



Agenda
Village of Arlington Heights
Design Commission
Commissions Room 2nd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 8, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 8/25/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#15-107 - 1013 N. Beverly Ln. - SF/Teardown
- B. DC#15-074 - 903 E. Crabtree Dr. - SF/Addition
- C. DC#15-102 - 905 S. Evergreen Ave. - SF/Addition
- D. DC#15-106 - 1216 E. Mayfair Rd. - SF/Addition
- E. DC#15-110 - Arlington Downs - 3400 W. Euclid Ave. - 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.



Item: Minutes - 8/25/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 8/25/15

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 25, 2015**

Acting Chair Bombick called the meeting to order at 6:35 p.m.

Members Present: Alan Bombick, Acting Chair
 John Fitzgerald
 Jonathan Kubow
 Ted Eckhardt, Chair

Members Absent: Anthony Fasolo

Also Present: Kevin Davis, Fairfield Homes for *922 N. Beverly Ln.*
 John Haran, E & J Builders for *1138 N. Mitchell Ave.*
 Michael Henderson, STR Partners for *Olive-Mary Stitt & Ivy Hill Schools*
 Ryan Schulz, A.H. School District 25 for *Olive-Mary Stitt & Ivy Hill Schools*
 Nancy Tolan, Presbyterian Homes for *The Moorings*
 Craig Kimmel, RLPS Architects for *The Moorings*
 Nick Peppers, Storino, Ramello & Durkin for *The Moorings*
 Scott Freres, The Lakota Group for *The Moorings*
 Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 11, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF AUGUST 11, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-095 – 922 N. Beverly Ln.**

Mr. Kevin Davis, representing *Fairfield Homes*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home with an attached one car garage to allow construction of a new two story home with an attached, two car garage. The front setback of the house needs to be adjusted to comply with the required setback, but otherwise, the project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with one car attached garages. However, there have been numerous other teardowns completed on this block which indicate that this neighborhood is transitioning to new two story homes. Overall, the proposed design is consistent in scale and design to many of the other completed teardowns on the block, and the traditional style fits in this neighborhood. The hipped main roof helps to reduce the height of the side walls and reduces the overall mass of the proposed new house, and the single story porch roof helps the design to relate to the existing adjacent single story homes. The front porch projects out in front of the proposed two car garage, which keeps the focus of the design on the house instead of the garage. Staff recommends approval of the design with a condition that additional windows be added to the side elevations to help break up the large blank walls.

Mr. Davis commented that the design already includes added windows and stone on the side elevations, as suggested by the commissioners on a previous project.

Commissioner Kubow liked the design of the new home, as well as the materials being proposed. He agreed with Staff's recommendation to add additional windows on the side elevations, or add a horizontal board to help break up the elevation. **Mr. Davis** was not opposed to the suggestion, although he commented that furniture placement can be problematic with adding windows; however, he was not opposed to working this out with Staff. **Commissioner Kubow** would require the petitioner to work with Staff to add more details to the side elevations.

Commissioner Fitzgerald felt the front elevation was very nice and he agreed with the comments already made.

Commissioner Eckhardt arrived at the meeting.

Acting Chair Bombick felt the new home was nicely designed and the front and rear elevations looked great. He found it hard to believe that buyers would not want a window on each wall of the home to get extra natural light, and he pointed out the lack of a window in the kitchen

dining area between the stove and refrigerator, which was odd. **Mr. Davis** replied that the new home is narrow and deep, and there is a trade-off between functionality and wanting a lot of natural light, as well as different types of buyers. **Acting Chair Bombick** was also concerned about the garage being pushed out from the face of the home, and he suggested increasing the depth of the front porch to help with the garage projection. He also suggested adding transom windows in the Master bedroom, adding windows in the den and playroom on the left side elevation, lining up the windows in the garage and Bedroom #3 on the right side elevation, and adding a window in the kitchen.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 922 N. BEVERLY LANE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/24/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO ADD A WINDOW IN THE PLAYROOM AND DEN, AND ADD TRANSOM WINDOWS IN THE MASTER BEDROOM ON THE LEFT SIDE ELEVATION.**
- 2. A RECOMMENDATION TO ADD A WINDOW IN THE KITCHEN.**
- 3. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.**

**BOMBICK, AYE; FITZGERALD, AYE; KUBOW, AYE; ECKHARDT, ABSTAIN.
THE MOTION CARRIED.**

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-101 – 1138 N. Mitchell Ave.

Mr. John Haran, representing *E & J Builders*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home with a detached two car garage to allow construction of a new two story home with an attached, two car garage. This project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with a mix of attached and detached garages. There are four previous teardowns completed on this block with one of them directly to the south of the subject property. Additionally, there are two teardowns to the rear of the subject property.

Overall, the proposed home is very nicely designed with a traditional style that will fit the character of the neighborhood. The single story front porch roof helps the design to relate to the existing adjacent single story home, and the front porch projects out in front of the proposed two car garage, which keeps the focus of the design on the house instead of the garage. Additionally, there is a nice level of detail applied on all sides of the home. Staff recommends approval of the proposed design as submitted.

Mr. Haran had no comments at this time.

Commissioner Fitzgerald liked the proposed design which would fit in nicely, he liked the details on all four elevations, and he liked the color selection.

Commissioner Kubow was in favor of the proposed design.

Acting Chair Bombick also liked the design, which had a lot of windows, and he agreed with the comments already made.

Commissioner Eckhardt concurred with the other commissioners and was fine with the design.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1138 N. MITCHELL AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 7/23/15 AND RECEIVED 7/30/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
2. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.

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

ITEM 3. COMMERCIAL REVIEW

DC#15-098 – Olive-Mary Stitt School – 303 E. Olive St.

Mr. Ryan Schulz, representing *Arlington Heights School District 25* and **Mr. Michael Henderson**, representing *STR Partners*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural designs for two building additions to the existing elementary school. The scope of the project includes a new Classroom wing on the southwest end of the building and a new Gymnasium on the southeast end of the building. This project does require Plan Commission approval as a Special Use in the R-3 Zoning District and for variations from yard setbacks and parking requirements.

The design of the new Classroom wing is proposed to be a seamless extension of the existing building architecture, using the same materials, window spacing and massing. The proposed Gymnasium addition is also designed to blend in with the existing building architecture and materials. A dark bronze metal coping is recommended at the top of the brick walls to match the existing building. The proposed clerestory gymnasium windows are a nice detail that matches the existing building window patterns which adds interest to the design and helps to integrate the addition with the existing building. However, the proposed gymnasium does have large solid brick walls facing the nearby adjacent single family homes to the south. Therefore, it is recommended that additional landscaping be added on the south and southwest elevations of the proposed gymnasium, including evergreen trees, to help soften the building mass adjacent to the residential district. Tree preservation/replacement, landscaped parking islands, and parking lot screening will be required as part of the Plan Commission review. All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller which will be screened by the existing building walls. Staff recommends approval of the design with conditions to provide a dark bronze coping to match the existing building, and to provide additional landscaping to screen the gymnasium.

Mr. Henderson stated that they endorse Staff's recommendations and the landscape plan was revised to include additional landscaping in the areas of concern. He added that it was their intention to pick up on the best character of the existing building, which they felt came from the original building design versus the design of the addition done in the 1990's.

PUBLIC COMMENT

Charlie Hess, 1224 N. Pine Avenue, lives at the end of the cul-de-sac on Pine Avenue. He shares an east boundary with the school, as well as the entire north boundary. He wanted to see the proposed design re-worked, and felt the School District was trying to add as much building as

possible on the site. He pointed out that flooding issues currently exist on his property, with his basement flooding 3 times in the last 15 years. **Acting Chair Bombick** replied that water issues are under the purview of the Engineering Department as part of the Plan Commission process. **Mr. Hess** understood and stated that his primary concern tonight is with the proximity of the proposed classroom addition to his property, and the need for careful landscaping that would create a barrier of sorts. There is also a flow of people through this area during non-school hours, which would be even closer to his property with the addition. **Mr. Hautzinger** explained that the proposed classroom addition meets the side yard setback requirement of 16.5', with the addition proposed at 18.5' from the property line. It was also pointed out that the window sill height on the south elevation of the classroom addition will be at approximately 7-feet, and the windows were located in a corridor and not in classrooms.

Commissioner Eckhardt asked the homeowner about existing landscaping and/or fence on his north property line. **Mr. Hess** replied that there is no fence and the landscaping is not evergreen and sparse in the winter. He added that people pass through his property all the time during school during drop-off and pick-up times onto Pine Avenue, as well as to the nearby playground area and Greens Park, which occur during non-school hours as well.

Pat Howell, 1209 N. Pine Avenue. Her concerns were with the increase in traffic flow and the amount of children and safety of children during drop-off and pick-up times onto Pine Avenue. Parents currently park on both sides of Pine Avenue during these times, sometimes blocking driveways, and she was concerned that this situation would get worse with the additions. **Commissioner Eckhardt** asked if the number of students were increasing at the school and **Mr. Henderson** replied that the demographic of the area is growing and the school is currently over capacity; however, the proposed additions represent more of housing the existing number of students, rather than the growth projection of 50 students. Ms. Howell asked the petitioner what was being done about the extra car activity that has been taking place on Pine Avenue, which she and her neighbors have called the school about and received absolutely no response. She suggested a sign stating no parking or stopping on Pine Avenue.

Bill Bauer, 1221 N. Pine Avenue, lives at the end of the cul-de-sac, with the north side of his home directly adjacent to the school. He asked to see the southwest elevation of the proposed gymnasium addition, which was provided by Staff. It was also stated that the gymnasium addition would be approximately 75-feet closer than the existing south elevation, and include clerestory windows at the top, as well as a recommendation from Staff to add landscaping along this elevation. Mr. Bauer stated that he was in favor of adding landscaping along this elevation to help soften the view from his home.

Acting Chair Bombick closed the public comment portion of the meeting.

Commissioner Eckhardt felt the proposed architecture was well designed for the additions, and he pointed out that the additions are code compliant. He was focused on screening the south

elevation of both the classroom addition and the gymnasium addition from the adjacent homes. **Commissioner Fitzgerald** agreed, as long as the landscaping was reviewed and approved by Staff, with 'abundant' being important. He said that he could not read the landscape plan being shown tonight, which the petitioner explained was only preliminary at this time; however, it is the School District's intention to be a good neighbor as much as possible and work with the neighbors to develop a final landscape plan. The south side of the building is not intended to be used for any school programs; therefore, as much landscaping as desired could be added. **Acting Chair Bombick** pointed out that the Design Commission is a recommending body to both the Plan Commission and Village Board, and so there is no way to quantify being a good neighbor unless there is a quantity of plants specified at this time.

Commissioner Kubow was in favor of the architecture and felt the additions would fit in well. He liked the window locations, the colors being proposed, and he agreed that landscaping is a concern. **Acting Chair Bombick** reiterated that the Design Commissions' role is compatibility; however, it was important to make a recommendation to the Plan Commission regarding the landscaping to determine if it is in the right place and if there is enough of it. **Mr. Hautzinger** explained that Staff envisioned planting beds against the building walls, and/or layered to include plantings closer to the property lines adjacent to the residential area. He encouraged the commissioners to express their opinions on how to soften the impact of the additions from an aesthetic standpoint, to be included in the motion made tonight. **Acting Chair Bombick** felt that quantity and placement of plantings were the issue for neighbors, and that plantings that created hiding places against the building walls should be discouraged to avoid safety concerns.

Acting Chair Bombick was fine with the design being proposed for the additions, which were consistent with the strong character of the original building. He reiterated that he was concerned about the landscaping, and he referred to Commissioner Fitzgerald for comments. **Commissioner Fitzgerald** reiterated that he could not understand the landscape plan being shown tonight, and he wanted the landscaping to be revised to include layering and softening with evergreens, to be reviewed by Staff. He was also in favor of providing the bronze metal coping at the top of the brick walls. He had no further comments.

Commissioner Eckhardt felt the amount of landscaping should be doubled from what is currently shown, especially at the property line. He preferred taller evergreen plantings closer to the property line to help block the building, rather than taller plantings at the building.

Commissioner Kubow reiterated that architecturally, the proposed additions were fine, and adding the dark bronze metal coping at the top of the brick walls should be a requirement. In terms of landscaping, he agreed with Commissioner Fitzgerald that the petitioner should work closely with Staff.

Acting Chair Bombick asked the petitioner how they intend on being a good neighbor and working with the neighbors on the landscaping. The petitioner replied that the School

Superintendent would determine the process, possibly a face-to-face with the neighbors. **Acting Chair Bombick** felt the motion made tonight should state that the landscaping quantity should double and be focused at the property line of the adjacent homes to the south, and that School District representatives should meet face-to-face with the neighbors to review the landscaping. **Mr. Schulz** stated that they have met with the Hess' a few times and are committed to sit down and review the landscape plan with them.

Acting Chair Bombick asked about site lighting on the building, which should be part of the review tonight. He was concerned about wall pack fixtures shining out into the adjacent homes. **Mr. Henderson** replied that much of the existing site lighting will be replaced and reduced, with existing wall pack fixtures being replaced with low projecting LED fixtures, and light spill will be cut off at the property line. **Acting Chair Bombick** said this should be included in the motion.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED ADDITIONS AT OLIVE MARY-STITT ELEMENTARY SCHOOL LOCATED AT 303 E. OLIVE STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/27/15, SITE PLANS RECEIVED 8/4/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO PROVIDE A DARK BRONZE METAL COPING AT THE TOP OF THE BRICK WALLS TO MATCH THE EXISTING BUILDING.**
- 2. A REQUIREMENT TO DOUBLE THE QUANTITY AND SIZE OF THE LANDSCAPING ALONG THE SOUTH PROPERTY LINE ADJACENT TO THE CLASSROOM ADDITION AND GYMNASIUM ADDITION, TO BE REVIEWED BY STAFF.**
- 3. A REQUIREMENT THAT STAFF REVIEW THE LIGHTING PLAN TO ENSURE LIGHTING WILL NOT IMPACT THE ADJACENT HOMES.**
- 4. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 5. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.**

Acting Chair Bombick wanted the motion to reflect that the light fixtures would cut off at the lot line, as stated by the petitioner tonight, and that a representative of the School District would meet with the neighbors to the south to discuss the final location of plant material.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

- 6. A REQUIREMENT THAT THE LIGHT FIXTURES WILL CUT OFF AT THE PROPERTY LINE;**
- 7. A REQUIREMENT THAT A SCHOOL DISTRICT REPRESENTATIVE MEET WITH THE ADJACENT NEIGHBORS TO THE SOUTH TO DISCUSS THE FINAL LOCATION OF PLANT MATERIAL.**

Commissioner Eckhardt wanted the motion to clarify that the maturity/height of the evergreen plant material should be a minimum of 8-feet tall, or an appropriate height to create immediate privacy for the adjacent neighbors.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

- 8. A REQUIREMENT THAT THE MATURITY/HEIGHT OF THE EVERGREEN PLANT MATERIAL BE A MINIMUM OF 8-FEET TALL OR AN APPROPRIATE HEIGHT TO CREATE IMMEDIATE PRIVACY FOR THE ADJACENT NEIGHBORS.**

COMMISSIONER KUBOW SECONDED BOTH AMENDMENTS.

It was clarified that the comments regarding doubling the landscaping and minimum size of landscaping are for landscaping at both the classroom and gymnasium addition.

**BOMBICK, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KUBOW; AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

Acting Chair Bombick said that issues regarding screening in the rear yard and traffic concerns on Pine Avenue should be brought up during the Plan Commission review. He also commented that although the school building was not complex, it would be helpful to have simple perspective renderings in the future, especially for residents in attendance.

ITEM 4. COMMERCIAL REVIEW

DC#15-099 – Ivy Hill School – 2211 N. Burke Dr.

Mr. Ryan Schulz, representing *Arlington Heights School District 25* and **Mr. Michael Henderson**, representing *STR Partners*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a two-story addition to an existing elementary school. The scope of the project includes a new Classrooms and a new Gymnasium on the east side of the building. This project does require Plan Commission approval as a Special Use in the R-3 Zoning District. The proposed addition complies with the R-3 zoning requirements, but a variation is required for parking.

The design of the proposed two story addition is proposed to be a seamless extension of the existing building architecture, using the same materials, window spacing and massing as the existing building. A dark bronze metal coping is recommended at the top of the brick walls to match the existing building. Staff has no concerns regarding landscaping, and tree preservation/replacement, landscaped parking islands, and parking lot screening will be required as part of the Plan Commission review. All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller which will be screened by an existing mechanical screen. Staff recommends approval of the design with a condition to add a dark bronze coping at the top of the walls.

Mr. Henderson had no comments at this time.

PUBLIC COMMENT

Tim Nix, 602 E. Ivy Lane. He lives down the street from the school and was concerned about the 4-5 mature trees that were recently taken down on the south side of the school to accommodate a bus entry. **Mr. Hautzinger** said that to his knowledge, Staff was not aware that any tree removal or construction had begun on the site, within the scope of this project. The plans do indicate specific trees being removed to accommodate the new addition, which the petitioner is required to replace in compliance with zoning requirements for tree replacement, to be reviewed during Plan Commission process. **Acting Chair Bombick** was concerned about tree replacement being enforced for the site, and the resident was encouraged to attend the Plan Commission hearing to discuss this matter in detail.

Commissioner Fitzgerald felt the proposed addition looked nice and would fit in beautifully. He agreed with Staff's suggestion to provide dark bronze metal coping at the top of the brick walls to match the existing building. He felt it was difficult to determine the size of trees that were already removed, and pointed out that the landscape plan indicated 17 new trees of only 2-1/2"

caliper. He wanted this matter reviewed by Staff to determine whether the replacement value is equal to the trees that were removed and or to be removed.

Commissioner Eckhardt concurred with Commissioner Fitzgerald's comments. He asked if there was a fence or trees on the eastern border of the school property and **Mr. Henderson** replied that there were no trees on school property and the fences belonged to the homeowners.

Commissioner Kubow and **Acting Chair Bombick** agreed with the previous comments as well. **Acting Chair Bombick** reiterated the previous suggestion that the resident who spoke tonight should attend the Plan Commission hearing to express his concerns about tree removal.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION AT IVY HILL ELEMENTARY SCHOOL LOCATED AT 2211 N. BURKE DRIVE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/27/15, SITE PLANS RECEIVED 8/4/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT TO ADD DARK BRONZE COPING TO MATCH THE EXISTING BUILDING.
2. A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF TO DETERMINE THE APPROPRIATE REPLACEMENT TREE QUANTITY AND SIZE, AND CONSIDER A REPLACEMENT MINIMUM OF 4" – 5" CALIPER IN LIEU OF 2.5".
3. A REQUIREMENT TO COORDINATE THE LOCATION OF THE REPLACEMENT TREES ALONG THE EAST PROPERTY LINE TO AVOID EXISTING TREES IN THE ADJACENT SINGLE-FAMILY REAR YARDS.
4. A REQUIREMENT THAT THE FENESTRATION OF THE ADDITION MATCH THE EXISTING SCHOOL BUILDING IN TERMS OF COLOR, BRICK AND COPING.
5. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.

Acting Chair Bombick wanted to add a requirement that Staff physically compare the tree survey to the property, for verification of what may have already been removed prior to final approval of the project, and make the appropriate recommendations to the Plan Commission.

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

- 7. A REQUIREMENT THAT STAFF SURVEY THE EXISTING TREES ON SITE AND MAKE THE APPROPRIATE RECOMMENDATIONS FOR TREE REPLACEMENT TO THE PLAN COMMISSION.**

COMMISSISONER FITZGERALD SECONDED THE MOTION.

**BOMBICK, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KUBOW; AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

ITEM 5. INSTITUTIONAL REVIEW

DC#15-096 – The Moorings – 811 E. Central Rd.

Ms. Nancy Tolan, representing *Presbyterian Homes*, **Scott Freres**, representing *The Lakota Group*, **Nick Peppers**, representing *Storino, Ramello & Durkin*, and **Craig Kimmel**, representing *RLPS Architects*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. The existing campus includes a 5-story Independent Living Facility, a Skilled Care Facility, a Sheltered Care Building, and numerous independent living duplex cottages. At this time, the petitioner is proposing to build a new 4-story Assisted Living building, a new Fellowship Hall, and a new single story Memory Care building. This project does require Plan Commission approval for an amendment to the existing PUD.

This project received a preliminary Design Commission review on April 14, 2015. Overall, the Design Commission expressed support of the proposed Fellowship Hall design, and there were no comments on the proposed Memory Care building. The majority of the feedback pertained to the proposed 4-story Assisted Living facility, with highlights as follows:

1. Overall the articulation of the design was lacking. More depth, variety, and detailing was suggested, such as more detailing around the windows.
2. The entry of the building lacked prominence.
3. There was concern regarding the concern about the close proximity of the loading dock and service area to the residential cottages across the street.
4. Perspective renderings were requested to better communicate the design as it relates to the existing buildings on the site.
5. The existing landscaping is exceptional, and there were no concerns about the proposed landscaping.

The petitioner has developed the design and addressed the Design Commissioner's previous comments. Perspective renderings have been provided which illustrate how the proposed buildings fit in well with the existing context of the Moorings. Overall, the design of the proposed development is very nicely done, with nice materials and extensive landscaping. The proposed material palette is nicely coordinated, and the brick has been selected to match the existing 5-story Independent Living building. The use of the same material palette throughout all three of the proposed new buildings works very well to bring cohesiveness to the overall campus design.

