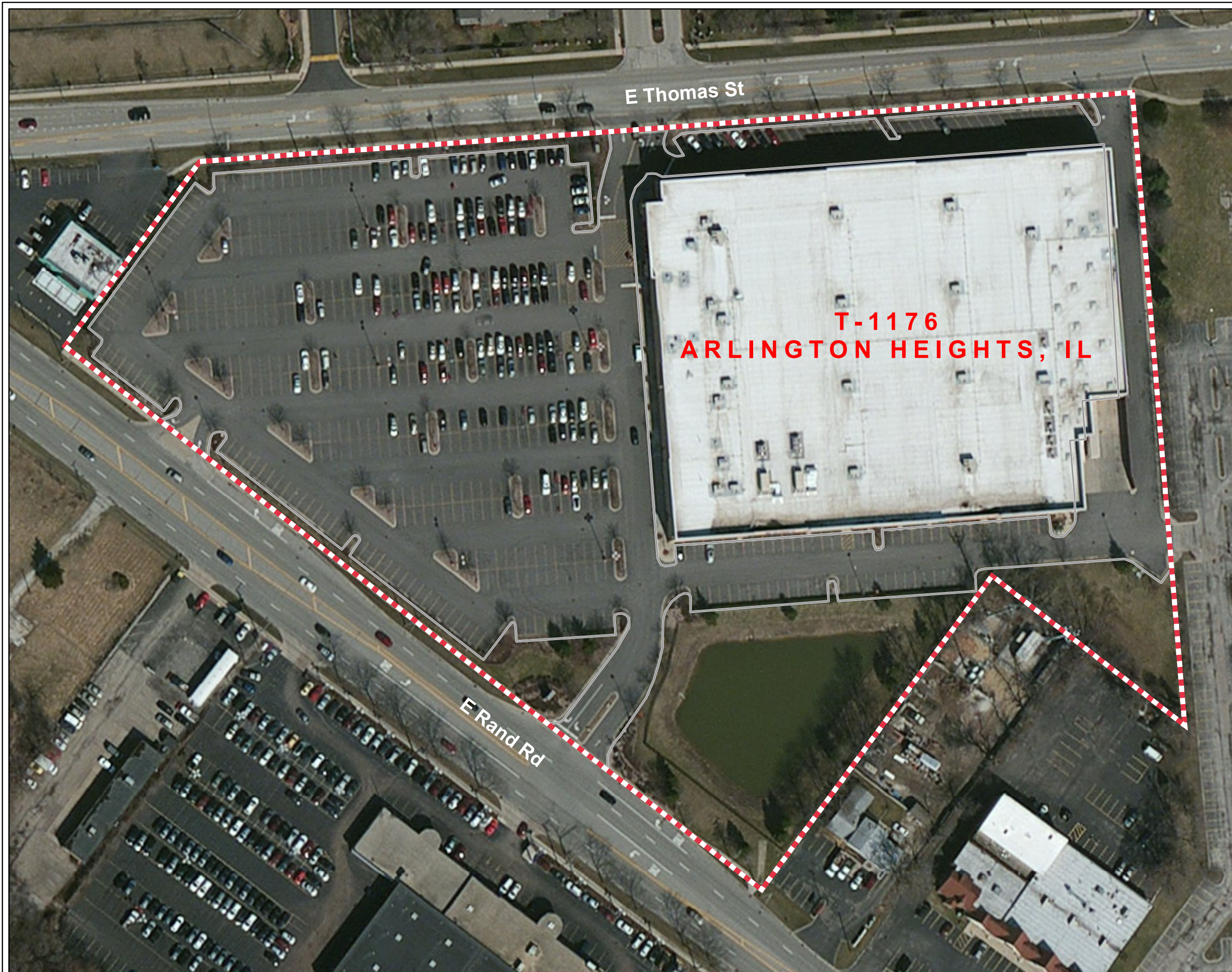




T-1176 Arlington Heights, IL : Exterior Elevation Refresh

March 16, 2017





### Legend

-  Real Estate Boundary
-  Parking Lot

50 0 50 100  
Feet



T-1176 ARLINGTON HEIGHTS, IL  
SITE PLAN EXHIBIT

Kimley»Horn











PHOTOS



Figure 1: Front of Target, main entrance, left side.



Figure 2: Front of Target, right side.



Figure 3: Front of Target, middle.



