



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 10, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/27/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#19-074 - 1523 N. Yale Ave. - SF/Teardown
- B. DC#19-076 - 402 E. Ridge Rd. - SF/Teardown
- C. DC#19-072 - Orthodontic Experts - 1010 S. Arlington Heights Rd. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
9/10/2019**

Item: Minutes - 8/27/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 8/27/19

Type

Minutes

DRAFT

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

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

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

Members Absent: Scott Seyer

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

REVIEW OF MEETING MINUTES FOR AUGUST 13, 2019

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

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

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

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

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

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

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

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

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

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

Mr. Hautzinger recommended the following:

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

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

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

PUBLIC COMMENT

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

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

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

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

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

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

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

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

Chair Fitzgerald closed the public portion of the meeting.

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

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

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

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

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

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

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

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

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

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

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

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

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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

ITEM 2. SINGLE-FAMILY NEW REVIEW

DC#19-070 – 634 S. Burton Pl.

Tom Buckley, representing *Thomas Buckley Architect*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two-car attached garage on an existing vacant lot. The project does comply with the R-3 zoning requirements. The subject property is located on a street with predominantly two-story houses with attached, front-loaded garages. The proposed design has a traditional character and scale that will fit very well in this location. The design has a nice level of detailing on all sides of the house, and overall, the design is very nicely done for this location. A point of clarification about the color rendering that illustrates the house with white windows, soffits, fascia and gutters, and the Staff report which states that the petitioner wants to change the window color to black because of an inquiry from a potential buyer. The petitioner is now seeking approval to keep the window color white, although Staff would recommend the commissioners provide input on this possible color change in the event the petitioner decides to change the window color to black in the future. Staff is recommending approval of the proposed design with white windows because of the traditional color scheme that would fit in very well in this location.

Mr. Buckley commented that the black and white architectural drawing appears very stark, compared to the rendering where the lines are not as prominent. The new 2-story home will have a first-floor great room, kitchen, dining, family room, as well as a formal dining room, den and a 2-car attached garage, and the second-floor will have 4 bedrooms, a master suite, two bedrooms with a jack and jill bathroom, and a fourth bedroom with a private bathroom. The new home conforms to all zoning requirements. He welcomed any comments from the commissioners.

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

PUBLIC COMMENT

Rob Stevens, 632 S. Burton Place. He lives directly north of the site. He felt the new home looked nice and it fit well with regards to size. His question was about drainage: where will the downspouts be on the back and sides of the home, if any, because his yard floods terribly, specifically a window well on the side which tends to flood. Chair Fitzgerald replied that downspouts are not allowed to go to the side and direct water towards the adjacent homes; the downspouts must be directed to the front or to the back. Mr. Stevens said that his lot is the low point and he wants to be sure that additional flooding does not occur after this new home is built. He asked how he can work with the Village to ensure this and Mr. Hautzinger clarified that the Village Engineering Department will review the building permit plans regarding the site engineering, grading and water flow, and they can be contacted to discuss concerns or questions. Commissioner Eckhardt pointed out that there are no sidewalks on the south side of this resident's home, which Mr. Stevens concurred with.

Commissioner Kingsley clarified that the elevations show 2 downspouts on the front of the home, and 3 on the back of the home, which are all pointing toward either the front or the rear yard.

Collin Korab, 636 S. Burton Place. He lives directly south of the site. He asked about the height of the new home and wanted the roofline to be consistent with both his home and the home to the north. Chair Fitzgerald replied that the roofline of the new home would be slightly higher than the adjacent homes, and Mr. Hautzinger added that the maximum height allowed is 25-feet to the midpoint of the roof, and the new home is proposed to be 23.9-feet to the midpoint. He explained that in general, the commission is looking for new homes to fit in with the surrounding context, but everything does not need to match exactly, and Staff felt the scale of the proposed new home fit in very nicely. Commissioner Kubow added that in reality, he felt the

difference in roof height would never be noticeable.

Commissioner Kingsley said it was a nicely designed home and it did a very good job of fitting in. She pointed out that there are other 2-car frontload garages on the block, and the driveway of the new home is narrower and in keeping with the neighborhood. With regards to the architecture, she was not bothered by the height of the front porch eave in relation to the amount of space above the garage; however, she suggested either a taller front door or a transom window above the door, to match the height of the other windows in the front room. She asked for clarification about the window trim, which the petitioner confirmed would be 3-1/2" around all the windows. Commissioner Kingsley said that she liked the materials being proposed, and suggested smooth trim for all the corner boards, fascia, and window trim, to allow for a texture difference. Commissioner Kingsley also suggested adding a cover over the back door, and said that she was okay with either white or black windows, although she was concerned that black vinyl windows may fade. She also liked the round window above the front door and asked about the metal roof. Mr. Buckley replied that the porch and garage would have a metal roof, with the main roof being asphalt shingles in onyx black, although he felt a lighter gray color might be more appropriate, which Commissioner Kingsley agree with.

Commissioner Eckhardt concurred with the comments made by Commissioner Kingsley, and wanted to comment about the water and drainage concerns of the neighbors. He felt the petitioner should be obligated to not make the water conditions worse for the adjacent neighbors, and he supported some type of underground pipe being installed to bring the water out to the street. He felt the new home was nicely designed on all four elevations, and he had no preference on white or black windows; however, his cup was getting pretty full with all the white homes with black windows coming before the commission and he was getting concerned about the monotony code.

Commissioner Kubow agreed with the comments already made. What he liked specifically about this portion of Burton Place is that every home on the block is different, with different types of architecture, and he felt the proposed design was a unique fit for the block and the new home would fit in well because of that. He recommended black windows because of the sheet metal roof on the first-floor of the home, and he highly recommended a darker roof shingle for the second-floor of the home. Commissioner Kubow agreed with Commissioner Kingsley's suggestion to add a transom window above the front door, and pointed out that the rendering actually shows this already. Commissioner Kubow approved of what was being proposed, with the suggestions previously made.

Chair Fitzgerald said it was a beautifully designed home and he agreed with the comments already made.

The adjacent neighbor asked how much the rooms on the side of his home would be shadowed by the height of the new home. Commissioner Kubow said it would be dependent on the time of year, with it being not much of an issue during the summer when the sun is higher, and possibly an issue on the first-floor during the winter months. Chair Fitzgerald added that only a small portion of the new home is 2-story next to the adjacent home. Ms. Stevens asked about the footprint of the new home in comparison to the homes on either side of the site, and Commissioner Kingsley said the new home would go back to almost equal to the home to the south, but only a portion of that would be 2-story.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 634 S. BURTON PLACE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 8/09/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THAT THE DESIGN COMMISSION IS NOT OPPOSED TO BLACK WINDOWS VERSUS WHITE WINDOWS, WITH ONE COMMISSIONER STATING A PREFERENCE FOR BLACK WINDOW FRAMES.
2. A REQUIREMENT THAT THE GUTTER LINES WHEN INSTALLED BE DRAINED TO THE FRONT OF THE HOME, AND IF ANY ARE DRAINED TO THE BACK YARD, THEN A SUB-DRAINAGE SYSTEM BE DESIGNED TO ALLEVIATE FURTHER FLOODING IN THE REAR YARD AREA.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR

DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.

Mr. Hautzinger requested that the requirement regarding drainage be amended to be a recommendation, to avoid possible conflicts with the Engineering Department's permit review; however, these comments would be shared with the Engineering Department who could work out these issues with the petitioner. Site engineering is not the purview of the Design Commission. Commissioner Eckhardt agreed to amend his motion acknowledging that water/drainage are not under the purview of this commission, but he strongly objected to being asked to change this requirement to a recommendation.

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

4. A RECOMMENDATION THAT THE GUTTER LINES WHEN INSTALLED BE DRAINED TO THE FRONT OF THE HOME, AND IF ANY ARE DRAINED TO THE BACK YARD, THEN A SUB-DRAINAGE SYSTEM BE DESIGNED TO ALLEVIATE FURTHER FLOODING IN THE REAR YARD AREA.

COMMISSIONER KUBOW SECONDED THE AMENDED MOTION.

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

ITEM 3. SIGN VARIATION REVIEWDC#19-062 – McDonald's - 45 E. Golf Rd.

Dan Olson, representing *Watermark Engineering*, and Joe Kerchner, representing *Lingle Design Group*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to update the interior and exterior of their existing restaurant at 45 E. Golf Road, including site modifications to create a second drive-through lane. The scope of the project includes all new exterior building signage, directional ground signs, and drive-through signs. One existing ground sign facing Golf Road will remain. The McDonald's restaurant is located in an O-T Zoning District, which is restricted to professional and administrative office developments as a transition to the adjacent residential areas. Per Chapter 30, Sign Code, the only signage allowed for developments in an O-T zoning district are one freestanding monument sign and small office entry nameplates, 1 sf maximum size.

The existing restaurant was approved as a Planned Unit Development with a land use variation in 1996, at which time sign variations were also approved to allow one wall sign, one ground sign, and directional signs. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development to allow a second drive-through lane, and new sign variations are required for the new McDonald's signage package. The proposed exterior architectural design received Design Commission approval on June 25, 2019, at which time the Design Commissioners expressed initial support of the proposed signage.

Mr. Hautzinger reviewed the requested variations and presented images of the proposed signs installed at other McDonald's restaurant locations.

The petitioner submitted a letter addressing the hardship criteria, which states in summary that the proposed wall signs are necessary for visibility from Golf Road, the new drive-through signage is needed to support the proposed double drive-through lane, and the directional signs are needed for customers to safely and efficiently navigate the site.

Staff does not object to the proposed signage package, most of which would be allowed by code if the restaurant was located in a Business Zoning District. The proposed wall signs are consistent with other similar restaurants in Arlington Heights, including two other McDonald's locations, where almost all of those restaurants received sign variations to allow an additional wall sign on the side of the building facing the parking area. The second wall sign on the front elevation is due to the building design which separates the "M" logo from the "McDonald's" sign, where they would normally be considered as one sign. Other similar restaurants also have multiple directional ground signs on the site. However, it is recommended that the height of the directional signs be reduced from four feet to three feet to comply with code.

Finally, the proposed drive-through signage package is also consistent with other similar drive-through restaurants. However, approval of the second set of drive-through signage shall be contingent upon zoning approval for the second drive-through lane. Additionally, this will be the first use of fully digital drive-through menu boards in Arlington Heights, which are not currently allowed by code. One advantage of digital menu boards is that they are smaller than conventional menu boards due to the ability to change the menu items based on the meal time. Staff does not object to the use of full digital menu board displays, but they shall be required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open. Additionally, per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

Staff recommended approval of the following sign variations:

1. A variation from Chapter 30, Section 30-202, to allow a 32.8 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
2. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the north elevation, Golf Road frontage, where

wall signs are not permitted in the O-T Zoning District.

3. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the west elevation, facing the parking area, where wall signs are not permitted in the O-T Zoning District.
4. A variation from Chapter 30, Section 30-202, to allow a 2.6 sf canopy sign on the west elevation, facing the parking area, where canopy signs are not permitted in the O-T Zoning District.
5. A variation from Chapter 30, Section 30-202, to allow two 5.75 sf directional ground signs on the site, where directional ground signs are not permitted in the O-T Zoning District.
6. A variation from Chapter 30, Section 30-202, to allow two 20.13 sf digital drive-through menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
7. A variation from Chapter 30, Section 30-202, to allow two 10.06 sf digital drive-through pre-sell menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
8. A variation from Chapter 30, Section 30-202, to allow two drive-through ordering canopies (one per drive-through lane), where drive-through canopies are not permitted in the O-T Zoning District.
9. A variation from Chapter 30, Section 30-202, to allow one drive-through clearance bar structure, where drive-through clearance bars are not permitted in the O-T Zoning District.

If the Design Commission supports the proposed request tonight, it would be a recommendation to the Village Board, who has final approval for sign variations. As part of the recommendation for approval, Staff recommends the following conditions:

1. Per Chapter 30, Section 30-302.b, the directional ground signs shall be limited to three feet in height.
2. Approval of the second set of drive-through signage shall be contingent upon zoning approval for the second drive-through lane.
3. Per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.
4. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

Mr. Olson appreciated the overview given by Staff and the positive vote they previously received from the commissioners for the architecture of the building. They are here tonight to present the sign variation portion of the project, and are not opposed to any of the conditions presented by Staff as part of the recommended approval. He welcomed any questions the commissioners had at this time.

Chair Fitzgerald pointed out that there is nobody in the audience at this time for public comment, other than the petitioners.

Commissioner Eckhardt had no objections to any of the sign variation requests, and he supported the conditions outlined by Staff.

Commissioner Kubow agreed with Commissioner Eckhardt and he asked about the hours of operation of the restaurant, which the petitioner was unsure of. Commissioner Kubow referred to the site plan that showed the location of each sign being proposed, specifically Sign A that is set very far back from the street, and added that this location is a heavy commercial corridor. He felt the sign package was a great refresh of the existing restaurant that needs it, and the digital displays are necessary to keep up with the times. He approved of the variations as proposed, as well as Staff's conditions.

Commissioner Kingsley felt the existing restaurant was in need of the new signage being proposed, which was a very nice design. She asked Staff for clarification on the number of variations there would be if this were located in a Business zoning district, and Mr. Hautzinger replied that generally speaking, only one wall sign is allowed per street frontage and a variation would still be required for the wall sign above the entrance on the side elevation. He explained that this is something that has been requested from other drive-through restaurants in the Village, which has typically been approved. Commissioner Kingsley had no issue with the building, but her overall reaction was that the clearance bar structure with 'Drive-thru' on each side of the post, and the 'Order Here', are overwhelming, and she asked if there was a way to minimize some of the cacophony

of words on these signs. Mr. Hautzinger said these signs would be allowed-by-right if this was in a business district, but he did not disagree with Commissioner Kingsley's comment. He explained that the sign code allows for a clearance bar structure at the drive-thru lanes. However, those structures are not allowed to have the name of the restaurant on them, but they are intended to be directional, guiding customers to the drive-thru lanes and advising of the clearance limitation ahead. Commissioner Kingsley understood the purpose of these signs and said it was not a make-or-break for her, but if the commission is going to see a lot of this, then she would really question it. Commissioner Eckhardt commented that Culvers has the same arrangement of signs, which he felt were helpful in directing cars through the drive-thru. It was also pointed out that these signs are not illuminated. Commissioner Kubow said these signs are looked at on a case-by-case basis. Commissioner Kingsley had no further comments. Chair Fitzgerald agreed with everything said so far, and he liked the idea of the recommendation from Commissioner Kingsley about the clearance sign.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUESTS FOR *McDONALD'S* LOCATED AT 45 E. GOLF ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW A 32.8 SF WALL SIGN ON THE NORTH ELEVATION, GOLF ROAD FRONTAGE, WHERE WALL SIGNS ARE NOT PERMITTED IN THE O-T ZONING DISTRICT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW A 14 SF WALL SIGN ON THE NORTH ELEVATION, GOLF ROAD FRONTAGE, WHERE WALL SIGNS ARE NOT PERMITTED IN THE O-T ZONING DISTRICT.
3. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW A 14 SF WALL SIGN ON THE WEST ELEVATION, FACING THE PARKING AREA, WHERE WALL SIGNS ARE NOT PERMITTED IN THE O-T ZONING DISTRICT.
4. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW A 2.6 SF CANOPY SIGN ON THE WEST ELEVATION, FACING THE PARKING AREA, WHERE CANOPY SIGNS ARE NOT PERMITTED IN THE O-T ZONING DISTRICT.
5. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW TWO 5.75 SF DIRECTIONAL GROUND SIGNS ON THE SITE, WHERE DIRECTIONAL GROUND SIGNS ARE NOT PERMITTED IN THE O-T ZONING DISTRICT.
6. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW TWO 20.13 SF DIGITAL DRIVE-THROUGH MENU BOARDS (ONE PER DRIVE-THROUGH LANE), WHERE DRIVE-THROUGH SIGNAGE IS NOT PERMITTED IN THE O-T ZONING DISTRICT.
7. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW TWO 10.06 SF DIGITAL DRIVE-THROUGH PRE-SELL MENU BOARDS (ONE PER DRIVE-THROUGH LANE), WHERE DRIVE-THROUGH SIGNAGE IS NOT PERMITTED IN THE O-T ZONING DISTRICT.
8. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW TWO DRIVE-THROUGH ORDERING CANOPIES (ONE PER DRIVE-THROUGH LANE), WHERE DRIVE-THROUGH CANOPIES ARE NOT PERMITTED IN THE O-T ZONING DISTRICT.
9. A VARIATION FROM CHAPTER 30, SECTION 30-202, TO ALLOW ONE DRIVE-THROUGH CLEARANCE BAR STRUCTURE, WHERE DRIVE-THROUGH CLEARANCE BARS ARE NOT PERMITTED IN THE O-T ZONING DISTRICT.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/15/19, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A RECOMMENDATION THAT THE PETITIONER TAKE A CLOSER LOOK AT THE LETTERS ABOVE THE DRIVE-THRU CLEARANCE BAR STRUCTURE AND CONSIDER MAKING THEM SMALLER, AND THAT IN GENERAL, THE DESIGN COMMISSION WOULD LIKE TO SEE A CLOSER LOOK TAKEN AT THIS TYPE OF SIGNAGE IN THE FUTURE.
2. PER CHAPTER 30, SECTION 30-302.B, THE DIRECTIONAL GROUND SIGNS SHALL BE LIMITED TO THREE FEET IN HEIGHT.
3. APPROVAL OF THE SECOND SET OF DRIVE-THROUGH SIGNAGE SHALL BE CONTINGENT UPON ZONING APPROVAL FOR THE SECOND DRIVE-THROUGH LANE.

4. PER CHAPTER 30, SECTION 30-208.E.1, THE SOUND FROM THE SPEAKER ON THE ORDERING CANOPIES SHALL NOT BE AUDIBLE AT OR BEYOND THE PROPERTY LINE, AND THE SPEAKERS SHALL BE EQUIPPED WITH AN ADJUSTABLE VOLUME CONTROL.
5. THE DIGITAL DISPLAYS SHALL COMPLY WITH ALL OPERATIONAL STANDARDS FOR ELECTRONIC SIGNS AS SET FORTH IN CHAPTER 30, SECTION 30-705.H, WHICH INCLUDES STATIC DISPLAYS ONLY (NO SCROLLING, FADING, FLASHING, ANIMATION, VIDEO, OR SOUND), AUTO-DIMMING PHOTOCCELL TECHNOLOGY TO CONTROL BRIGHTNESS TO .3 FOOTCANDLES MAXIMUM ABOVE AMBIENT LIGHTING CONDITIONS, NO OFF-PREMISES ADVERTISING, AND ONLY PERMITTED TO BE ILLUMINATED DURING THE HOURS THAT THE BUSINESS IS OPEN.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

Commissioner Eckhardt asked why the words 'drive-thru' were chosen for the signage. The petitioner replied that it was for consistency, branding, and wanting to quickly identify the drive-thru entrance for customers who may not be paying attention, although this site is fairly straightforward in terms of circulation. Mr. Hautzinger felt this site was somewhat unique in that cars have to go around the entire building before entering the drive-thru lanes, and this supplemental directional signage is appropriate to help clarify the location of the drive-through lanes.

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

ITEM 4. GENERAL MEETING

The commissioners discussed the September 16th Village Board presentation of the 2019 Alan F. Bombick Award.

Mr. Hautzinger mentioned the email and memo that was recently forwarded to the commissioners from the Village Manager regarding Village Board Direction on Boards and Commissions. The memo outlines the changes and direction from the Village Board on these matters. Commissioner Eckhart commented about a portion of the memo that compared this commission making judgements based strictly on the guidelines, or making judgements based on individual instinct and architectural training. He was unsure what was being suggested, but he never considered the guidelines to be his charge on this commission. He considers the fact that he has been an architect for many years, designed a lot of things, and he has instincts on what looks good and what does not look good, and that the guidelines are guidelines not laws. Mr. Hautzinger said he did not recall anything about that in the final draft from the direction of the Village Board, and Commissioner Eckhardt may be confusing this with the previous memo that included everyone's survey comments. Commissioner Eckhardt asked what the end result of the report was and Mr. Hautzinger said the goal is to take steps to implement points 1-9 in the memo.

Commissioner Eckhardt suggested discussing the charge of this commission at a future meeting, and having a policy statement from the commission; he always felt this commission was one of the most magnificent group of designers, and to take away the skill and talent of this collective group and not have them look at a project with their experienced eyes would be a shame in lieu of having to only comment on what might have been embedded in a pamphlet that someone felt was needed to clarify and help developers, aka the Design Guidelines. In his opinion, when the guidelines were drafted it was never meant to be something that was a statute or a law. Mr. Hautzinger referred to Chapter 6 of the Municipal Code that outlines the make-up of the Design Commission, and reiterated that there are no changes proposed to this.

Chair Fitzgerald agreed with Commissioner Eckhardt that the Design Guidelines are guidelines that he respects and looks at, but it is really what he sees that helps him make his decisions on how to vote. The other commissioners agreed.