The overall composition of the Assisted Living building is well done, and the proposed porte

cohere provides a distinctive identity for the building's main entrance. Additionally, the loading/service area has been modified with a greater setback and enhanced screening. The only design comment is regarding the application of the EIFS and horizontal siding on the building façade. The two materials appear out of balance, and it is recommended to consider reversing the two materials so that the horizontal siding becomes the primary wall cladding, with the EIFS used as the accent color on the top floor and feature areas of the building. As proposed the heavier texture and darker color of the siding material looks out of place located above the smooth, lighter colored EIFS.

The design of the single story Memory Care building has very nice massing and scale. The only design comment on this building is the lack of prominence of the main entry. As proposed, the entry is recessed and unidentifiable. Consider adding a small portico to draw attention to the entry.

All rooftop mechanical equipment is required to be fully screened from view. The petitioner is proposing a well between the two sides of the roof which works superbly to screen all of the rooftop mechanical equipment.

Numerous trees on the site are identified for removal; therefore tree replacement will be evaluated as part of the Plan Commission review. If possible, it is encouraged to preserve additional trees adjacent to the west lake and near the court yard. Also, transplanting some of the trees elsewhere on the site should be explored. It is recommended that the landscaping near the Memory Care building entry be enhanced with a mix of shrubs and perennials. For the Assisted Living building, it is recommended to increase the height of the landscaping to help soften the brick base where there is a significant grade change on the west elevation at the south half of the building.

Staff recommends approval of the proposed architectural designs for the new Assisted Living building, Fellowship Hall, and Memory Care building, with the following comments:

1. Consider reversing the EIFS and horizontal siding on the Assisted Living building.
2. Consider adding an entry portico at the main entrance of the Memory Care building.
3. Consider enhancing the landscaping near the Memory Care building entry with a mix of shrubs and perennials.
4. For the Assisted Living Building, it is recommended to increase the height of the landscaping to help soften the brick base where there is a significant grade change on the west elevation at the south half of the building.

Ms. Tolan gave background on Presbyterian Homes, a brief summary of the proposed project, and introduced the team of representatives present.

Mr. Freres gave a slide presentation regarding connectivity, context, and understanding the character around and within the 40-acre site. Photos of the surrounding areas were shown, with the site being surrounded predominantly by single-family and multi-family residential, with

the exception of a church and some small businesses to the north, and the Village of Mt. Prospect to the south and east. An aerial of the existing campus was shown, indicating the main entrance off Central and the location of the existing buildings. Photos of the existing buildings were also shown that reflect the scale and character of the site and include the Independent Living/Commons, Skilled Care, Sheltered Care, original cottages, and recent cottages. Vehicle circulation, building areas and pedestrian path were also pointed out and summarized.

The current proposal for a new Fellowship Hall building, Assisted Living building, and Memory Care building was presented and reviewed by **Mr. Kimmel**. He stated that the primary entrance to the Assisted Living building was minimized to detract visitors from using it as an entry point because they want to control entry into the Memory Care building that is connected through the lobby of the Assisted Living building. The service area of the Assisted Living building has been revised since the preliminary review, in order to create a larger landscape screening between the service area and the existing drive, and architectural changes were made as well to minimize the impact of the service area on the adjacent environment that exists along the entry drive. Circulation paths for both service and Assisted Living residents were also shown.

With regards to the Fellowship Hall, **Mr. Kimmel** explained that this building has evolved since the preliminary review, with changes that include pulling the brick up to create more of a masonry face to the building and creating more significance to the building. The building is central to both the pond and to the overall community, which is critical to the success of achieving all levels of care at the Fellowship Hall. Materials and colors being proposed for the Fellowship Hall were also reviewed.

Previous concerns made by the commissioners about the Assisted Living building, such as the size of the cross gables and the introduction of more residential detailing and trim work, were incorporated into the current proposal, with the idea of creating a nested gable that allowed the ability to create a larger element where the cross gable comes almost up to the ridge line of the building, and create smaller elements so as not to be repetitive around the building. Brick at the front entrance was pulled all the way up into the gable, which starts to complement the Fellowship building, and the brick was also extended out to create an opportunity to widen the windows and accentuate the front door and create asymmetry in the building.

The Memory Care building will be one-story, residential in appearance, and similar to the cottages, only larger. The building was designed to accentuate the social spaces located across the back of the building, which is where residents will spend the majority of their time. It will be connected to an outdoor controlled garden, metal roofing on the octagon shaped dining room, brick pulled in at the higher elements then transitioning down at the porch to lighter materials, and the eave height pulled out with a shed type element to give a stronger porch area with full shade.

Mr. Freres reviewed the foundation package for landscaping, which included not only the new buildings but bringing all of the buildings up to a new landscaping standard in terms of the

quality of material being used, variety of material, utilizing native plantings, and scale. Bigger plantings are being proposed along the streetscape and pond edges, in order to accentuate some of the spaces to not appear so open and bland. He pointed out one of the core areas of the campus, which will be the cloister courtyard space that touches many building facades, entries and windows, with a range of people utilizing the space on a daily basis, and all connected to access points. He also pointed out the pond, which is a focal point of all the buildings and accessible not only for pedestrians around the perimeter but as a fire lane around the building. Details such as stamped concrete or brick paver patio spaces, decorative railings, benches, pergola elements, and naturalized edges of the ponds are also being proposed. Primary circulation around the site will remain the same, with small changes to the circulation into the parking lot adjacent to the Memory Care building and drop-off at the Assisted Living building.

Mr. Freres also briefly discussed where parking is being proposed; surface parking adjacent to the Memory Care building, and underground parking at the Assisted Living building. Previous concerns about the service area at the Assisted Living building were addressed by reconfiguring the angle of the building, gaining distance off the road, landscaping the area, understanding the views from the adjacent cottage views, and introducing architectural elements from the buildings onto the service area. In closing, **Mr. Freres** stated that their timeline continues to move forward with a Plan Commission hearing date scheduled for the end of September, and they remain committed to starting the project next Spring.

Commissioner Kubow acknowledged the fantastic presentation by the petitioner, learning about the history and seeing the context of the site, which was very helpful. He felt the petitioner addressed a lot of the commissioners' previous concerns, and he felt the service area was very well done. With regards to the Assisted Living building, he felt that overall the composition was good; however, more contrast was necessary to help the stucco pop. He also asked about the reasons for recessing the portico entrance on the Memory Care building. The petitioner explained that the Memory Care entrance is being downplayed because it is not really an entrance, and resident family members will be encouraged to use the Assisted Living entrance that is a common entry for all of the buildings because it will allow better control of people going in and out of the buildings.

Commissioner Eckhardt questioned the lack of an entrance near the circular drive to allow drivers to travel down the ring road and pull to the front entrance, as opposed to driving all the way through the parking lot to get to the front door. The petitioner said this was primarily an issue of the vertical grade change in front of the canopy area, which is set because of the existing building, as well as the important desire to maintain the same elevation of that floor throughout the entire building.

With regards to Staff's suggestion to considering reversing the EIFS and horizontal siding on the Assisted Living building, **Commissioner Eckhardt** felt it might be more appropriate to have siding in the middle of the building facade and a smoother surface on top. He was undecided about the architecture of 3 different materials and 4 different material colors being proposed,

and then breaking it up in such a way to make the building look like row homes. He understood the base and the brick; however, he was unsure about the middle portion of stucco. The petitioner replied that using material and color on a large building like this is a way to break up the building, define elements, and create some verticality. **Commissioner Eckhardt** supported the idea of the tall, brick element behind the entrance portico, and felt that the bay windows and 2 pediment gables worked well together; however, he was concerned about the large 2-story expanse of EIFS being proposed at the corner of the building, void of any windows. He suggested adding another element to help break it down.

Commissioner Eckhardt felt that the proposed design of the Memory Care building significantly achieved which elevation is the front and which is the back. He felt the middle section of the building should have siding and EIFS in between the two, to help the building get along better with the Assisted Living building. He had similar comments about the courtyard side of the building, and questioned the fenestration of the elevation and whether it was designed within the context of the adjacent building.

Commissioner Fitzgerald agreed with the comments already made. Looking at the recommendations in the Staff report, he now understood why the entry portico at the Memory Care building was being downplayed, and he was fine with that. He suggested adding landscaping with more height near the entry to the Memory Care building, such as small ornamental trees. He was okay with the height of landscaping being proposed on the west elevation at the south half of the Assisted Living building, which emphasizes and enhances the significant grade change, and he really liked what was done at the service entrance. Overall, he felt the project was beautiful.

Acting Chair Bombick's commented about the Assisted Living building. He was fine with the dark band of siding at the top of the building; however, he felt the building appeared busy and the materials and colors could be simplified. He was also bothered by the way the gables were detailed; the horizontal trim board that runs across the bottom of the gable creates a deep shadow and looks dated. He suggested the gables be detailed more like a traditional 1920's home. He agreed with previous comments; in general, the building needs to be simplified, although he was fine with the 3 layers and the dark layer on top. With regards to the Memory Care building, he felt that the courtyard side of the building would be stronger if it were all brick, with a change at the other end of the building. Overall, he felt the petitioner added a lot of detail and worked out a lot of things with the project.

Acting Chair Bombick also said that site furnishings shown by the petitioner should be packaged together with colors, and manufacturer name/number as part of the approval process. Street lighting, fence and pergola details were not shown and discussed tonight, which he was concerned about and wanted Staff to review.

In response to the previous concerns about the Assisted Living building, **Commissioner Fitzgerald** questioned just how busy the building would look since the colors would be close together; it seemed like nice detailing to him, and he pointed out that the rendering showed

very drastic color changes that in reality would not appear that way. **Acting Chair Bombick** questioned if part of the problem was that the bay windows were white and everything else was beige, which breaks things up. **Commissioner Eckhardt** was okay with the bay color being different.

Commissioner Eckhardt summarized the concerns stated by the commissioners:

1. Break up large expanses of EIFS on the Assisted Living building.
2. Enlarge the plant material in the courtyard of the Memory Care building.
3. Add siding at the west elevation (back of Memory Care building) on the bump-outs.
4. Consider increasing contrast of the siding color.
5. Consider through study elevations, using stucco on the top floor.
6. Courtyard side of Memory Care building appears to have 2 different sides and looks out of balance.

Commissioner Fitzgerald wanted #2 to be a requirement; add small ornamental trees in the courtyard of the Memory Care building, for Staff review and approval.

After further review of the exterior elevations, the commissioners were fine with the material arrangement on the courtyard side of the Memory Care building (#6).

Commissioner Eckhardt wanted #3 to be a requirement; change the EIFS to siding on the west elevation bay bump-outs on the Memory Care building.

Acting Chair Bombick reiterated his concerns about the gable details on the Assisted Living building; he did not like the horizontal details running across the face of the gable. He was fine with the top course of siding on the building, and the colors; however, he felt the building was too busy with all the material changes. **Commissioner Eckhardt** felt that the material changes were subtle. **Commissioner Kubow** commented that there are 2 ways of breaking up an elevation; either horizontally with planes, or vertically like a townhome. He felt the petitioner was doing both, which is why the building looks a bit busy, and he suggested breaking up the elevation vertically, similar to a townhome, as it might simplify the building. **Commissioner Eckhardt** was unsure if seeing a sense of rhythm on the building was necessary, as opposed to the random appearance currently being proposed.

Commissioner Fitzgerald reiterated that enhancing the grade change that occurs from left to right should be taken advantage of; currently the brick is dropped on the right side; however, if the brick was brought up to be level on the left side, it would actually be very symmetrical so he preferred to leave the brick base as proposed. **Commissioner Eckhardt** agreed and was not concerned about this; he was concerned about seeing the one tall element of blank EIFS and wanted a horizontal line added along the second-floor to break it up.

Acting Chair Bombick felt that the 3 openings next to the right of the entry canopy were really nice and would look beautiful, although it did not show up nicely on the rendering.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGNS FOR THE NEW ASSISTED LIVING BUILDING, FELLOWSHIP HALL, AND MEMORY CARE BUILDING AT THE EXISTING MOORINGS CAMPUS LOCATED AT 811 E. CENTRAL ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 7/24/15 AND RECEIVED 7/27/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

1. A REQUIREMENT THAT THE PLANT MATERIAL IN THE COURTYARD OF THE MEMORY CARE BUILDING BE INCREASED IN QUANTITY, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT THAT THE WEST ELEVATION OF THE MEMORY CARE BUILDING BE ENHANCED WITH SIDING MATERIAL, IN LIEU OF EIFS AT THE 2 BAY PROJECTIONS UNDERNEATH THE GABLED ROOFS.
3. A RECOMMENDATION THAT THE PETITIONER STUDY THE EXTERIOR COLOR SCHEME TO DETERMINE IF A MORE CONTRASTING HARDI-BOARD COLOR IS NECESSARY.
4. A RECOMMENDATION TO ADD DETAILING TO BREAK UP THE 2-STORY BLANK EIFS WALL ADJACENT TO THE SERVICE/LOADING AREA.
5. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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.

Acting Chair Bombick asked that the petitioner be required to provide a complete package of site furnishings, such as furniture cuts, lighting, fences, etc., for Staff review.

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

7. A REQUIREMENT THAT THE PETITIONER PROVIDE A COMPLETE PACKAGE OF SITE FURNISHINGS TO STAFF FOR APPROVAL.

COMMISSIONER FITZGERALD SECONDED THE MOTION.

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

ITEM 6. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 9:15 P.M.

**BOMBICK, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**



Item: DC#15-107 -1013 N. Beverly Ln. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1013 N. Beverly Lane. This recommendation is subject to compliance with the plans received 8/5/15, and the following conditions:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1013 N. Beverly Ln.
Project Address: 1013 N. Beverly Ln.
Prepared By: Steve Hautzinger

Date Prepared: September 1, 2015

PETITION INFORMATION:

DC Number: 15-107
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Parkway, Suite 120
Warrenville, IL 60555
Meeting Date: September 8, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with a detached one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,950 square feet and the proposed residence will have approximately 3,098 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27.5 feet Side: 6.34 feet Side: 5.1 feet Rear: 54 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	3,128 SF	3,098 SF
Building Lot Coverage	2,433 SF	1,872 SF
Impervious Surface Coverage Total	3,475 SF	2,486 SF

The existing neighborhood consists primarily of single-story homes with a mix of attached and detached garages. However, there have been numerous teardowns completed on this block, which indicates that this neighborhood is transitioning to newer two story homes with attached garages. Overall, the proposed design is consistent in scale and design as the other completed teardowns on the block, and the traditional style fits in well in this neighborhood. The front elevation is very nicely designed, although the proposed dormer above the front porch has a tall appearance, so it is recommended to omit the transom windows and reduce the height of the dormer, especially considering the scale of the existing neighborhood. The single story porch and garage roofs do help the proposed design to relate to the adjacent single story homes. The front porch projects out in front of the proposed two car garage, which helps keep the focus of the design on the house instead of the garage door, and there is a good amount of detail wrapped onto the side and rear elevations.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1013 N. Beverly Lane. This recommendation is subject to compliance with the plans received 8/5/15, and the following conditions:

1. Omit the transom windows on the front dormer and reduce the dormer height accordingly.
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 1, 2015
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-107

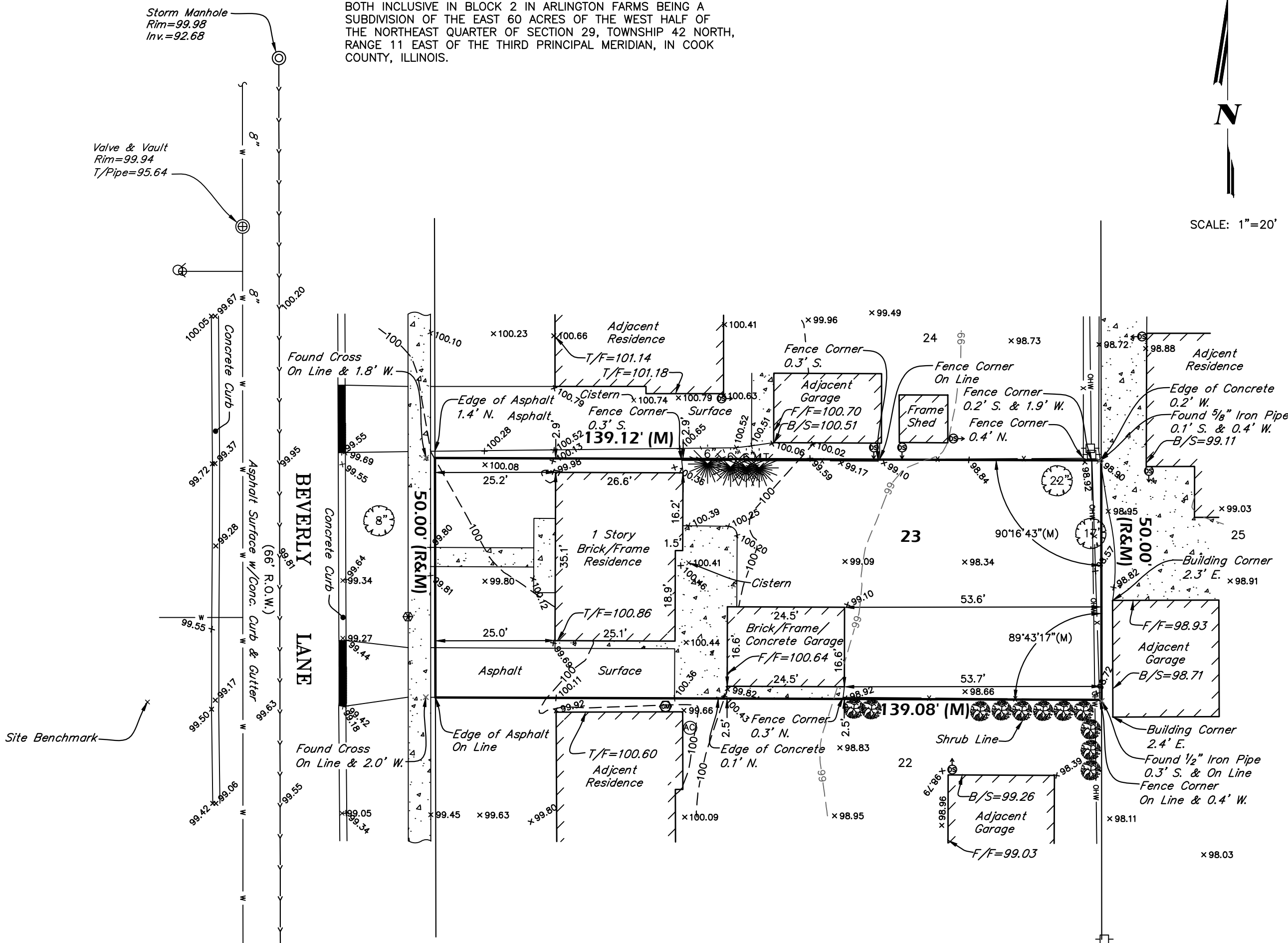
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 23 IN BLOCK 1 IN CHARLES W. JAMES SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7 AND 8 IN BLOCK 1 AND LOTS 1 TO 8 BOTH INCLUSIVE IN BLOCK 2 IN ARLINGTON FARMS BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=20'



AVERAGE SETBACK

ADDRESS	SETBACK
1017	25.1
1013	25.0
1009	25.2
1005	31.2
1001	25.0
925	24.7
921	25.2
917	29.8
913	26.1
909	25.1
905	25.0
901	25.1

AVERAGE SETBACK= 26.0

BENCHMARK

CUT CROSS IN WALK AT SOUTHEAST CORNER OF 1014 BEVERLY LANE

ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA OF SURVEY:

CONTAINING 6,955± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 9TH DAY OF JULY, 2015.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

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

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

- | | |
|--|--|
| ⊙ - MANHOLE | (R) - RECORD DATA |
| ○ - CATCHBASIN | (M) - MEASURED DATA |
| ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED) | → - STORM SEWER |
| ⊕ - HYDRANT | -W- - WATERMAIN |
| ⊗ - VALVE & VAULT | -OHW- - OVERHEAD WIRES |
| ⊠ - POWER POLE | ⌚ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| ⊙ - CABLE CANISTER | ☼ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED |
| *** - FENCE LINE | — - DEPRESSED CURB |
| ⊕ - GAS METER | ▨ - CONCRETE SURFACE |
| ⊕ - BUFFALO BOX | |
| B/S - BOTTOM OF SIDING | |
| T/F - TOP OF FOUNDATION | |



JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

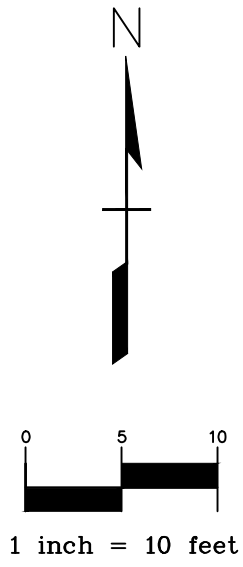
Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)
1-800-892-0123

PREPARED FOR: GREENSCAPE HOMES, ILLINOIS
JOB ADDRESS: 1013 N. BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
www.PLSLisle.com info@plslisle.com

DRAWN BY: drawn by FLD. BK./PG. NO.: bk/pg
COMPLETION DATE: date JOB NO.: job #
REVISED:

LOT 23 IN BLOCK 1 IN CHARLES W. JAMES SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7 AND 8 IN BLOCK 1 AND LOTS 1 TO 8 BOTH INCLUSIVE IN BLOCK 2 IN ARLINGTON FARMS BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
800	Proposed Contour
→	Slope to Drain
□	Overflow Route
○	Silt Fence (SF)
—○—	Tree Protection (TP)
DS	Downspout
SP	Sump Pump Discharge

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. (MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER ELECTRIC COMPANY REQUIREMENTS

BENCHMARK

CUT CROSS IN WALK AT SOUTHEAST CORNER OF 1014 BEVERLY LANE

ELEVATION = 100.00 (ASSUMED)

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

AVERAGE SETBACK

ADDRESS	SETBACK
1017	25.1
1013	25.0
1009	25.2
1005	31.2
1001	25.0
925	24.7
921	25.2
917	29.8
913	26.1
909	25.1
905	25.0
901	25.1

AVERAGE SETBACK= 26.0

OTHER CONSTRUCTION NOTES:

- ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE CITY STANDARDS (MATCH EXISTING PLAN AND PROFILE)
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND ORDINANCES
- NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

SOIL CAPACITY/INSPECTION NOTE

BEARING CAPACITY OF THE SOIL SHALL BE VERIFIED ON THE DAY OF EXCAVATION BY A LICENSED SOILS ENGINEER AND A COPY OF THE REPORT PROVIDED TO THE VILLAGE INSPECTOR PRIOR TO FOOTING APPROVAL

SITE DEVELOPMENT PLAN

IF THE EXISTING WATER SERVICE LINE IS NOT GOING TO BE REUSED, IT MUST BE ABANDONED AT THE WATER MAIN

PRESSURE TAP EXISTING WATERMAIN W/ 81 LF OF 1-1/2" Ø WATER SERVICE TYPE 'K'. PROVIDE B-BOX IN R.O.W. WATER SERVICES INSTALLED PER VILLAGE STANDARDS. REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. REPAIR PARKWAY TO EXISTING CONDITION. REMOVE EXISTING B-BOX. FIELD VERIFY EXISTING WATERMAIN LOCATION.