Figure 1: South side of Target



Figure 5: South side of Target



Figure 6: Existing truck dock and trash compactor screen wall





Figure 7: East side (rear) of Target



Figure 8: East side (rear) of Target



Figure 9: North side of Target



Figure 10: Existing development east of site behind Target



Figure 11: Existing development east of site behind Target



Figure 12: Subaru Dealership southwest of site across E Rand Road





*Figure 13: Life Storage Facility west of site across E Rand Road*



*Figure 14: Existing development south of Target*

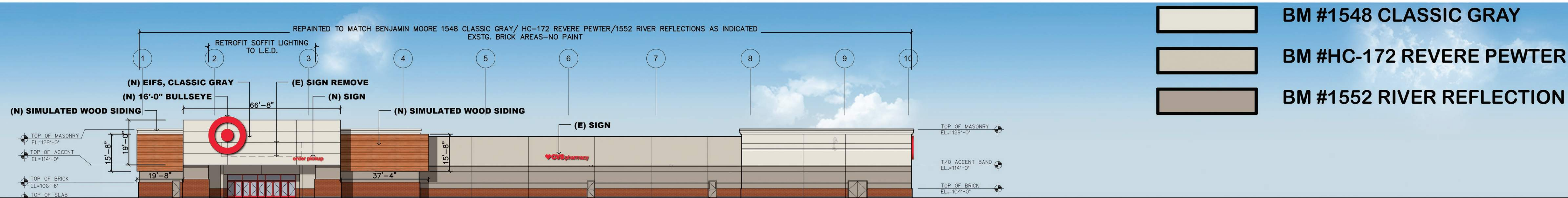


*Figure 15: Restaurant west of site Target at hard corner*

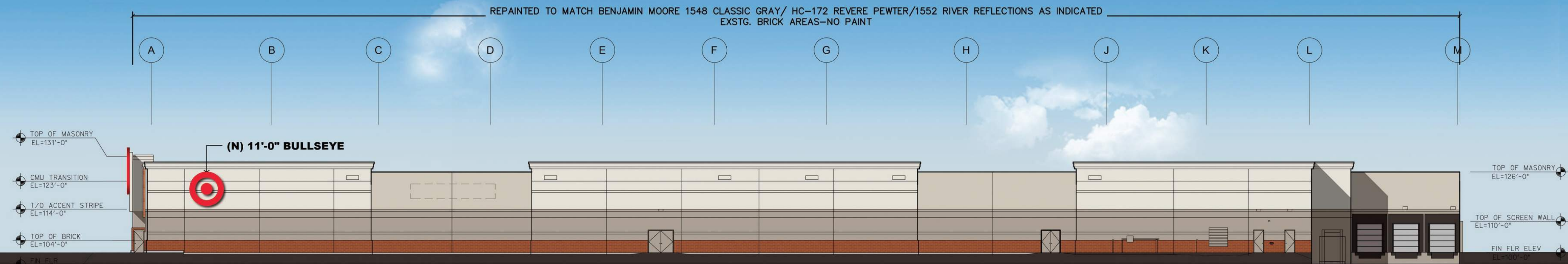




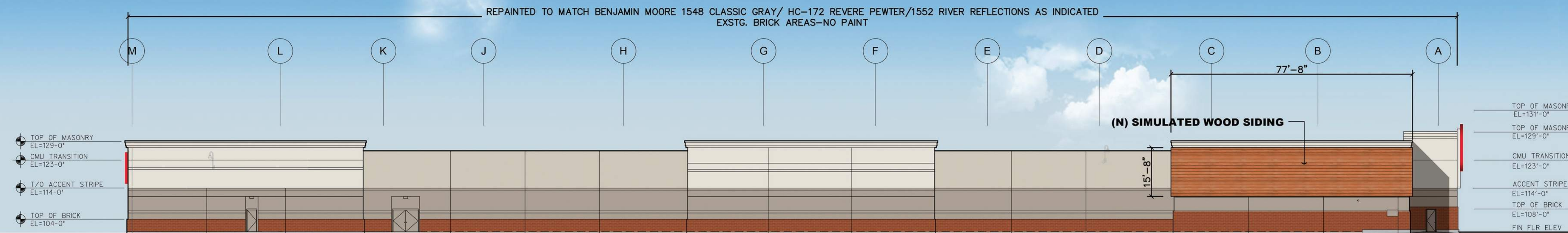




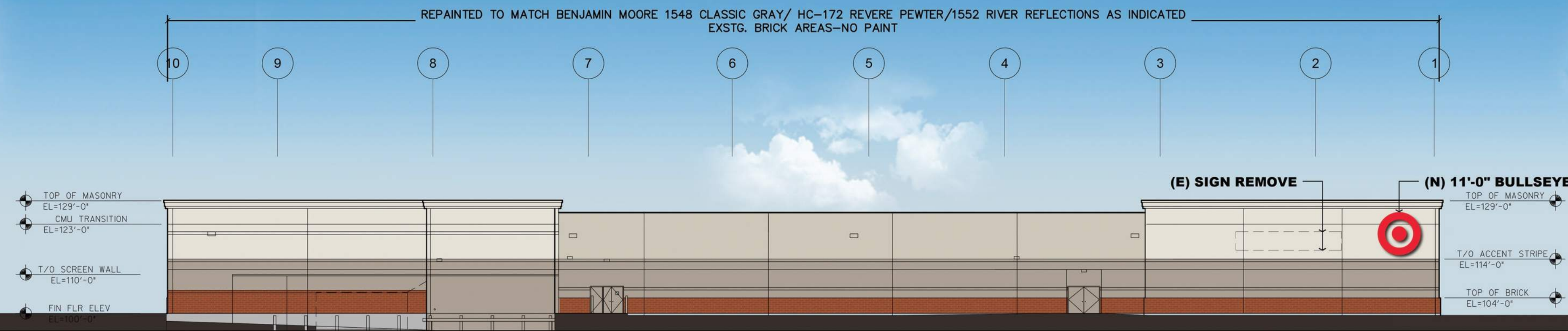
West Elevation



South Elevation

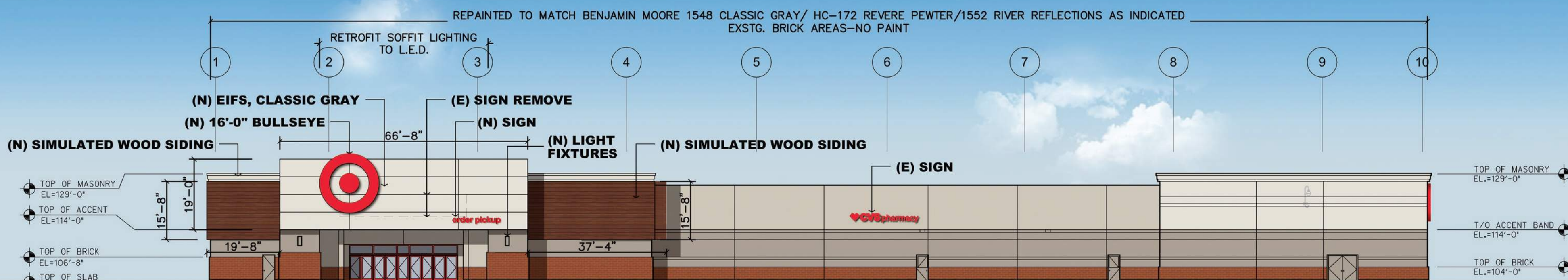


North Elevation

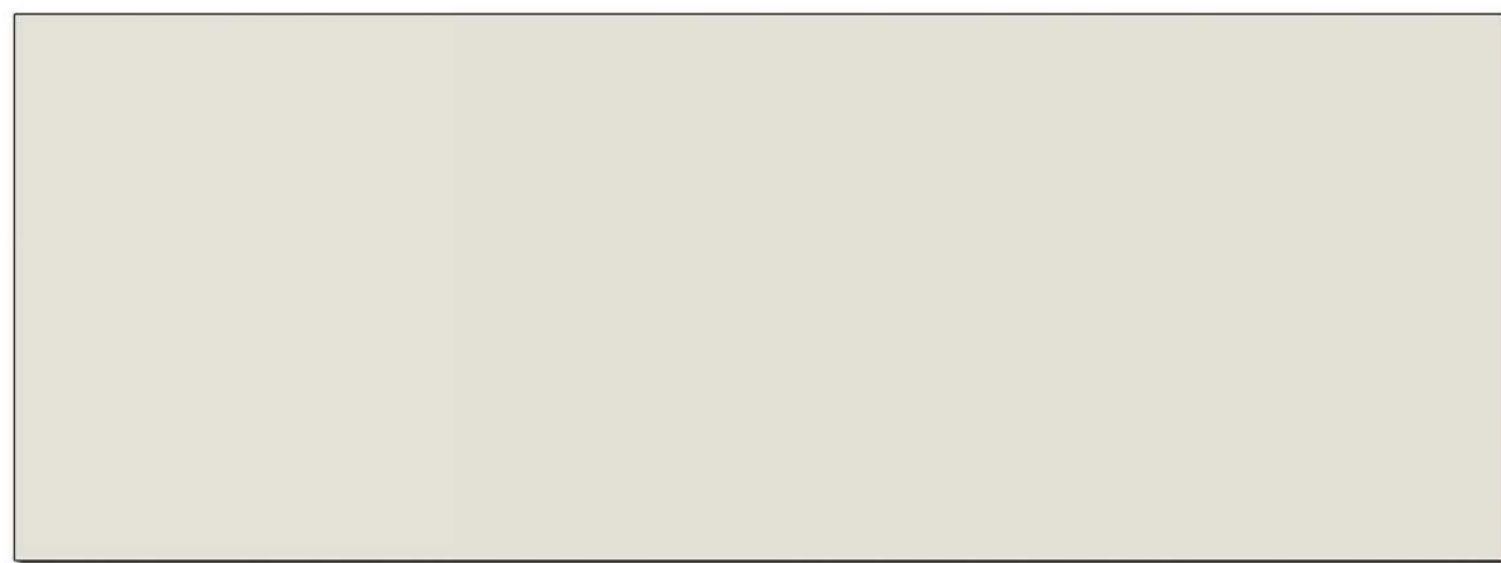


East Elevation

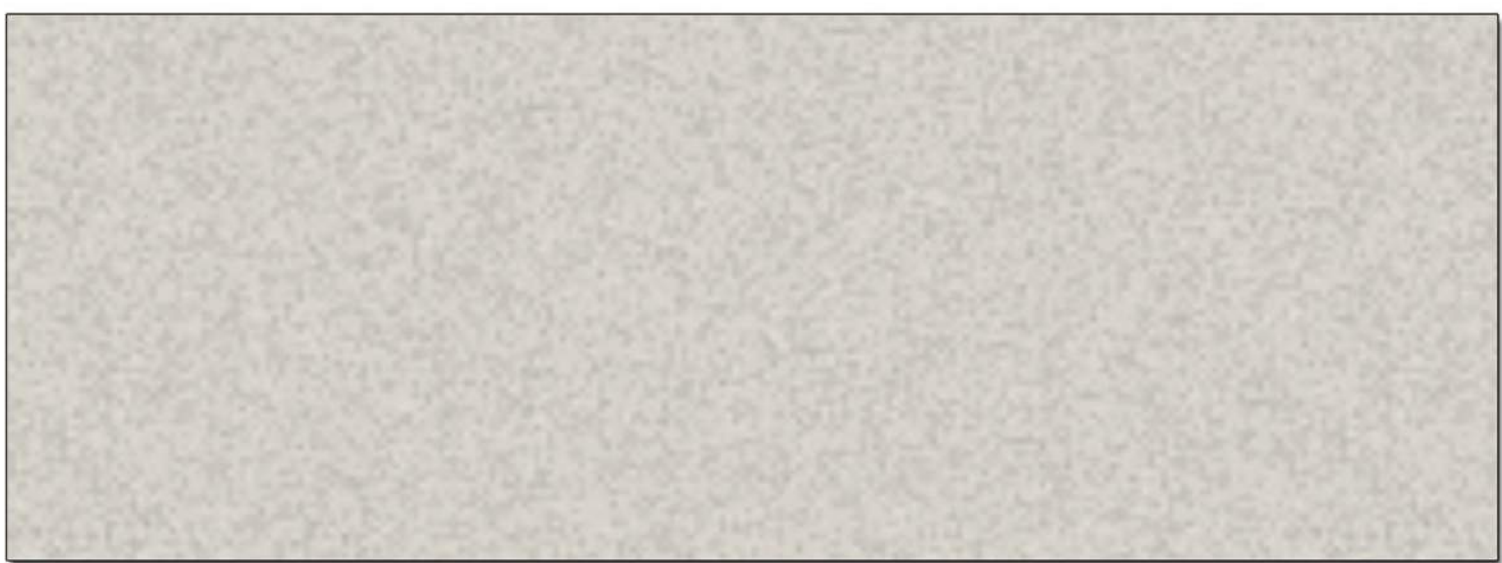




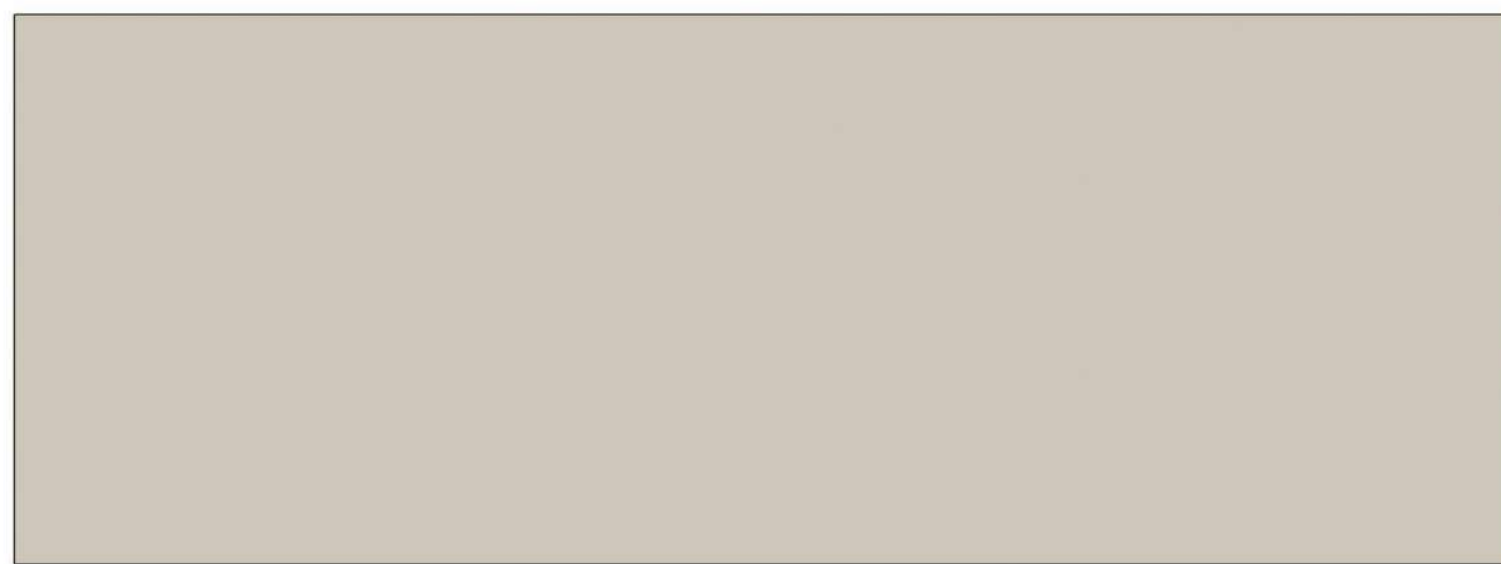
Proposed Front Elevation



**Benjamin Moore  
#1548 Classic Gray**



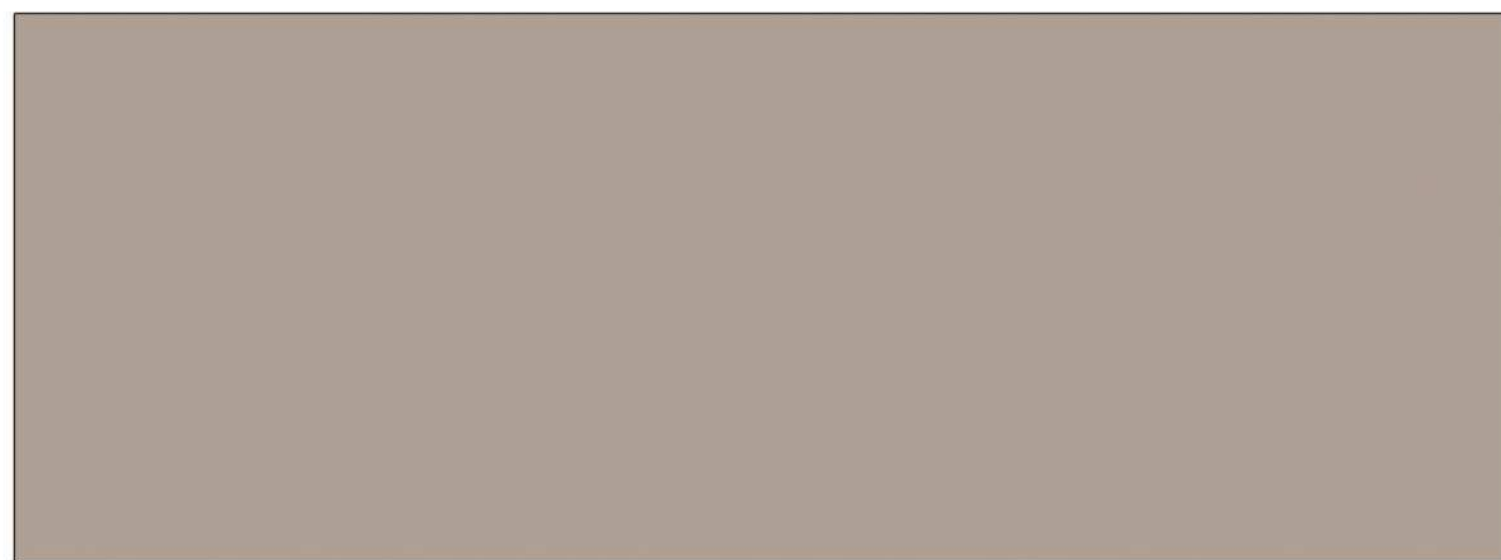
**EIFS: Classic Gray, Sandblast  
Finish**