Commissioner Kingsley said that she is unable to make the September 24th and October 8th meetings, and there is a chance that she will not be available for the Alan Bombick award on September 16.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:20 PM.

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



Design Commission 9/10/2019

Item: DC#19-074 - 1523 N. Yale Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1523 N. Yale Avenue. This recommendation is subject to compliance with the architectural plans received on 8/15/19, and the following:

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

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ornelas Residence
Project Address: 1523 N. Yale Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 5, 2019

PETITION INFORMATION:

DC Number: 19-074
Petitioner Name: Tony Scaravalle
Petitioner Address: 555 Exchange Court
Wheeling, IL 60090
Meeting Date: September 10, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and two-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,125 square feet and the proposed residence will have approximately 4,709 square feet. The project does comply with all R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 11.5 feet Side: 11.5 feet Rear: 30 feet	Front: 64.2 feet Side: 17.2 feet Side: 11.5 feet Rear: 83.5 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	6,037.5 SF	4,719 SF
Building Lot Coverage	6,037.5 SF	3,096 SF
Impervious Surface Coverage Total	10,062.5 SF	4,097 SF

The subject property is in an R-E Zoning District neighborhood where the lots are typically 20,000 sf or greater. The majority of the houses in the neighborhood are single-story with attached garages. However, there have been numerous teardowns previously completed in this neighborhood.

Overall, the proposed design is nicely done, and the low hipped roofs fit very well with the context of the neighborhood. The home is large, but the massing is nicely articulated, and the house fits comfortably on the large lot. The proposed white and black color scheme may have a bold appearance, which the Design Commission should evaluate against the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1523 N. Yale Avenue. This recommendation is subject to compliance with the architectural plans received on 8/15/19, and the following:

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

September 5, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-074

CONDOMINIUMS
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
TOPOGRAPHIC
FARMS

Plat of Survey

R. E. DECKER & COMPANY

117 E. COOK AV., LIBERTYVILLE, ILLINOIS 60048
TELEPHONE 362-0091 FAX 362-0119
LAND SURVEYORS

RECEIVED

AUG 15 2019

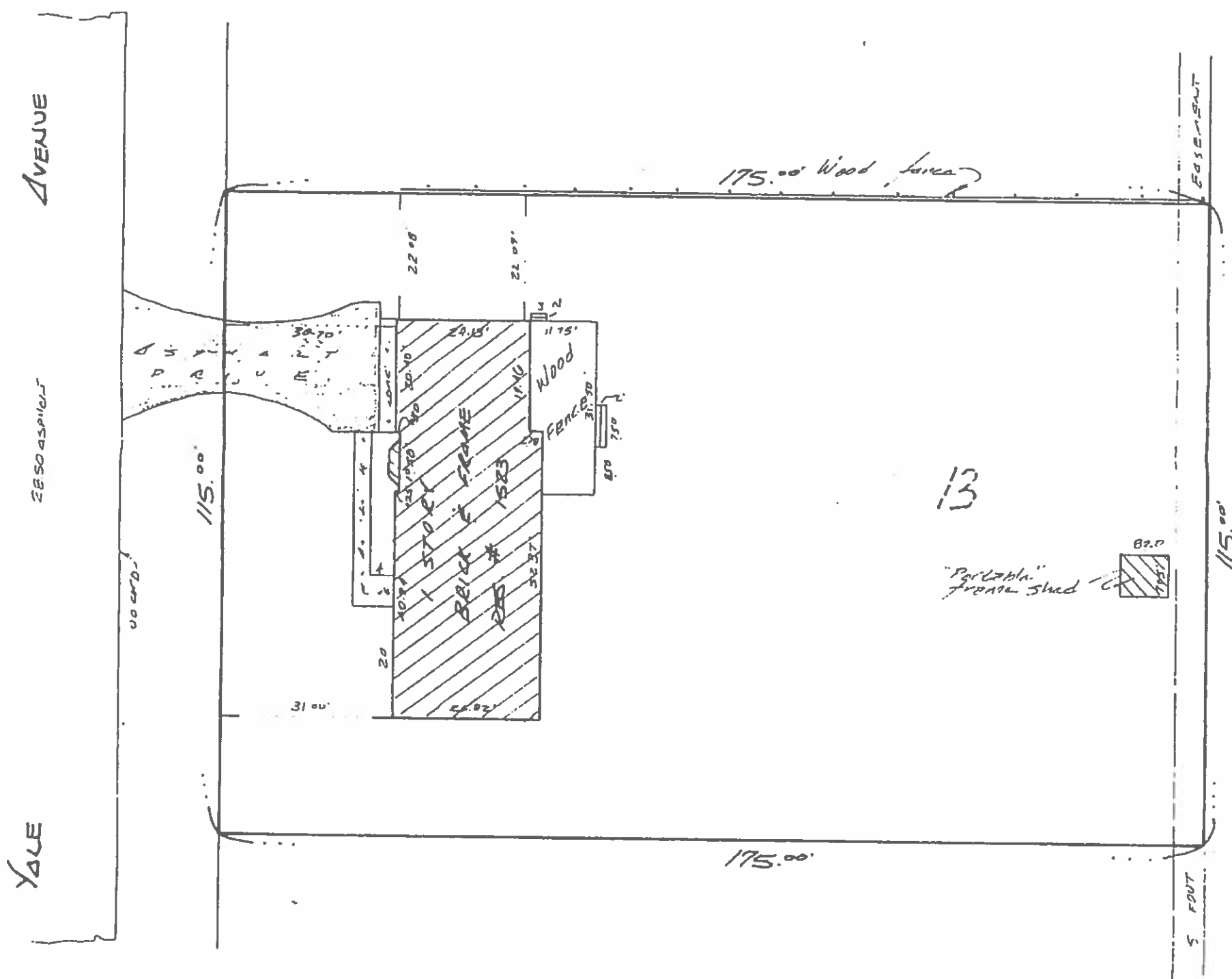
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

BOOK 92 PAGE 1626 ORDER NO 92-1626 LIBERTYVILLE July 22, 92
ORDERED BY Tim Gaare FOR

Lot 13, in Lynnwood Subdivision, Unit 3 being a subdivision in the East 1/2 of the West 1/2 of the Nor 1/4 of Section 19, and in the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 1523 NORTH YALE AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



Scale, 1" = 20 ft.
TOP OF PLAT IS NORTH

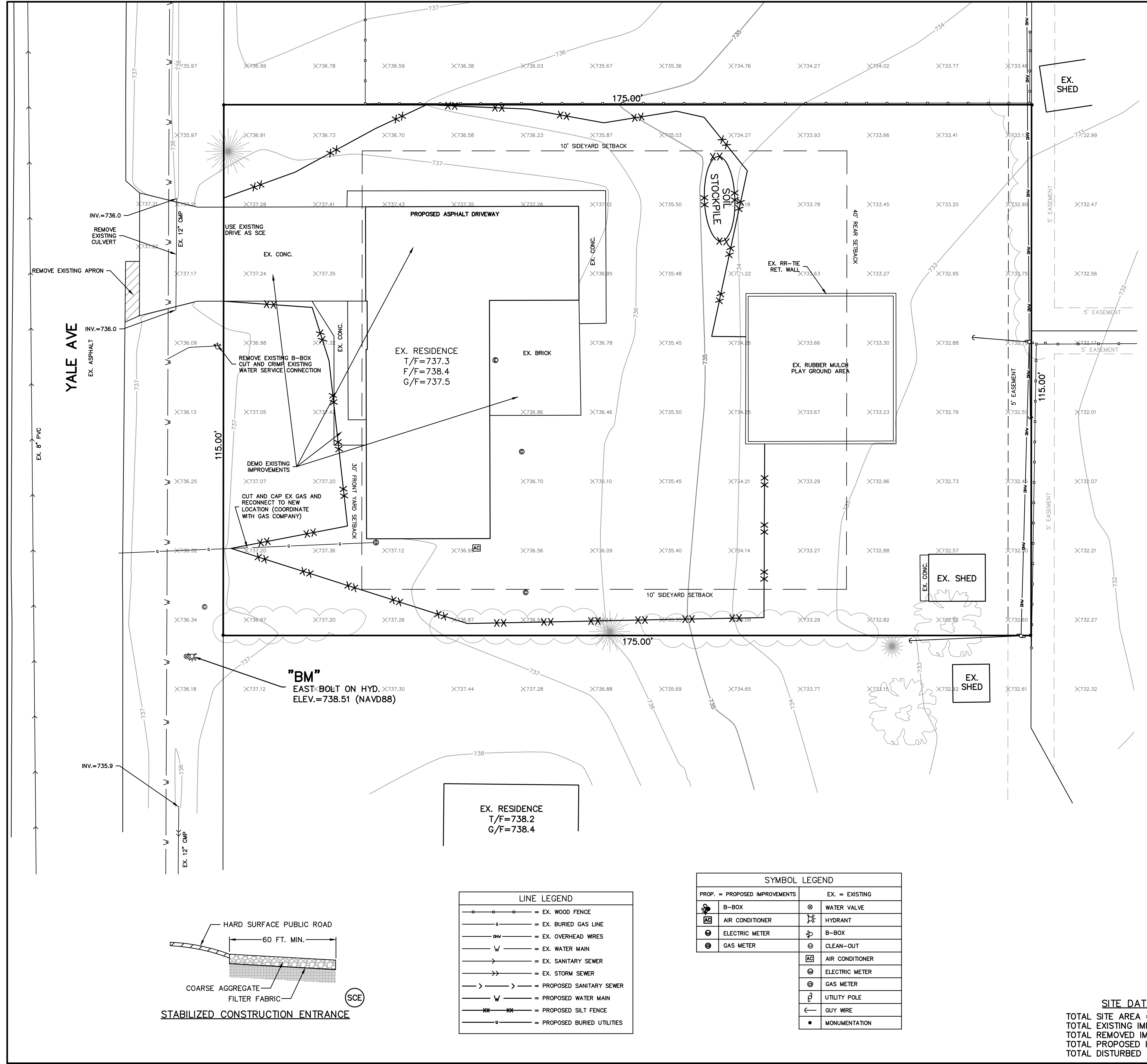
LIBERTYVILLE, July 22, 1992
STATE OF ILLINOIS, }
COUNTY OF LAKE }

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

R. E. Decker
SURVEYOR

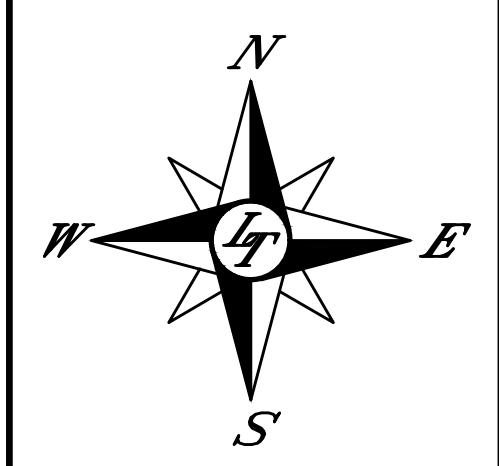
LIBERTYVILLE, July 22, 1992
STATE OF ILLINOIS, }
COUNTY OF LAKE }

This is to certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- + 000.0 P = PROPOSED GRADE
- + 000.0 = EXISTING GRADE
- NOTE: THIS LOT IS ON CITY SEWER AND WATER
- GENERAL NOTES:
 - THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE FIELD DATA WAS OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, AND HAVE ALL EXISTING UTILITIES STAKED PRIOR TO ANY CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO INITIATING ANY CONSTRUCTION.
 - ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
 - ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.



SCALE:
1" = 10'



LAMBERT & ASSOCIATES
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

CIVIL ENGINEERING AND
LAND SURVEYING SERVICES

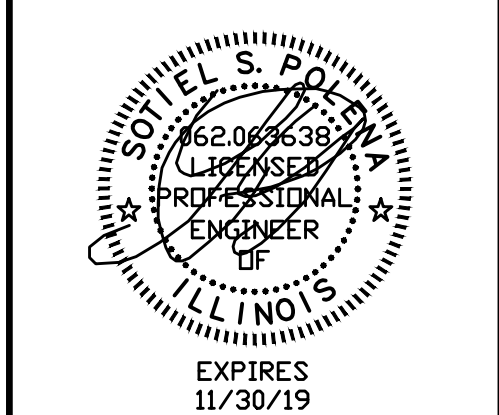
LAND TECHNOLOGY
3922 W. MAIN STREET
McHENRY, IL. 60050
P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

DEMO PLAN:

1523 N YALE AVE, ARLINGTON HEIGHTS
LOT 13 LYNNWOOD SUBDIVISION UNIT 3
PIN: 03-19-109-002
CLIENT: SCARAVALLE COMPANY, INC

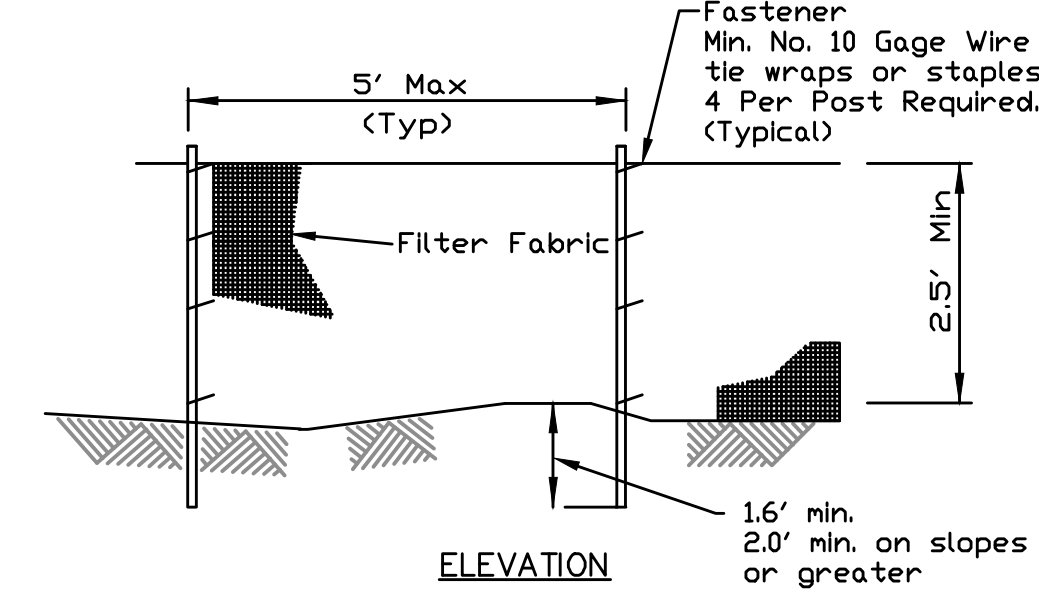
REVISIONS:



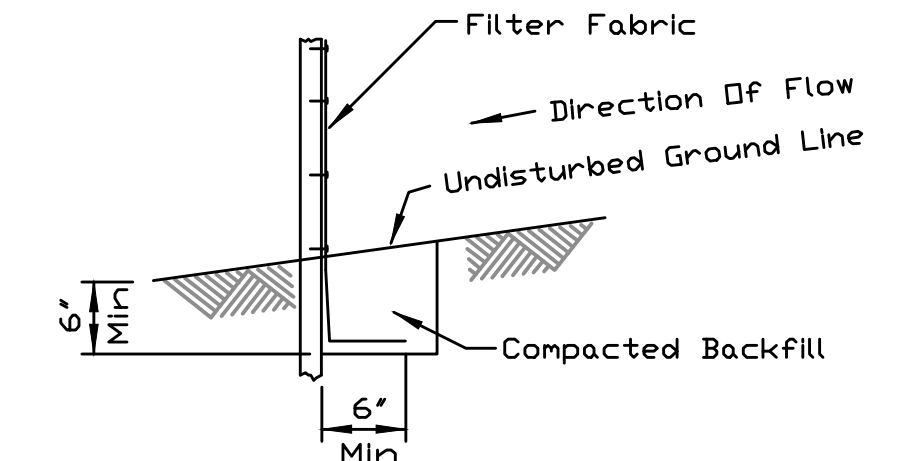
DRAWN BY: DTM
CHECK'D BY: SSP
I:\2019\191732\19173 SITE 8-14-19.dwg

DATE: 8/14/19

PAGE 1 OF 3
DRAWING NUMBER:
19-173L



ELEVATION



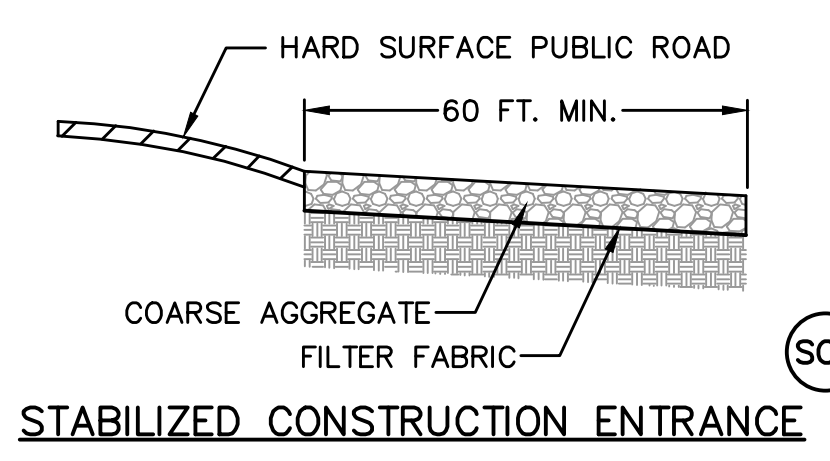
FABRIC ANCHOR DETAIL

- Installation Requirements
- All materials and the installation process must conform with AASHTO - 288-00 standards
 - Posts to be: Wood, steel or synthetic
 - Minimum length of 3.2 ft. + burial depth
 - Bury 1.6 ft. on slopes less than 3:1
 - Bury 2.0 ft. on slopes 3:1 or greater
 - Post dimensions: Hardwood = 1.2" x 1.2"
 - Pine = 2.6" x 2.6"
 - Steel = U.L. or C shape, weighing 1.3 lbs/ft.
 - Fabric buried in a "J" configuration to a minimum depth of 5.9" in a trench. Trench to be backfilled and compacted.

SILT FENCE DETAIL

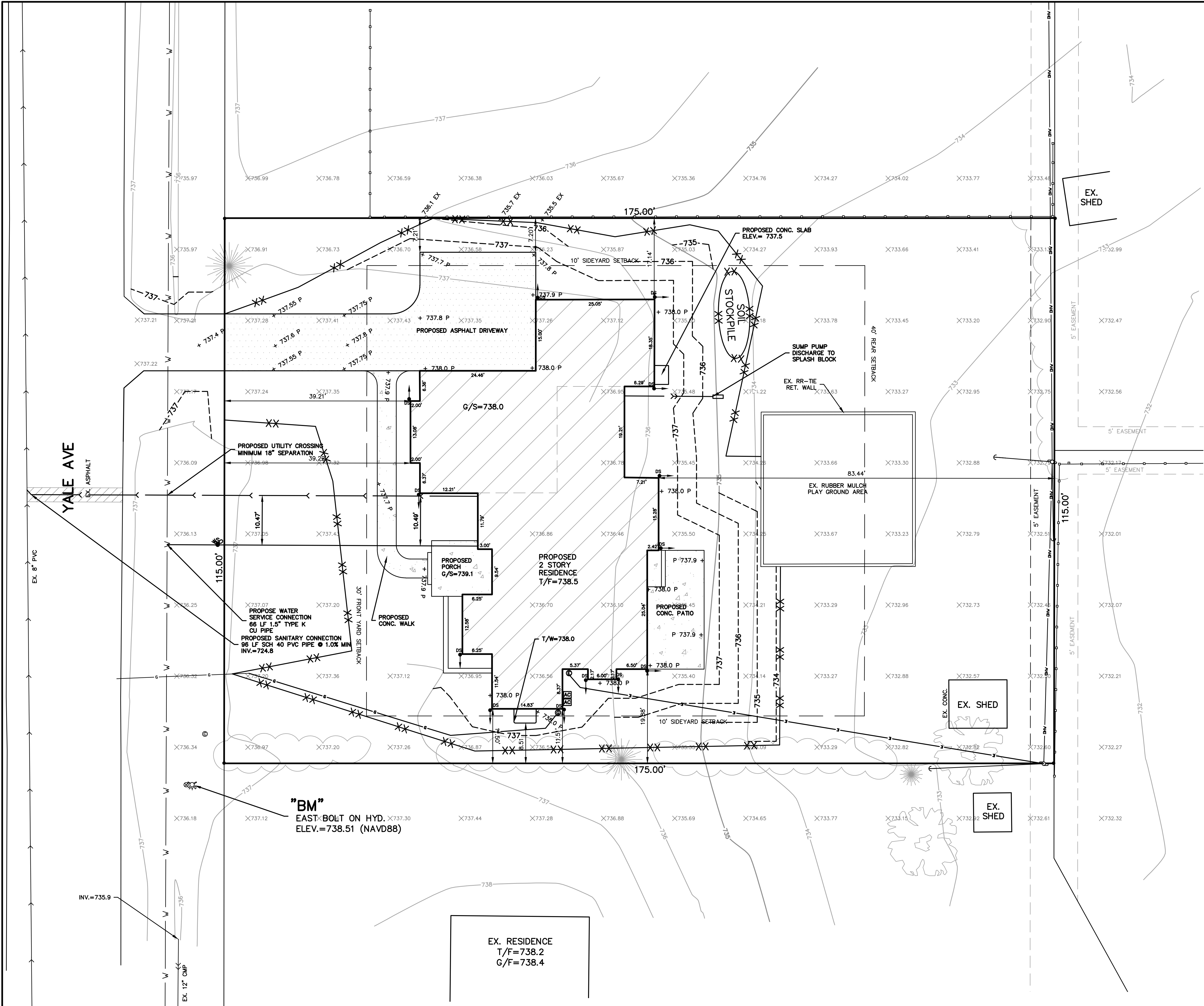
SYMBOL LEGEND	
PROP. = PROPOSED IMPROVEMENTS	EX. = EXISTING
B-BOX	WATER VALVE
AIR CONDITIONER	HYDRANT
ELECTRIC METER	B-BOX
GAS METER	CLEAN-OUT
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	UTILITY POLE
	GUY WIRE
	MONUMENTATION

LINE LEGEND	
EX. WOOD FENCE	
EX. BURIED GAS LINE	
EX. OVERHEAD WIRES	
EX. WATER MAIN	
EX. SANITARY SEWER	
EX. STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED WATER MAIN	
PROPOSED SILT FENCE	
PROPOSED BURIED UTILITIES	



SITE DATA
TOTAL SITE AREA = 0.46 ACRES
TOTAL EXISTING IMPERVIOUS = 0.09 ACRES
TOTAL REMOVED IMPERVIOUS = 0.09 ACRES
TOTAL PROPOSED IMPERVIOUS = 0.11 ACRES
TOTAL DISTURBED AREA = 0.22 ACRES

THIS DRAWING IS PROTECTED BY COPYRIGHT REGULATIONS. THE INFORMATION SHOWN MAY NOT, IN WHOLE OR PART, BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF: LAND TECHNOLOGY AND/ LAMBERT & ASSOCIATES 3922 W. MAIN STREET OR 933 W. LIBERTY DRIVE McHENRY, ILLINOIS, 60050 WHEATON, ILLINOIS, 60187 ALL LEGAL RIGHTS RESERVED.