SANITARY SEWER SERVICE TO BE INSTALLED PER VILLAGE STANDARDS. ADD WYE OR "TEE" AT MAIN AND INSTALL 76 LF 6" PVC SDR 26 @ 1.0% (MIN.) REMOVE AND REPLACE ANY SIDEWALK DAMAGED DURING CONSTRUCTION. REPAIR PARKWAY TO EXISTING CONDITION.

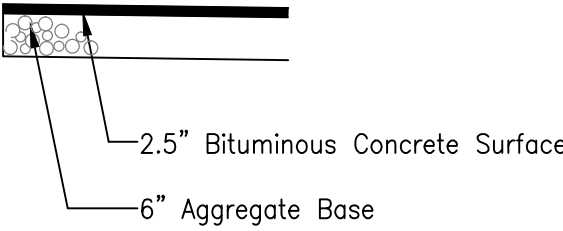
ABANDON EXISTING SANITARY SEWER SERVICE PER VILLAGE REQUIREMENTS

THE EXISTING SEWER LINE CONDITION MUST BE VERIFIED WITH AN INTERNAL VIDEO INSPECTION IF IT IS GOING TO BE REUSED.

THE THE EXISTING SEWER IS TO BE ABANDONED, THE SEWER MUST BE PLUGGED AT THE MAIN WITHIN THE BACK YARD EASEMENT

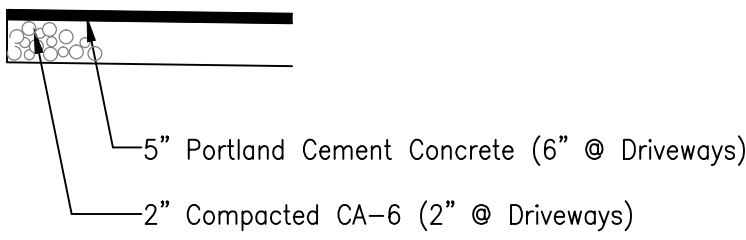
EXISTING INVERT AT SANITARY MAIN IV 91.7±

REPLACE EXISTING DEPRESSED CURB WITH 8 LF OF CURB (MATCH CURB TYPE TO THE SOUTH)



Alternate Section ROW:
6" Portland Cement Concrete on 2" Aggregate Base (No Mesh)
Alternate Section Non-ROW:
4" Portland Cement Concrete on 4" Aggregate Base (Mesh Optional)

DRIVEWAY SECTION (ROW & NON ROW)



SIDEWALK SECTION

E Oakton Street

Property to Left 1
1017 N Beverly



Subject Property
1013 N Beverly



Property to Right 1
1009 N Beverly



Property to Right 2
1005 N Beverly



Property to Right 3
1001 N Beverly



N Beverly



Property Across 1
1006 N Beverly



Property Across 2
1010 N Beverly



Property Across 3
1014 N Beverly



1013 N Beverly Ave

PROPOSED CONTEXT ELEVATION

SCALE: 3/16" = 1'-0"

GREENSCAPE
HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



BASE

MANCHESTER H
1013 N BEVERLY AVE
ARLINGTON HTS, ILLINOIS

REV #	DATE	DESCRIPTION	ARLINGTON HEIGHTS, ILLINOIS

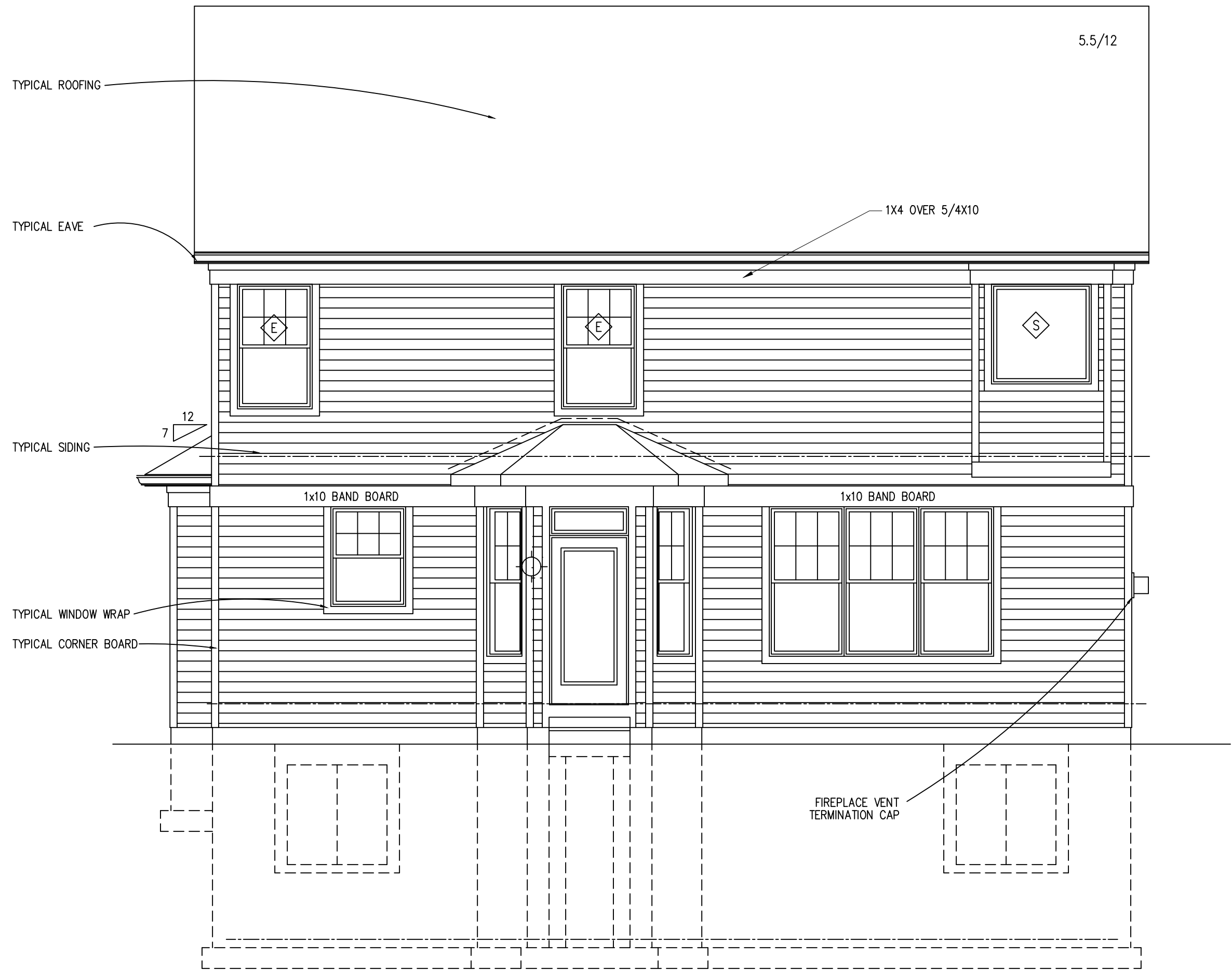
ISSUE DATE:
1-1-15

DRAWN BY:

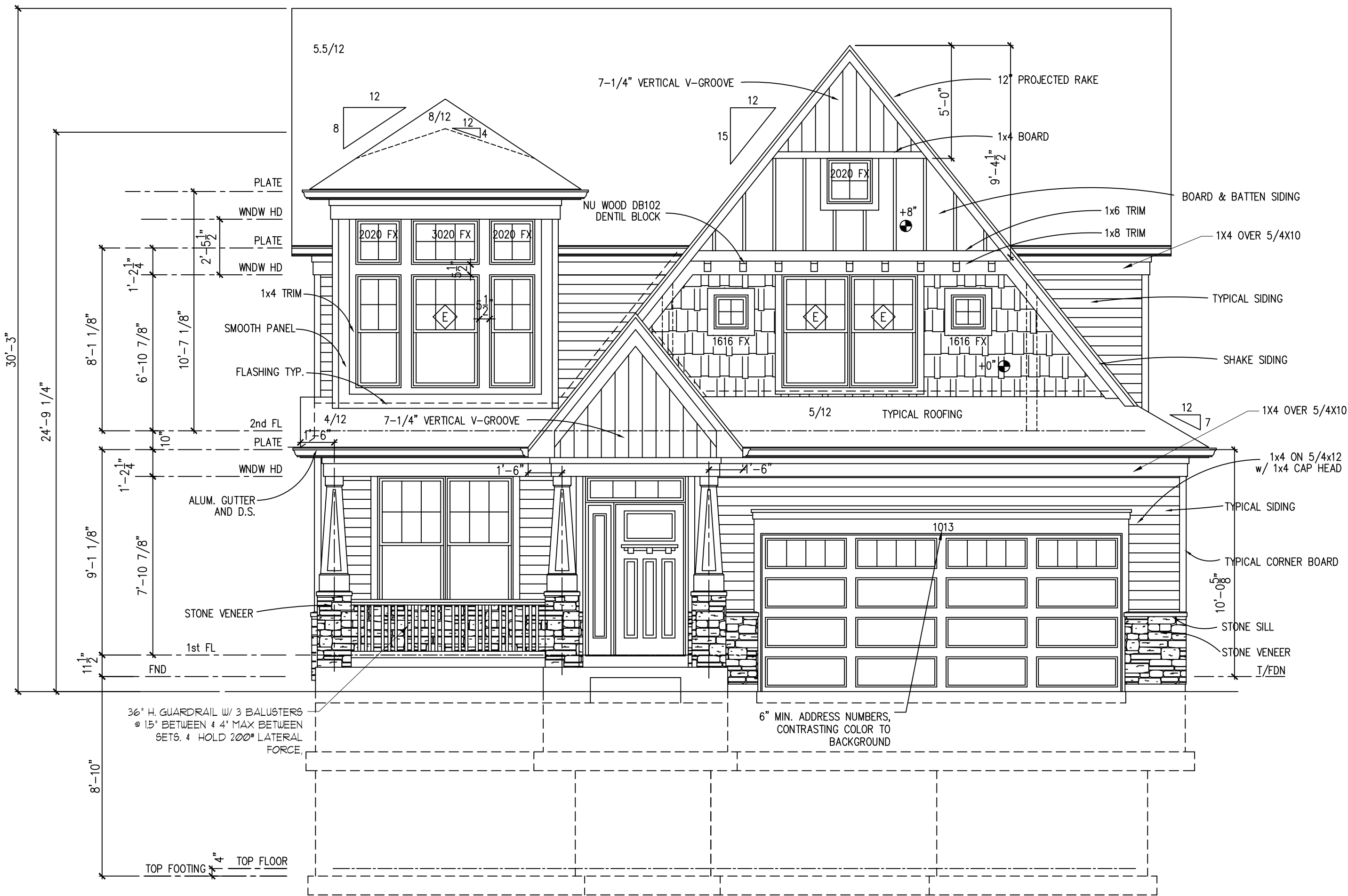
© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

D-1





H
REAR ELEVATION
SCALE: 1/4" = 1'-0"



H
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3" EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.

20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. SILL HEIGHT SHALL NOT BE LESS THAN 24" OR GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.
- ◊E DENOTES EGRESS WINDOW REQUIRED.
- ◊D DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.
- ◊S DENOTES SAFETY GLAZING REQUIRED.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



BASE

MANCHESTER H
1013 N BEVERLY AVE
ARLINGTON HTS, ILLINOIS

ARLINGTON HEIGHTS, ILLINOIS

REV. # DATE DESCRIPTION

ISSUE DATE:
1-1-15

DRAWN BY:

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.1

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
3. TYPICAL CORNERBOARDS SHALL BE 5/4x6
FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1/8" P
CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8
w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE
10. TYPICAL ROOF SHALL BE CERTAINTY XT 25 YEAR
SHINGLES OR 30 YEAR ARCHITECTURAL PRE SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER
AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL
INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND
BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH
TO GRADE w/ 3" EXTENSIONS AND SPLASHGROUERS.
14. PROVIDE CONTINUOUS RIGID VENT AND / OR 50 I.S.
ALUM. ROOF VENTS NEAR RIDGE W/ EQUAL AREA OF
SOFFIT VENTILATION. MINIMUM 1/300TH OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW
AREA OF 5.7 I.F. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE
WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING.
ALL SIDING TO BE LAPSED AND STICED PER
MANUFACTURER, LAND AND OVERLAPPING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
ABOVE GARAGE DOOR OR PER ELEVATION.
20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS
HAVE AN EGRESS WINDOW OF AT LEAST 5.7 I.F. CLEAR
OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH.
SILL MAXIMUM 4" ABOVE FINISH FLOOR. 24" OR GREATER
HANG 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS
WITH WINDOW SUPPLIER PRIOR TO FRAMING.
- ② DENOTES EGRESS WINDOW REQUIRED.
- ④ DENOTES REMOVABLE SASH
WINDOW FOR STOCKING DRYTALL.
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER
CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR
OR IN BATH SHOWERS AND THEIR ENCLOSURES, STAIRS,
DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.
- ⑤ DENOTES SAFETY GLAZING REQUIRED.



MANCHESTER H
1013 N BEVERLY AVE
ARLINGTON HTS, ILLINOIS

ARLINGTON HEIGHTS, ILLINOIS

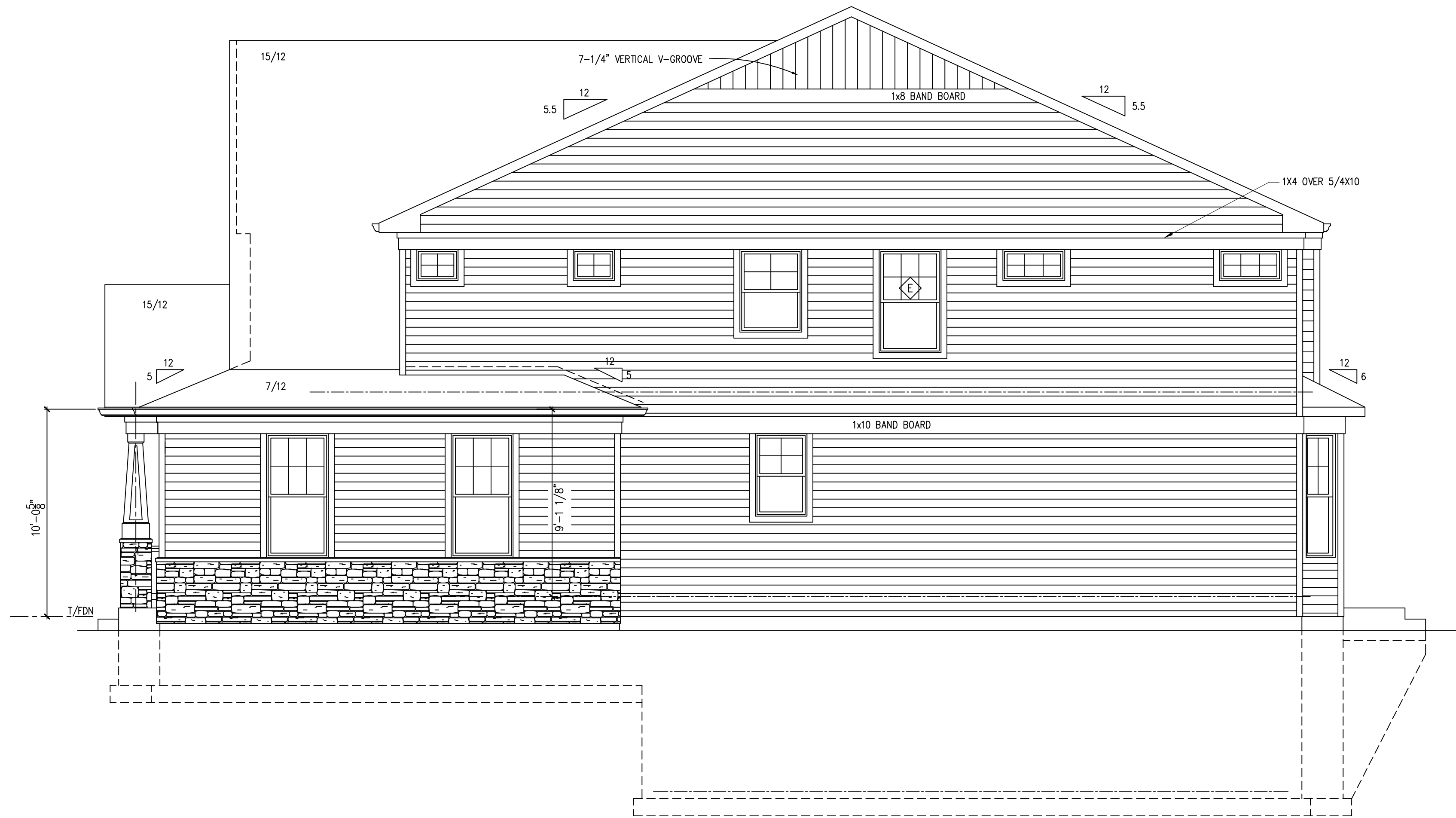
REV #	DATE	DESCRIPTION
-------	------	-------------

ISSUE DATE:
1-1-15

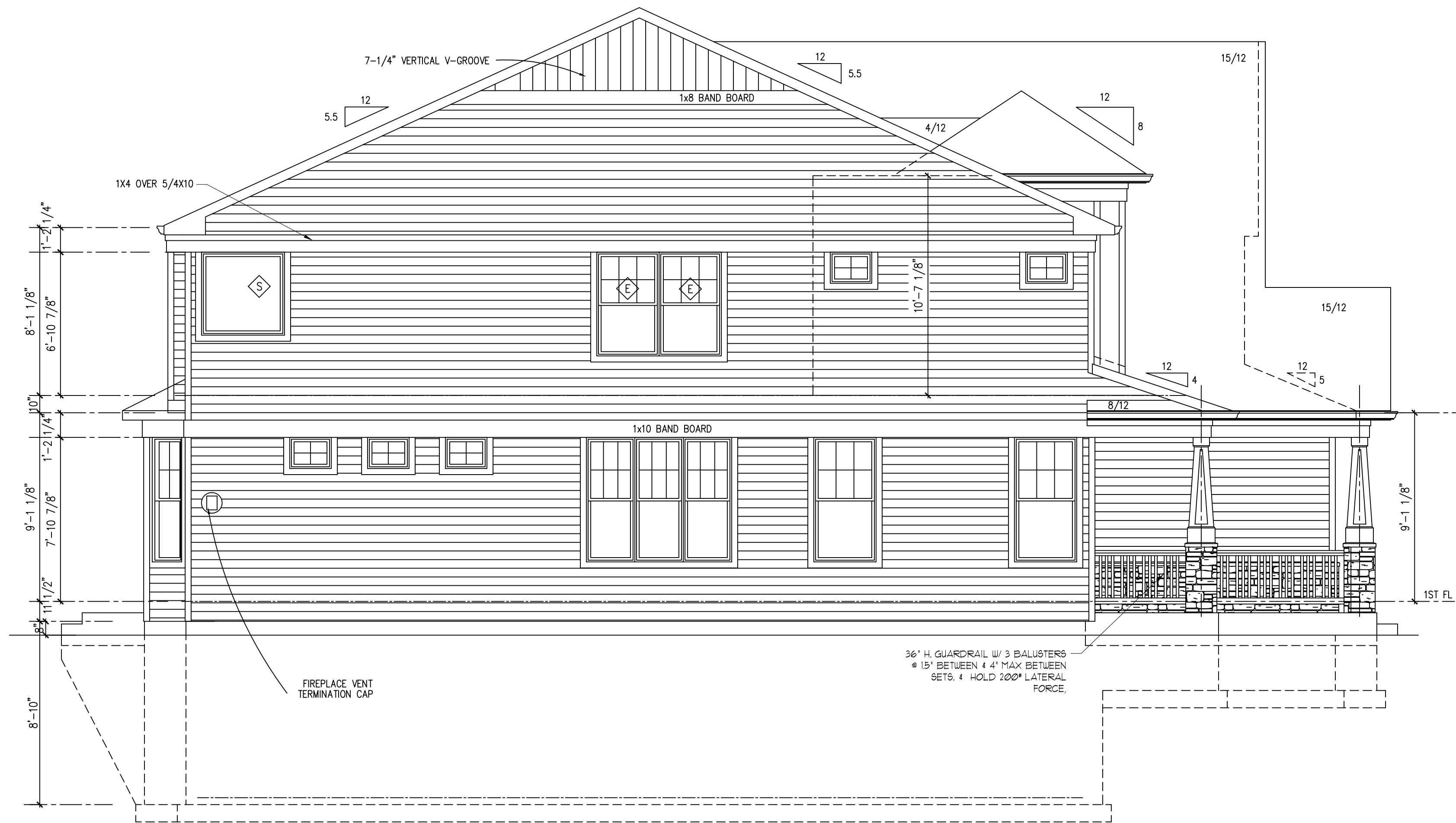
DRAWN BY:

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.2



H
RIGHT SIDE ELEVATION
SCALE: $1/4" = 1'-0"$



H
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1013 N Beverly Ave Arlington Heights

Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Landmark	Driftwood
Gable Siding	Fiber Cement	Hardie	White
Siding	Fiber Cement	Hardie	Grayslate
Stone	Cultured Stone	Fond Du Lac	Country Squire
Soffit	Aluminum	Norandex	White
Gutters/Fascia	Aluminum	Norandex	White
Windows	Vinyl	Silver Line	White
Front Door	Steel	Stained	Special Walnut

1013 N Beverly Ave Arlington Heights

Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Landmark	Driftwood
Gable Siding	Fiber Cement	Hardie	White
Siding	Fiber Cement	Hardie	Grayslate
Stone	Cultured Stone	Fond Du Lac	Country Squire
Soffit	Aluminum	Norandex	White
Gutters/Fascia	Aluminum	Norandex	White
Windows	Vinyl	Silver Line	White
Front Door	Steel	Stained	Special Walnut





Item: DC#15-074 - 903 E. Crabtree Dr. - SF/Addition

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the design of the proposed addition to the existing single-family residence located at 903 E. Crabtree Drive. This recommendation is based upon the architectural plans dated 5/28/15 and received 6/15/15, and the following condition:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents
Letter from Neighbor

Type

Board or Commission Report
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: O'Brien Residence
Project Address: 903 E. Crabtree Dr.
Prepared By: Steve Hautzinger

Date Prepared: September 3, 2015

PETITION INFORMATION:

DC Number: 15-074
Petitioner Name: Linda O'Brien
Petitioner Address: 903 E. Crabtree Drive
Arlington Heights, IL 60004
Meeting Date: September 8, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing a rear yard addition to an existing split level home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,750 square feet and the expanded residence will have 4,400 square feet. This project does require a zoning variation to allow a Floor Area Ratio (FAR) of 4,400 sf, where 3,938 sf is the maximum allowed. This project was reviewed by the Zoning Board of Appeals on July 13, 2015, at which time the variation request was continued to allow the petitioner time to study alternatives to the proposed design. The variation request is currently scheduled for re-review by the Zoning Board of Appeals on September 21, 2015.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 25.73 feet Side: 7.45 feet Side: 7 feet Rear: 44.46 feet
Building Height	25 feet to the midpoint	16.5 feet to the midpoint
FAR	3,938 SF	4,400 SF
Building Lot Coverage	3,062 SF	2,758 SF
Impervious Surface Coverage Total	4,375 SF	3,628 SF

The proposed addition on the back of the home is intended to match the existing house in form, materials, and color. The massing of the addition is nicely designed, and it will blend in well with the existing house. However, the concern with the proposed addition is the color of the siding. The addition is proposed to match the color of the existing house which is currently a vibrant mint green color that is not in context with the neighborhood. The proposed addition will increase the size and amount of the bright green siding on the of the rear wall of the home which will intensify the impact on the adjacent properties. Written and verbal complaints have been received from the neighbors regarding the color of the home and the proposed addition.

Per Section 1 of the Village of Arlington Heights Single-Family Design Guidelines, the criteria for evaluating single-family designs include: architectural character as it relates to the neighborhood, material selections, and harmony and compatibility to adjacent structures. Based on these criteria, it is recommended that the siding color be changed to an earth tone color that is compatible with the neighborhood.

The petitioner has proposed four possible color options as follows:

- Option 1. Paint the new addition to match the existing “mint green” paint color, and leave the existing siding color as it. Refer to sample.
- Option 2. Paint the new addition and the existing siding to match James Hardie “Parkside Pine”. Refer to sample.
- Option 3. Paint the new addition and the existing siding “Springtime Rain Lily, #10435. Refer to sample.
- Option 4. Paint the new addition and the existing siding to match the yellow color used on 802 E. Crabtree. Refer to photo.

RECOMMENDATION:

It is recommended that the Design Commission approve the design of the proposed addition to the existing single-family residence located at 903 E. Crabtree Drive. This recommendation is based upon the architectural plans dated 5/28/15 and received 6/15/15, and the following condition:

- 1. The paint color for the siding on the addition and the existing house shall be as determined by the Design Commission.
- 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 3, 2015

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

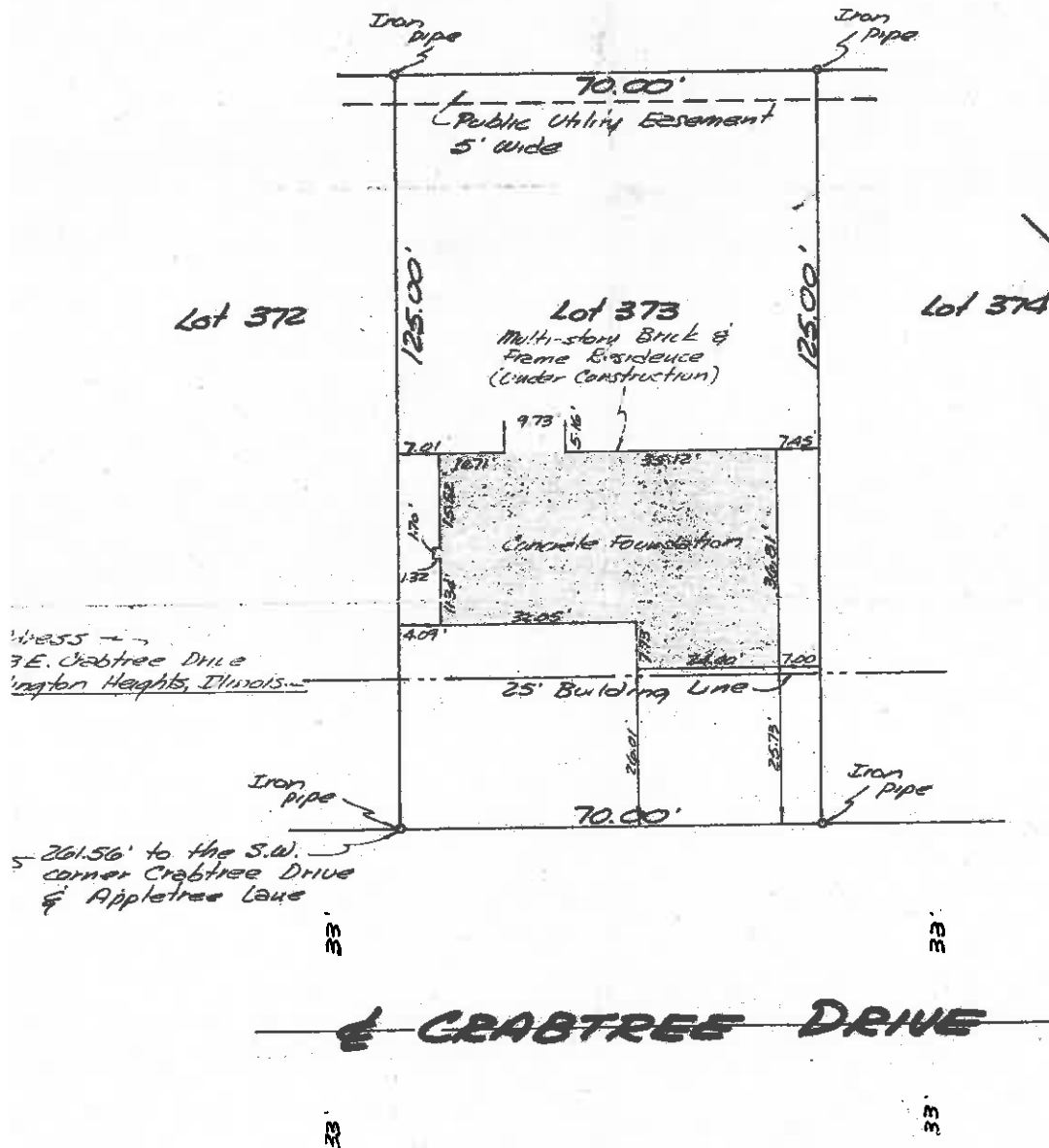
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-074

R. E. FREDERICK & ASSOCIATES
LAND SURVEYORS

960 EAST NORTHWEST HIGHWAY

MOUNT PROSPECT, ILLINOIS 60057

LOT 373 IN IVY HILL SUBDIVISION, UNIT No. 6, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS }
COUNTY OF COOK } SS:

I, ROBERT E. FREDERICK, AN ILLINOIS REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

MOUNT PROSPECT, ILLINOIS - July 18, 1966 -

SCALE: 1" = 20'

APPEAR ALL POINTS BEFORE
LOADING BY SAME AND AT
THE REPORT ANY DIFFERENCE.

STRUCTURE LOCATED - July 27, 1967 -

Robert E. Frederick
ILLINOIS REGISTERED LAND SURVEYOR



Robert E. Frederick
ILLINOIS REGISTERED LAND SURVEYOR - NO 35-1461
WISCONSIN NO. 5-808 PENNSYLVANIA NO. 1409-E

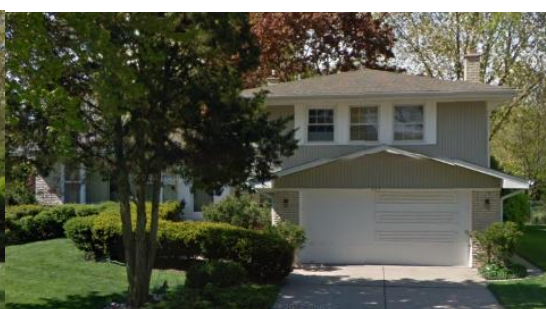
2007 House color



03172040150000 07/05/2007



911 E. Crabtree



907 E. Crabtree



903 E. Crabtree
SUBJECT PROPERTY



819 E. Crabtree



815 E. Crabtree



811 E. Crabtree

EAST CRABTREE ROAD

906 E. Crabtree

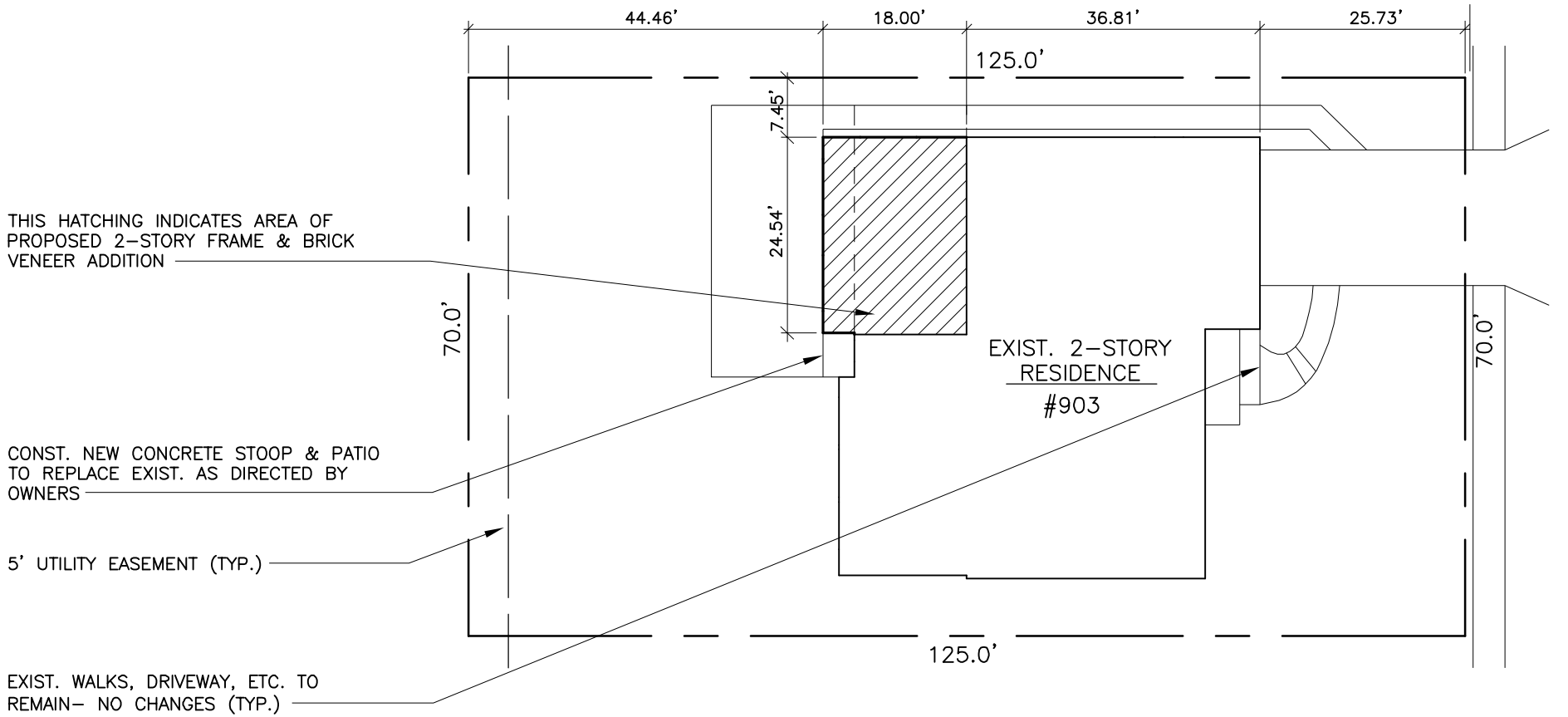
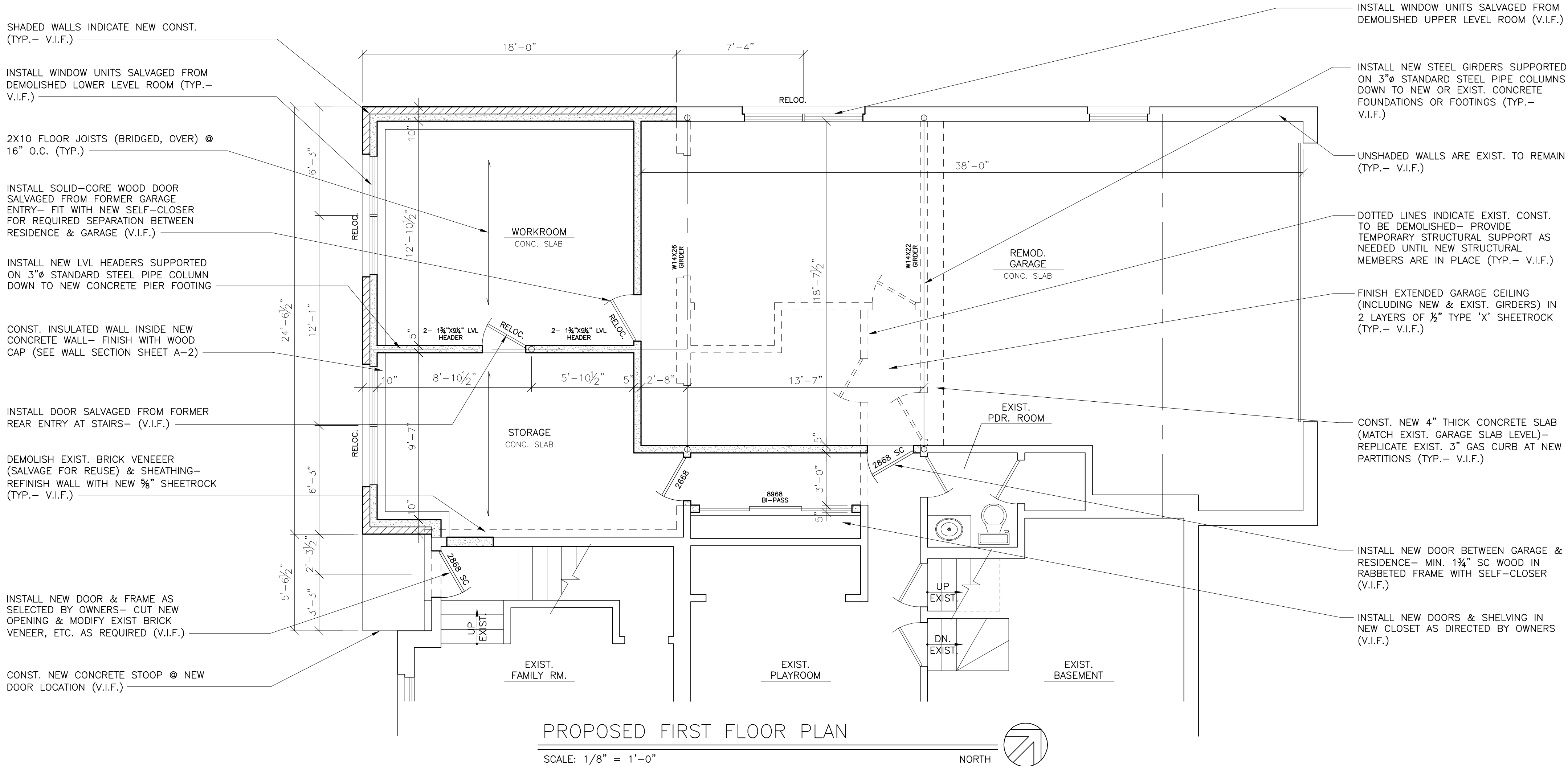
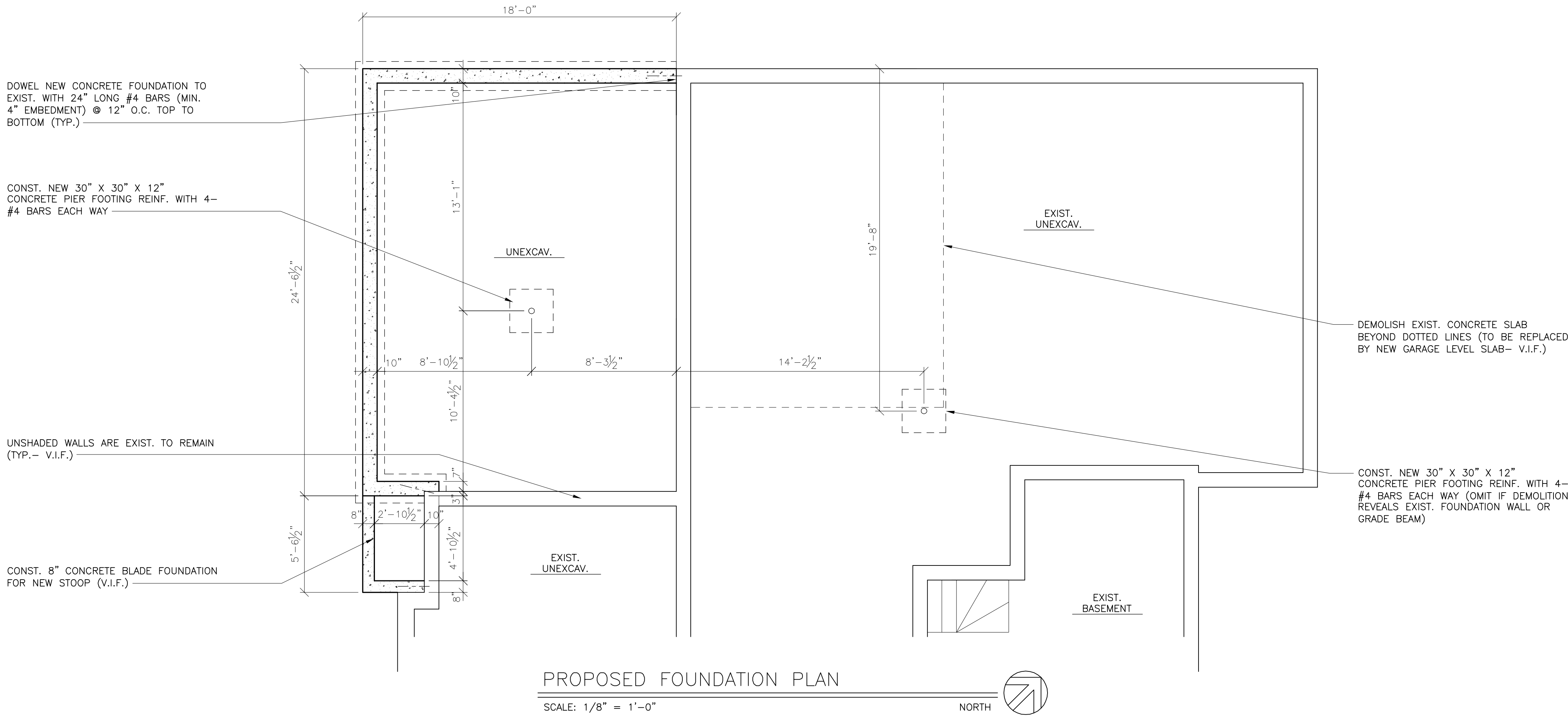


818 E. Crabtree



818 E. Crabtree





SITE PLAN

SCALE: 1" = 20'

NORTH

CONCRETE NOTES

Provide labor, materials and equipment necessary to complete all concrete work including excavation, trenching, form work, reinforcing and finishing.

All concrete, unless otherwise noted, shall be 3000 psi strength at 28 days. Refer to drawings for sizes, depths and reinforcement. All work shall be done according to local codes and practices.