**Benjamin Moore  
#HC-172 Revere Pewter**



**C-1 Red**



**Benjamin Moore  
#1552 River Reflections**



**Simulated Wood: Stonewood  
Phenolic Resin Panels "Mambo"**





**Item:** DC#17-107 - Target Store - 1700 E. Rand Rd. - Sign Variation

**Department:** Planning & Community Development

### **Requested Action**

#### West Elevation:

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

#### East Elevation (existing non-conforming wall sign):

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

### **Recommendation**

It is recommended that the Design Commission recommend approval to the Village Board of Trustees for the proposed wall sign variation requests for Target at 1700 E. Rand Road. This recommendation is subject to compliance with the plans received 8/18/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

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



Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

**ATTACHMENTS:**

**Description**

Staff Report

Drawings & Documents

Hardship Letter

**Type**

Board or Commission Report

Exhibits

Correspondence



## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

Project Name: Target – Sign Variation  
Project Address: 1700 E. Rand Road  
Prepared By: Steve Hautzinger

### PETITION INFORMATION:

DC Number: 17-107  
Petitioner Name: Derik Leary  
Petitioner Address: Kimley-Horn & Associates Inc.  
1001 Warrenville Road, Suite 350  
Lisle, IL 60532  
Meeting Date: September 12, 2017

Date Prepared: September 5, 2017

### Requested Action(s):

#### West Elevation:

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

#### East Elevation (existing non-conforming wall sign):

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

### ANALYSIS:

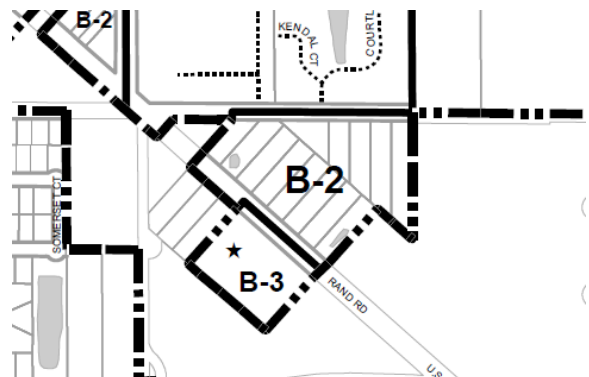
#### Summary

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

The petitioner is proposing exterior improvements to the existing Target store, including updated signage. The building is free-standing and has street frontage on Rand Road and Thomas Street. The building currently has wall signage on the west (main entrance), south, and east building elevations. The existing "Target" wall signs on the west and south elevations are proposed to be replaced with new Target logo signs. An existing "CVS Pharmacy" sign on the west elevation is proposed to remain, and one new "order pickup" wall sign is proposed to be added above the main entrance on the west elevation. The "Target" sign on the east elevation is a non-conforming sign, and it is proposed to remain with some refurbishing.



Aerial of Property



Zoning Map of Property



**Surrounding Land Uses:**

| <i>Direction</i> | <i>Existing Zoning</i>                                      | <i>Existing Use</i>                     | <i>Comprehensive Plan</i>     |
|------------------|-------------------------------------------------------------|-----------------------------------------|-------------------------------|
| Subject Property | B-2, General Business District                              | Target                                  | Commercial                    |
| North            | R-6, Multi-Family Dwelling District                         | Multi-Family Townhomes and Condominiums | Moderate Density Multi-Family |
| South            | B-3, General Service, Wholesale, and Motor Vehicle District | Subaru Mazda car dealership             | Commercial                    |
| East             | Outside of Village Boundary (Prospect Heights)              | Multi-tenant Retail Center              | NA                            |
| West             | Outside of Village Boundary (Prospect Heights)              | Nikko's Restaurant                      | NA                            |

**WALL SIGN SUMMARY:**

Table 1: Existing Wall Signs

| ELEVATION / FRONTAGE<br>One wall sign allowed per street frontage. | EXISTING SIGN      | SIGNABLE AREA | 25% ALLOWED BY CODE            | EXISTING SIZE | REMARKS                                                               |
|--------------------------------------------------------------------|--------------------|---------------|--------------------------------|---------------|-----------------------------------------------------------------------|
| West (main entrance) / Thomas Street                               | "TARGET" with logo | 1,267 sf      | 150 sf max.<br>(25% is 317 sf) | 202.5 sf      | Existing legal non-conforming sign to be removed.                     |
| West (main entrance) / Thomas Street                               | "CVS Pharmacy"     | 0 sf          | 0 sf                           | 36 sf         | Existing sign to remain.<br>66 sf sign approved by variation in 1997. |
| South / Rand Rd.                                                   | "TARGET" with logo | 620 sf        | 155 sf                         | 142 sf        | Existing sign to be removed.                                          |
| East / (no frontage)                                               | "TARGET" with logo | 0 sf          | 0 sf                           | 142 sf        | Existing non-conforming sign to remain.<br>Permit issued in 1998.     |
| TOTAL                                                              |                    |               | 305 sf                         | 522.5 sf      |                                                                       |



Table 2: Proposed Wall Signs

| ELEVATION / FRONTAGE<br><br>One wall sign allowed per street frontage. | PROPOSED SIGN      | SIGNABLE AREA | 25% ALLOWED BY CODE                                              | EXISTING SIZE | PROPOSED SIZE | REMARKS                                                                                                                                         |
|------------------------------------------------------------------------|--------------------|---------------|------------------------------------------------------------------|---------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| West (main entrance) / Thomas Street                                   | Target logo        | 1,267 sf      | 150 sf max.<br>(25% is 317sf)                                    | 202.5 sf      | 256 sf        | Variation required for size.<br><br>Variation required for projecting above wall.                                                               |
| West (main entrance) / Thomas Street                                   | "order pickup"     | 0 sf          | 0 sf                                                             | NA            | 25 sf         | Variation required for number.<br><br>Variation required for size.                                                                              |
| West (main entrance) / Thomas Street                                   | "CVS Pharmacy"     | 0 sf          | 0 sf                                                             | 36 sf         | 36 sf         | Existing sign to remain (previous variation approved in 1997).<br><br>Variation required for number.<br><br>Variation required for size.        |
| South / Rand Rd.                                                       | Target logo        | 936 sf        | 210 sf max<br>(based on setback from the road)<br>(25% is 234sf) | 142 sf        | 121 sf        | Complies with code.                                                                                                                             |
| East / (no frontage)                                                   | "TARGET" with logo | 0 sf          | 0 sf                                                             | 142 sf        | 142 sf        | Existing legal non-conforming sign to remain (permit issued in 1998).<br><br>Variation required for number.<br><br>Variation required for size. |
| TOTAL                                                                  |                    |               | 360 sf                                                           | 522.5 sf      | 580 sf        |                                                                                                                                                 |



Sign Variation Criteria:

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

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

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

- The bullseye logo is being used to refresh the Target brand with a contemporary appearance that is consistent with Target's national branding.
- Projecting the bullseye logo above the building wall enhances the building articulation and creates visual interest (see Photo 1 below for an example).
- A smaller sign above the main entrance would be out of proportion with the building façade and would be difficult to see from Rand Road.
- The new "order pickup" sign is needed to identify the point of entry for picking up online orders.
- Overall, the proposed signage is similar to the existing signage on the building.



Photo 1. Example of a new Target store with bullseye logo projecting above the building wall.



Staff agrees that the proposed signage is consistent with the current signage on the building, and the refreshed branding works well with the new contemporary entry design. The size of the wall signs are not excessive for the size of the building and site, and the wall signs are well below the 25% signable wall area.

The intent of the code to prohibit signs projecting above the roof is to prevent sign blight that would detract from the building architecture. In this case, the sign is just a logo with minimal projection.

The "CVS pharmacy" and "order pickup" signs are small and serve a valid purpose to identify these unique services to customers. Petco received approval of a similar variation in 2013 to allow a small secondary "grooming" wall sign.

Staff also recommends that variations for the existing legal non-conforming wall sign on the east wall of the building (to remain) be approved so that future updates to this sign will be allowed.

### RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board of Trustees for the proposed wall sign variation requests for *Target* at 1700 E. Rand Road. This recommendation is subject to compliance with the plans received 8/18/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

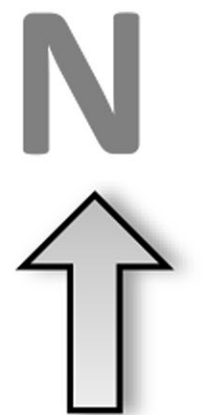
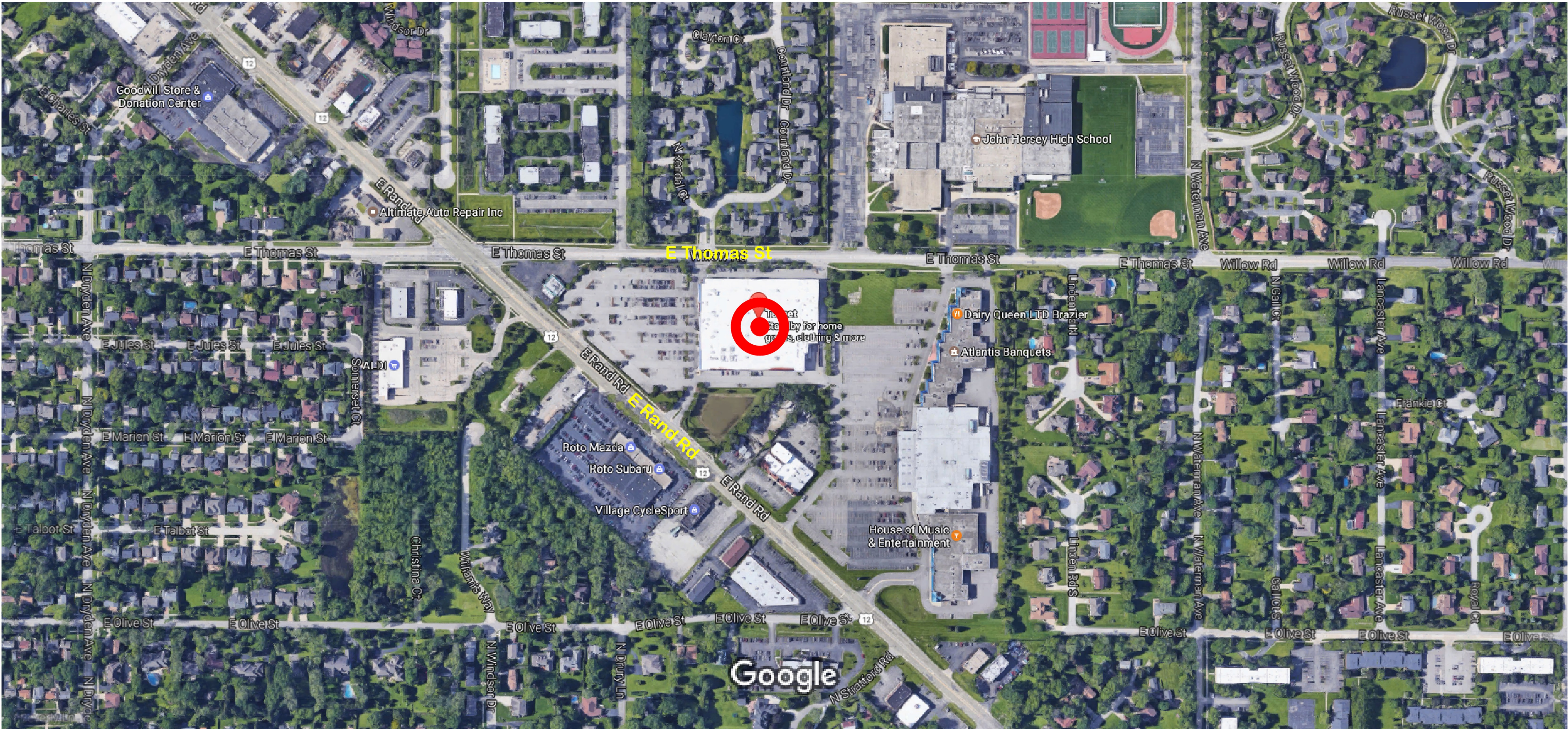
1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit 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 5, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-107