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- + 000.0 P = PROPOSED GRADE
- + 000.0 = EXISTING GRADE
- DECIDUOUS TREE
- CONIFEROUS TREE

NOTE: THIS LOT IS ON CITY SEWER AND WATER

GENERAL NOTES:

- THIS DESIGN IS BASED UPON (1) THE FIELD CONDITIONS AS THEY WERE ON THE DAY THE FIELD DATA WAS OBTAINED, AND (2) DATA FURNISHED BY THE OWNER, OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVE.
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- ALL INSTALLATIONS SHALL CONFORM TO THE APPROPRIATE REGULATORY AGENCY REQUIREMENTS.
- ERRORS IN TOPOGRAPHY AND/OR FAILURE TO NOTIFY ENGINEER OF DISCREPANCIES SHALL VOID THIS DESIGN.

North arrow pointing North (N), South (S), East (E), and West (W).

SCALE:
1" = 10'

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

LAMBERT & ASSOCIATES
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P: (630)653-6331
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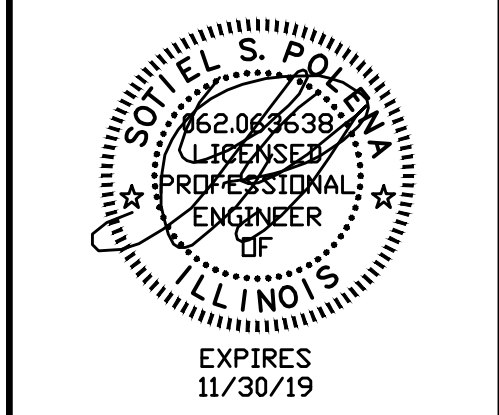
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F: (815)363-9223
E: LANDTECH@LT-PE.COM

ILLINOIS PROFESSIONAL DESIGN FIRM
No. 184-007260

SITE GRADING PLAN:

1523 N YALE AVE, ARLINGTON HEIGHTS
LOT 13 LYNNWOOD SUBDIVISION UNIT 3
PIN: 03-19-109-002
CLIENT: SCARAVALLE COMPANY, INC

REVISIONS:

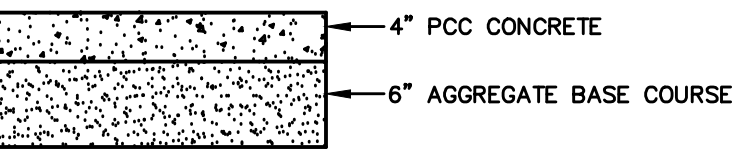


DRAWN BY: DTM
CHK'D BY: SSP
DATE: 8/14/19

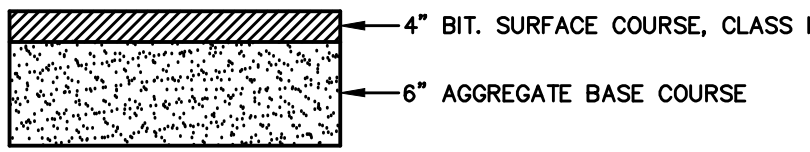
PAGE 2 OF 3
DRAWING NUMBER:
19-173L

SYMBOL LEGEND	
PROP. = PROPOSED IMPROVEMENTS	EX. = EXISTING
B-BOX	WATER VALVE
AIR CONDITIONER	HYDRANT
ELECTRIC METER	B-BOX
GAS METER	CLEAN-OUT
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	UTILITY POLE
	GUY WIRE
	MONUMENTATION

LINE LEGEND	
	EX. WOOD FENCE
	EX. BURIED GAS LINE
	EX. OVERHEAD WIRES
	EX. WATER MAIN
	EX. SANITARY SEWER
	EX. STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	PROPOSED SILT FENCE
	PROPOSED BURIED UTILITIES



WALK AND PATIO DETAIL



DRIVEWAY DETAIL

SPECIAL NOTE:

"THIS DESIGN IS NOT FOR CONSTRUCTION UNLESS APPROVAL STAMP FROM COUNTY, VILLAGE, OR CITY REGULATORY DEPARTMENT IS AFFIXED HERETO"

SITE DATA

TOTAL SITE AREA = 0.46 ACRES
TOTAL EXISTING IMPERVIOUS = 0.09 ACRES
TOTAL REMOVED IMPERVIOUS = 0.09 ACRES
TOTAL PROPOSED IMPERVIOUS = 0.11 ACRES
TOTAL DISTURBED AREA = 0.22 ACRES

THIS DRAWING IS PROTECTED BY COPYRIGHT REGULATIONS. THE INFORMATION SHOWN MAY NOT, IN WHOLE OR PART, BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF:
LAND TECHNOLOGY AND/ LAMBERT & ASSOCIATES
3922 W. MAIN STREET OR 933 W. LIBERTY DRIVE
MCHEENRY, ILLINOIS, 60050 WHEATON, ILLINOIS, 60187
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ORNELAS/SALAMON RESIDENCE

1523 NORTH YALE AVENUE

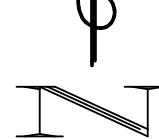
ARLINGTON HEIGHTS, IL

NORTH YALE AVENUE

NOTES:

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

NOTE:
FRONT YARD SETBACK DETERMINED BY AVERAGE OF NEIGHBORS ON STREET. FIELD MEASURED FROM EDGE OF STREET TO HOUSE.



20
A000

SITE PLAN

1"=10'

FRONT YARD IMPERVIOUS SURFACE COVERAGE	
AREA OF FRONT YARD	4,504.2 S.F.
ZONING DISTRICT	R-E
MAXIMUM IMPERVIOUS COVERAGE	55%
ALLOWABLE IMPERVIOUS	2,477.2 S.F.
PROPOSED FRONT YARD IMPERVIOUS	1,406.9 S.F. ✓

BUILDING LOT COVERAGE	
AREA OF LOT	20,125.0 S.F.
ZONING DISTRICT	R-E
MAXIMUM LOT COVERAGE	30%
ALLOWABLE LOT COVERAGE	6,037.5 S.F.
PROPOSED LOT COVERAGE	
1st FLOOR	+1,860.0 S.F.
GARAGE	+1,186.0 S.F.
TOTAL FLOOR AREA	3,046.0 S.F. ✓

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	20,125.0 S.F.
ZONING DISTRICT	R-3
MAXIMUM IMPERVIOUS COVERAGE	55%
ALLOWABLE IMPERVIOUS	11,068.8 S.F.
PROPOSED IMPERVIOUS	
1st FLOOR	+1,860.0 S.F.
GARAGE	+1,186.0 S.F.
PORCH/STOOP/PATIO/WINDOW WELL	+544.0 S.F.
DRIVEWAY/WALKWAY	+1,317.2 S.F.
TOTAL IMPERVIOUS COVERAGE	4,907.2 S.F. ✓

FLOOR AREA RATIO	
AREA OF LOT	20,125 S.F.
ZONING DISTRICT	R-E
MAXIMUM F.A.R.	30%
ALLOWABLE FLOOR AREA	6,037.5 S.F.
PROPOSED FLOOR AREA	
1st FLOOR	+1,860.0 S.F.
GARAGE	+1,186.0 S.F.
GARAGE ALLOWANCE	-400 S.F.
2nd FLOOR	+2,073.0 S.F.
FRONT PORCH	NOT COUNTED S.F.
ATTIC (CLG. > 7'-6")	0.00 S.F.
TOTAL FLOOR AREA	4,719.0 S.F. ✓

ENERGY NOTES	
• INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC	
• THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.	
• WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M601.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:	

AVERAGE FRONT YARD OF ADJACENT HOMES ON STREET	
FRONT YARD SETBACK DETERMINED BY AVERAGE OF NEIGHBORS ON STREET. FIELD MEASURED FROM EDGE OF STREET TO HOUSE.	
1428 W. LYNWOOD AVENUE	65'-4"
1508 N. YALE AVENUE	64'-2"
1511 N. YALE AVENUE	50'-2"
1512 N. YALE AVENUE	67'-5"
1516 N. YALE AVENUE	77'-6"
1519 N. YALE AVENUE	66'-1"
1523 N. YALE AVENUE *	56'-3"
1524 N. YALE AVENUE	80'-3"
1600 N. YALE AVENUE	69'-0"
1603 N. YALE AVENUE	48'-4"
1606 N. YALE AVENUE	68'-2"
1609 N. YALE AVENUE	57'-5"
AVERAGE FRONT YARD	64'-2"

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
—NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS—
• THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
• THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION (GENERAL) SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.
• AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCH200" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCH200".
• THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

+++ IF YOU DONT READ ANY OTHER NOTES - READ THIS ONE +++
NOTE TO BIDDERS & CONTRACTORS:
THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT, FOR APPROVAL PRIOR TO BEGINNING WORK.
THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS
SS 5 SHELVES
GAS HOOKUP
SHOWER HEAD FAUCET
PRE-FAB FIREPLACE FLUE
CEILING DETAIL DIAGRAM
SECTION/NEW MARKER
FACE BRICK
STONE
FIELD STONE
HORIZONTAL Siding
SHAKE Siding
STUCCO
NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASSED OPENING
BEARING WALL ABOVE
1 SHED & 1 ROD
WATER HOOKUP
MASONRY FIREPLACE FLUE
WORK POINT
ELEVATION MARKER
ASPHALT SHINGLES ROOFING
SHAKE ROOFING
METAL ROOFING
SPRINKLER HEAD
FROST PROOF HOSE BIB
FLOOR DRAIN
REBAR
ROOF PITCH
REVISION MARKER
CONCRETE
GRAVEL
FACE BRICK (CUT SECTION)
WINDOW & DOOR NOTES
EXAMPLE WINDOW: 2555 = 2'-5" x 5'-5" (1) - GLASS WINDOW (2) - TEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" x 6'-8" (1) - GLASS WINDOW (2) - TEMPERED GLASS

ELECTRICAL SYMBOLS:
SINGLE OUTLET (1)
DUPLEX OUTLET (2)
QUAD. OUTLET (4)
FLUORESCENT LIGHT FIXTURE
CEILING MOUNTED LIGHT FIXTURE
RECESSED CAN LIGHT
DIRECTIONAL RECESSED CAN LIGHT
SURFACE MOUNTED LED CAN LIGHT
WALL MOUNTED LIGHT FIXTURE
FLOOD LIGHT WITH MOTION DET.
A/C HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
NEW FRAME WALL
NEW FOUNDATION WALL & FOOTING
DEPRESSED FOUNDATION WALL
TR. SILL PLATE @ FDN. WALL
SWITCHED DUPLEX OUTLET (2)
SWITCH
DOOR ACTIVATED SWITCH
EXHAUST FAN (VENTED TO EXTERIOR)
EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
UNDER CABINET LIGHT
LAMP W/ POST
CEILING MOUNTED FAN/LIGHT
110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT
TELEVISION JACK
TELEPHONE JACK
HDMI JACK
AUDIO SYSTEM JACK

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

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:
• INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION WITH AMENDMENTS
• INTERNATIONAL FIRE CODE, 2009 EDITION WITH AMENDMENTS
• INTERNATIONAL MECHANICAL CODE, 2009 EDITION WITH AMENDMENTS
• INTERNATIONAL GAS CODE, 2009 EDITION WITH AMENDMENTS
• INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION WITH STATE OF ILLINOIS AMENDMENTS
• NATIONAL ELECTRICAL CODE, 2005 EDITION WITH AMENDMENTS
• INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION WITH AMENDMENTS
• ILLINOIS PLUMBING CODE 2014 EDITION WITH AMENDMENTS
• CITY OF ARLINGTON HEIGHTS AMENDMENTS

DRAWING INDEX
A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100 FOUNDATION PLAN
A101 FIRST FLOOR PLAN
A102 SECOND FLOOR PLAN
A200 FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A201 CONTEXT ELEVATIONS
A202 NEIGHBORHOOD PHOTO BOARD
A203 ROOF PLAN & STRUCTURAL NOTES, CONSTRUCTION SPECIFICATIONS, WALL SECTION, ATTIC VENT SCHEDULE
A301 WASTE & SUPPLY DIAGRAMS, LIGHT & VENT SCHEDULE, TYPICAL DETAILS
E101 FIRST FLOOR ELECTRICAL PLAN
E102 SECOND FLOOR ELECTRICAL PLAN

DESIGN LOADING VALUES
ROOF 30 PSF LIVE LOAD
CEILING 20 PSF LIVE LOAD
FLOOR 60 PSF LIVE FOR EXTERIOR BALCONY
40 PSF LIVE FOR FLOORS, DECKS, STAIRS
WALLS 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
SOIL 3000 PSF ASSUMED MINIMUM ASSUMED
OWNER/CONTRACTOR RESPONSIBLE TO VERIFY
FOUNDATION NOTES:
• SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
• ALL FOUNDATION WALLS OVER 5'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
• ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
• VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME).
• ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING)
• STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB WORK AND EXTERIOR CONDITIONS
• ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5X & 7X AIR ENTRAINMENT
WINDOW NOTES:
• TOP OF WINDOWS 94-3/4" ABOVE SUB-FLOOR
FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
• TOP OF WINDOWS 82-3/4" ABOVE SUB-FLOOR
FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
• ALL WINDOWS ARE DESIGNED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" x 5'-5" OR EXCEEDED
• PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
• PROVIDE TEMPERED SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WALLS
STRUCTURAL NOTES:
• LOADS: JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
• ALL INTERIOR PARTITIONS 3/8" UNLESS OTHERWISE NOTED
• ALL EXTERIOR BRICK WALLS 6" (2x6 W/ 1/2" SHEATHING) & 1" AIR SPACE & 4" BRICK VENEER
• ALL EXTERIOR WALLS 6" (2x6 W/ 1/2" SHEATHING)
• ALL EXTERIOR BRICK WALLS 6" (2x6 W/ 1/2" SHEATHING) AND 1" AIR SPACE & 4" BRICK VENEER
• ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
• PROVIDE 5' x 3/8" x 9/16" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9' WIDE WITH BRICK ABOVE.
• PROVIDE 8' x 4' x 1/2" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9' TO 16' WIDE WITH BRICK ABOVE.
• PROVIDE 7' x 4' x 1/2" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BRICK ABOVE.
• PROVIDE 9' x 4' x 3/8" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BRICK ABOVE.
• STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
• STEEL FABRICATOR SHALL BE TO BE CONNECTED WITH 1/2" BOLTS SHAGBOLT 405 0.6 AND (1) 1/2" EACH END
• ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
• WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
• ALL JOISTS, STUDS & RAFTERS TO BE 5/8" #12 (CANADIAN) UNLESS OTHERWISE NOTED
• ALL 2 X 4 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE 1/2" (CANADIAN) UNLESS OTHERWISE NOTED
• ALL 2 X 12 FLOOR JOISTS OVER 16'-0" IN LENGTH TO BE 1/2" (CANADIAN) UNLESS OTHERWISE NOTED
• ALL HEADERS TO BE (2) 2X12 SPT #12 (CANADIAN) UNLESS OTHERWISE NOTED
• THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
• THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
• PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOISTE AT THE TIME OF INSPECTIONS.
• PRE-ENGINEERED FLOOR JOIST TO BE BY TRUSJOIST MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
• PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
• ■ = (2) 2 X 4 IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
• □ = POINT LOAD FROM ABOVE W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
• ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2x6 #12 O.C. STUD WALLS
• ADD 2 X HORIZONTAL BLOKING, SAME WITH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 4'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOKING AND TO STUDS.
• MINIMUM OF 36" HALF WALLS IN ALL CONDITIONS.
• FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL RUNS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
- ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING
- CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN
- OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS
STAIR NOTES
• STAIRS SHALL HAVE MAXIMUM 75% RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
• GUARDRAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
• PROVIDE A MINIMUM OF 6'-8" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NENEL POST
ELECTRICAL NOTES
• KITCHEN OUTLETS MAXIMUM 48" O.C. ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI
• OUTLETS WITHIN 2' OF ANY SW. TO BE GFI
• ALL OUTLETS IN GARAGE TO BE GFI
• MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
• VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
• ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
• ALL OUTLETS SHALL BE ARC FAULT PROTECTED
• ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
• RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
• ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
• PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
• PROVIDE 36" DEEP x 30" WIDE x 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.
• 200 AMP SERVICE FOR BUILDINGS OVER 6,000 SF.
• 400 AMP SERVICE FOR BUILDINGS OVER 6,000 SF.
PLUMBING NOTES
• PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
• ALL FURNISHING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES
TO BE IN A MINIMUM WALL OF 2x6 STUDS
• ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON
ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
BELOW GROUND WATER - TYPE K COPPER
• AIR TESTING OF THE PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ISPC 890.1930.
• UNDERGROUND SANITARY SHALL BE 4" MIN.
HVAC NOTES:
• HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
• WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
• DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
• DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

ARCHITECT'S CERTIFICATION
"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."
001-018291 11/20
Cert. No. Exp. Date
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ORNELAS/SALAMON RESIDENCE
1523 NORTH YALE AVENUE
ARLINGTON HEIGHTS, IL

SITE PLAN
GENERAL NOTES
DRAWING INDEX

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Job Number
19083
Sheet Number
A000