Slabs shall be reinforced with 6"x6", W1.4xW1.4 welded wire fabric installed in the center of the slab. All slabs, floors and walks shall be poured level. All stoops shall be poured so as to drain 3/4" over the width of the stoop.

Provide continuous 6 mil. 'vis-queen' vapor barrier on leveled gravel base. Lap edges of vapor barrier 6" and turn up at the walls.

Footings and foundations shall be of sizes, depths and reinforcement as indicated on the drawings. Reinforcing shall be unpainted and uncoated, free from rust or scale.

All concrete poured in freezing weather shall be protected so as to maintain concrete temperatures of between 40 and 50 degrees for a minimum of 5 days. Under no circumstances shall the concrete be allowed to freeze. Salt or other chemicals shall not be mixed with the concrete for any reason.

The contractor shall install, insert and locate any and all devices required for the attachment of other work.

GENERAL NOTES

All work shall conform to 2012 International 1- & 2-Family Residence Code and all local governing codes.

Contractor shall familiarize himself with all site conditions and report any discrepancies with the plans to the architect and the owner upon discovery.

LOAD TYPE	LIVE (PSF)	TOTAL (PSF)
Wind	20	20
Roof	30	40
Floor	40	50
Porch/Deck	100	110
Thrust	50	200#

Building Construction Type: V-B.

Footings shown are designed for an assumed minimum safe soil bearing pressure of 3000 PSF. Contractor shall notify architect and owner immediately if soil test report or site conditions indicate this minimum condition is not met.

Contractor shall verify dimensions on plans. Adjust as required to obtain proper alignment of new construction with existing walls, window openings, etc., or as directed by owners.

Stair risers shall not exceed 7 3/4" and stair treads shall be a minimum of 10" (nosing to nosing).

Minimum clear headroom at stairs shall be 6'-8" from a line through the edge of the treads to a line parallel taken at the obstruction.

All glass used in hazardous locations, including shower door & enclosure and Bathroom windows shall be tempered or other approved safety glazing.

SITE ENGINEERING NOTES

All existing grades shall remain unchanged by construction.

Contractor shall remove all unused excavated soil from the site.

All surface drainage shall be directed to the front (or corner side) and rear of the site.

NO.	DATE	DESCRIPTION
		REVISION
		ISSUED FOR CONSTRUCTION
5-28-15		ISSUED FOR PERMIT
		ISSUED FOR PRICING
5-5-15		ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION

LINEWORKS LTD

ARCHITECTS 847-564-5280

3501 WOODHEAD DRIVE NORTHBROOK-ILLINOIS SUITE 8 60062

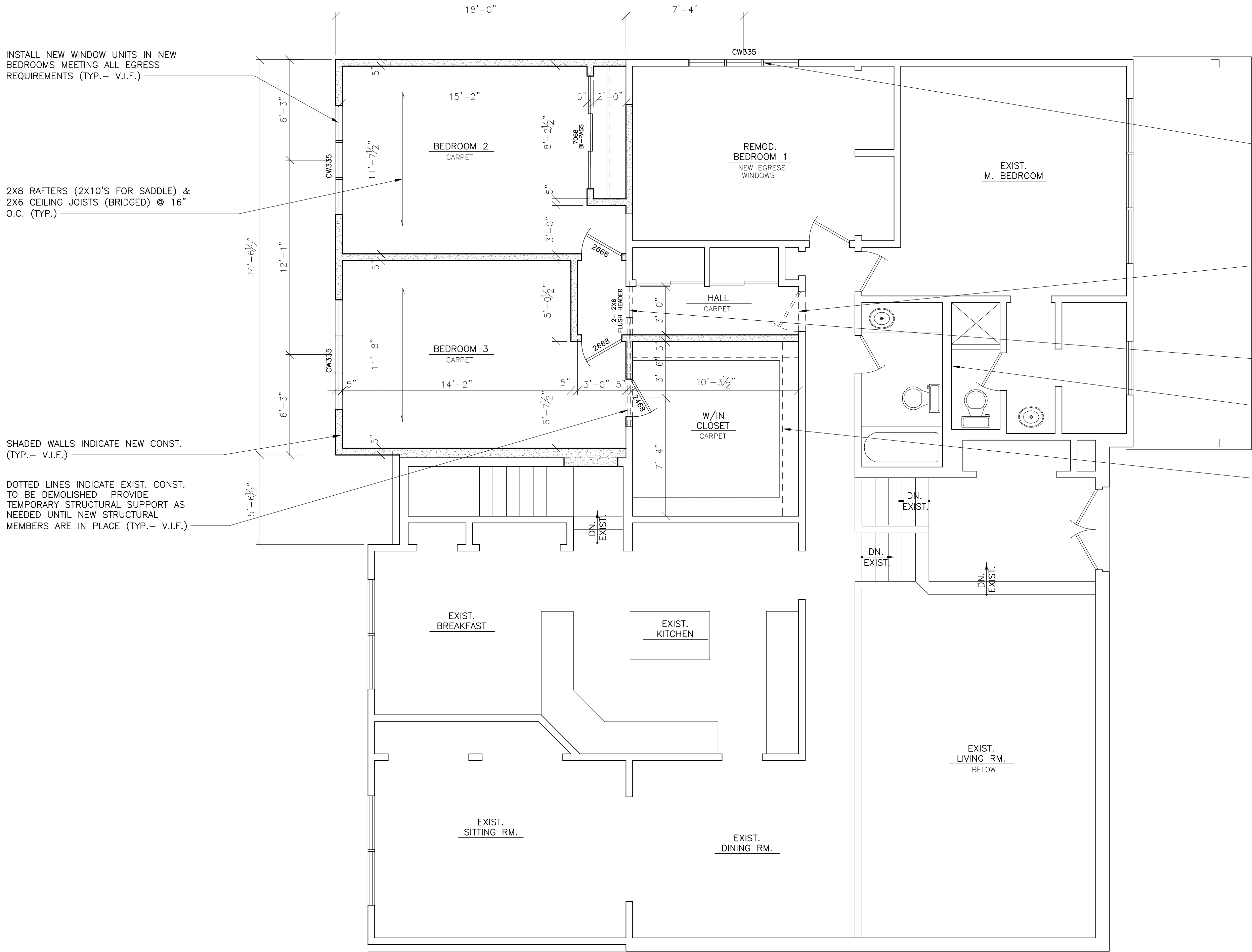
O' BRIEN RESIDENCE

903 E. CRABTREE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED REMODELING

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF LINEWORKS, LTD. PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

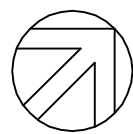
DRAWN	PROJECT	A 1
CHECKED	SHEET	
	1 OF 4	



PROPOSED SECOND FLOOR PLAN

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

NORTH



FASHION NEW WALL OPENING & INSTALL NEW WINDOW UNITS IN EXIST. BEDROOM MEETING ALL EGRESS REQUIREMENTS (TYP.- V.I.F.)

REMOVE EXIST. DOOR & FRAME-REFINISH EXIST. OPENING AS ARCH SIMILAR TO EXIST. NEARBY OPENINGS AS DIRECTED BY OWNERS (V.I.F.)

INSTALL NEW FLUSH HEADER AT THIS LOCATION

UNSHADED WALLS ARE EXIST. TO REMAIN (TYP.- V.I.F.)

INSTALL NEW CLOSET FIXTURES IN ALL NEW CLOSETS AS SELECTED BY OWNERS (TYP.- V.I.F.)

CARPENTRY NOTES

Floor Joists, Headers and Similar Members

Shall be #2 or better (fb=1200 psi) Douglas Fir, Western SPF, Hem/Fir or Southern Pine. Material shall have a moisture content of less than 19% at time of surfacing and shall be grade marked 'dry'. Double joists under all partitions. Headers at all windows and doors shall conform to the following maximum spans:

SIZE OF HEADER	ROOF ONLY	ROOF & FLOOR
2-2X6	5'	4'
2-2X8	6'	5'
2-2X10	7.25'	6'
2-2X12	8.5'	7'

Manufactured Members

Any prefabricated joists, laminated-veneer lumber headers, or other manufactured wooden framing shall be as manufactured by Trus-Joist Corp., in sizes and quantities shown on the plans.

Studs and Miscellaneous Members

Shall be S4S Douglas Fir, Southern Pine, Hem/Fir or approved equal, of nominal sizes shown; maximum moisture content 19% at time of grading.

Roof Sheathing

Shall be 5/8" CDX plywood and shall be installed over the roof rafters following the recommendations of the American Plywood Association.

Subflooring

Shall be 3/4" CDX Tongue and groove subflooring panel 48/24 glued and nailed to the floor joist system. Follow the application recommendations of the American Plywood Association.

FINISH NOTES

New frame exterior walls shall be siding to match existing finish per contractor-owner agreement on infiltration barrier, 1/2" CDX plywood or OSB sheathing & 2x4 studs @ 16" o.c. with R-20 foam insulation (alternate shall be 2x6 studs with R-21 fiberglass batt insulation with kraft paper face to the interior).

New brick exterior walls shall be brick veneer to match existing finish per contractor-owner agreement with 1" air space, infiltration barrier, 1/2" CDX plywood or OSB sheathing & 2x4 studs @ 16" o.c. with R-20 foam insulation (alternate shall be 2x6 studs with R-21 fiberglass batt insulation with kraft paper face to the interior).

All interior partitions dimensioned 5" thick are 2x4 studs @ 16" o.c. with one layer 5/8" sheetrock each side.

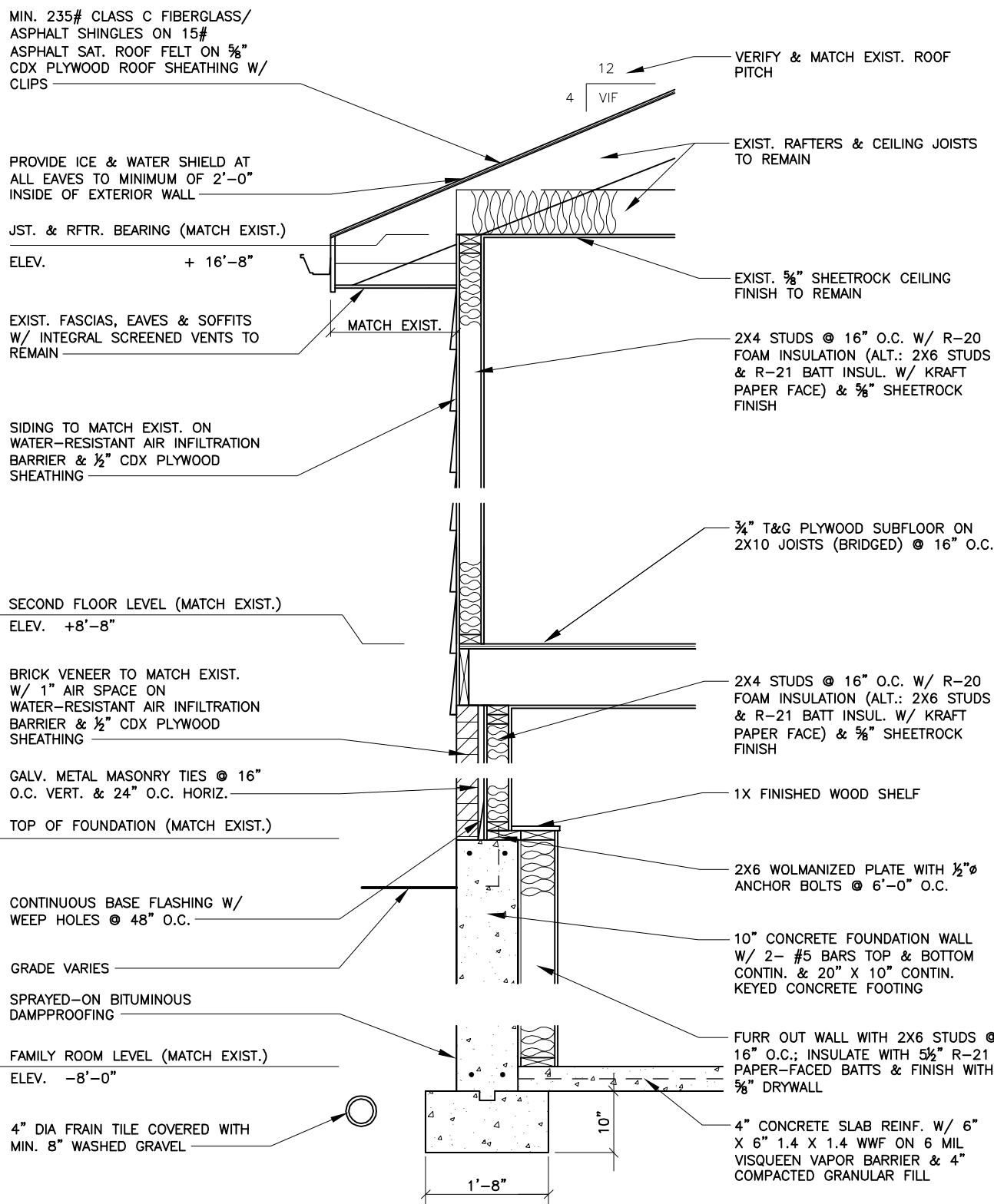
All interior walls and ceilings shall receive 5/8" sheetrock applied with glue and screws, except for walls adjoining plumbing fixtures, which shall receive 5/8" water-resistant "greenboard"; and walls which shall be finished in ceramic tile, which shall receive 3/8" tile backer board.

Window designations (unless otherwise noted) indicate Andersen units (series as specified in the owner/ contractor agreement) for reference only. All units shall have insulating "Low- E" double glazing, and openings at all operable sashes shall have insect screens.

All doors, hardware, trim, interior finishes, etc. shall be as specified in the contractor-owner agreement.

Aluminum-clad or wood rakes, trim boards, fascias and screened, vented soffits shall match existing as possible.

Gutters and downspouts shall be aluminum to match existing as possible.



WALL SECTION
1/2"=1'-0"

1
A-4

NO	DATE	DESCRIPTION
		REVISION
		ISSUED FOR CONSTRUCTION
5-28-15		ISSUED FOR PERMIT
		ISSUED FOR PRICING
5-5-15		ISSUED FOR REVIEW

LINeworks LTD

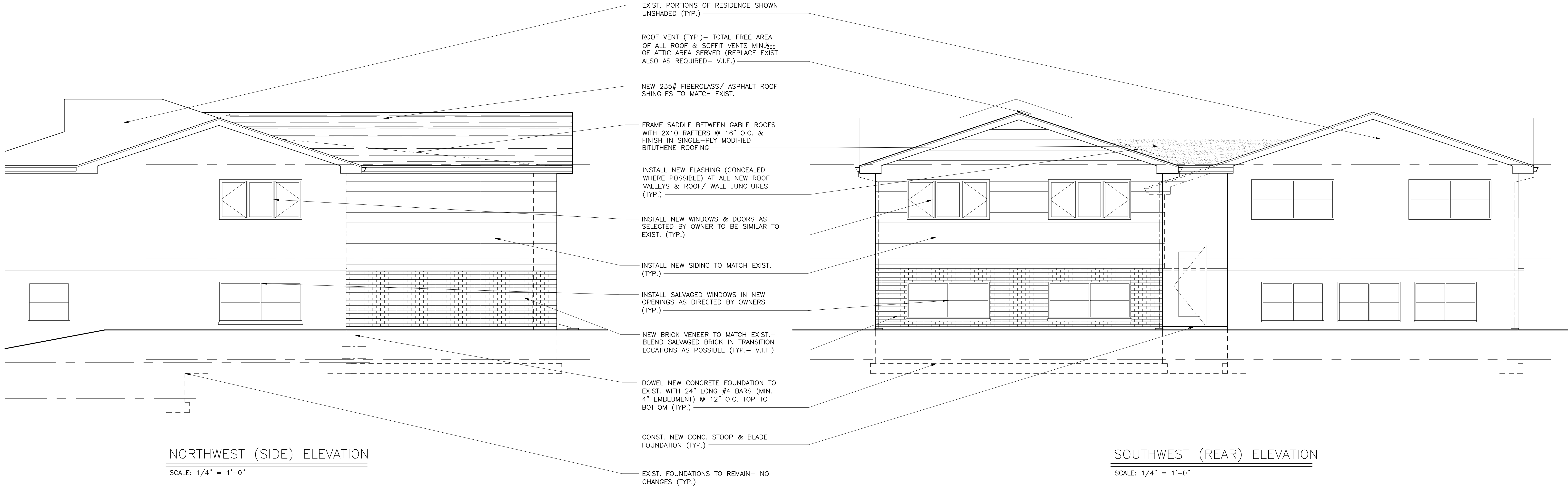
ARCHITECTS 847.564.5280
3501 WOODHEAD DRIVE SUITE 8
NORTHBROOK-ILLINOIS 60062

O' BRIEN
RESIDENCE
903 E. CRABTREE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED REMODELING

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF LINeworks, LTD.
PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

DRAWN	PROJECT	A ^o 2
	15033	
CHECKED	SHEET	
	2 OF 4	

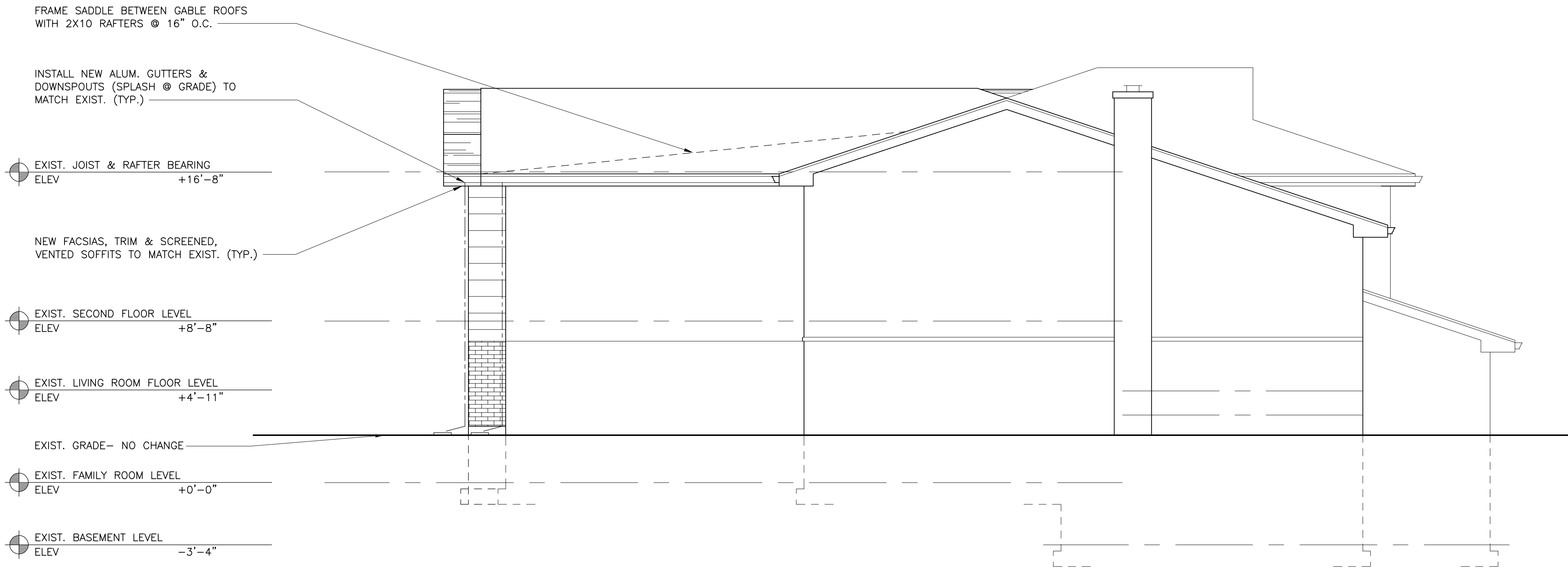


NORTHWEST (SIDE) ELEVATION

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

SOUTHWEST (REAR) ELEVATION

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



SOUTHEAST (SIDE) ELEVATION

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

		REVISION
		ISSUED FOR CONSTRUCTION
5-28-15		ISSUED FOR PERMIT
		ISSUED FOR PRICING
5-5-15		ISSUED FOR REVIEW
NO	DATE	DESCRIPTION
LINEWORKS LTD		
ARCHITECTS		847-564-5280
3501 WOODHEAD DRIVE NORTHBROOK-ILLINOIS		SUITE 8 60062

O' BRIEN RESIDENCE 903 E. CRABTREE DRIVE ARLINGTON HEIGHTS, ILLINOIS		
PROPOSED REMODELING		
THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF LINEWORKS, LTD. PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924		
DRAWN	PROJECT	A°3
	15033	
CHECKED	SHEET	
	3 OF 4	

Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	Clay		Yellow (Match existing)
Roof	Asphalt Shingles	GAF	Golden Sand (Match)
Siding	Fiber	HardieBoard	Green (Match)
Gutters/Trim/Facia	Aluminum		Forest Green (Match)
Windows	Wood/Aluminum	Pella	White (Match)

903 E. Crabtree



Rear of existing house



Rear of existing house looking to the right



Rear of the existing house looking left

802 E. Crabtree



Photo of "yellow" siding color on 802 E. Crabtree

This image submitted by petitioner as a possible paint color for 903 E. Crabtree.

Tuesday, July 14, 2015

Product Name: O'Brien Residence 903 Linda
ZBA # 15-013 Hearing Date: July 13, 2015

Dear Mr. Hautzinger, Design Planner:

Thank you for giving me the opportunity to share my photos with you.
I am the neighbor @ 907 E Crabtree or as I call myself recipient of PHASE I.