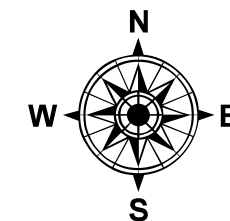
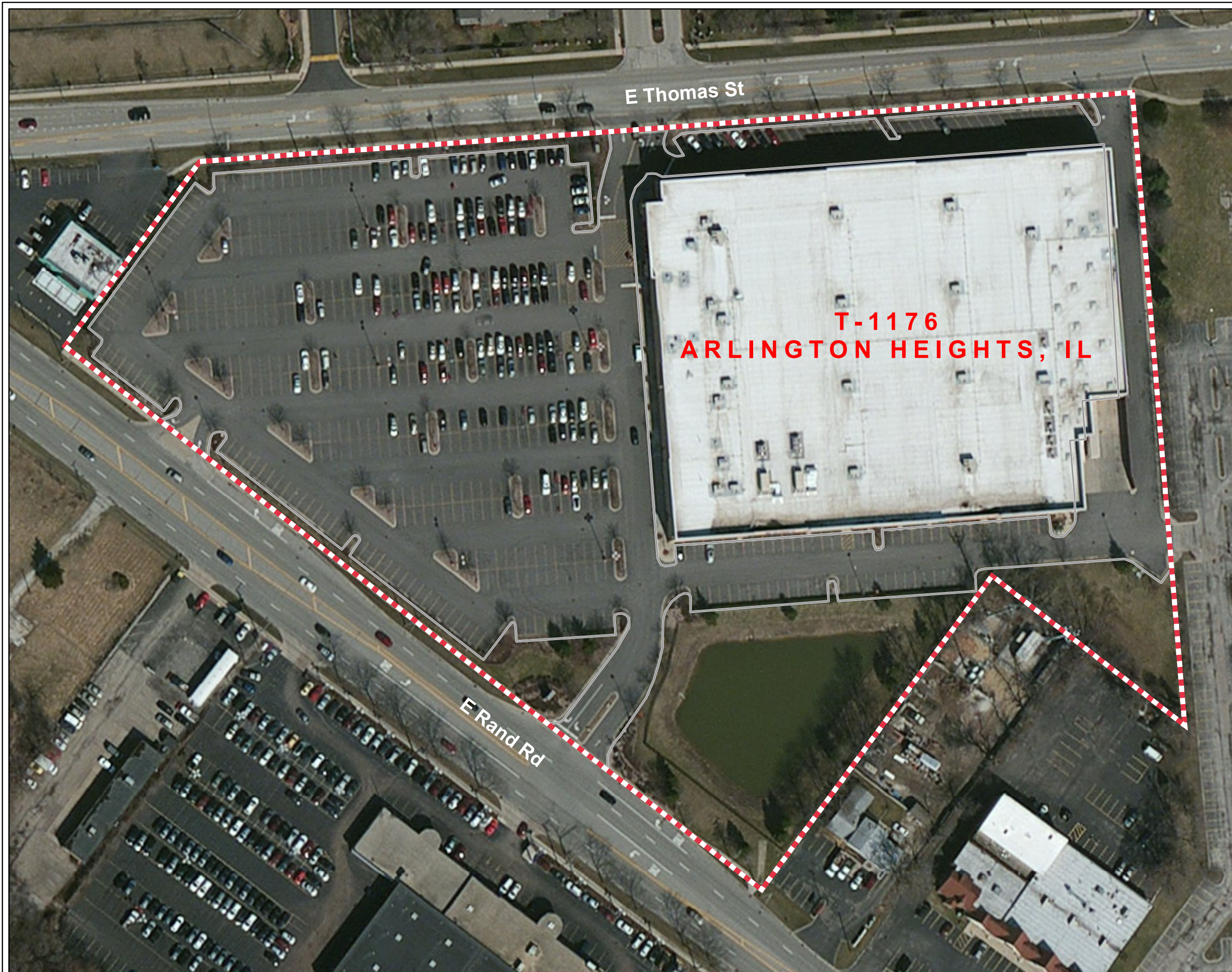