ORNELAS SALAMON RESIDENCE
1523 NORTH YALE AVENUE
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9201

ALA

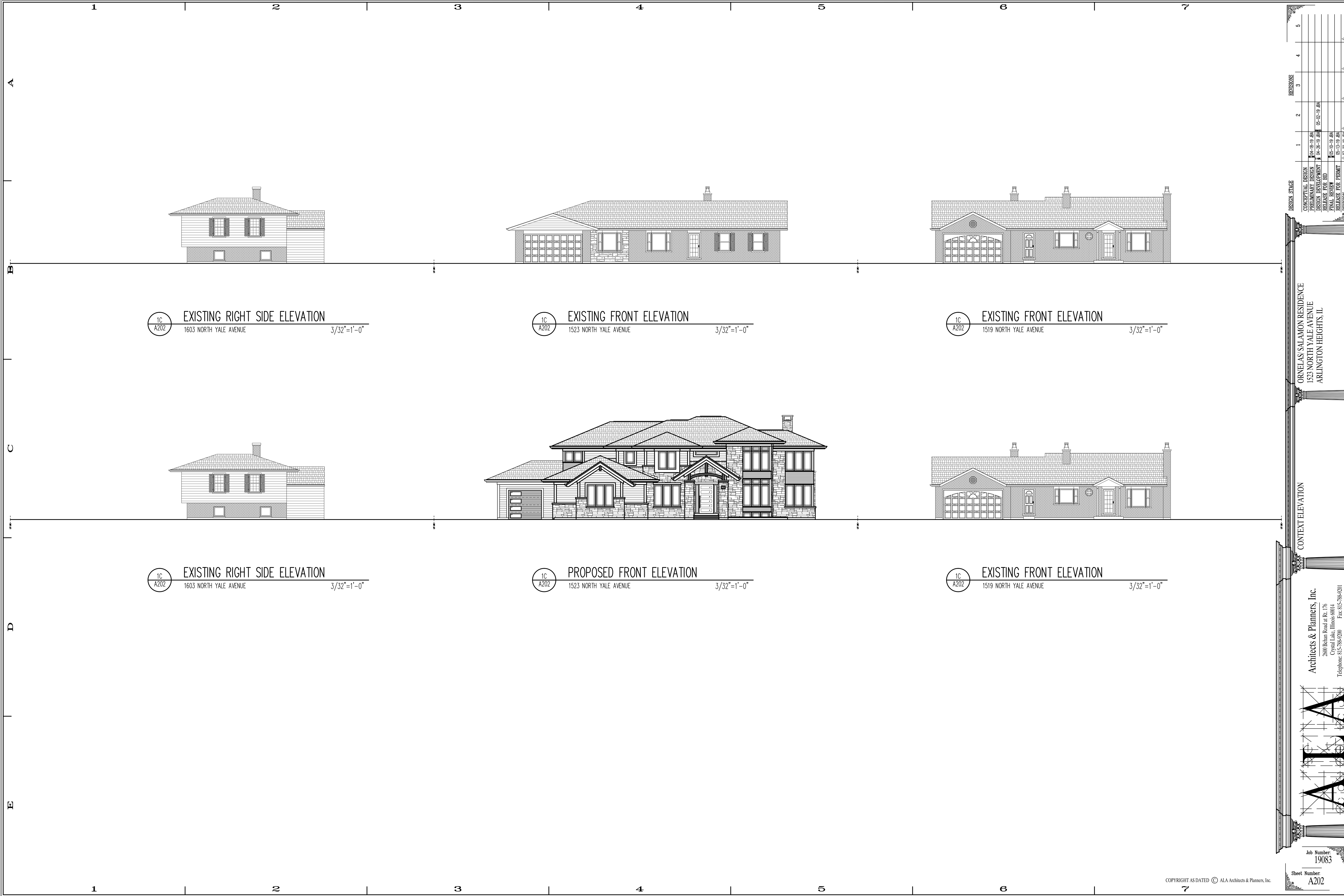
Job Number: 19083
Sheet Number: A203
File Name: 19083A203

DESIGN STAGE	
CONCEPTUAL DESIGN	04-15-19 B4
PRELIMINARY DESIGN	04-15-19 B4
DESIGN DEVELOPMENT	04-25-19 B4
RELEASE FOR BID	05-15-19 B4
FINAL REVIEW	05-15-19 B4
RELEASE FOR PERMIT	06-22-19 B4
REVISION	

REVISIONS

1									
2									
3									
4									
5									

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1C
A202
EXISTING RIGHT SIDE ELEVATION
1603 NORTH YALE AVENUE
3/32"=1'-0"

1C
A202
EXISTING FRONT ELEVATION
1523 NORTH YALE AVENUE
3/32"=1'-0"

1C
A202
EXISTING FRONT ELEVATION
1519 NORTH YALE AVENUE
3/32"=1'-0"

1C
A202
EXISTING RIGHT SIDE ELEVATION
1603 NORTH YALE AVENUE
3/32"=1'-0"

1C
A202
PROPOSED FRONT ELEVATION
1523 NORTH YALE AVENUE
3/32"=1'-0"

1C
A202
EXISTING FRONT ELEVATION
1519 NORTH YALE AVENUE
3/32"=1'-0"

REVISIONS		1	2	3	4	5
DESIGN STAGE	CONCEPTUAL DESIGN	04-15-19	BA			
	PRELIMINARY DESIGN	04-25-19	BA			
	DESIGN DEVELOPMENT	04-25-19	BA			
	RELEASE FOR BID	05-10-19	BA			
	FINAL REVIEW	05-11-19	BA			
	RELEASE FOR PERMIT	05-22-19	BA			
	REVISION					

ORNELAS SALAMON RESIDENCE
1523 NORTH YALE AVENUE
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATION

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

ALA

Job Number: 19083
Sheet Number: A202
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19083/202



- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- ① - EGRESS WINDOW
② - FIXED WINDOW
③ - TEMPERED GLASS

- MATERIAL SCHEDULE**
- HORIZONTAL SIDING:**
- * MANUFACTURER:
 - * COLOR:
- HORIZONTAL SIDING: CORRUGATED METAL**
- * MANUFACTURER:
 - * COLOR:
- STONE:**
- * MANUFACTURER:
 - * COLOR:
- TRIM/SOFFIT/FACIA:**
- * MANUFACTURER:
 - * COLOR:
- GUTTERS: ALUMINIUM**
- * MANUFACTURER:
 - * COLOR: WHITE
- WINDOWS:**
- * MANUFACTURER:
 - * COLOR:
- ROOFING: ARCHITECTURAL SHINGLES**
- * MANUFACTURER:
 - * COLOR:
- GARAGE DOOR:**
- * MANUFACTURER:
 - * COLOR:

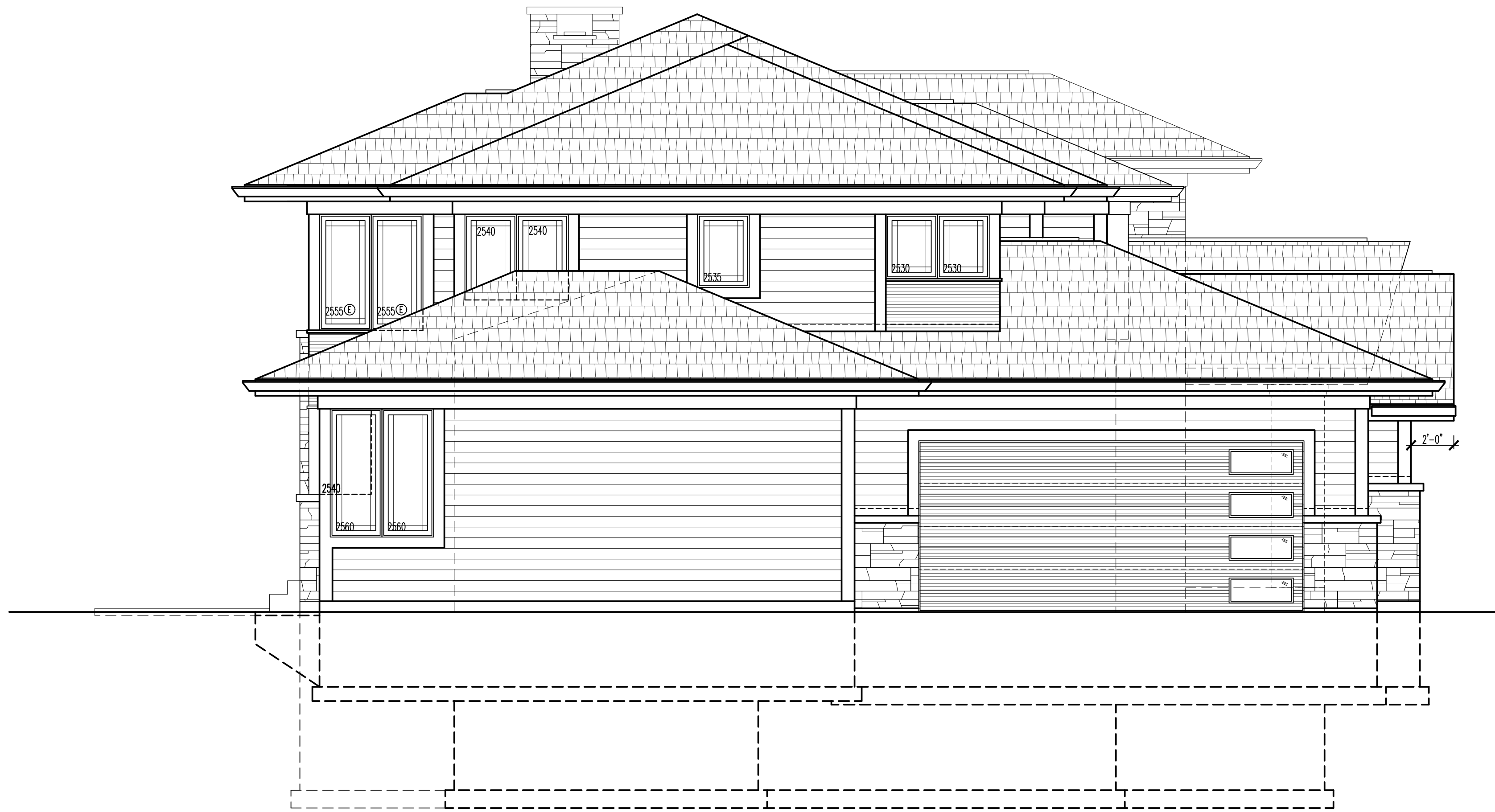
ORNELAS SALAMON RESIDENCE
1523 NORTH VALE AVENUE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

ALA Architects & Planners, Inc.
2000 Belan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-9001

Job Number: 19083
Sheet Number: A200

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2C
A201

LEFT SIDE ELEVATION

1/4"=1'-0"



1E
A201

RIGHT SIDE ELEVATION

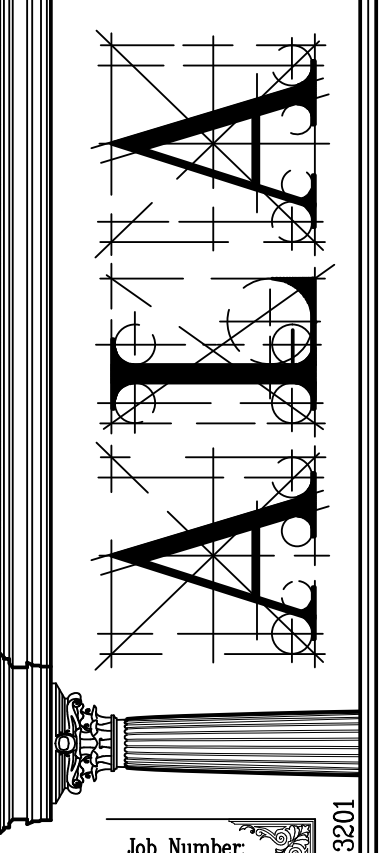
1/4"=1'-0"

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	04-15-19	BA				
PRELIMINARY DESIGN	04-25-19	BA				
DESIGN DEVELOPMENT	04-25-19	BA				
RELEASE FOR BID	05-15-19	BA				
FINAL REVIEW	05-15-19	BA				
RELEASE FOR PERMIT	07-22-19	BA				
REVISION						

ORNELAS SALAMON RESIDENCE
1523 NORTH VALE AVENUE
ARLINGTON HEIGHTS, IL

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201



Job Number
19083
Sheet Number
A201
Date
19083201

MATERIAL SCHEDULE

HORIZONTAL SIDING:

- * MANUFACTURER: HARDIE
- * COLOR: ARTIC WHITE

HORIZONTAL SIDING: CORRUGATED METAL

- * MANUFACTURER: PETERSEN
- * COLOR: BLACK

STONE:

- * MANUFACTURER: HALQUIST
- * COLOR: MIDDLETON

TRIM/SOFFIT/FACIA:

- * MANUFACTURER: PETERSEN
- * COLOR: WHITE

GUTTERS: ALUMINIUM

- * MANUFACTURER: PETERSEN
- * COLOR: WHITE

WINDOWS:

- * MANUFACTURER: CLASSIC
- * COLOR: BLACK

ROOFING: ARCHITECTURAL SHINGLES

- * MANUFACTURER: G.A.F
- * COLOR: CHARCOAL

GARAGE DOOR:

- * MANUFACTURER: CLOPAY
- * COLOR: BLACK

ORNELAS/SALAMON RESIDENCE
1523 NORTH YALE AVENUE
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

AL SHINGLES TO
TING OF CLASS C

CHARCOAL

E STOP
FASCIA BD.
FRIEZE BD.

TIER

Arctic White

SIDING
JAMES HARDIE
ARTIC WHITE

WINDOWS
CLASSIC
BLACK

ROOF
GAF
CHARCOAL

STONE
HALQUIST
MIDDLETON



**Design Commission
9/10/2019**

Item: DC#19-076 - 402 E. Ridge Rd. - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed demolition of an existing single-family residence to create an open lot.

Recommendation

It is recommended that the Design Commission approve the proposed demolition of the existing single-family residence located at 402 E. Ridge Road. This recommendation is subject to compliance with the site plan and letter from the owner received 8/22/19, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 402 E. Ridge Road
Project Address: 402 E. Ridge Road
Prepared By: Steve Hautzinger

Date Prepared: September 4, 2019

PETITION INFORMATION:

DC Number: 19-076
Petitioner Name: Joe and Vito Zivoli
Petitioner Address: 1005 S. Arlington Heights Road
Arlington Heights, IL 60005
Meeting Date: September 10, 2019

Requested Action(s): Approval of the proposed demolition of an existing single-family residence to create an open lot.

Summary

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed demolition of the existing single-family residence located at 402 E. Ridge Road. This recommendation is subject to compliance with the site plan and letter from the owner received 8/22/19, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with 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. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

September 4, 2019

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-076

8/22/19

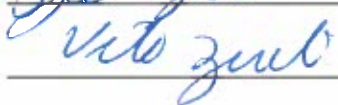
To:
Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development

From: Joe & Vito Zivoli
402 E. Ridge Arlington Heights IL 60004

My name is Joe Zivoli, my brother Vito and I are the owners of 402 E. Ridge road, Arlington Heights. This has been a rental property since 2003. The current condition of this property is vacant and uninhabitable due to bird feces, mold throughout the interior and exterior of the home including the garage, and holes in the drywall. All window sills on the outside are rotten. Basically this house has become a liability and unsafe for inhabitants. My primary residence shares the same backyard of 402 E Ridge Road. Once the house is torn down we will sod where the house once stood. Currently there are Maple and American Elm trees and they will be well maintained along side the bushes on east and west sides of the property. Our intention with this property is to build a custom home in the future.

Sincerely,

Joe & Vito Zivoli

RECEIVED

AUG 22 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

 FILE



Home



402 East Ridge Road

4 min walk - home

N Pine Ave

E Ridge Rd

E Ridge Rd

E Ridge Rd

Google





2315 N. Pine



306 E. Ridge



402 E. Ridge
Subject Property



406 E. Ridge



410 E. Ridge



502 E. Ridge

RIDGE ROAD

307 E. Ridge



403 E. Ridge



411 E. Ridge



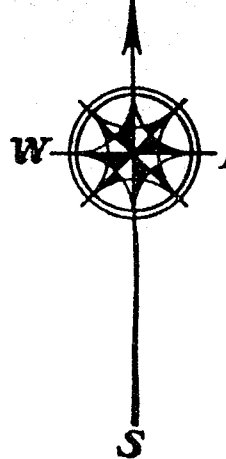


MURRY AND MOODY, LTD. Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

933 S. Plum Grove Road Suite 101 Palatine, Illinois 60067

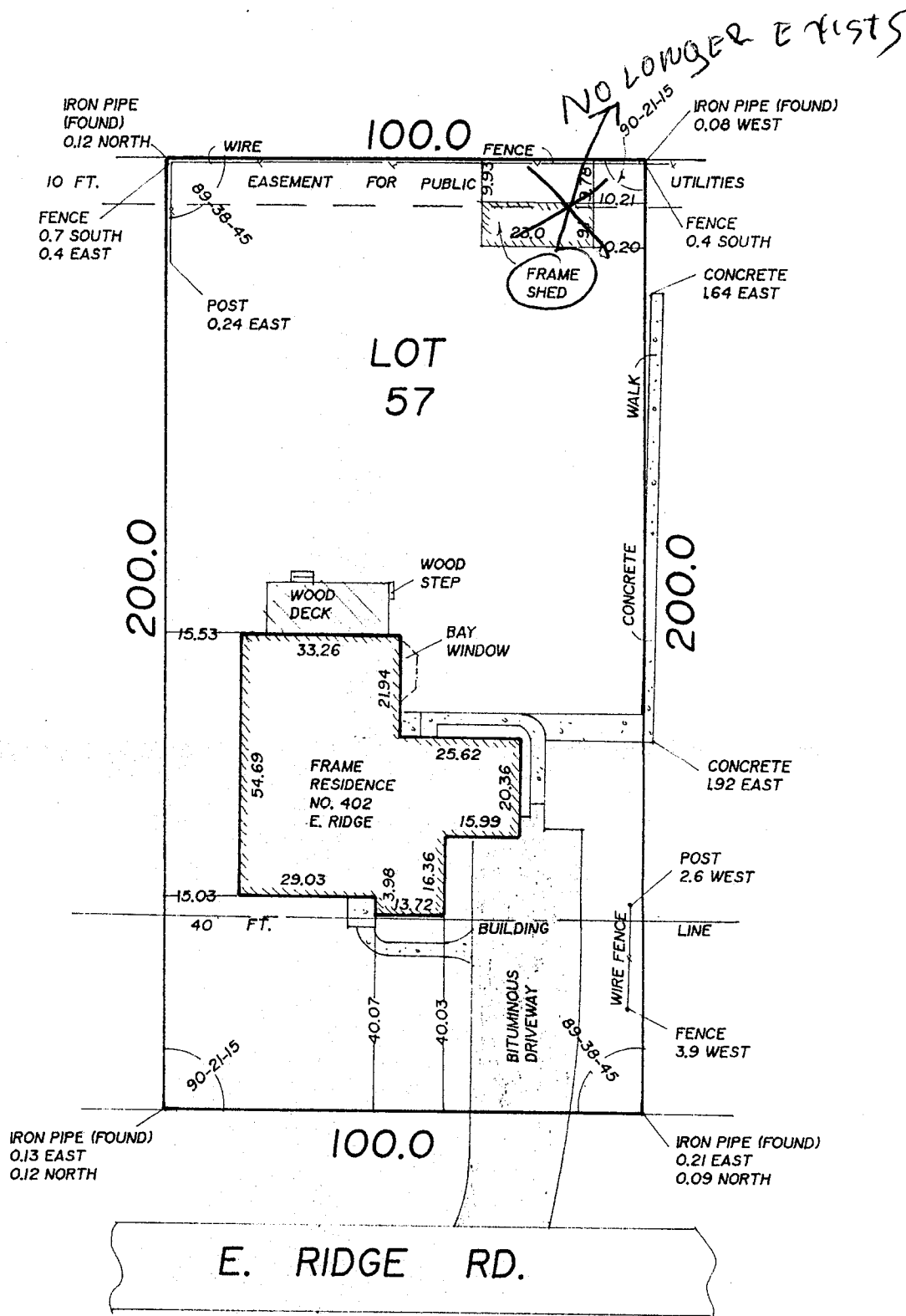
Phone: (847) 358-5960



PLAT OF SURVEY

OF

LOT FIFTY-SEVEN IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP FORTY-TWO NORTH, RANGE ELEVEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" indicate degrees, minutes and seconds.