I am in full agreement with you that a more neutral earth tone color would bring charm to our neighborhood. Currently my siding is Feldco Coastal Sage.

I have never seen a paint that will reflect it's color shade to white soffits and/or siding.
Also I have enclosed the page included in my packet of Photograph of Existing Structure from Petition-ZBA#15-013. It too reflects the back portion of my house as green.

Thank you again,


Dora Moore

Enclosures

RECEIVED

JUL 14 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

AT&T Mail News Sports Finance Weather Entertainment AT&T Features Mobile U-verse att.com More En Español

Search

Search Mail

Search Web

Home

Dora

Compose

Inbox (9108)

Drafts (16)

Sent

Spam (370)

Trash

Smart Views

Unread

Starred

People

Social

Travel

Shopping

Finance

Folders

Recent

Sponsored

AT&T

AT&T U-verse Internet now with HBO®/HBO GO® & a year of Amazon Prime-\$49/mo for 12 mos, see details.

⏪ ⏩ ⏴ ⏵ 🗑️ Delete 📁 Move ⋮ More

⬆️ ⬆️ ⬆️

903 O'Brien Residence ZBA#: 15-013

Roger Moore

To dmach@VAH.com

Jul 12 at 7:14 PM

I, Dora Moore, 907 E Crabtree feel we should all stay within Arlington Heights allowed ratio of area/living space.

In 2012 903 Linda O'Brien approached me in our yards and said, "we will be working on our back patio - there will be large equipment needed and we need to use part of your side yard." Thinking it would be a couple of weeks to complete work on a sunken patio with entrance to the outside from a patio door, I said "Okay".

June 18, 2015: Today I get in the mail a "Notice of Public Hearing" to complete PHASE II of a home addition. Evidently the "Work on Patio" which continued 3 to 6 months & longer from start to finish was part of her plan to continue to PHASE II in the future. Many months of disruption in my yard and neighborhood was experienced PHASE I.

EXPERIENCE OF PHASE I AND CONCERNS OF PHASE II

1) Narrow space between houses to get heavy large equipment in back yard: i.e., mounds of dirt from digging out a basement & removing dirt & concrete in big dump trucks. All construction materials were delivered and stacked high in their front yard and carted later to the back construction area as needed with their heavy machinery.

2) If PHASE II is allowed, I cannot allow heavy equipment or construction machinery to enter my portion of side yard to 903 back yard. Recently I was told I can refuse construction equipment from entering my portion of my side yard to 903 back yard. This is a concern for safety reasons and to avoid danger to my elderly members of family and younger family group and their pets.

3) Porta Potty - are there any rules to display for use? i.e. set in back of yard for use instead of side front of house? Remember this is another 3 to 6 months or longer project!

4) I wish to join the recommendation by S. Hautzinger, Design Planner that the color of the siding of existing structure of Petition ZBA#15-013 of 903 Linda O'Brien and Martin O'Brien be required to change paint color from mint green paint to a more complimentary neighborhood color on all. Please note: that color reflects on my home too.

5) When I step outside my back kitchen door onto the built up steps going to my patio I see a green :PHASE I construction background over the forsythia and flowers planted along the property line.

Reply, Reply All or Forward | More

Click to reply all

Send



EXPERIENCE
THE NEW
BUICK

2015
VERANO

\$3,000
ALLOWANCE

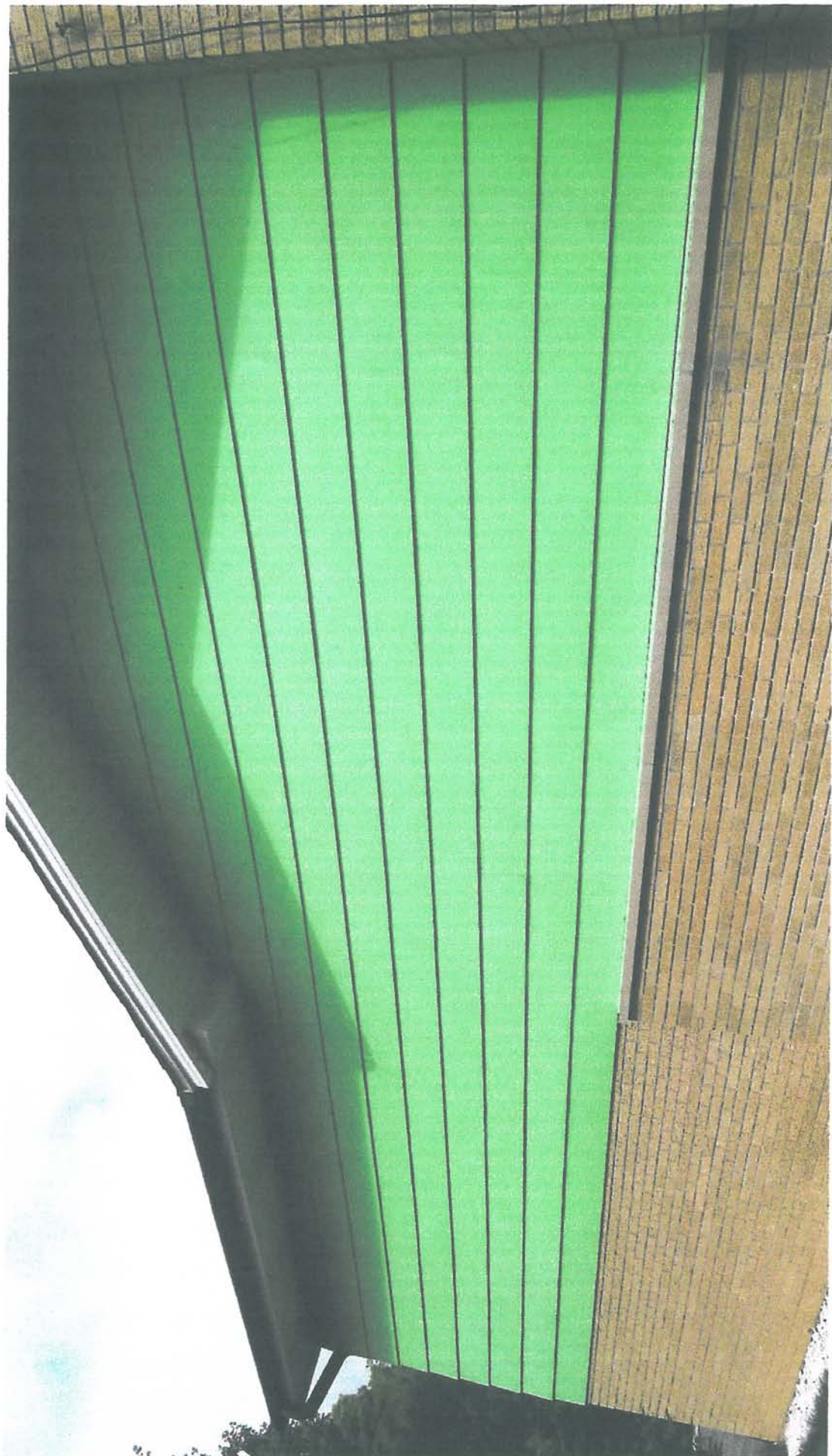
ON SELECT 2015
MODELS IN STOCK
THE LONGEST



*MSRP. EXcludes destination, freight and options. †MSRP. Excludes destination, freight and options. ‡MSRP. Excludes destination, freight and options. §MSRP. Excludes destination, freight and options. ¶MSRP. Excludes destination, freight and options.

VIEW ALL OFFERS

pg 1 of 5



Color of side
facing 907 Crabtree
pg 2 of 5



Side facing
907 Crabtree
pg 3 of 5



paint reflects
onto siding on
907 Crabtree
pg 4 of 5



Paint reflection
and view from
Stairs 907 Crabtree

Photograph of Existing Structure





Item: DC#15-102 - 905 S. Evergreen Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions and re-review the proposed addition to the existing single-family residence located at 905 S. Evergreen Avenue. This recommendation is based upon the architectural plans dated 7/27/15 and received 7/31/15, and the following:

1. Consider reducing the mass of the roof.
2. Consider changing the two-tone corrugated metal siding to a more conventional siding material in a single color.
3. Consider leaving the brick natural or selecting a more subtle new color applied in a varied brick stain palette rather than an opaque paint.
4. Consider limiting the use of yellow as an accent color only.
5. Consider changing the white TPO roofing to a more conventional roofing material and color, and coordinate it with the fascia color.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Brazzale/Balga Residence
Project Address: 905 S. Evergreen Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 3, 2015

PETITION INFORMATION:

DC Number: 15-102
Petitioner Name: Keith Ginnodo
Petitioner Address: 33 N. Hickory Avenue
Arlington Heights, IL 60004
Meeting Date: September 8, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing a small rear yard addition, a new expanded roof form, and a new exterior material palette for an existing single story home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,240 square feet and the expanded residence will have approximately 1,307 square feet. This project does require zoning variations to allow side yard setbacks of 5.9 feet, where 7 feet is required, and to allow a 22.7 foot front yard setback, where 28.4 feet is required. The Zoning Board of Appeals meeting is currently scheduled for September 21, 2015.

	ALLOWED	PROPOSED
Setbacks	Front: 28.4 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 22.7 feet Side: 5.9 feet Side: 5.9 feet Rear: 71.8 feet
Building Height	25 feet to the midpoint	17.3 feet to the midpoint
FAR	4,134 SF	1,307 SF
Building Lot Coverage	3,234 SF	1,981 SF
Impervious Surface Coverage Total	4,620 SF	2,637 SF

The proposed design is intended to be a modern transformation of an existing traditional style ranch home, and it is apparent that the proposed design is incorporating many sustainable features such as a white roof to reflect solar heat, capturing rain water for irrigation, and solar panels for sustainable power. Sustainable design is commendable and encouraged. However, the proposed design needs to be evaluated in the context of the existing traditional neighborhood. Section 1 of the Village of Arlington Heights Single-Family Design Guidelines outlines the criteria for evaluating single-family designs as follows:

1. Architectural character as it relates to the neighborhood.
2. Overall composition and balance of the elevation.
3. Material Selection.
4. Harmony and compatibility to adjacent structures.

In regards to the Design Guideline criteria, Staff has the following concerns with the proposed design:

1. Architectural character as it relates to the neighborhood:
 - a. The proposed new roof form and exterior materials/colors are bold, and they do not relate to the existing neighborhood.
2. Overall composition and balance of the elevation:
 - a. The mass of the proposed new roof looks large and out of scale with the single story home.
 - b. The triangular wall area above the windows on the front elevation is large and lacks detail.
3. Material Selection:
 - a. The corrugated galvanized metal siding is bold and not appropriate for the neighborhood. Additionally, the proposed two-tone color scheme for the corrugated metal siding accentuates this issue.
 - b. The proposed yellow paint color for the existing brick walls is bold and out of context with the neighborhood.
 - c. The proposed white TPO membrane roof will be highly visible and will have a bright plastic appearance. This type of roofing is typically used on low-slope roof applications where it is not visible. The use of this type of roofing in a visible application is questionable (Refer to Image 1 below).
 - d. The fascia at the edge of the roof is illustrated in dark bronze on the front elevation, and white on the rear elevation. The design intent needs to be clarified.
4. Harmony and compatibility to adjacent structures:
 - a. The proposed design is bold in both form and color. A modern design can be successful in this location, but it is recommended that the scale of the roof be reduced, and the overall exterior material palette be revised to be more compatible with the existing neighborhood.



Image 1. White TPO roof on a sloped roof in a residential neighborhood has an unfinished appearance.

Image 2 below is an example of a house in Arlington Heights that has received a nice modern makeover. The design includes a clean modern color palette, a small horizontal metal canopy above the main entrance, a bright orange entry door, modern landscaping features, and a couple of bright orange chairs to accent the design. The Owners of this home have clearly expressed their preference for a modern design aesthetic, but they have done so in a subtle way that blends in very nicely in the existing neighborhood.

Image 3 shows the same house before the modern makeover. The red brick was stained in varied shades of gray earth tone colors to create a natural look. This technique is recommended instead of a monochromatic opaque paint to update the look of the brick.



Image 2, 1409 E. Eastman Street. A nice example of a modern home makeover.



Image 3. 1409 E. Eastman Street before the modern makeover.

The following revisions are recommended to address compliance with the Design Guideline criteria:

1. Consider reducing the mass of the roof.
2. Consider changing the two-tone corrugated metal siding to a more conventional siding material in a single color.
3. Consider leaving the brick natural or selecting a more subtle new color. A varied brick stain palette, similar to 1409 E. Eastman is encouraged, rather than an opaque paint. Yellow could be used in a limited basis as an accent color, such as on the front door.
4. Consider changing the white TPO roofing to a more conventional roofing material and color. Coordinate the roof color with the fascia color.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed addition to the existing single-family residence located at 905 S. Evergreen Avenue. This recommendation is based upon the architectural plans dated 7/27/15 and received 7/31/15, and the following:

1. Consider reducing the mass of the roof.
2. Consider changing the two-tone corrugated metal siding to a more conventional siding material in a single color.
3. Consider leaving the brick natural or selecting a more subtle new color applied in a varied brick stain palette rather than an opaque paint.
4. Consider limiting the use of yellow as an accent color only.
5. Consider changing the white TPO roofing to a more conventional roofing material and color, and coordinate it with the fascia color.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
7. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, September 3, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-106

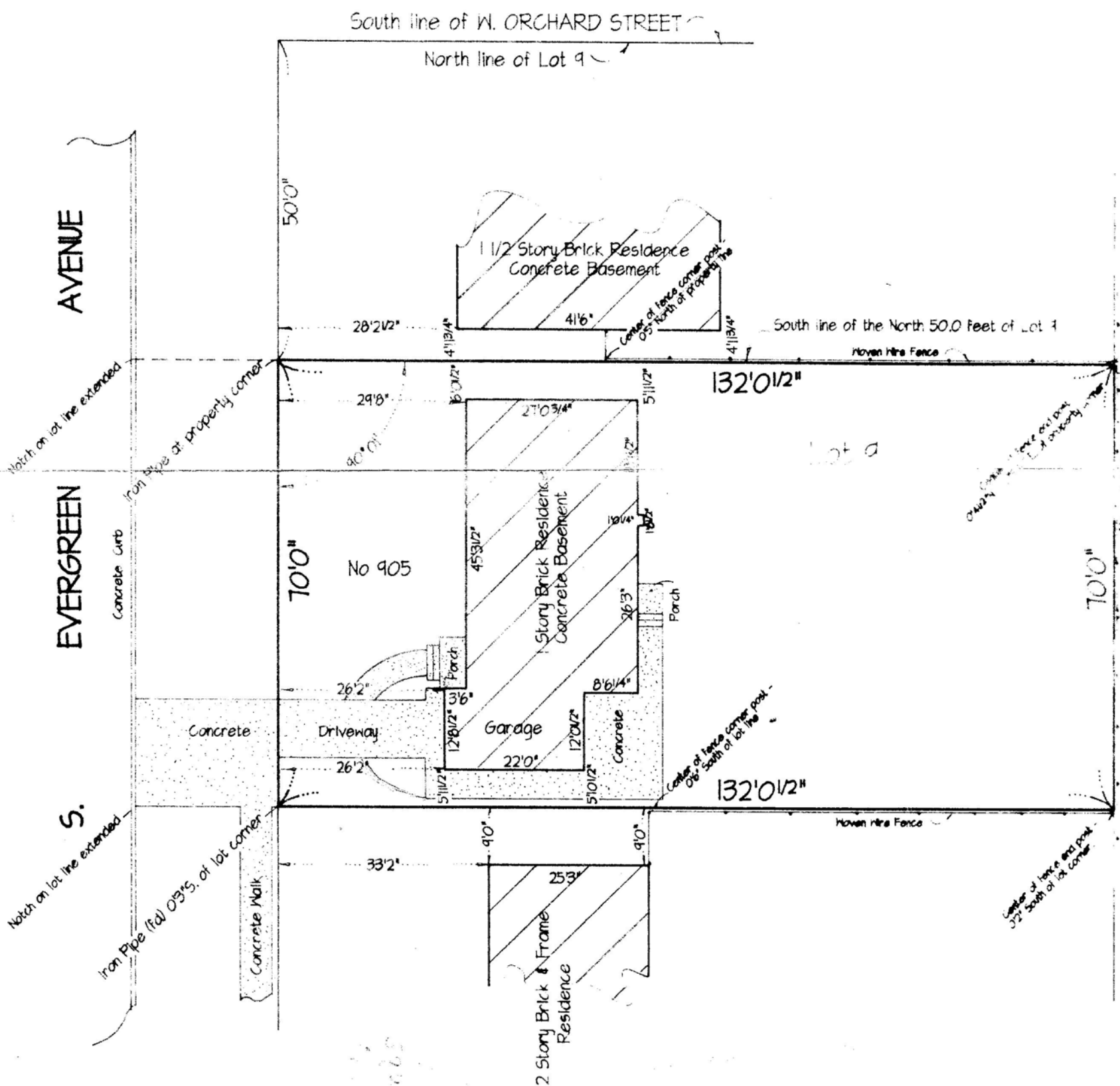
PLAT OF SURVEY

- BY -

GEORGE D. HARKER & ASSOCIATES
REGISTERED LAND SURVEYORS

OF

Lot 9 (except the North 50.0 feet thereof) in R. A. Cepek's ARLINGTON HIGHLANDS, a subdivision of parts of Sections 4 and 9, Township 41 North, Range 11 East of the 3rd Principal Meridian and parts of Sections 31 and 32, Township 42 North, Range 11 East of the 3rd Principal Meridian, in Cook County, Illinois.



Ordered by: ROBERT PAGLIAI

For:

SCALE: 1 inch equals 20 feet

Please use this Order No. in future reference to this survey

Order No. 4-42-11 page 142

* No. 930188

Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check Legal Description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

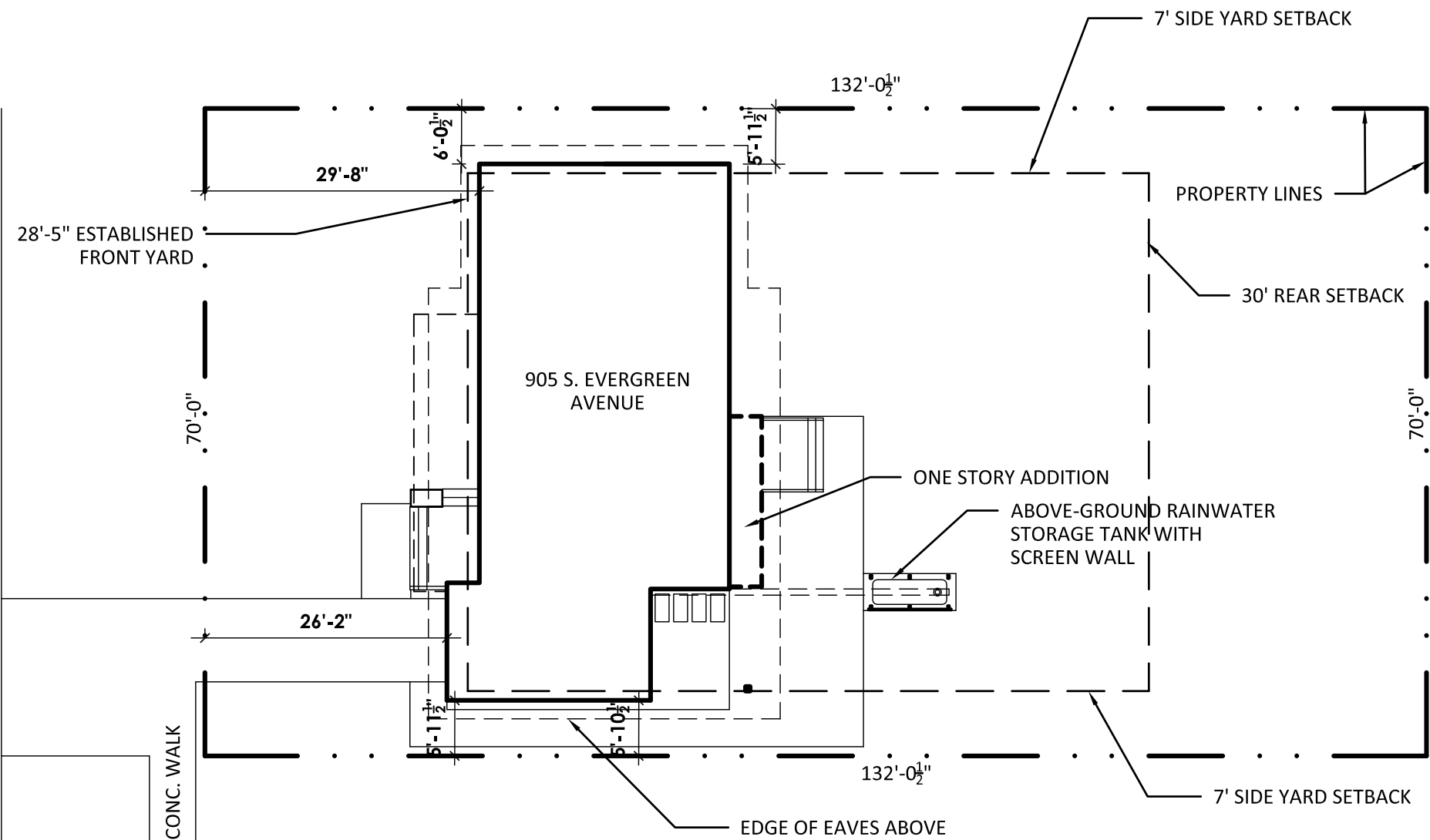
State of Illinois ss.
County of Cook

GEORGE D. HARKER & ASSOCIATES hereby certify that a has been made under its direction, by a Registered Illinois Surveyor, of the property described hereon and that the plat on drawn is a correct representation of said survey.