T-1176 Arlington Heights, IL : Exterior Elevation Refresh

March 16, 2017





### Legend

-  Real Estate Boundary
-  Parking Lot

50 0 50 100  
Feet



T-1176 ARLINGTON HEIGHTS, IL  
SITE PLAN EXHIBIT

Kimley»Horn











## PHOTOS



*Figure 1: Front of Target, main entrance, left side.*



*Figure 2: Front of Target, right side.*



*Figure 3: Front of Target, middle.*



*Figure 1: South side of Target*



*Figure 5: South side of Target*



*Figure 6: Existing truck dock and trash compactor screen wall*





Figure 7: East side (rear) of Target



Figure 8: East side (rear) of Target



Figure 9: North side of Target



Figure 10: Existing development east of site behind Target



Figure 11: Existing development east of site behind Target



Figure 12: Subaru Dealership southwest of site across E Rand Road





*Figure 13: Life Storage Facility west of site across E Rand Road*



*Figure 14: Existing development south of Target*

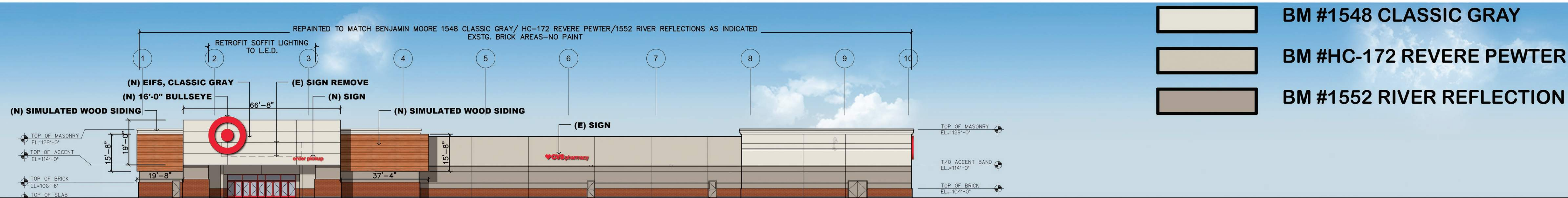


*Figure 15: Restaurant west of site Target at hard corner*

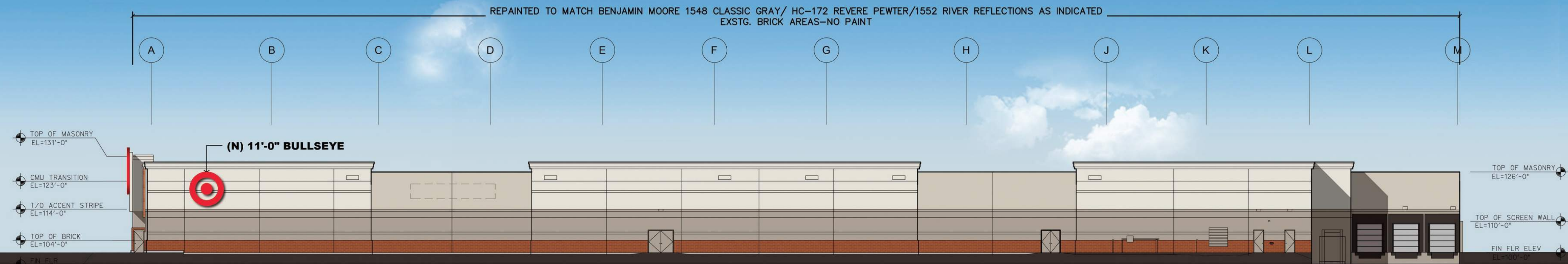




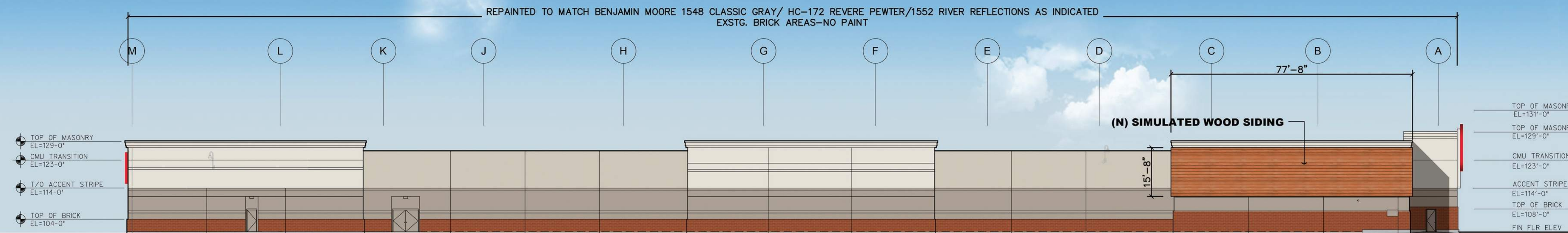




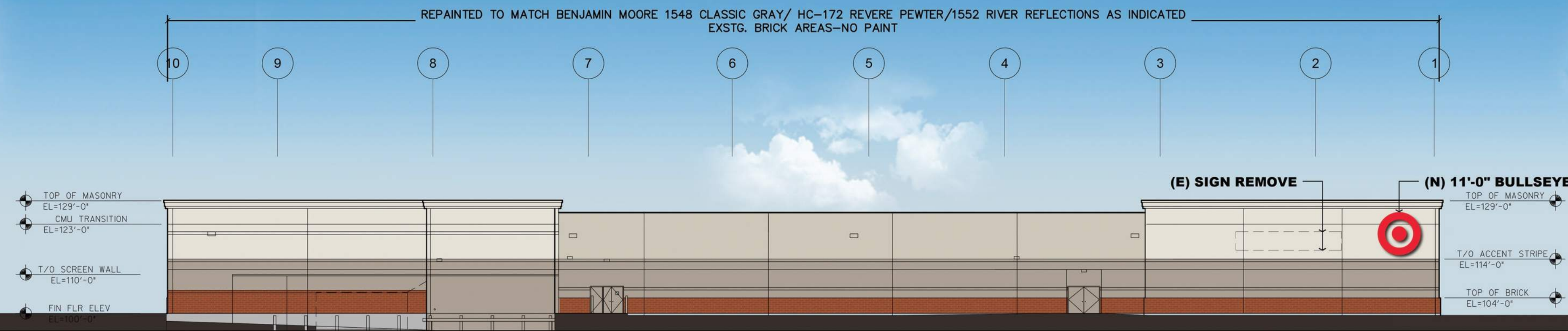
West Elevation



South Elevation



North Elevation



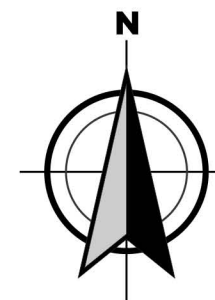
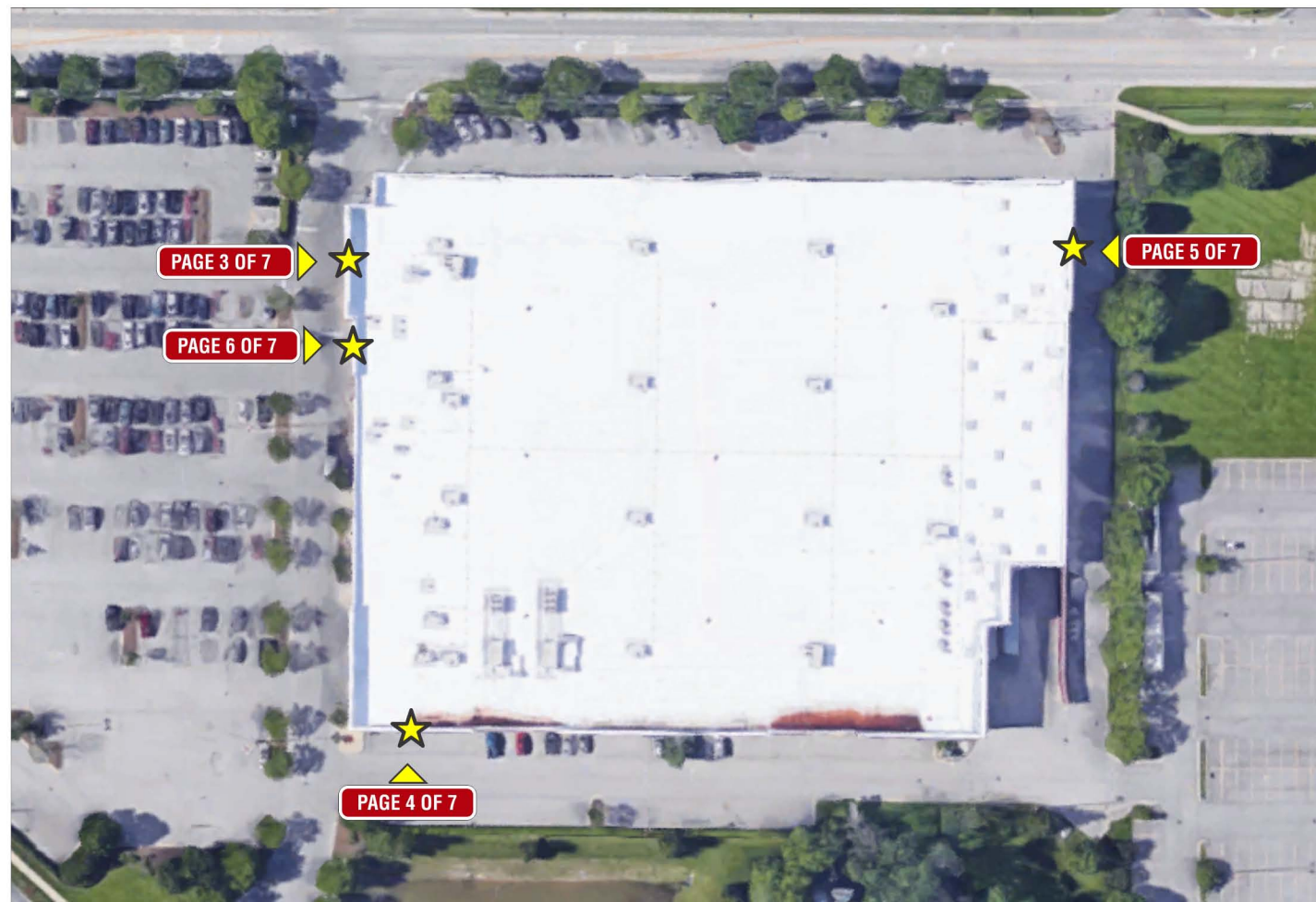
East Elevation



# TARGET

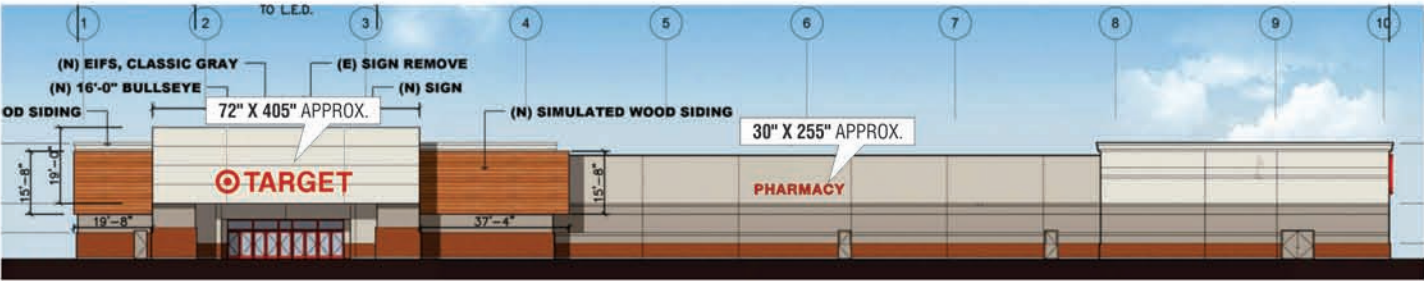
Store 1176

1700 E Rand Road  
Arlington Heights, Illinois, USA

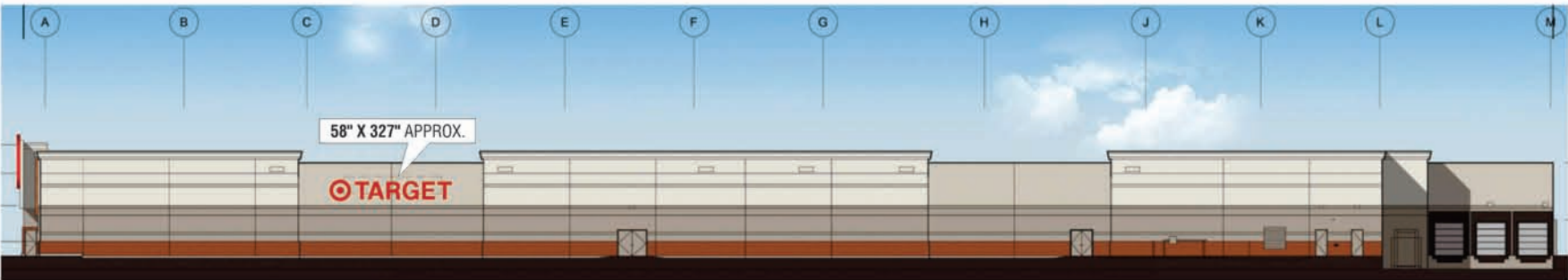


 = SIGN LOCATIONS

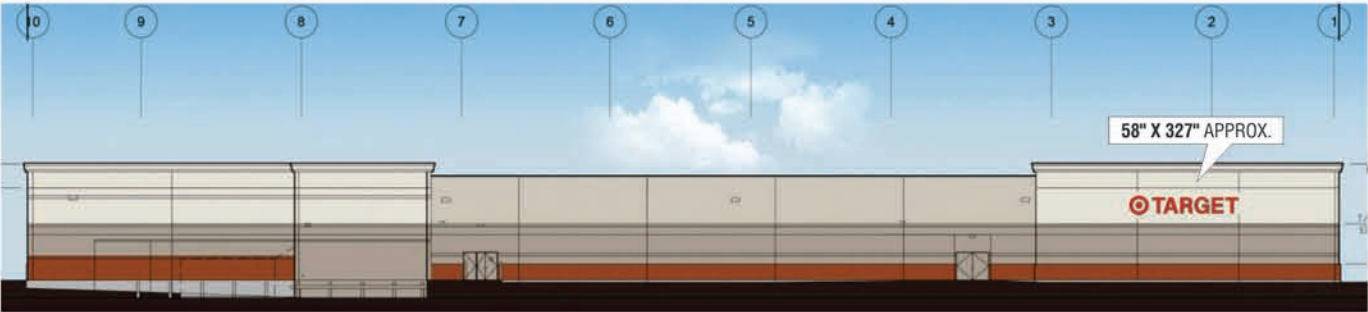




WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MISCELLANEOUS

COLOUR REQUIRED

VECTOR ART REQUIRED

**SITE CHECK REQUIRED**

**Electrical Requirements**

120V 220V 240V 277V 480V

 Preliminary Artwork

 Approved for Production

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:  
August 2, 2017

T. Dodge



**PRIDE SIGNS**

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. ©2017  
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