50.25 / N 90° 00' 00" E indicates measure dimension / bearing.
(50.25) / (N 90° 00' 00" E) indicates record dimension / bearing.
(50.25 d) / (N 90° 00' 00" E d) indicates deed call dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

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

DATE OF COMPLETION OF FIELD WORK: MARCH 31, 2002

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, James C. Colbourne II, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Palatine, Illinois APRIL 3, 2002

James C. Colbourne II
Illinois Professional Land Surveyor No. 35-003270
License Renewal Date: November 30, 2004



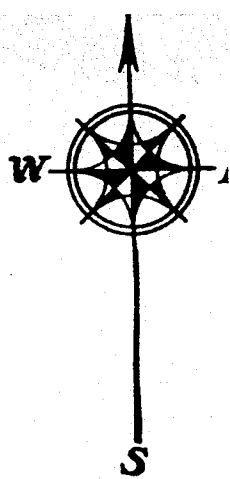
MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

933 S. Plum Grove Road Suite 101 Palatine, Illinois 60067

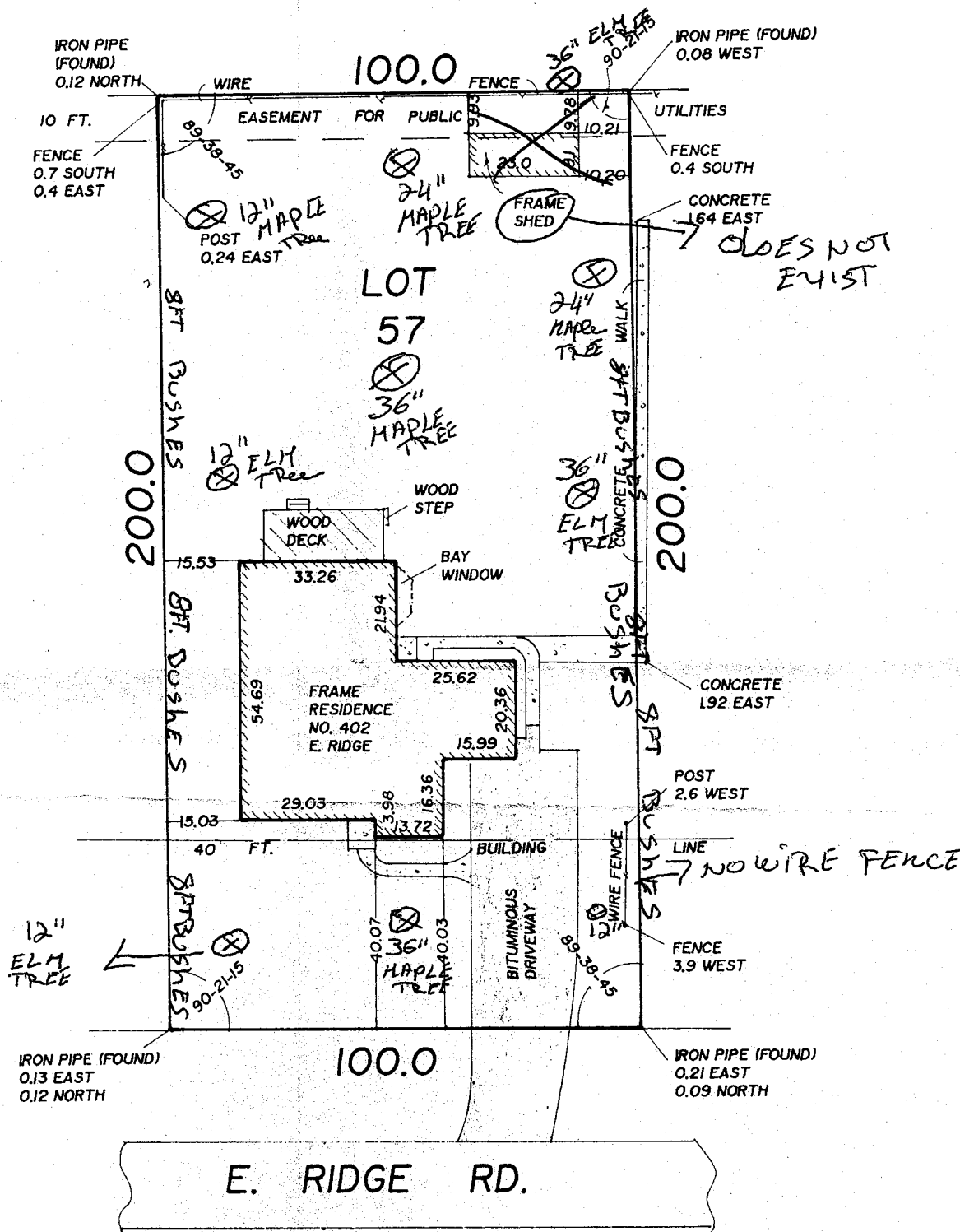
Phone: (847) 358-5960



PLAT OF SURVEY

OF

LOT FIFTY-SEVEN IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438.0 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP FORTY-TWO NORTH, RANGE ELEVEN EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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Palatine, Illinois APRIL 3, 2002

James C. Colbourne II
Illinois Professional Land Surveyor No. 35-003270
License Renewal Date: November 30, 2004

































































Design Commission 9/10/2019

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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Orthodontic Experts at 1010 S. Arlington Heights Road. This recommendation is based on the plans received 9/5/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that an abundance of salt and drought tolerant shrubs, ornamental grasses, and other perennials be provided in the planting bed along the south building wall and facing Arlington Heights Road.
2. Consider changing the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings.
3. It is recommended that the planting bed along the south property line be infilled to provide a continuous hedge.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

5. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: September 4, 2019

PETITIONER INFORMATION:

DC Number: 19-072
Petitioner Name: Katherine Sainz
Petitioner Address: 1250 W. Northwest Highway
Mt. Prospect, IL 60056

Meeting Date: September 10, 2019

Requested Action(s):

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

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

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

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

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

Summary:

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

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

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

Architectural Design:

One of the Village's goals is to improve the appearance along this section of Arlington Heights Road, and this project will be a nice contribution towards realizing this goal.

The existing building has an old and worn appearance. Overall, the proposed design is nicely done and it will provide a welcome refreshing and updating for this property. The proposed exterior materials and colors work well together. The brick has been selected to match the existing brick to remain at the back of the building and along the north wall. The proposed corrugated metal siding will add a fresh and modern appearance to the design.

Landscaping, Trash Enclosure, and Equipment Screening:

The existing site lacks landscaping, has no trash enclosure, and has visible rooftop mechanical equipment. The petitioner is proposing to add landscaped islands with shade trees at the end of all parking rows, as well as a new planting bed along the south wall of the addition. A new trash enclosure is proposed behind the building, and a new 6' fence is proposed along the rear property line to screen the parking area from the adjacent residential property. New mechanical equipment will be mounted on grade behind the building.

Overall, the proposed site design will be a significant improvement for the property. However, the plantings along the south end of the building and facing Arlington Heights Road are minimal. It is recommended that an abundance of salt and drought tolerant

shrubs, ornamental grasses, and other perennials be provided in those areas. Additionally, consider changing the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings. Finally, it is recommended that the planting bed along the south property line be infilled to provide a continuous hedge.

Signage:

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

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design for Orthodontic Experts at 1010 S. Arlington Heights Road. This recommendation is based on the plans received 9/5/19, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that an abundance of salt and drought tolerant shrubs, ornamental grasses, and other perennials be provided in the planting bed along the south building wall and facing Arlington Heights Road.
2. Consider changing the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings.
3. It is recommended that the planting bed along the south property line be infilled to provide a continuous hedge.
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 4, 2019

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

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

ORTHODONTIST OFFICE

BUILD OUT

1010 S ARLINGTON HEIGHTS RD, ARLIGTON HEIGHTS, IL 60005

DR YAROSLAV YARMOLYUK, DDS
OWNER
FORMA, INC.
ARCHITECT



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



1 EXTERIOR VIEW OF PROPOSED DESIGN

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

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



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

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

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

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

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architectural design building

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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19
JOB #

19002

T1.0



1 PROPERTY ACROSS STREET



2 PROPERTY ACROSS STREET



3 PROPERTY ACROSS STREET



4 PROPERTY TO THE NORTH



5 PROPERTY TO THE NORTH



6 PROPERTY TO THE NORTH



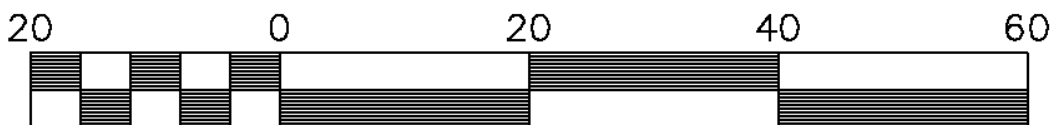
7 PROPERTY TO THE SOUTH



8 PROPERTY TO THE SOUTH



9 PROPERTY TO THE SOUTH



Scale 1" = 20'

T.K.D. Land Surveyors, Inc.

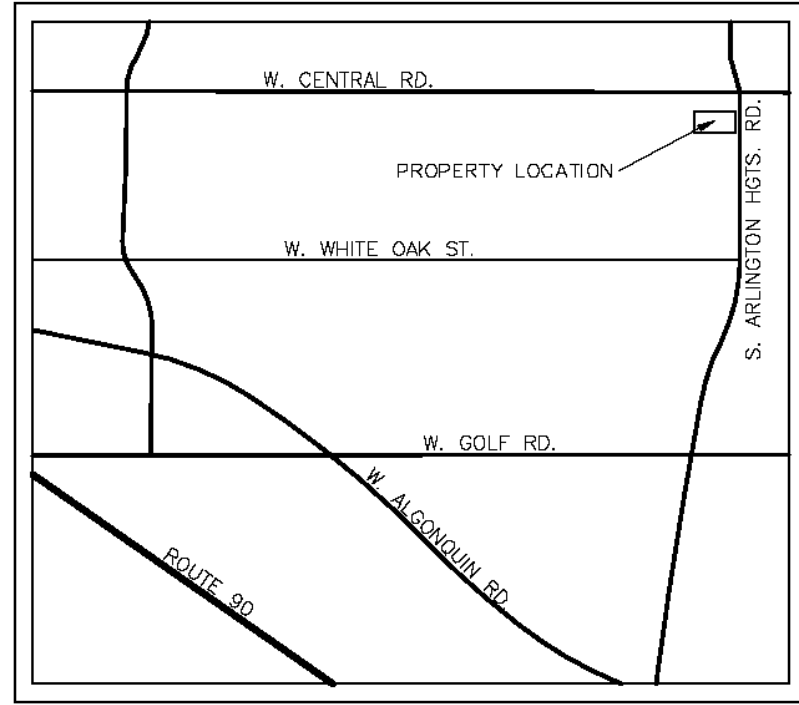
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@aol.net

**ALTA/NSPS
LAND TITLE SURVEY**

LEGAL DESCRIPTION:

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

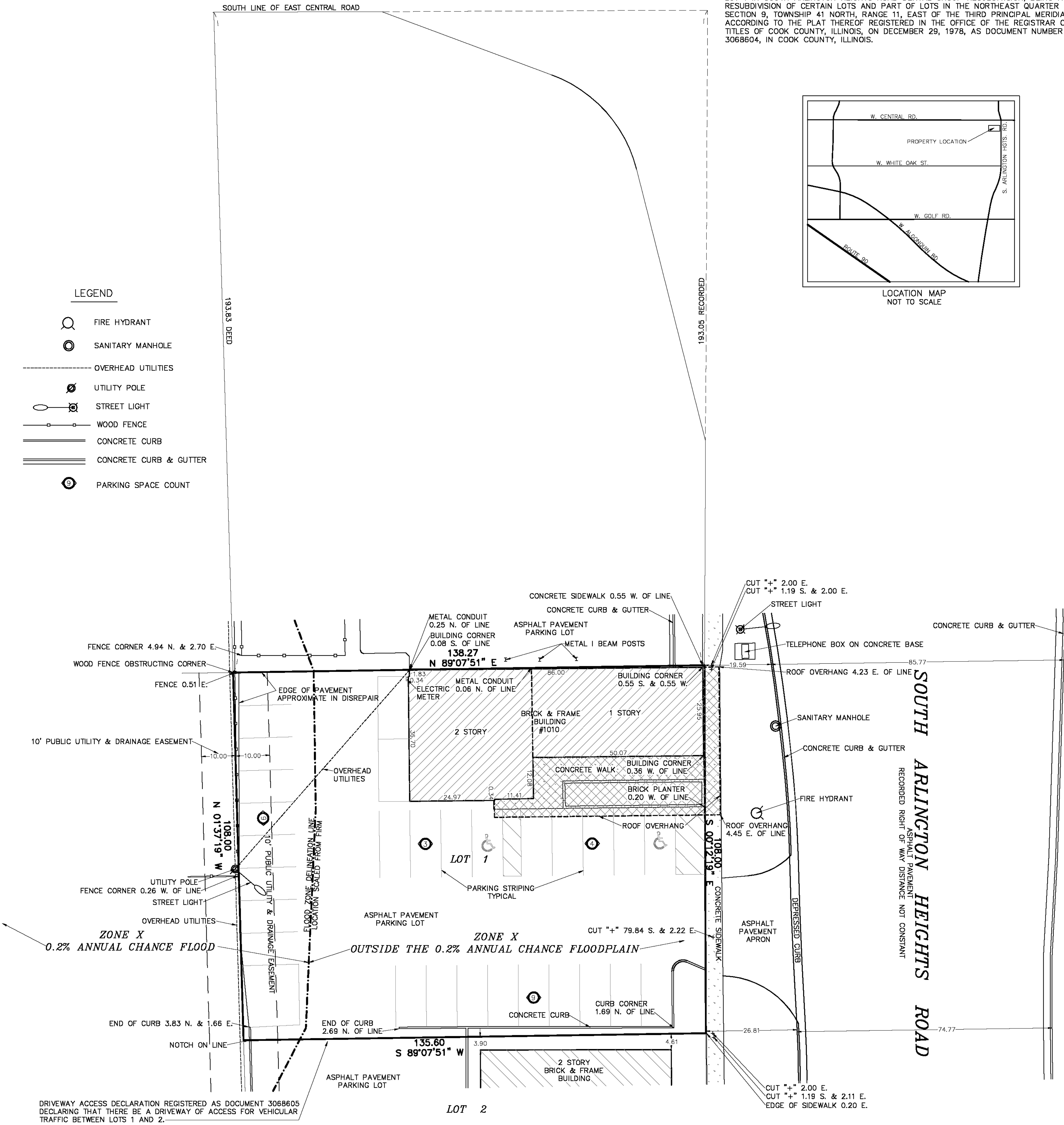
BASIS OF BEARING
(ASSUMED)



LOCATION MAP
NOT TO SCALE

LEGEND

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



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

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

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

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

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

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

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

Keith E. DeLaney Illinois P.L.S. #035-003385
Professional Design Firm Lic. No. 184.005204



ALTA/NSPS LAND TITLE SURVEYS

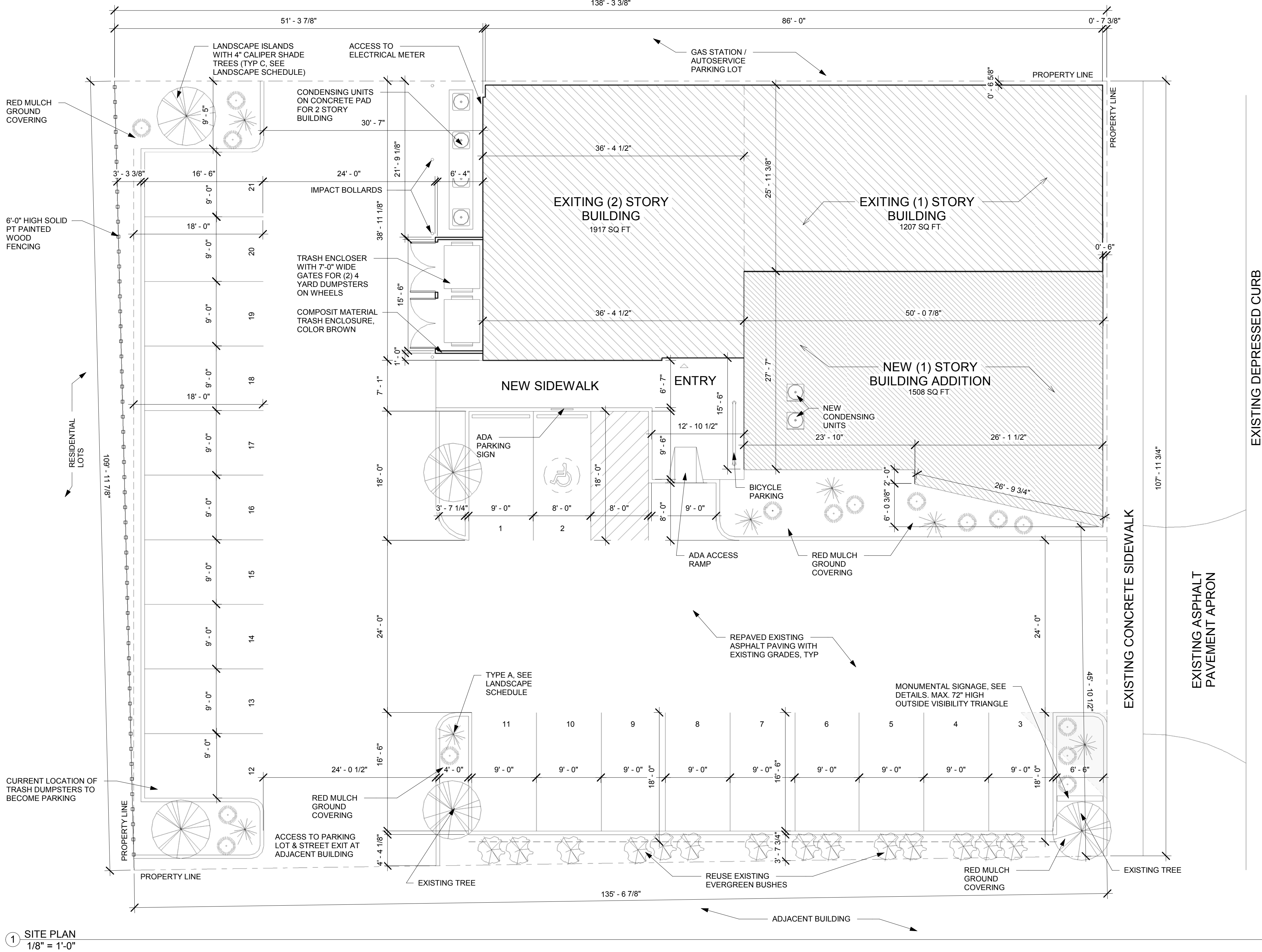
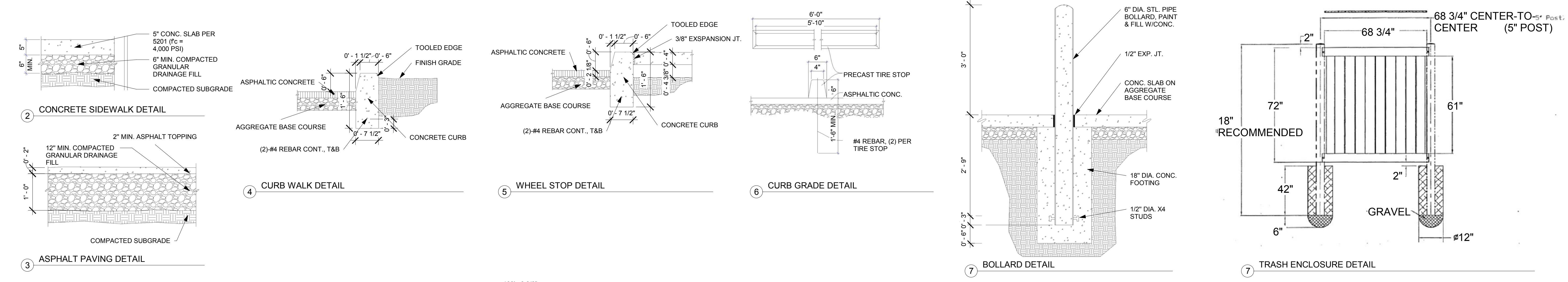
- ADDITIONAL TABLE A ITEMS:
- MONUMENTS (OR REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT EACH MAJOR CORNER OF THE BOUNDARY OF THE PROPERTY HAVE BEEN FOUND OR SET AS SHOWN HEREON
 - THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND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

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

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

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

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



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

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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19
JOB #

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architectural design building materials