Park Ridge, Ill. Dated this 11 day of June, A.D.

GEORGE D. HARKER & ASSOCIATES

EVERGREEN AVENUE



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



BRAZZALE - BALGA
905 S. EVERGREEN AVENUE, ARLINGTON HEIGHTS, IL 60005



PROPERTY TO NORTH 3
839 S EVERGREEN AVE



PROPERTY TO NORTH 2
102 E ORCHARD ST

EAST ORCHARD STREET



PROPERTY TO NORTH 1
103 E ORCHARD ST



SUBJECT PROPERTY
905 S EVERGREEN AVE



PROPERTY TO SOUTH 1
915 S EVERGREEN AVE



PROPERTY TO SOUTH 2
919 S EVERGREEN AVE



PROPERTY TO SOUTH 2
923 S EVERGREEN AVE

SOUTH EVERGREEN AVENUE

PROPERTY ACROSS NORTH 1
900 S EVERGREEN AVE

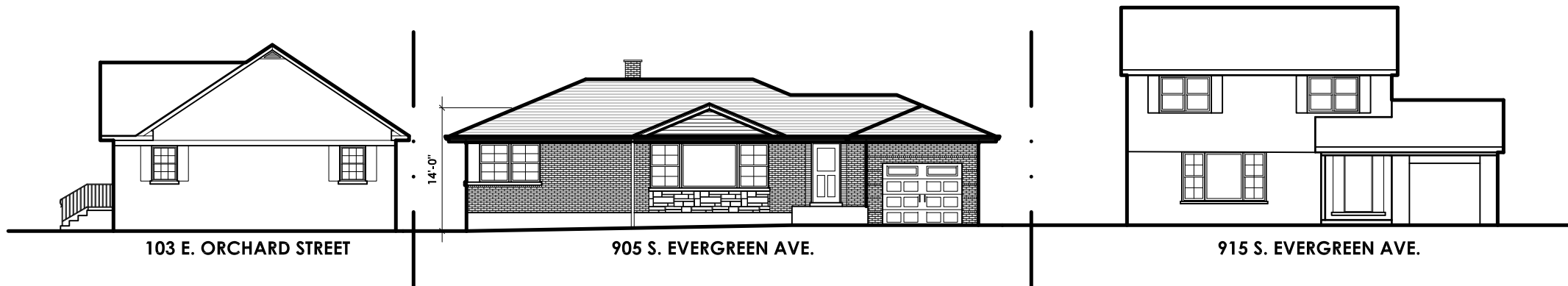


PROPERTY ACROSS
908 S EVERGREEN AVE

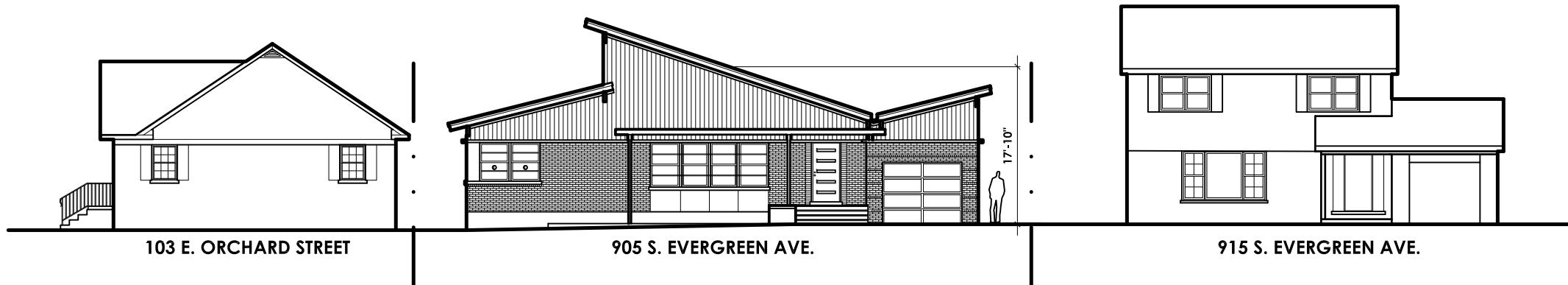


PROPERTY ACROSS SOUTH 1
916 S EVERGREEN AVE



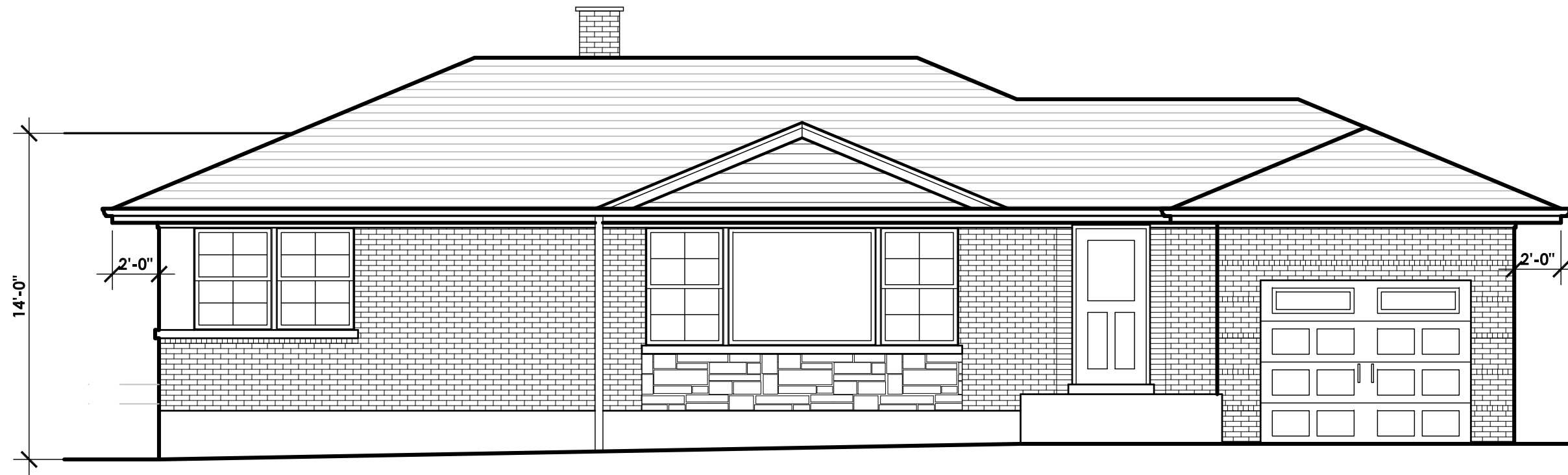


1 **EXISTING CONTEXT ELEVATIONS**
1/16" = 1'-0"



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



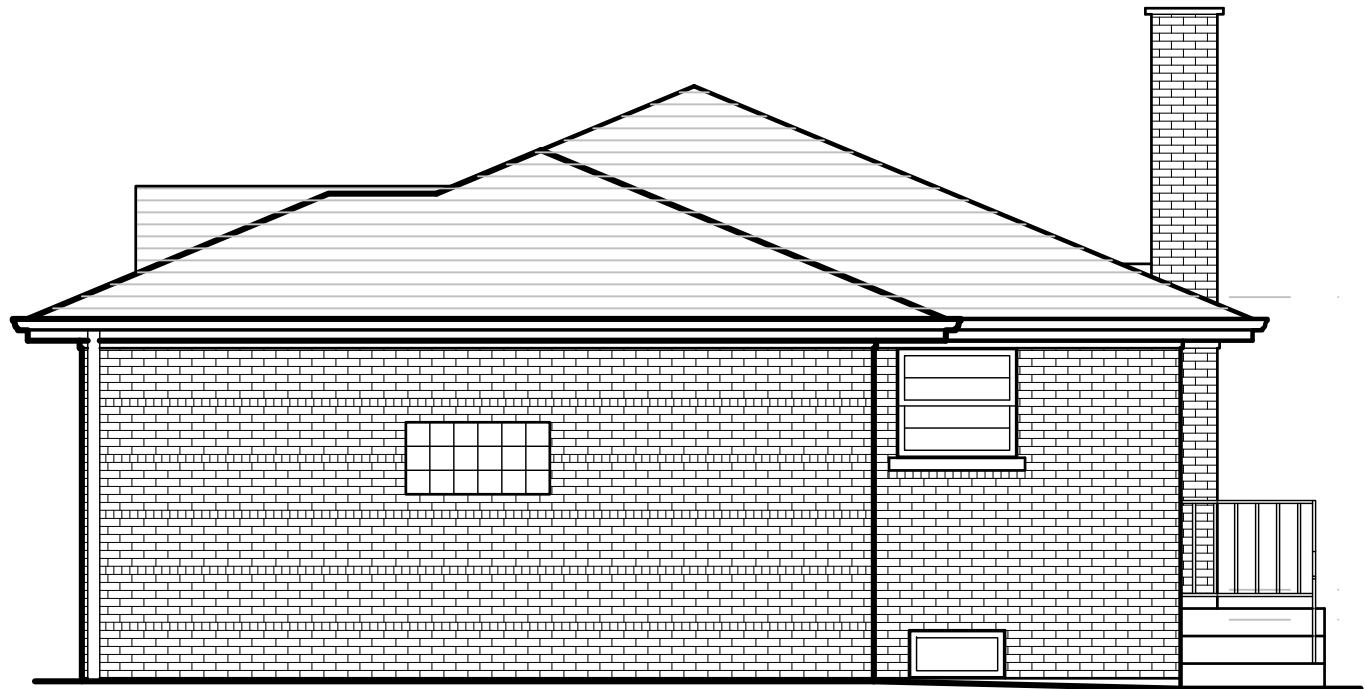


1 EXISTING WEST ELEVATION
3/16" = 1'-0"





2 EXISTING NORTH ELEVATION
3/16" = 1'-0"



1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



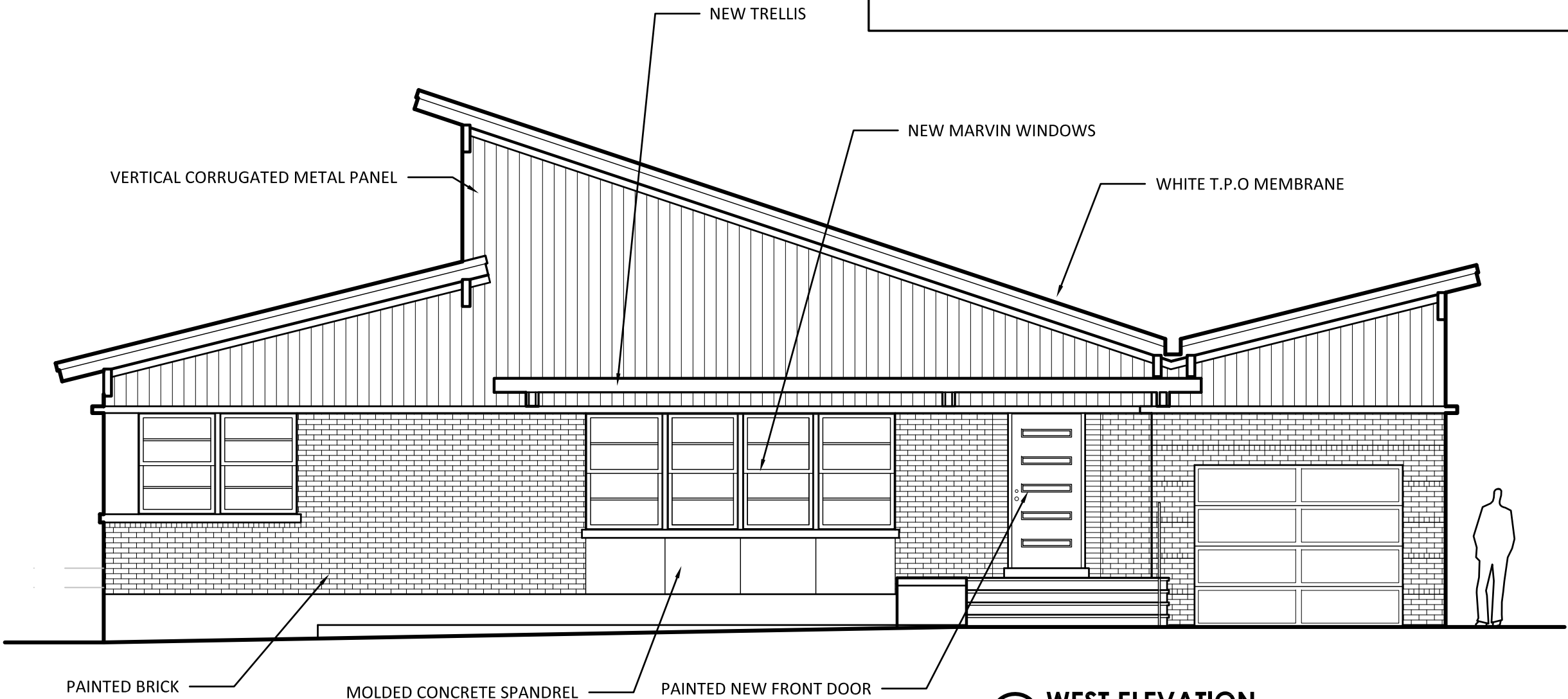


1 EXISTING EAST ELEVATION
3/16" = 1'-0"



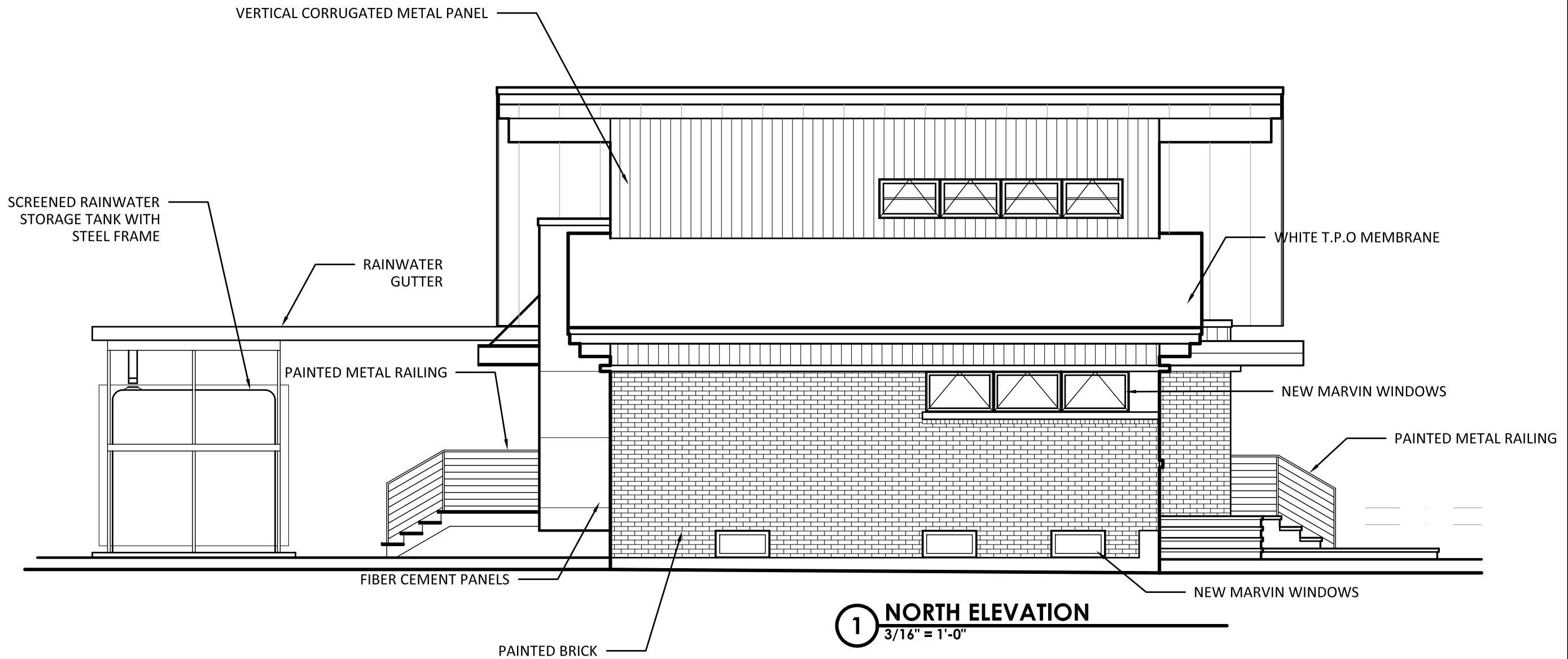
MATERIAL LIST

Siding:	Vertical corrugated metal panels - Weathered zinc or zinc
Panels:	James Hardie Panels - Iron Gray, Night Gray or Deep Ocean
Brick:	Painted - yellow ground
Windows:	Marvin (or similar) Dark bronze or ebony
Gutters:	Prefinished aluminum - Midnight bronze or weathered zinc
Roofing:	T.P.O. membrane - white
Front door:	Painted new door
Stone spandrel:	Molded concrete - Natural concrete color
Railing:	Painted metal - Dark bronze or ebony

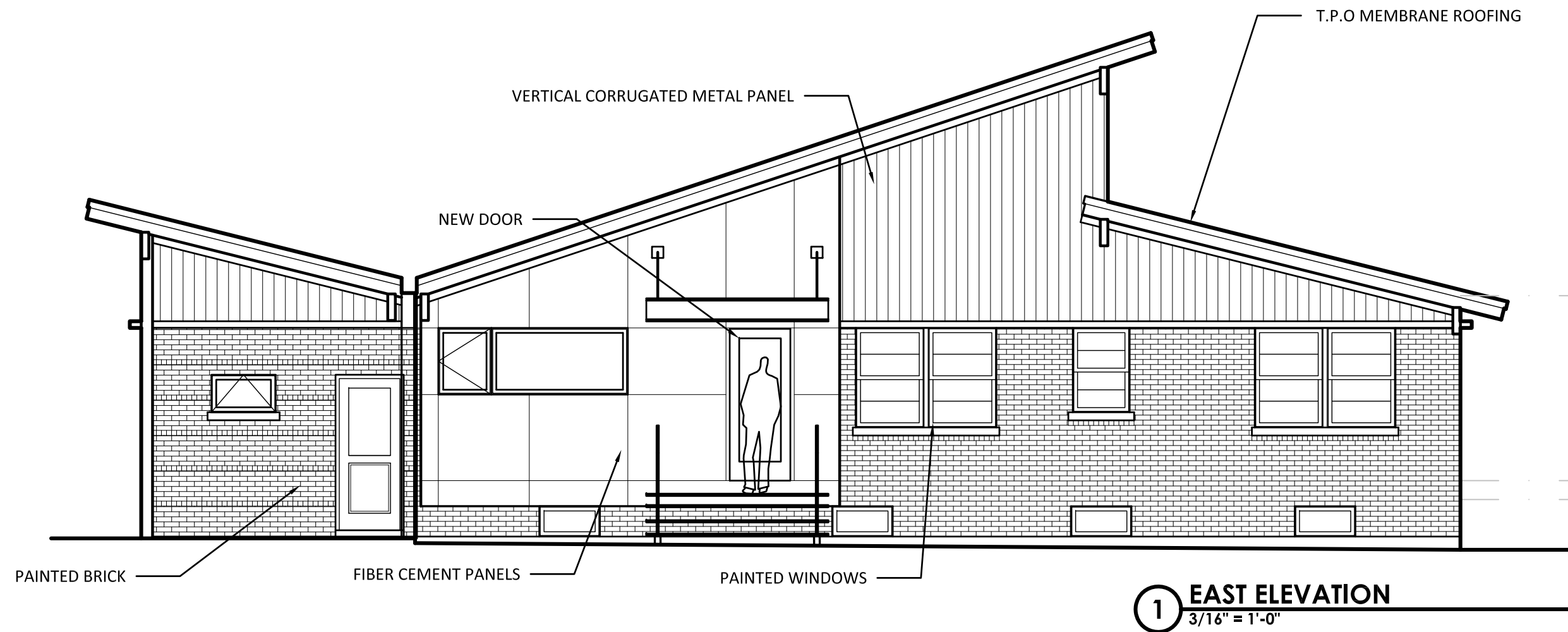


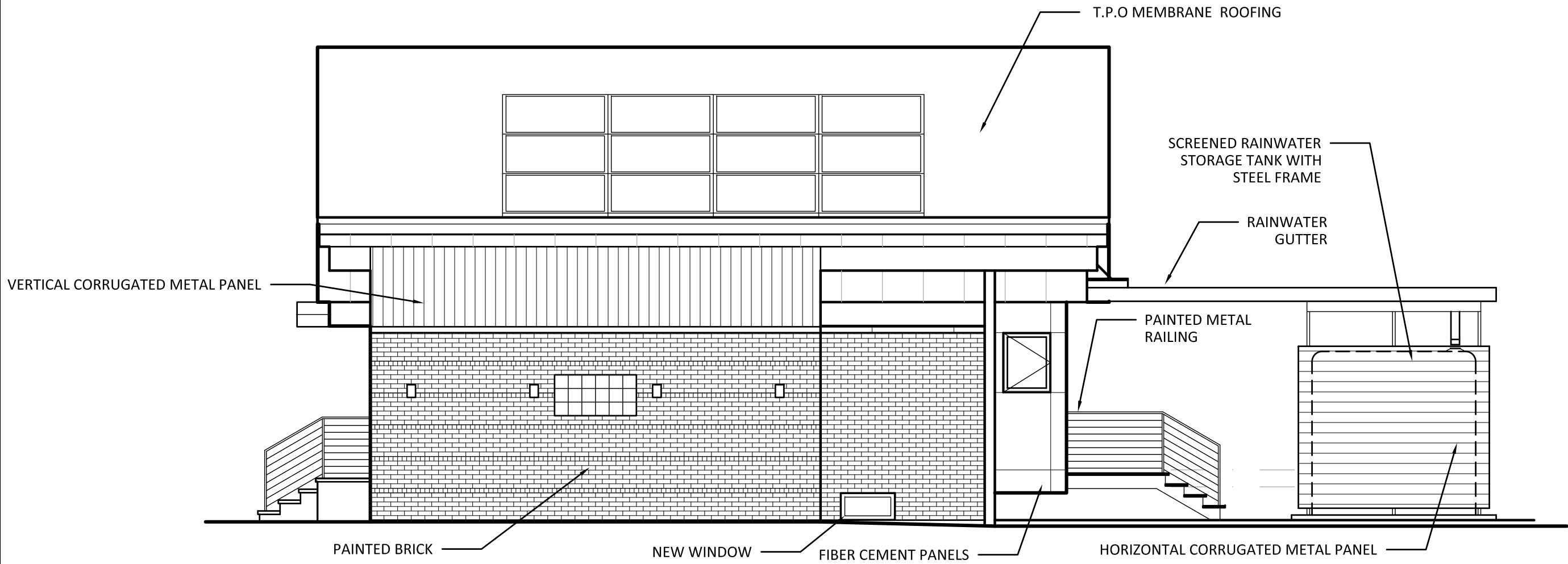
1 WEST ELEVATION
3/16" = 1'-0"





1 1/2 1/4





1 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



BRAZZALE - BALGA
905 S. EVERGREEN AVENUE, ARLINGTON HEIGHTS, IL 60005

BRAZZALE-BALGA RESIDENCE: 905 S. EVERGREEN AVE.