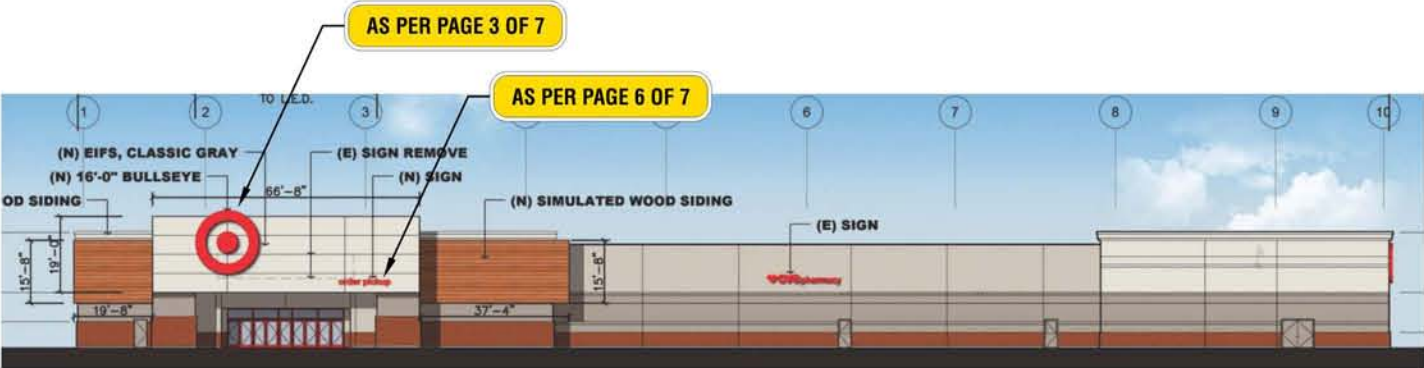


Arlington Heights  
Illinois, USA

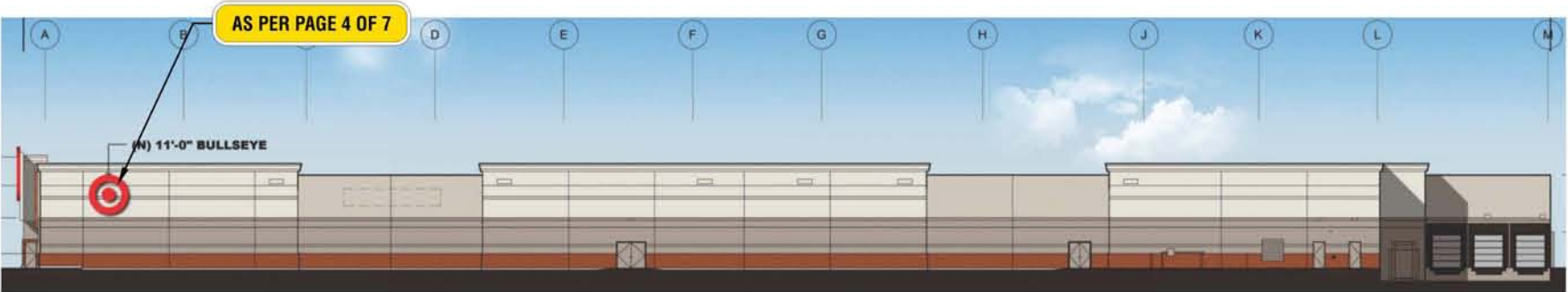


DRAWN BY: J.L.  
DATE: Aug 9, 2017

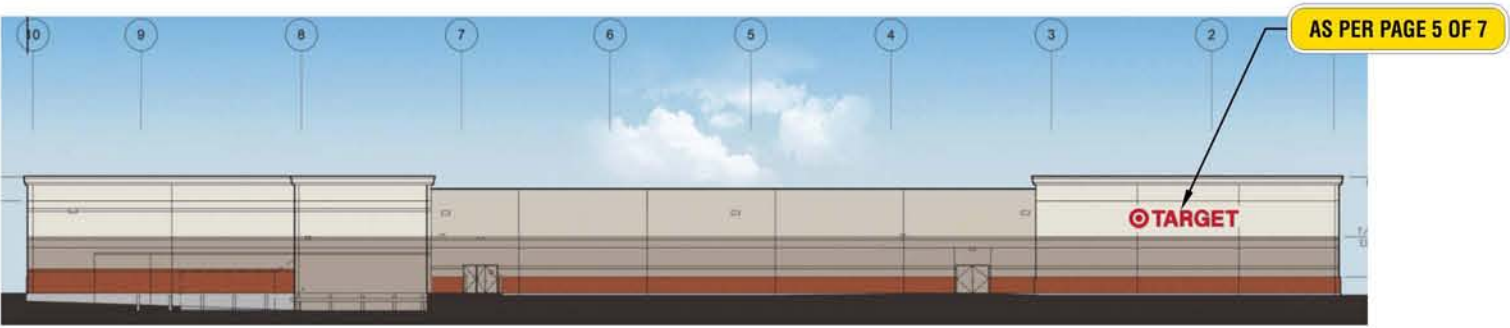




WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

MISCELLANEOUS

COLOUR REQUIRED

VECTOR ART REQUIRED

**SITE CHECK REQUIRED**

**Electrical Requirements**

120V / 222V / 147V / 100V

 Preliminary Artwork

 Approved for Production

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:  
August 2, 2017 T. Dodge



**PRIDE SIGNS**

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. ©2017  
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

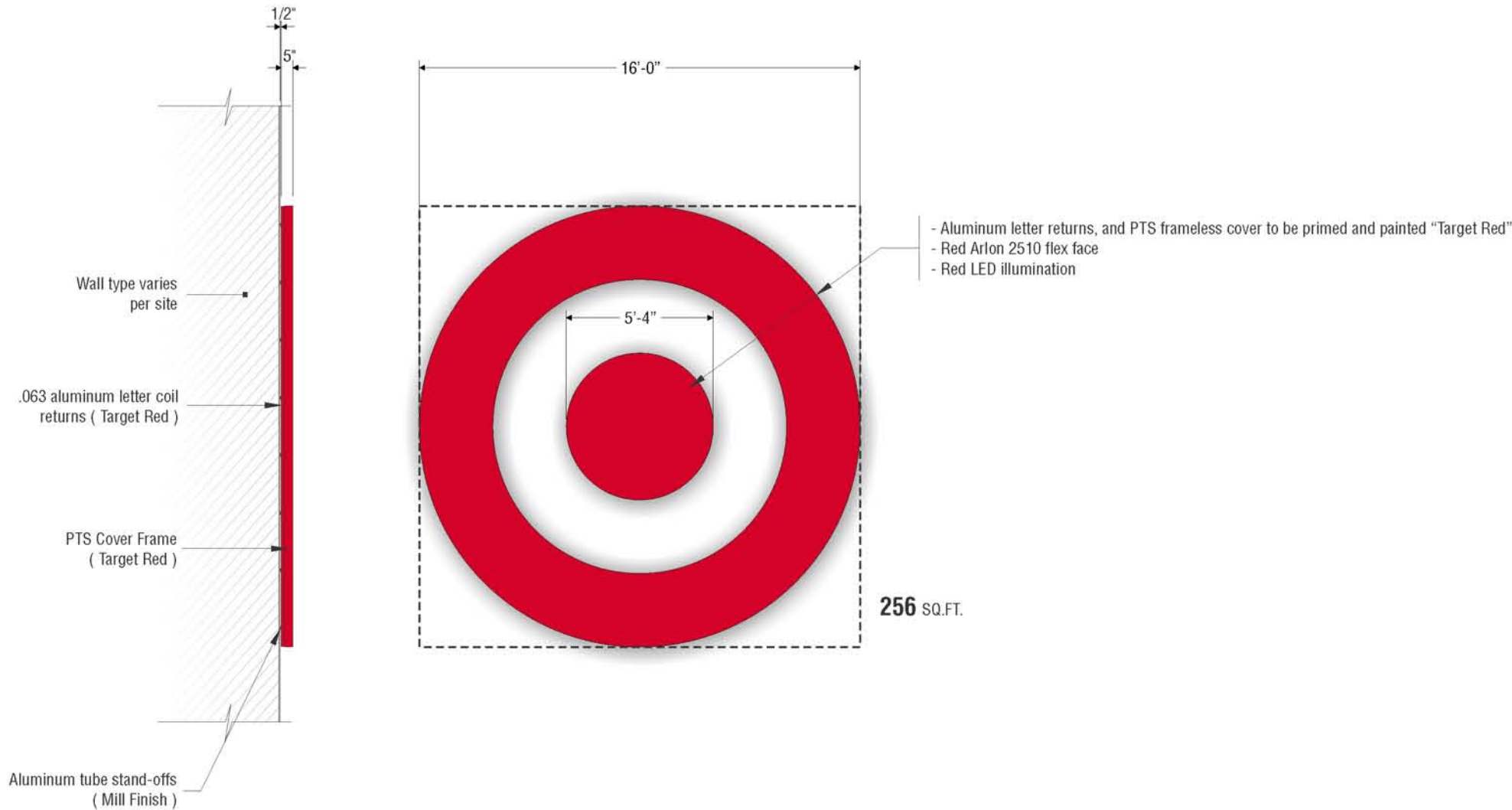


Arlington Heights  
Illinois, USA



DRAWN BY: T. Dodge  
DATE: May 4, 2017





MISCELLANEOUS

COLOUR REQUIRED

VECTOR ART REQUIRED

SITE CHECK REQUIRED

**Electrical Requirements**

☐ Preliminary Artwork

☒ Approved for Production

January 3, 2017 T. Dodge

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:



**PRIDE SIGNS**

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. ©2017

255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

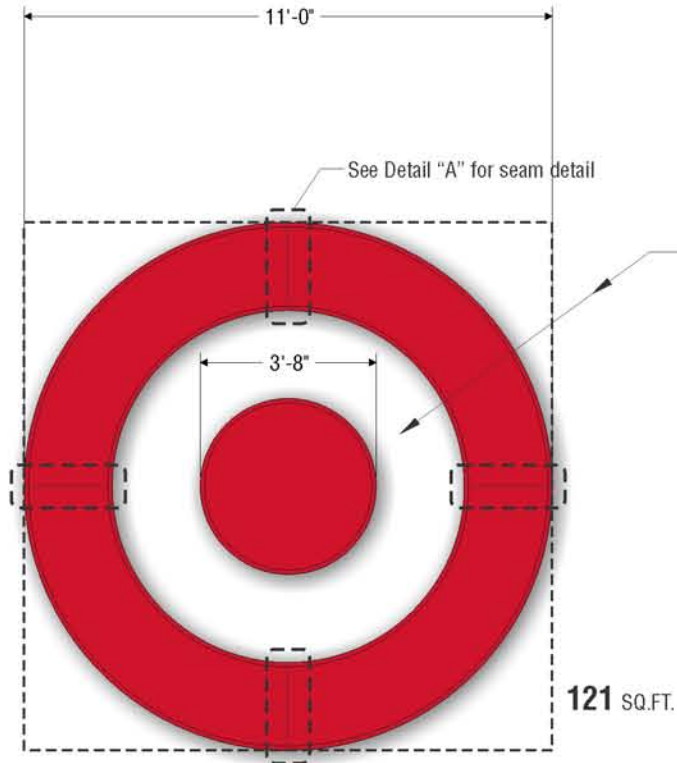
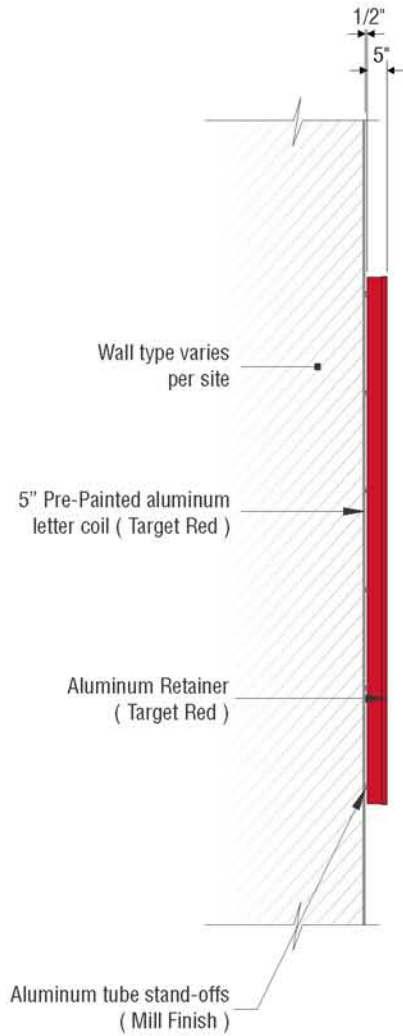


**DRAWN BY:** T. Dodge  
**DATE:** January 3, 2017

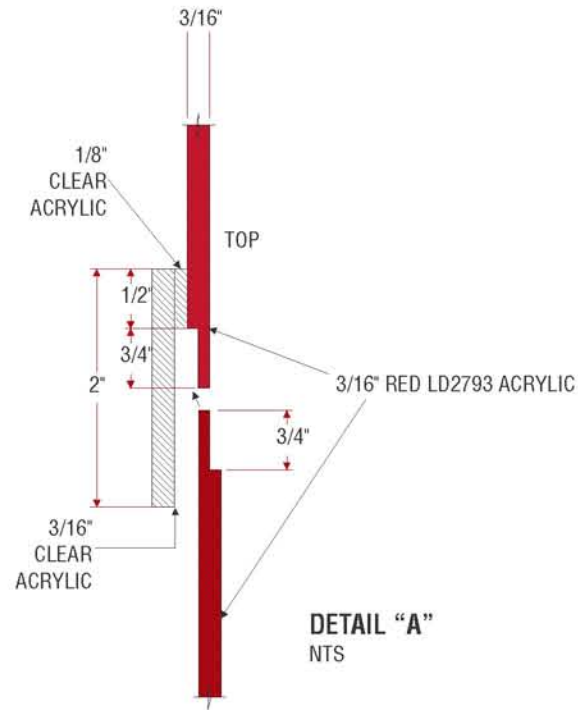


Illuminated Channel Logo

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



- Pre finished 5" aluminum letter coil returns ( Target Red )
- 3/16" Red LD2793 acrylic faces
- 1" Pre-Painted Target Red Aluminum retainer
- Target Red LED illumination



Drawing No.  
**TARG-CL132x0132.120A**

CHANNEL LETTERS

PL: 21.07m PA: 5.89m<sup>2</sup>

MISCELLANEOUS

COLOUR REQUIRED

VECTOR ART REQUIRED

SITE CHECK REQUIRED

Electrical Requirements

- ☐ Preliminary Artwork
- ☒ Approved for Production
- January 3, 2017 T. Dodge

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:



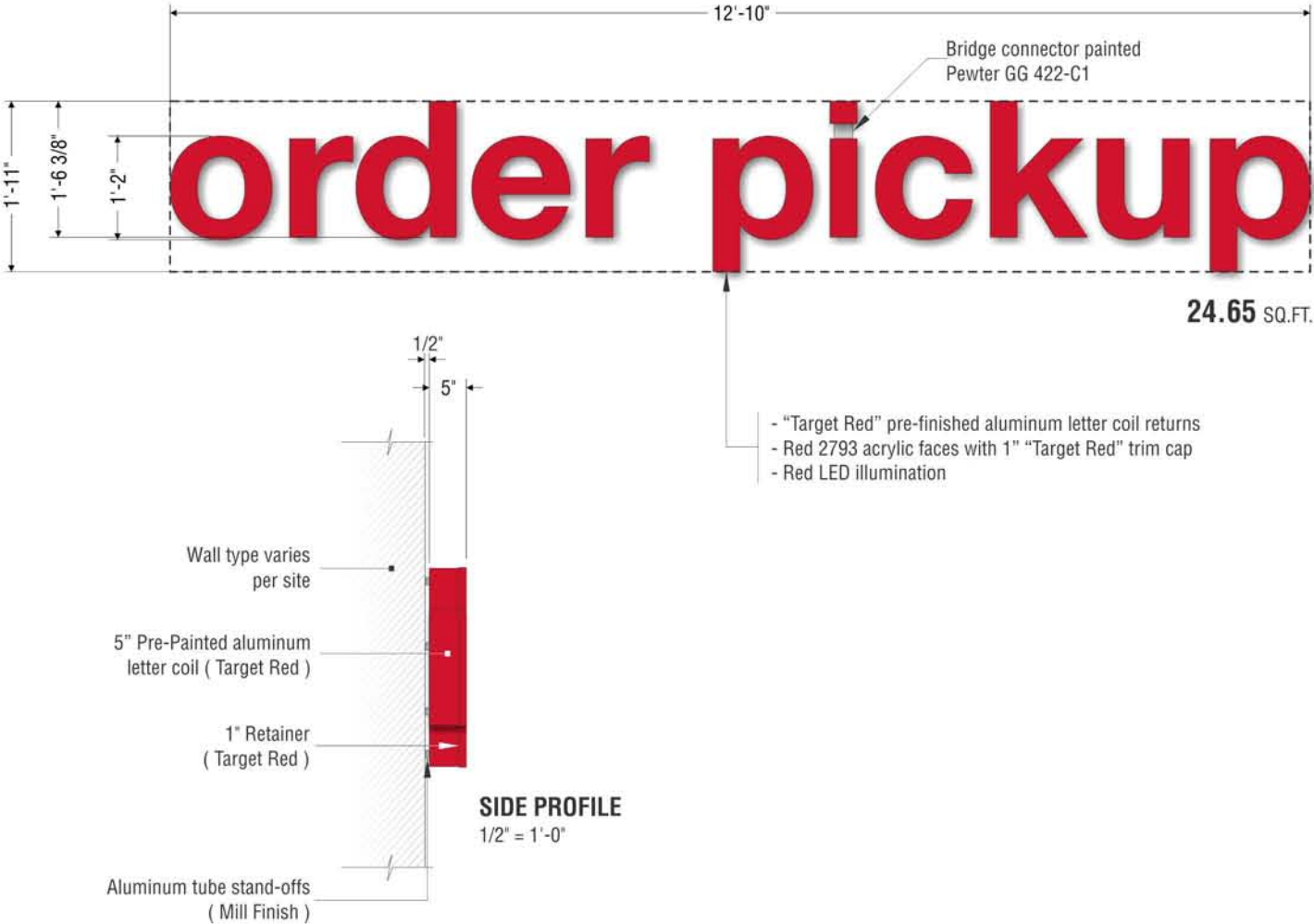
**PRIDE SIGNS**

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. ©2017  
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



DRAWN BY: T. Dodge  
DATE: January 3, 2017





MISCELLANEOUS

COLOUR REQUIRED

VECTOR ART REQUIRED

SITE CHECK REQUIRED

**Electrical Requirements**

**120v** 220v 240v 277v

☐ Preliminary Artwork

☒ Approved for Production

June 28, 2017

T. Dodge

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:



**PRIDE SIGNS**

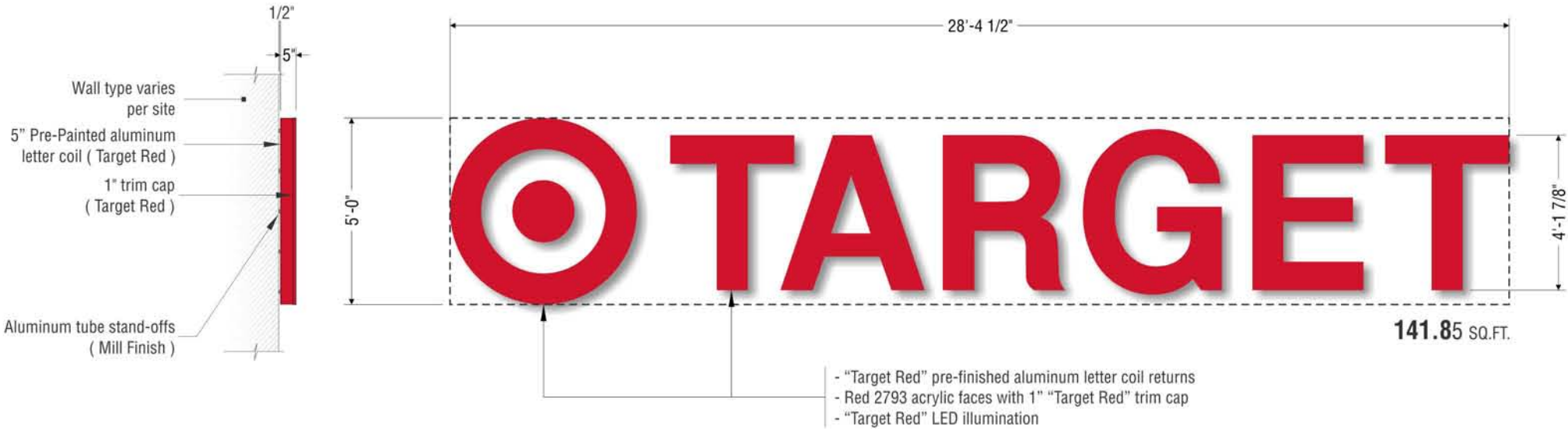
THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. ©2017

255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



**DRAWN BY:** T. Dodge  
**DATE:** June 28, 2017





**Electrical Requirements**

**120v** 220v 240v 277v

☐ Preliminary Artwork

☒ Approved for Production

August 2, 2017 T. Dodge

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:



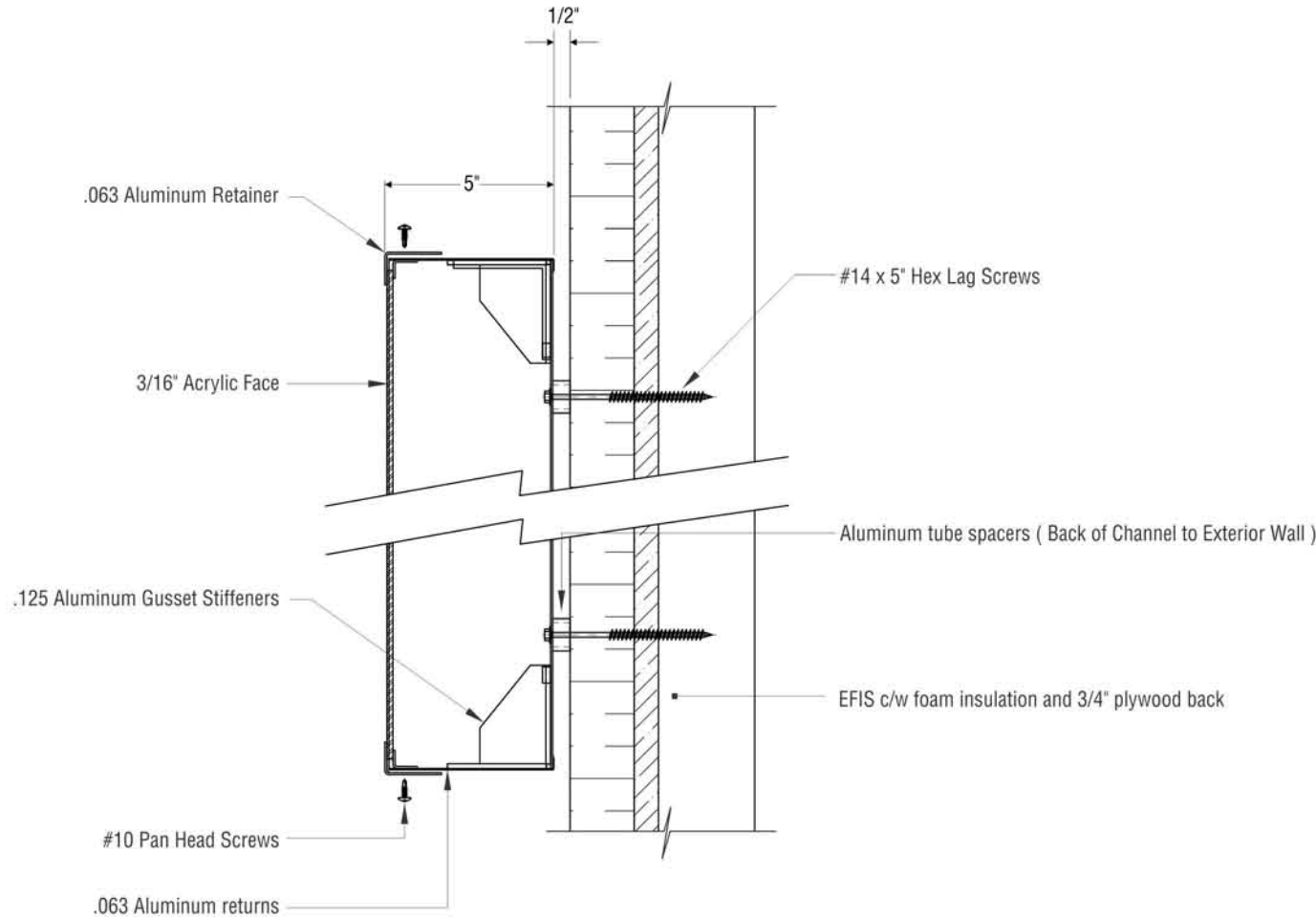
**PRIDE SIGNS**

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. ©2017  
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



**DRAWN BY:** T. Dodge  
**DATE:** August 2, 2017





MISCELLANEOUS

COLOUR REQUIRED

VECTOR ART REQUIRED

**SITE CHECK REQUIRED**

**Electrical Requirements**

120V 60Hz 147W 0.00A

☒ Preliminary Artwork

☐ Approved for Production

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

REVISION DATES:



**PRIDE SIGNS**

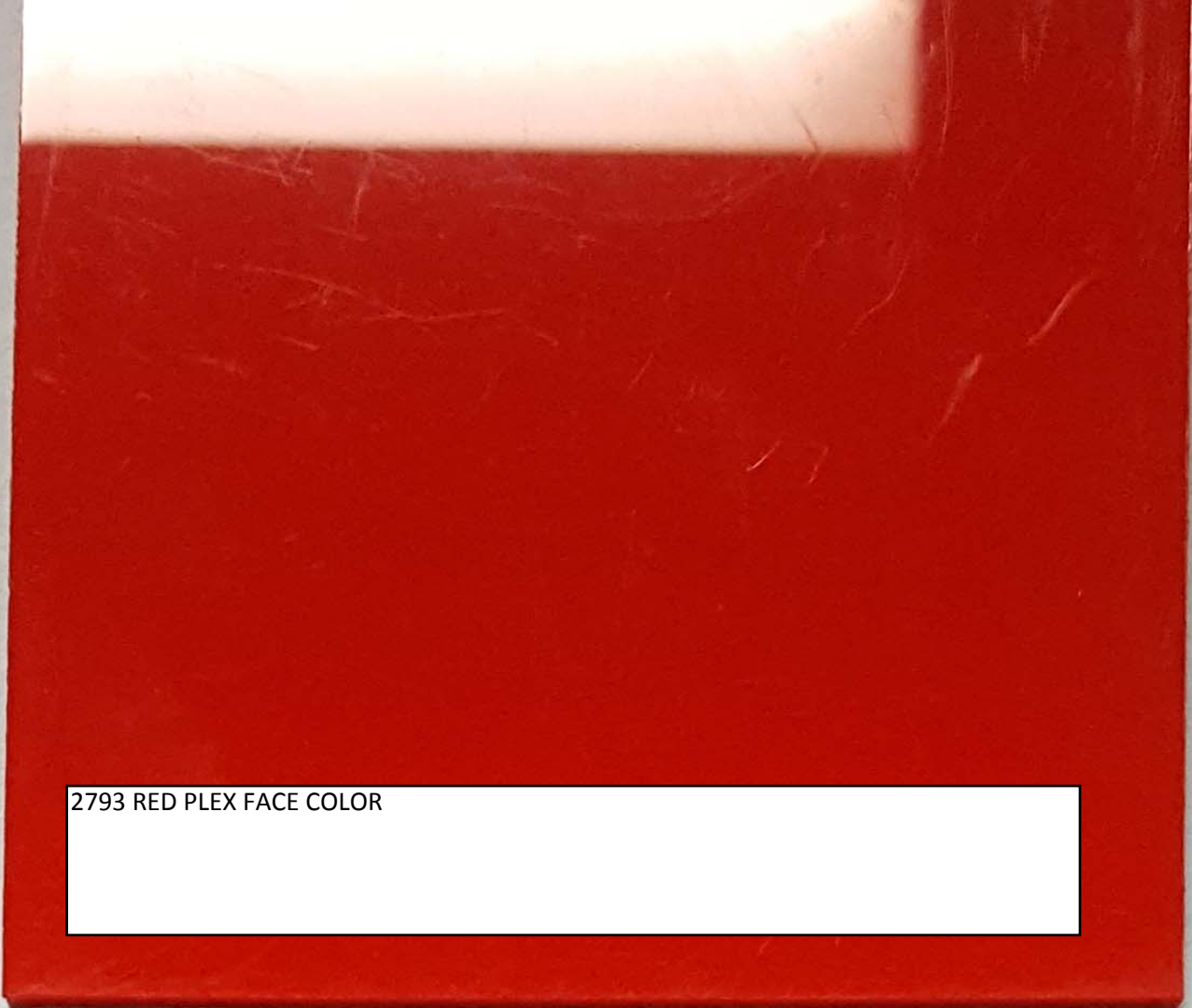
THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. ©2017  
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



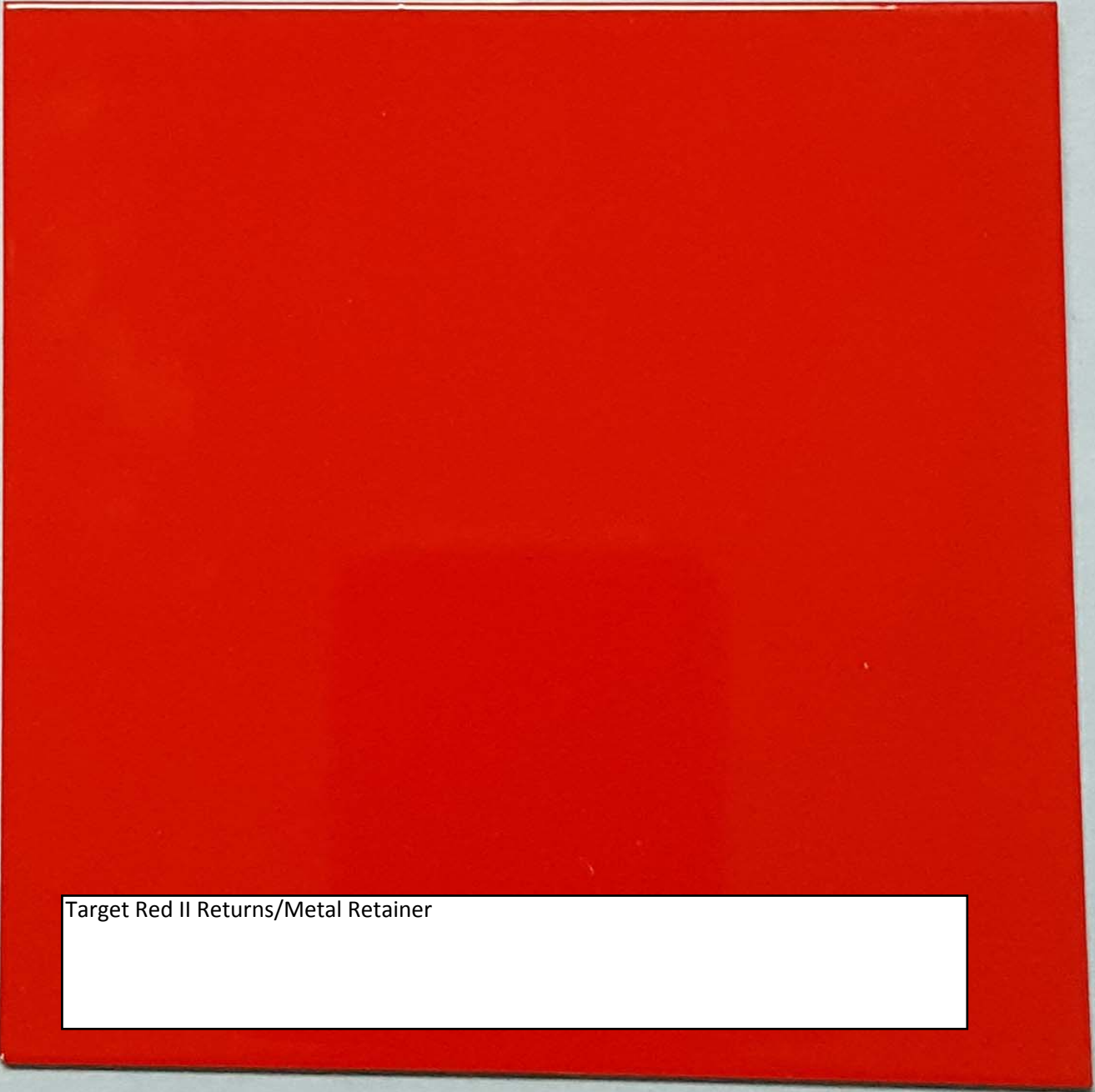
**TARGET**

**DRAWN BY:** T. Dodge  
**DATE:** July 20, 2017





2793 RED PLEX FACE COLOR



Target Red II Returns/Metal Retainer



0143 TRUE RED 1" TRIM CAP





August 31, 2017

Village of Arlington Heights  
Department of Planning & Community Development  
33 South Arlington Heights Road  
Arlington Heights, IL 60005

**Re: Target (T-1176) Sign Variation  
1700 E Rand Road  
Arlington Heights, IL**

Dear Mr. Hautzinger,

Kimley-Horn and Associates, Inc. serves as the engineering consultant for Target, who is seeking a signage variation for the building at 1700 E Rand Road, Arlington Heights, Illinois. The three signage variations being submitted for are:

1. Signage to project above wall
2. Signage square footage increase above maximum 150 sf
3. An additional "Order Pickup" sign

With this letter, we respectfully offer the following narrative:

**a) *The particular difficulty or peculiar hardship is not self-created by the petitioner; and***

1. *The proposed sign is a 16' diameter Bullseye projecting, approximately 3'-0" above the top of masonry, 34'-0" from finished grade. Only a small portion of the Bullseye is projected above the top of building. The projecting sign will enhance the building articulation and help create visual interest at the top of the building. It will also help direct drivers and pedestrians in a visible manner by enhancing site lines.*
2. *The proposed 16' diameter Bullseye is designed and sized to have better architectural symmetry. Based on the large wall space over the main entrance, using a smaller sign would not be as aesthetically pleasing. The front (west) elevation of the store is located 400 linear feet from E Rand Road. Although the 256 sf sign is greater than the permitted 150 sf, assuming the requirement of 1 sf per 1 lf setback from the road, the Bullseye would meet the area requirement.*
3. *The addition of the "Order Pickup" sign is to enhance the online experience and to identify the point of entry for collecting merchandise ordered online. With the sign, guests can take full advantage of the extent of services offered at the Target store.*

**b) *The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare; and,***

- 1-2. *The variation proposed for the larger signage to project above the wall will not have an adverse impact to public health, safety, or welfare. The higher sign will help alleviate sight corridors to drivers passing by looking for the store. Because of the size of the store, the Bullseye logo will not be out of proportion with the building.*
3. *The variation proposed for the additional "Order Pickup" sign will not have an adverse impact to public health, safety, or welfare. The addition of the sign will ultimately encourage more guests to shop within this corridor as they can conveniently pickup merchandise ordered online. The sign reflects the quality of the shopping area while ensuring that consumers are able to locate desired services.*



c) ***The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses; and,***

1. *The proposed sign will be in proportion to the building without creating a distraction and will help direct drivers in a safe manner to the store by directing their line of site to the top of the store.*
2. *The size of the proposed sign is designed to have better architectural symmetry with the size of the building face. The bullseye would meet the sizing requirement where it is located 400 feet from the right of way and a smaller logo would be harder for customers to identify the building in a quick and safe manner.*
3. *The addition of the "Order Pickup" sign is to enhance the customers' experience and to identify a specific point of entry. With the sign, guests can take full advantage of the extent of services offered at the Target store.*

d) ***The variation will not alter the essential character of the locality; and,***

*The signage proposed is in-line with the overall intent of the existing Target and are not dissimilar to other signs already within this development. The Bullseye logo is being used to refresh the Target brand to have a contemporary and consistent appearance with other stores nationwide. The requested variations will not be injurious to public health, safety, or welfare. The signs coupled with exterior improvements will further continue to enhance the aesthetics of the shopping area, which ultimately benefits the community.*

e) ***The applicant's business cannot reasonably function under the standards of this Chapter.***

*The requested variances are the minimum needed to allow reasonable use of the property. With the projecting Bullseye, the drivers and pedestrians along Willow and Rand Road will have a more aesthetic visual corridor due to the enhanced building articulation and façade improvements. The "Order Pickup" sign allows guests to be fully aware of the ability to purchase online products and goods and pick them up within the store.*

We trust these responses and the description of changes above adequately address the need for a variance. If you have any questions or require any additional information, please contact me at 630-487-3423.

Sincerely,



**Derik Leary, P.E.**  
 Kimley-Horn and Associates, Inc.  
 Phone: 630-487-3423  
 Email: [derik.leary@kimley-horn.com](mailto:derik.leary@kimley-horn.com)