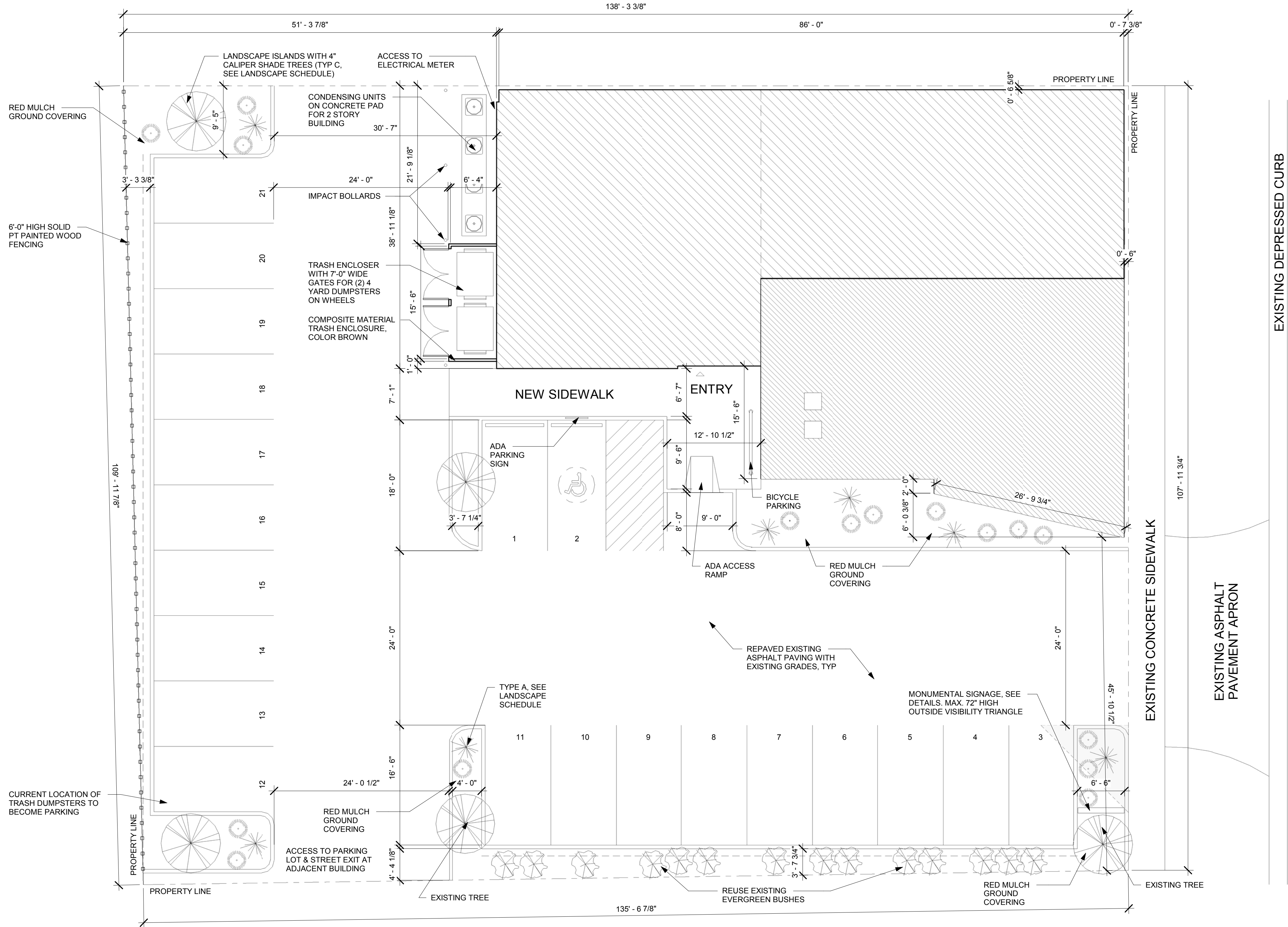
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LANDSCAPE SCHEDULE							
GRAPHICAL SYMBOL	SYMBOL	COMMON NAME	BOTANICAL NAME	TREE CALIPER	SHRUBBERY		NOTES
	A	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'		HEIGHT	SPREAD	
	B	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA		24" MIN.	36" MIN.	MIN. 5'O.C.
	B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

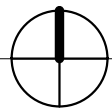
LANDSCAPE GENERAL NOTES

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

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



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



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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

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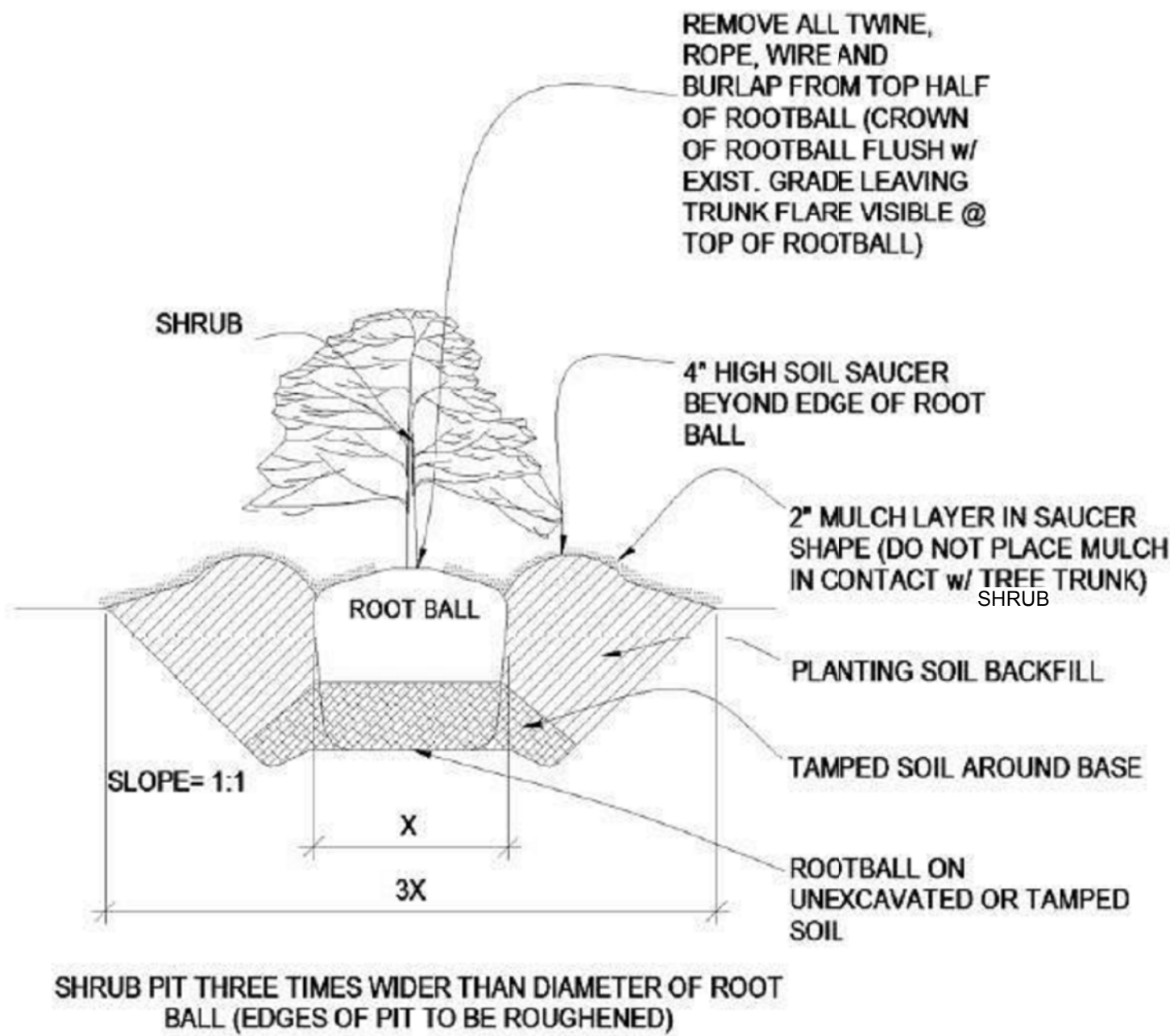
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architectural rendering



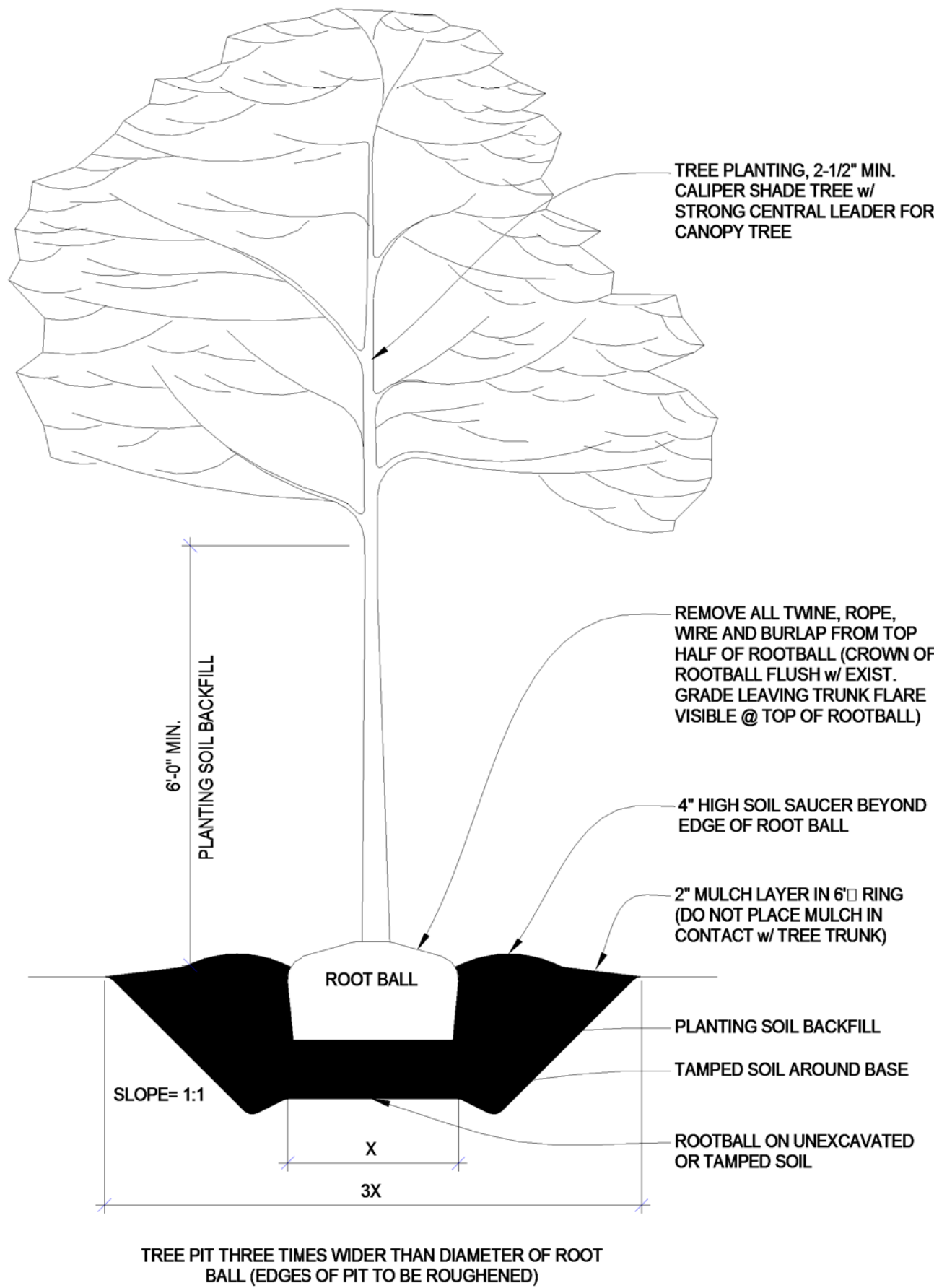
1 SUGGESTIVE DESIGNS FOR MONUMENTAL SIGNS

SIGN TO BE MAX. 72" HIGH



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

2 SHRUB DETAIL



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

3 TYPICAL PLANTING DETAIL



1 NORTH WEST VIEW



4 NORTH VIEW



7 WEST PARKING LOT VIEW



2 NORTH EAST VIEW



5 NORTH PARKING VIEW



8 NORTH WEST PARKING VIEW



3 SOUTH WEST VIEW



6 SOUTH EAST VIEW

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ORTHODONTIST OFFICE
DESIGN PACKAGE 08-02-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S ARLINGTON HEIGHTS RD, ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11668-B-5

ISSUED FOR
DESIGN APPROVAL
8-2-19

JOB #
19002

T1.1



EXISTING NORTH ELEVATION
12" = 1'-0"



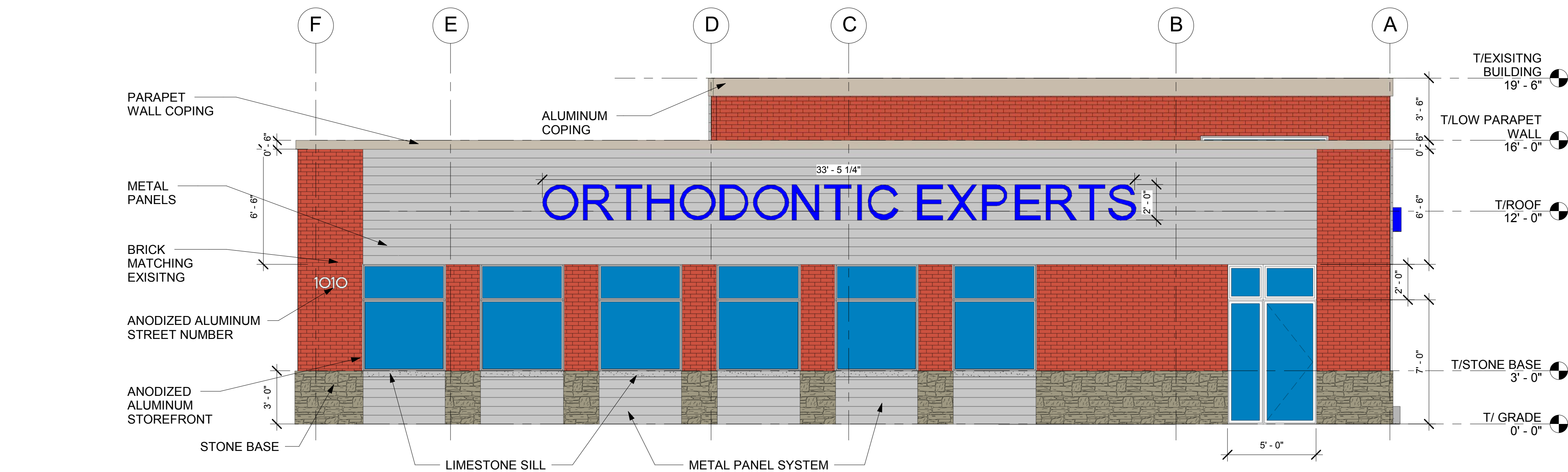
EXISTING WEST ELEVATION
12" = 1'-0"



EXISTING SOUTH ELEVATION
12" = 1'-0"

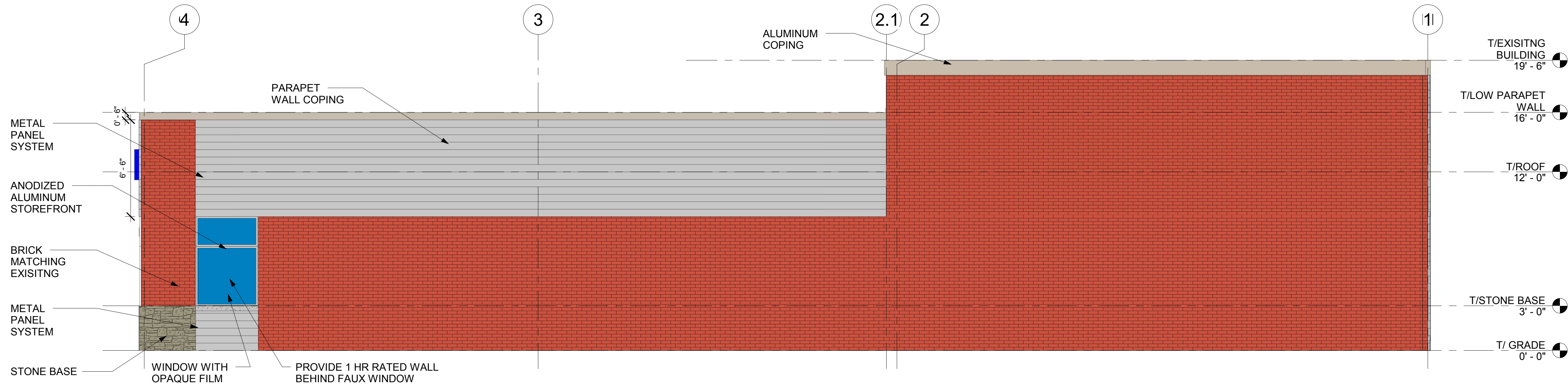


EXISTING EAST ELEVATION
12" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"

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



② NORTH ELEVATION
1/4" = 1'-0"



③ EXTERIOR NORTHEAST



④ EXTERIOR SOUTHEAST

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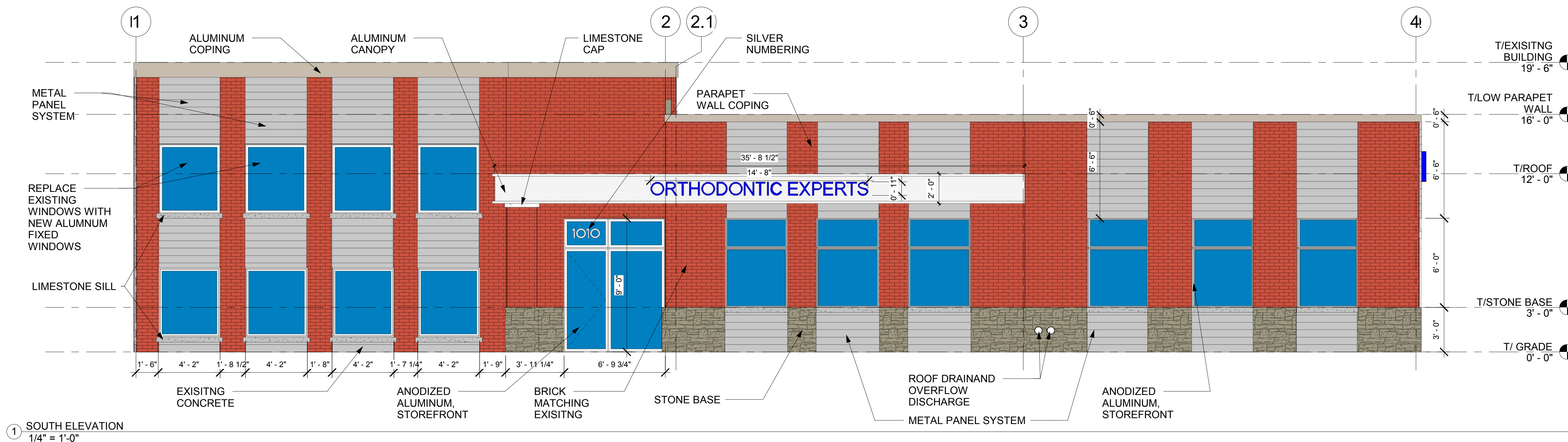
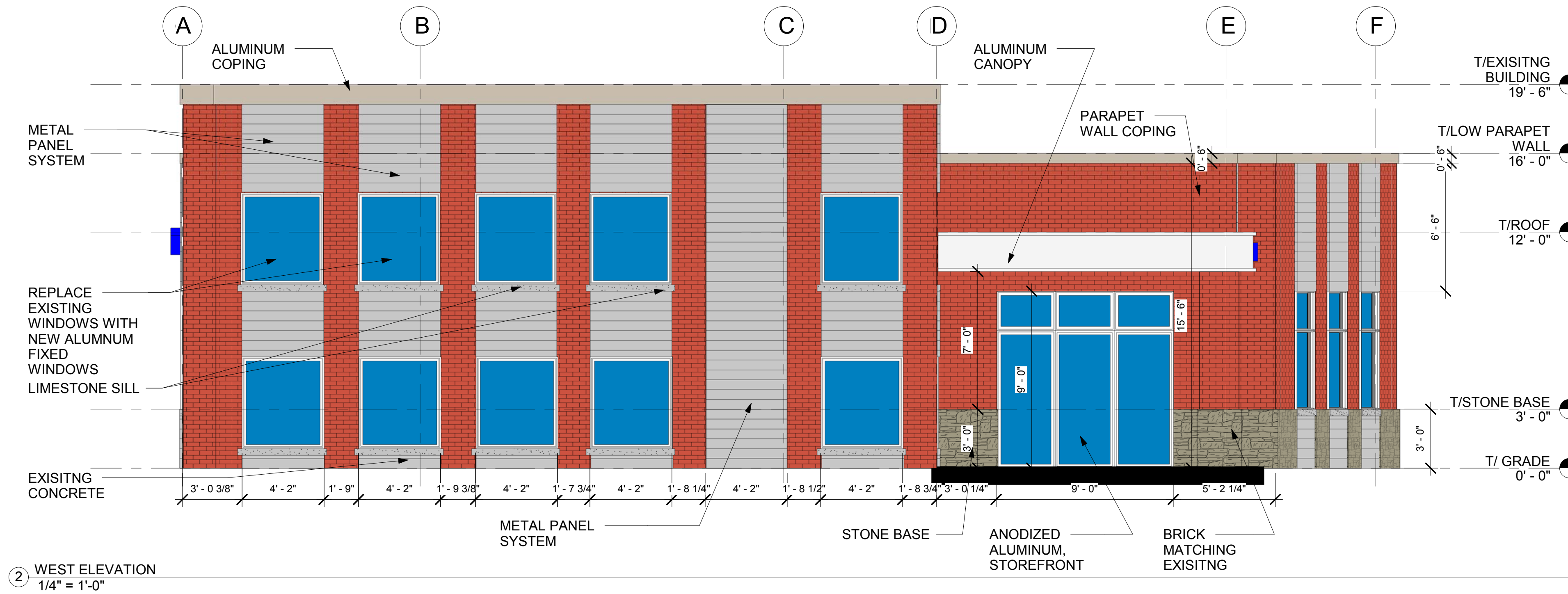
ORTHODONTIST OFFICE DESIGN
PACKAGE 09-03-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19
JOB #

19002

A4.0



3 EXTERIOR SOUTH VIEW



4 EXTERIOR WEST VIEW

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

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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
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PERMIT
09-03-19
JOB #

19002

A4.1



1 EXTERIOR NORTHEAST

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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19

JOB #
**19002
SK-1**



1 EXTERIOR SOUTHEAST

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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19

JOB #
**19002
SK-2**



1 EXTERIOR SOUTH VIEW

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

ILLINOIS ARCHITECT
 PAUL FLORCZAK
 LICENSE NUMBER
 11688-5

ISSUED FOR
 PERMIT
 09-03-19

JOB #
19002
SK-3



1 EXTERIOR WEST VIEW

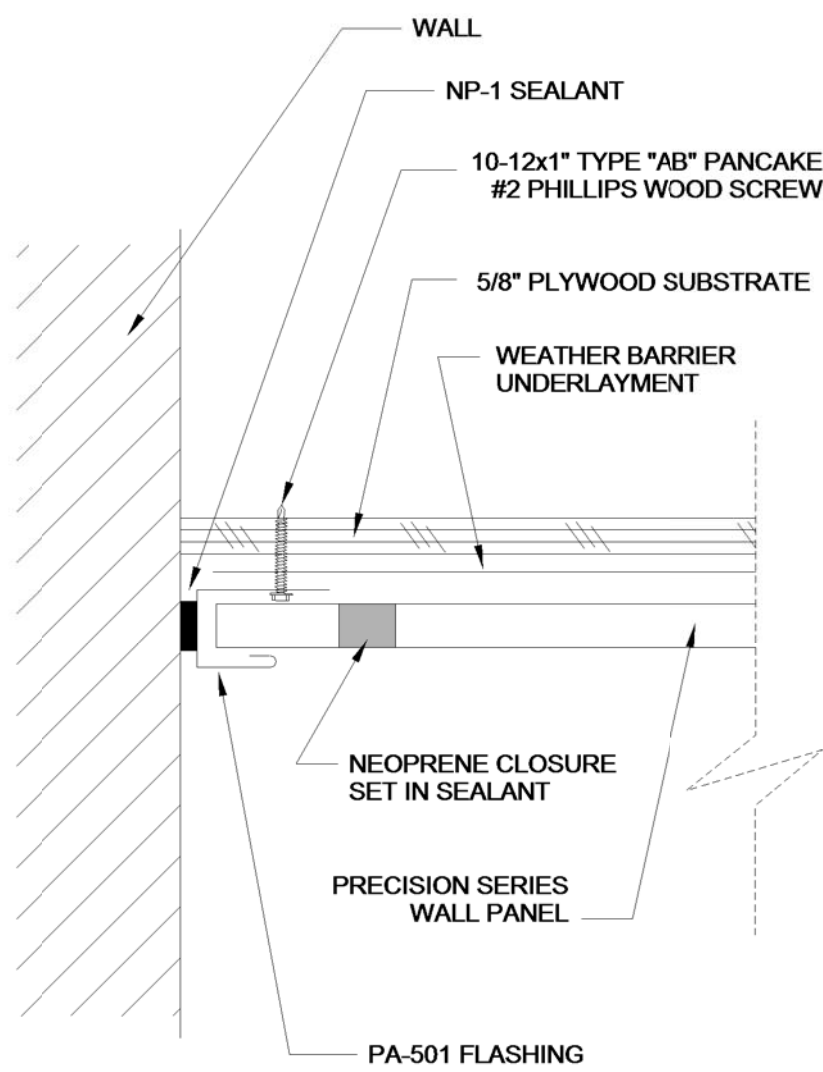
**EXTERIOR
PERSPECTIVES**
1010 S. ARLINGTON HEIGHTS RD.,
ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

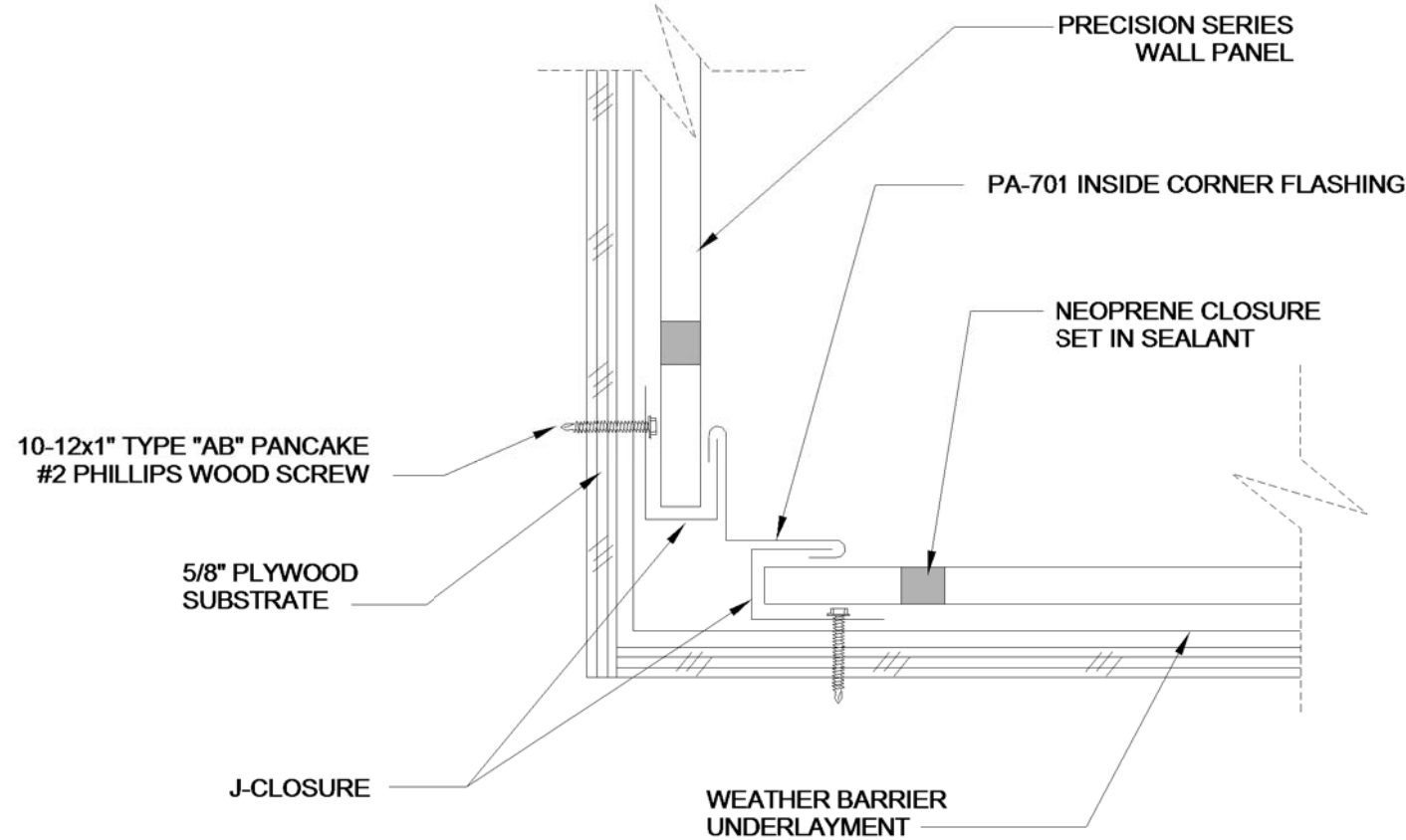
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JOB #
**19002
SK-4**

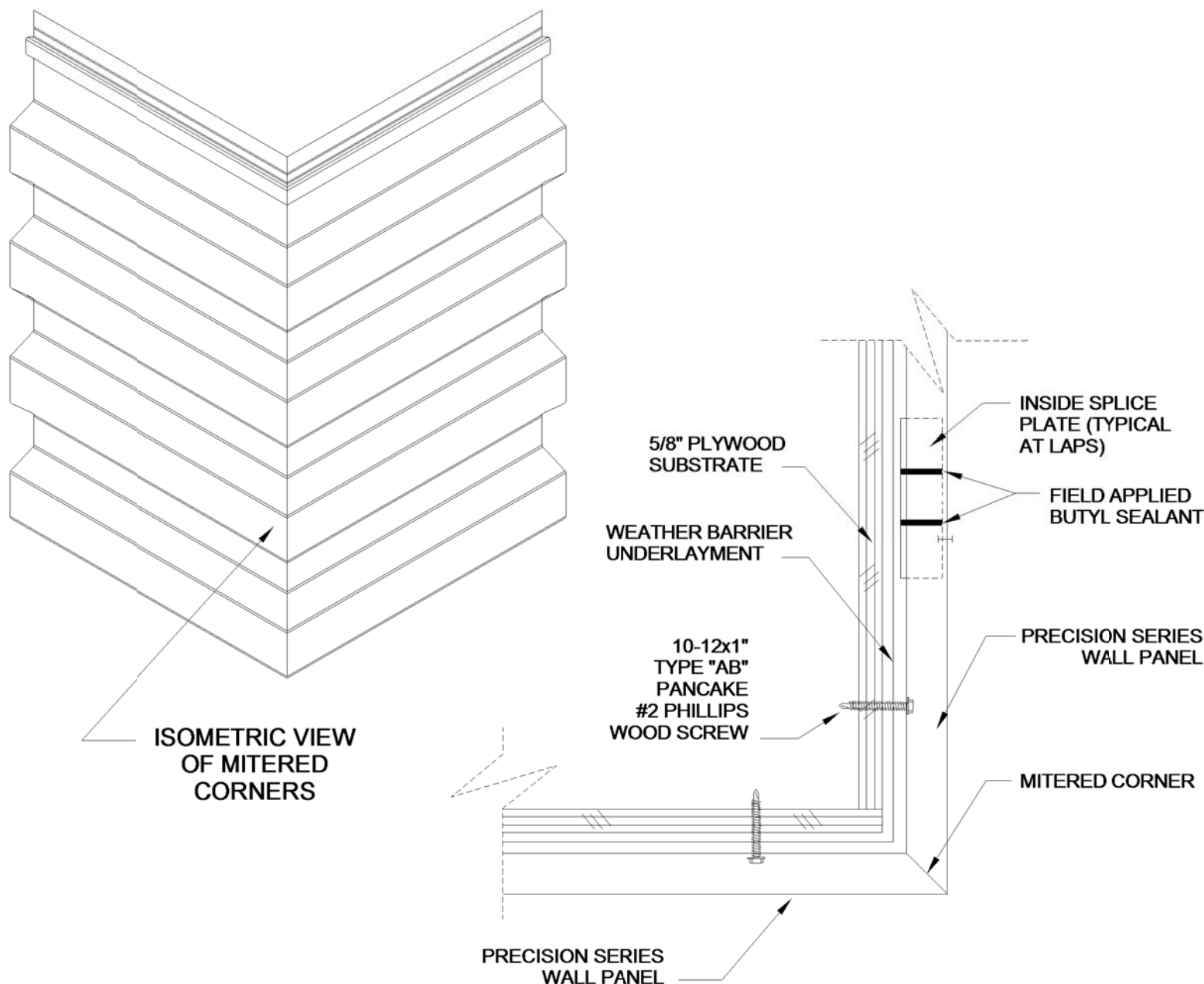
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Endwall Detail



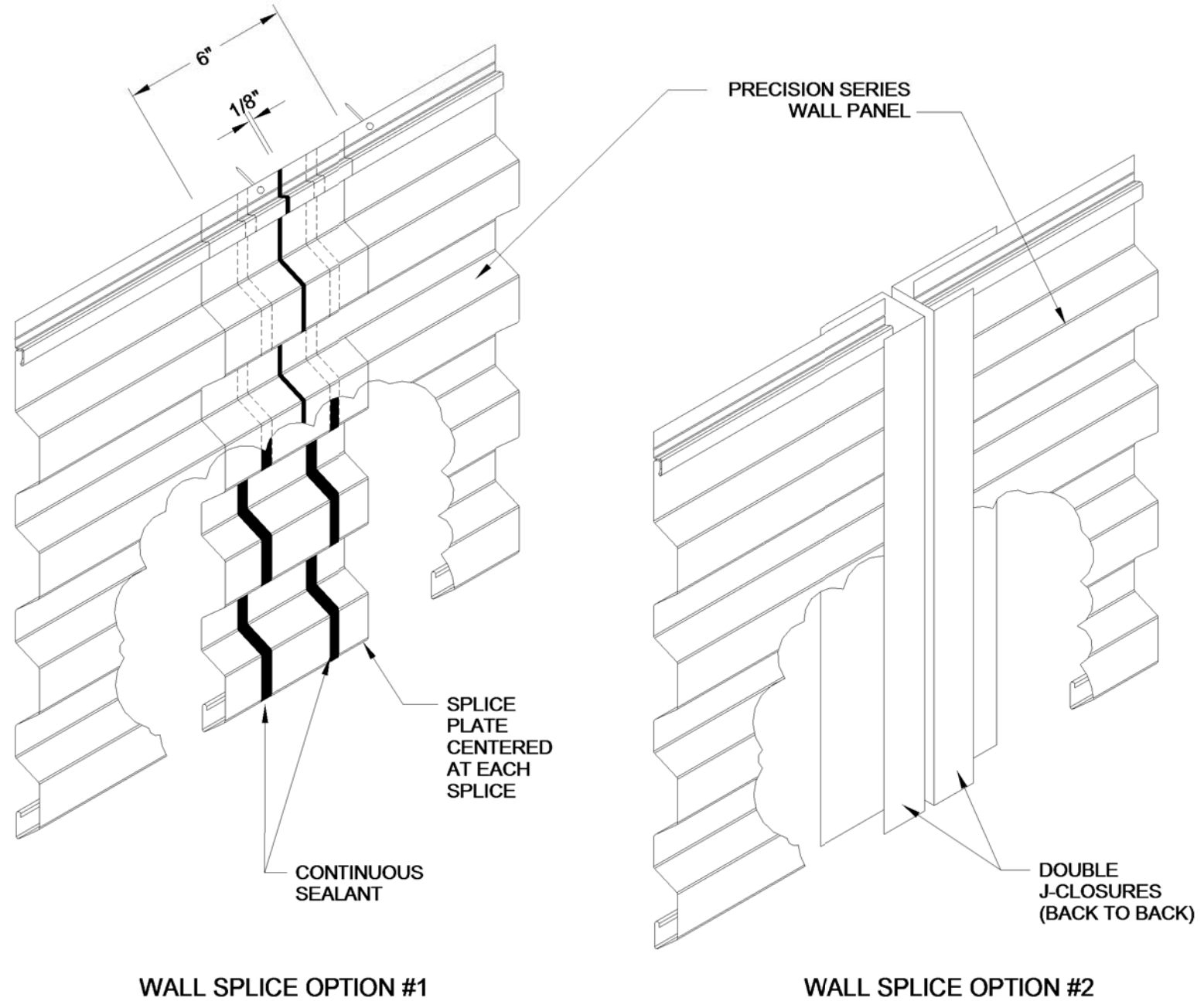
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Inside Corner Detail



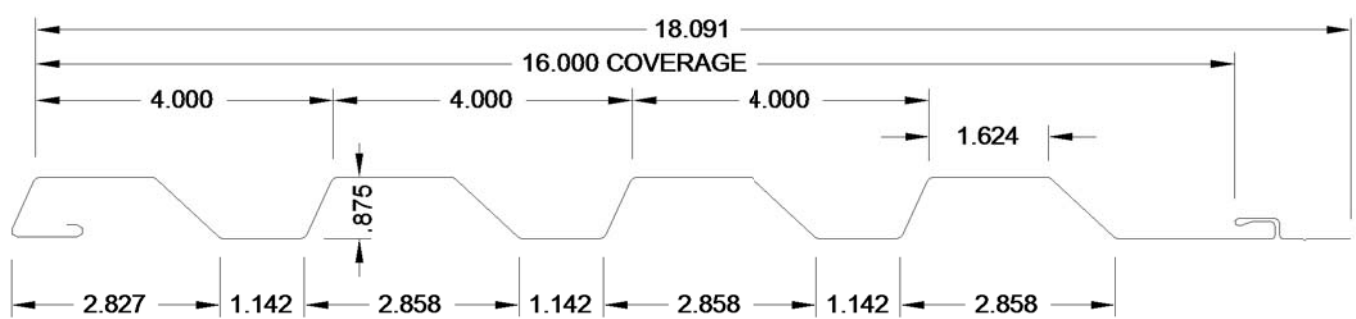
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
One Piece Miter Corner Detail



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



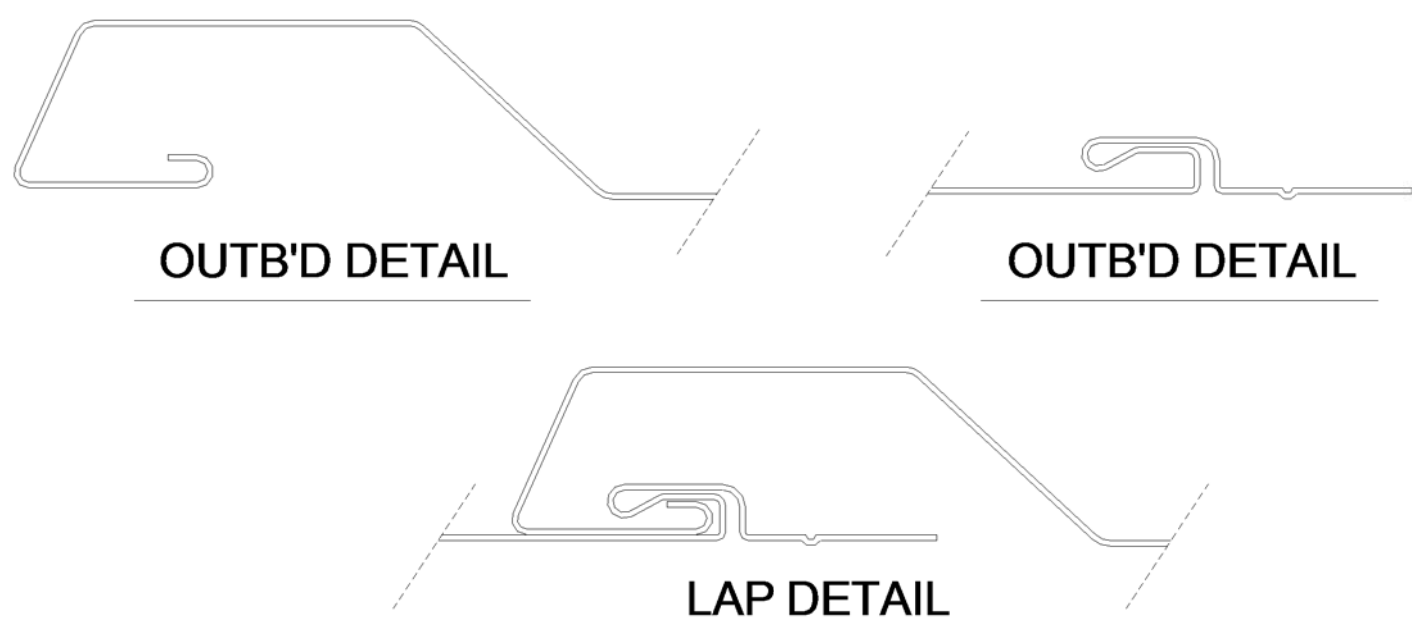
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
PAC HWP 16" - Concealed Thru-Fastened Panel Profile
HWP Profile Detail



PAC HWP 16" HORIZONTAL WALL PANEL PROFILE

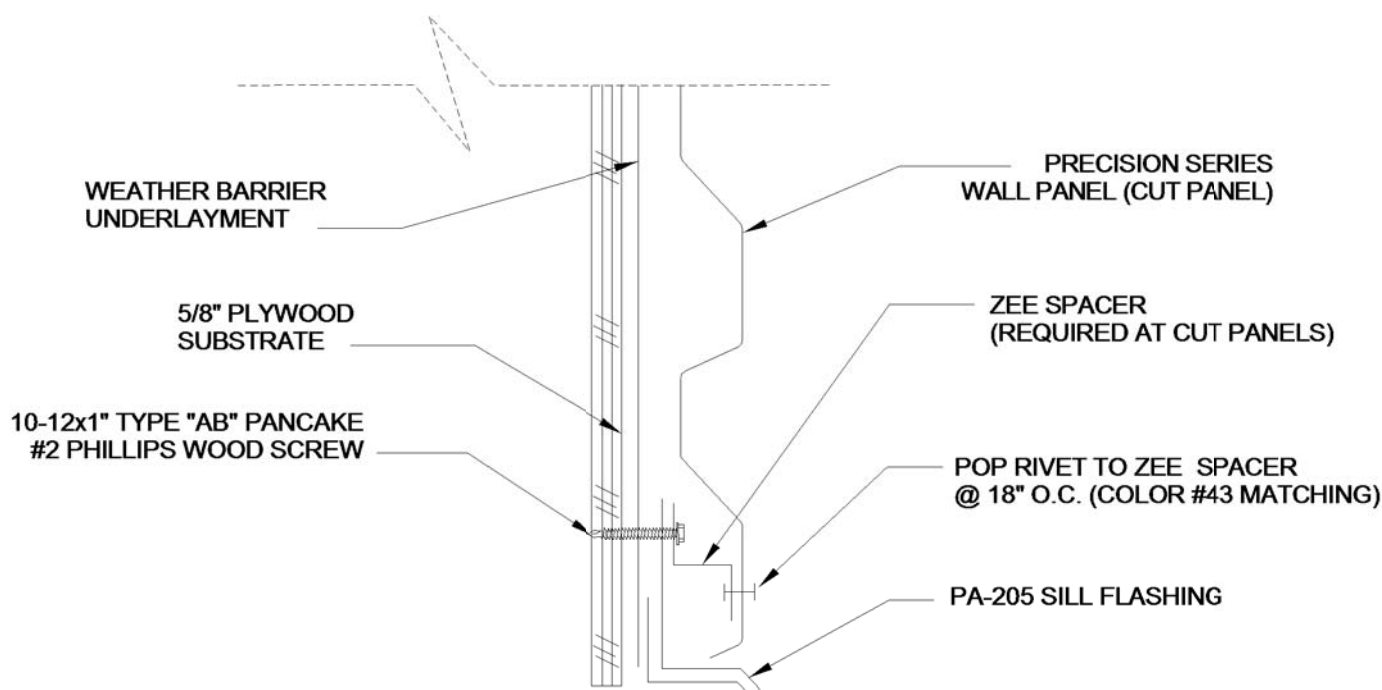
AVAILABLE MATERIALS & FINISHES

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

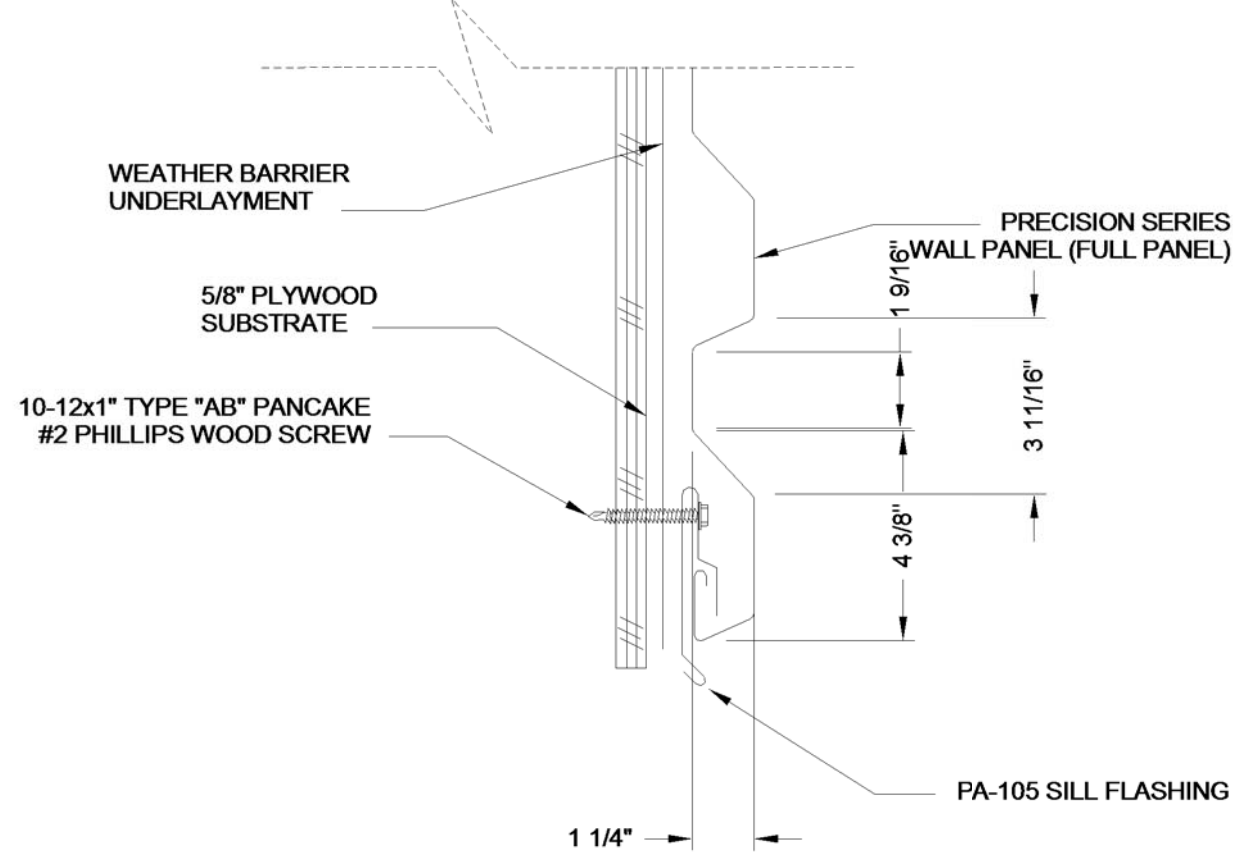


○ TYPICAL PAC CLAD PANEL SYSTEM DETAILS
3" = 1'-0"

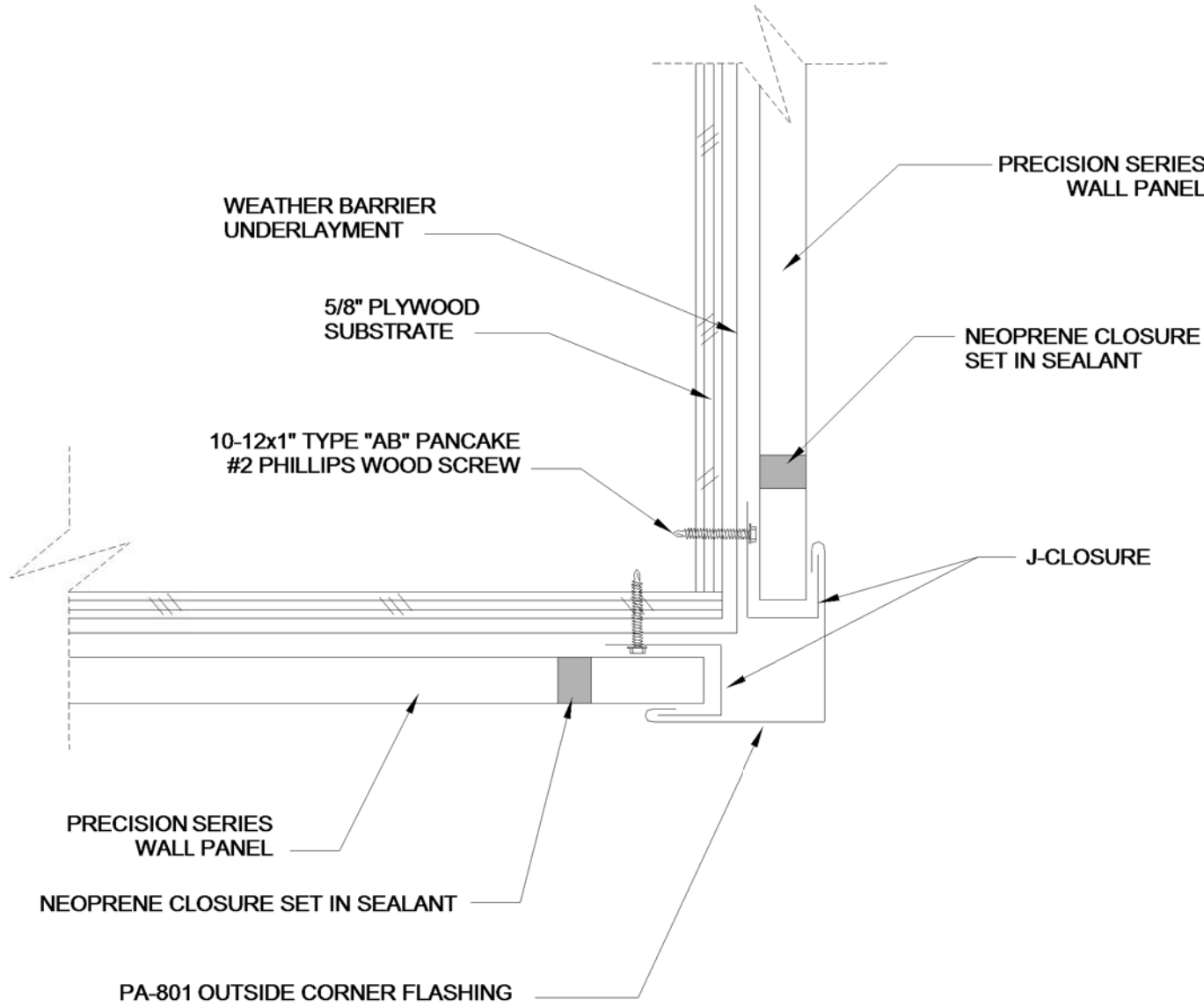
PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Sill Detail at Cut Panel



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



PRECISION SERIES HWP - HORIZONTAL WALL PANEL
Outside Corner Detail



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

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PAUL FLORCZAK
LICENSE NUMBER
11688-5

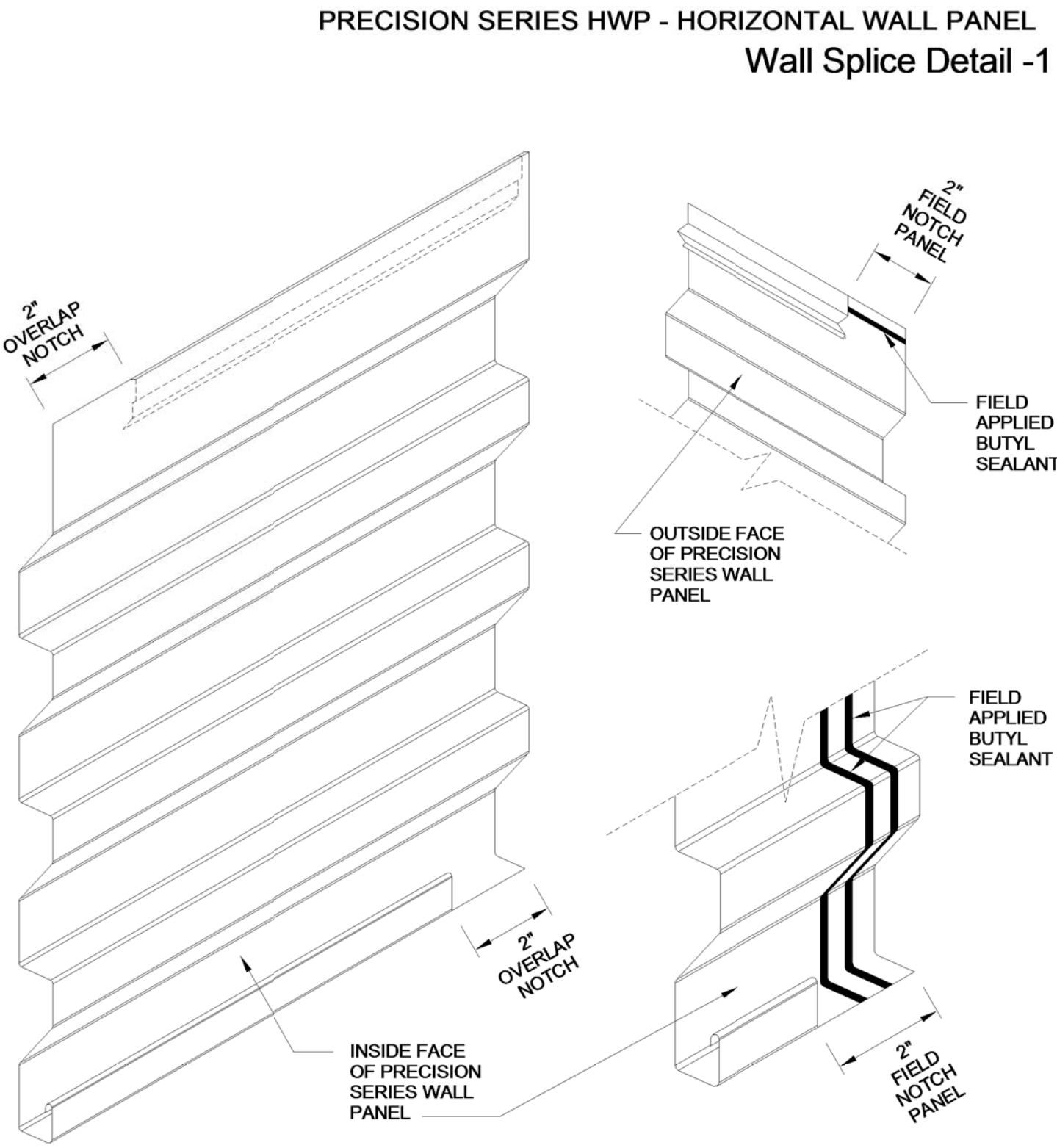
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JOB #

19002

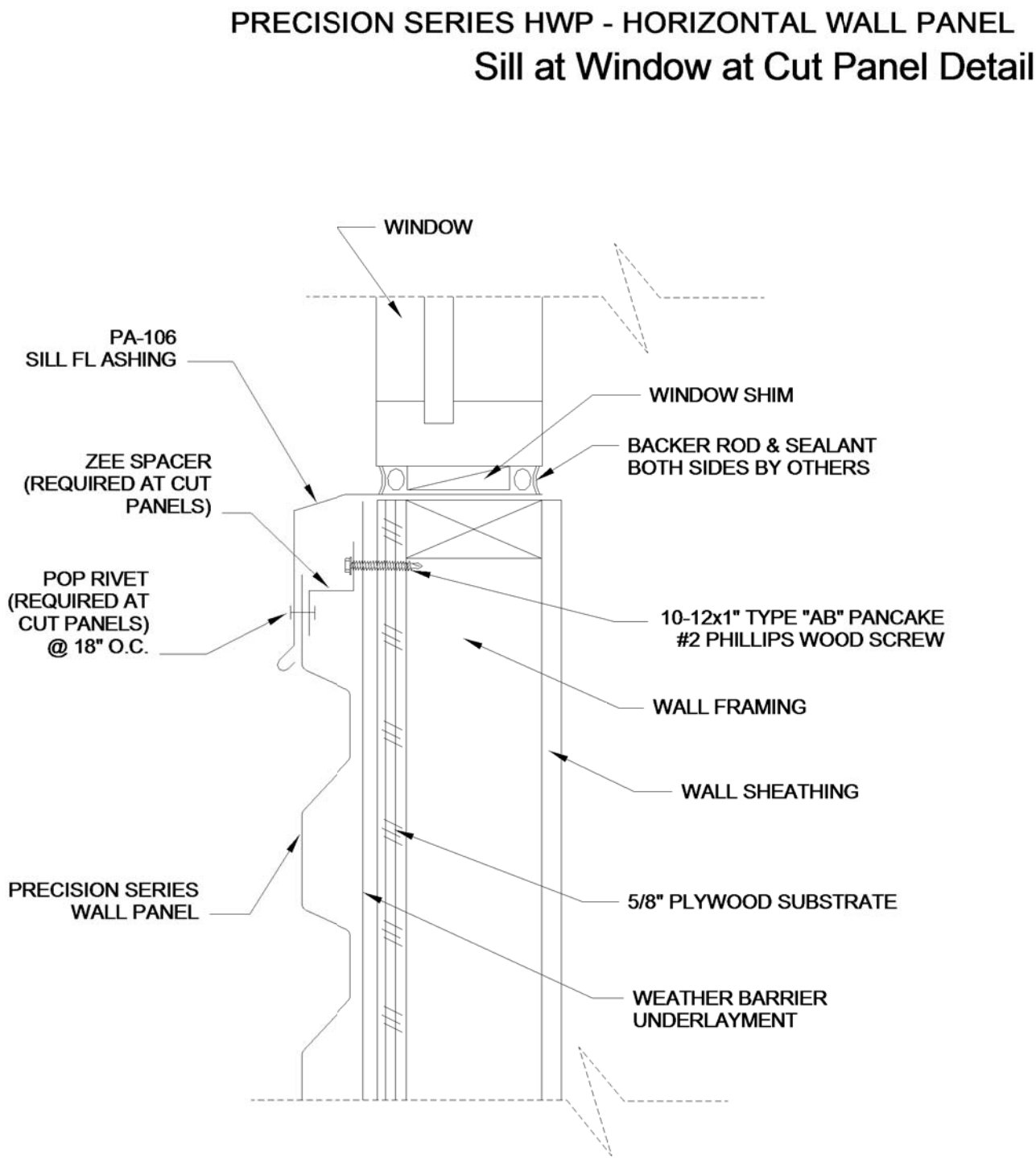
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○ TYPICAL PAC CLAD PANEL SYSTEM 2
3" = 1'-0"



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ORTHODONTIC EXPERTS-ARLINGTON HEIGHTS

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

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

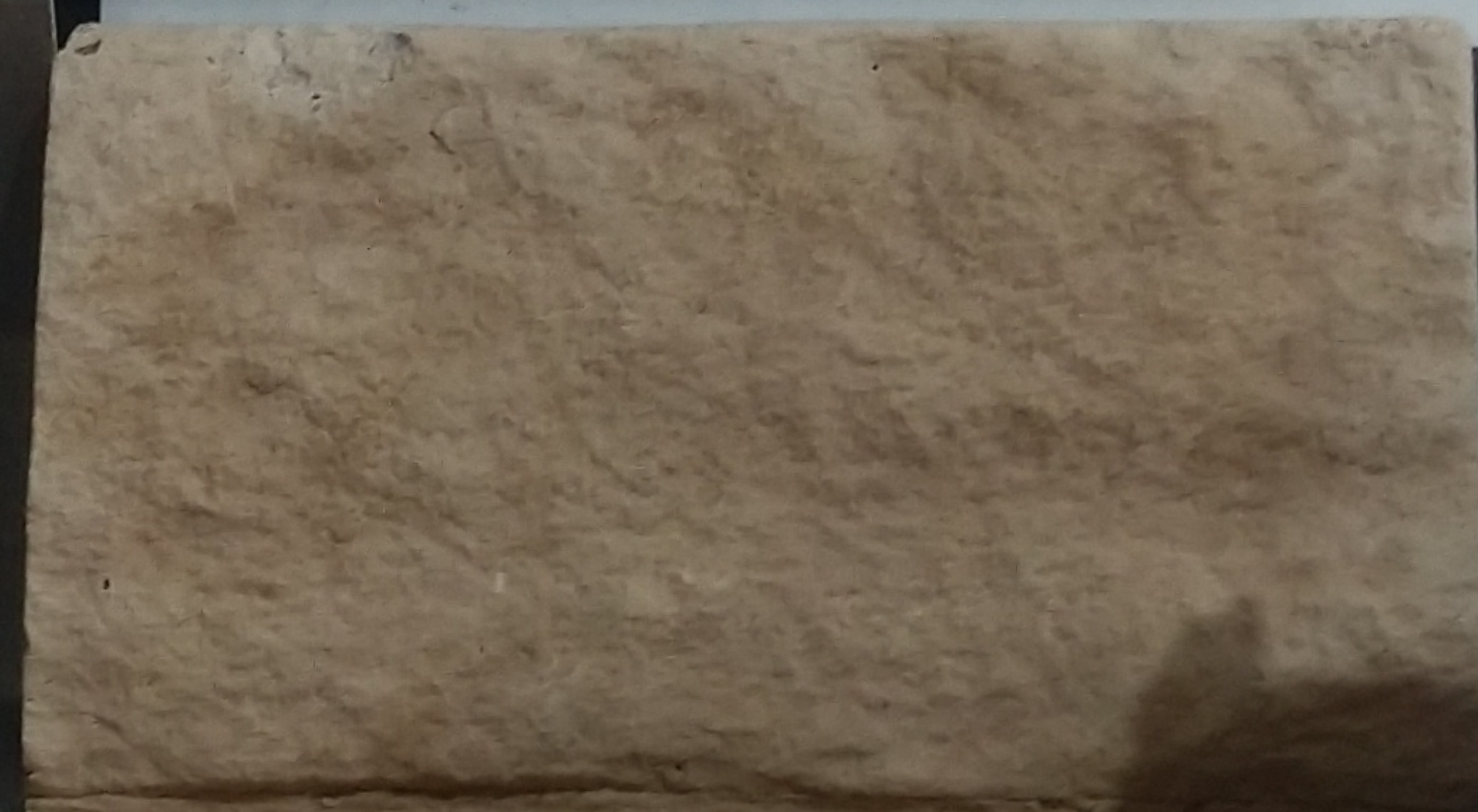
PANEL PROFILE



CANOPY CHANNEL

CLEAR SE

BRICK: "445 BLUSH BUFF"-MODULAR BY BOWERSTON



PANEL COLOR

"SLATE GRAY"

TONE-"MOJAVE PRO-FIT ALPINE LEDGESTONE

(PF-432962), BY OWENS CORNING

STOREFRONT: CLEAR ANODIZED

Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

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

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

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

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

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

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

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