MATERIAL LIST

LIST OF PRIMARY COLORS, TEXTURES AND MATERIALS TO BE USED:

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: July 28, 2015
3. Project: Brazzale-Balga Residence
4. Location: 905 S. Evergreen Ave.

Addition:

Siding: Weathered zinc or Zinc
Vertical corrugated metal panels

Weathered Zinc



Panels: Iron Gray, Deep Ocean or Night Gray
Fiber cement siding - James Hardie

Zinc



Gutters: Midnight bronze or Weathered zinc
Prefinished Aluminum

Windows: Dark bronze or Ebony
Marvin (or similar)

Iron Gray



Roofing: White
T.P.O. Membrane

Deep Ocean



Spandrel: Natural concrete
Molded Concrete by Reclit or similar

Night Gray



Brick: Painted Yellow Ground or Babouche
Nawkaw or similar

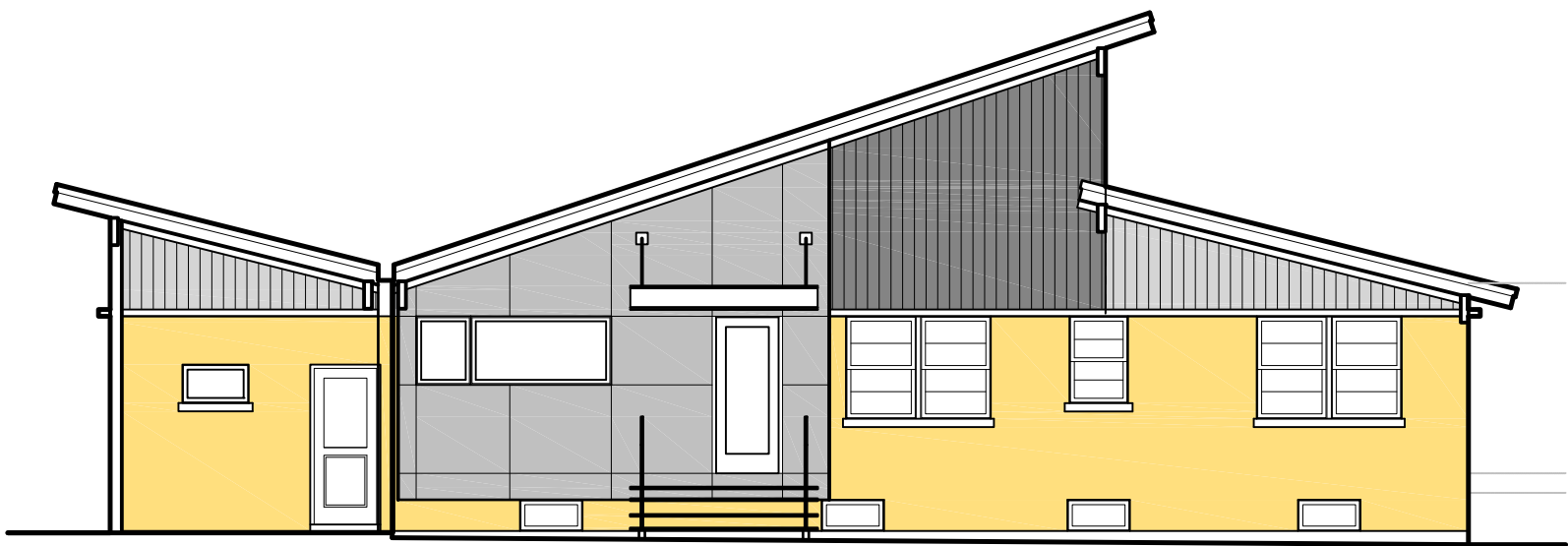
Railings: Painted Dark Bronze or ebony
Metal

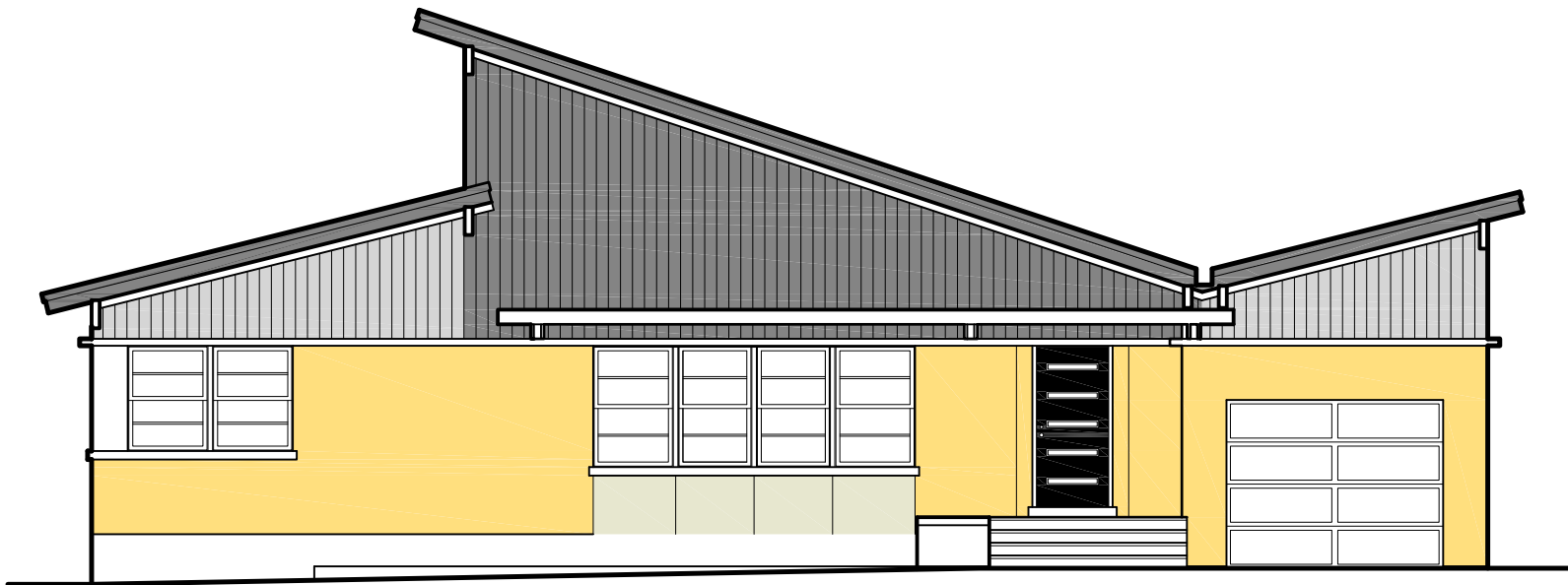
Midnight Bronze



Yellow Ground









Item: DC#15-106 - 1216 E. Mayfair Rd. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission deny the proposed design and require revisions to the proposed addition to the existing single-family residence located at 1216 E. Mayfair Road. This recommendation is based upon the architectural plans dated and received on 8-28-15, and the following conditions:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Karsten Residence
Project Address: 1216 E. Mayfair Rd.
Prepared By: Steve Hautzinger

Date Prepared: September 2, 2015

PETITION INFORMATION:

DC Number: 15-106
Petitioner Name: Jereme Smith
Petitioner Address: 507 W. Marion Street
Prospect Heights, IL 60070
Meeting Date: September 8, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to add a second floor addition above the existing attached garage on the rear of an existing split level home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the residence with the proposed addition will have approximately 2,902 square feet. This project does require zoning variations to allow a rear yard setback of 23.5 feet, where 30 feet is required, and to allow a 4.9 foot side setback, where 5 feet is required. The Zoning Board of Appeals meeting is currently scheduled for September 21, 2015.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.1 feet Side: 22 feet Side: 4.9 feet Rear: 23.5 feet
Building Height	25 feet to the midpoint	21.1 feet to the midpoint
FAR	2,970 SF	2,902 SF
Building Lot Coverage	2,310 SF	1,775 SF
Impervious Surface Coverage Total	3,630 SF	3,595 SF

The existing neighborhood, commonly known as "Stonegate", consists primarily of historic, traditional style homes. The subject property is located on a street of historic, tudor style homes. The existing tudor style home fits in well in the context of the neighborhood. The layout of the subject house is unique because it is narrow and it extends to the back of the property with an attached side loaded garage on the back of the house. The proposed second floor addition above the garage will be taller than the existing house, and since the existing garage is set back so far on the site, the addition will be visible from the neighboring properties' back yards. Additionally, the addition will be partially visible from the street as shown in Photo 1 below.

The proposed addition is intended to be a modern interpretation of the tudor style, using materials and colors to match the existing house. Although the proposed modern design borrows some forms and material from the existing tudor style home, it does not blend in with the existing home and it clearly stands out as an addition. One of the goals of the Village's Design Guidelines is that "Building (additions) will reflect and improve the character of the site and the neighborhood upon which they are located. New additions will look like they belong and not dominate or change the character of the original building". The proposed design does a nice job of borrowing materials and colors from the existing house, but the overall massing and form of the proposed addition is not nicely integrated with the existing home, it does not look like it belongs, and it dominates and changes the character of the original house.

Other evaluation criteria of the Design Guidelines are to review the architectural character as it relates to the neighborhood, and review the harmony and compatibility to adjacent structures. This particular location has a very consistent aesthetic of traditional tudor style homes. The proposed addition will be visible from the neighboring properties and it is not in harmony with them.



Photo 1. View of existing house from the street.

It is recommended that the rooflines of the proposed addition be reworked to blend with the existing home, and that the design be revised to have more traditional tudor detailing to harmonize with the existing house and surrounding context.

RECOMMENDATION:

It is recommended that the Design Commission **deny the proposed design and require revisions** to the proposed addition to the existing single-family residence located at 1216 E. Mayfair Road. This recommendation is based upon the architectural plans dated and received on 8-28-15, and the following conditions:

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

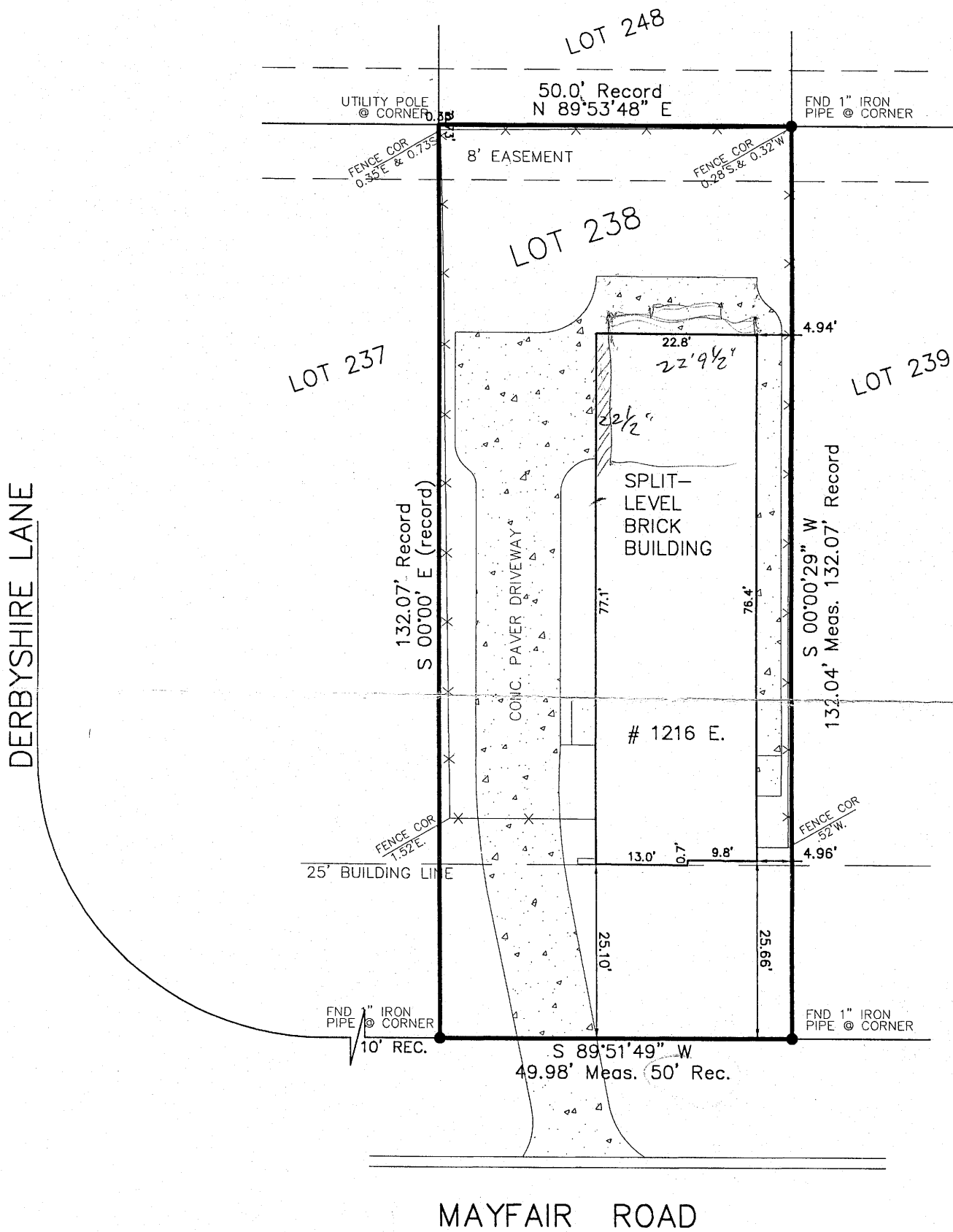
_____, September 2, 2015

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-106

Plat of Survey

LEGAL DESCRIPTION: LOT 238 IN STONEGATE, BEING A RESUBDIVISION OF H. ROY BERRY COMPANY'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33 AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, LYING NORTHEAST OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- Set IP
- Fnd IP
- x Fnd "X"
- FENCE
- Concrete
- Wood Deck
- Brick

STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

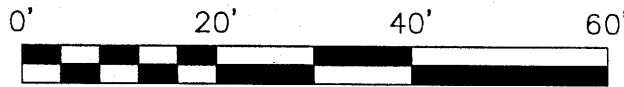
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

11-30-16
C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2143

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED. REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OR RED STAMP.



5/5/15 - CORRECTED STREET NAME

LUCO CONSTRUCTION CO.

PROFESSIONAL DESIGN FIRM NO. 184.004829

CLIENT NAME: 54 Lou Avenue

CLARK Crystal Lake, IL 60014

CLIENT REFERENCE: 815.526.3974

PETERSON 815.526.3984 fax

FIELD WORK COMPLETED: 4/22/15

SURVEY COMPLETED: 4/29/15

DRAWN BY: JAC

PROJECT NO. 15-36142



221 S. Derbyshire



1212 E. Mayfair



1216 E. Mayfair
SUBJECT PROPERTY



1218 E. Mayfair



1300 E. Mayfair



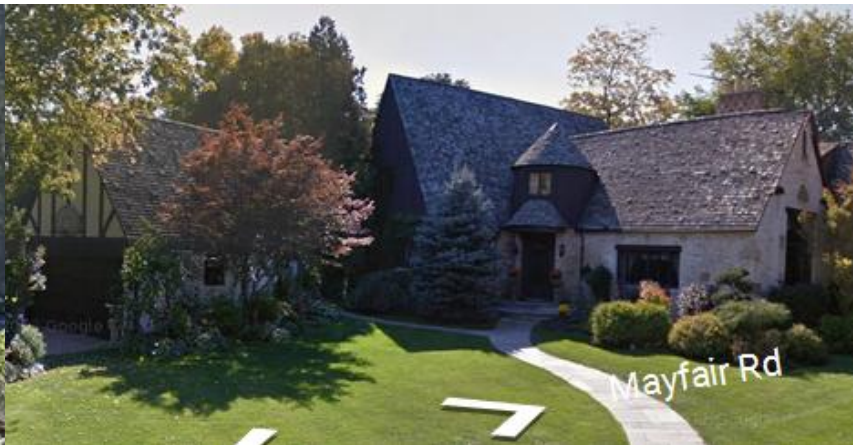
1306 E. Mayfair

EAST MAYFAIR ROAD

1207 E. Mayfair



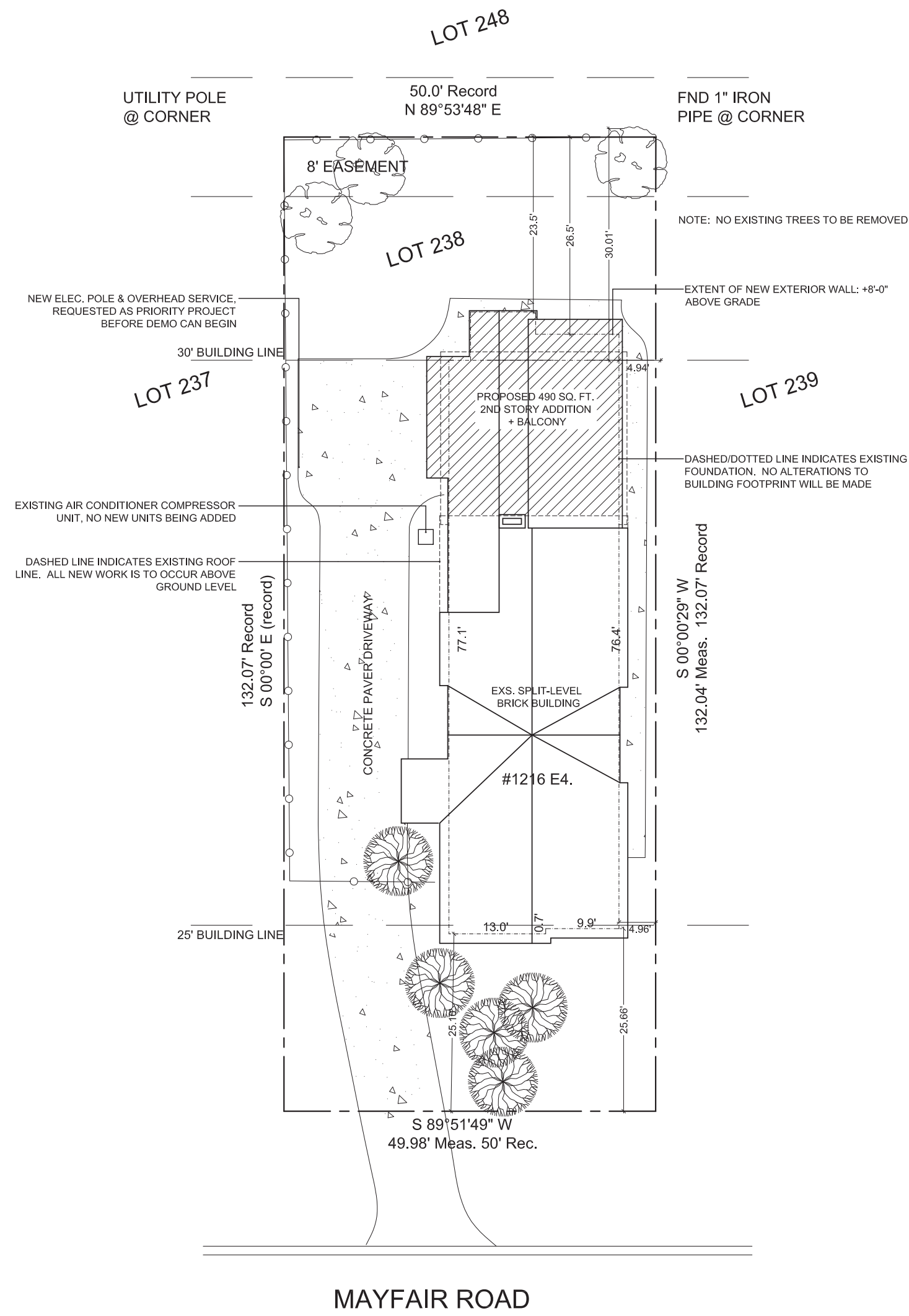
1223 E. Mayfair



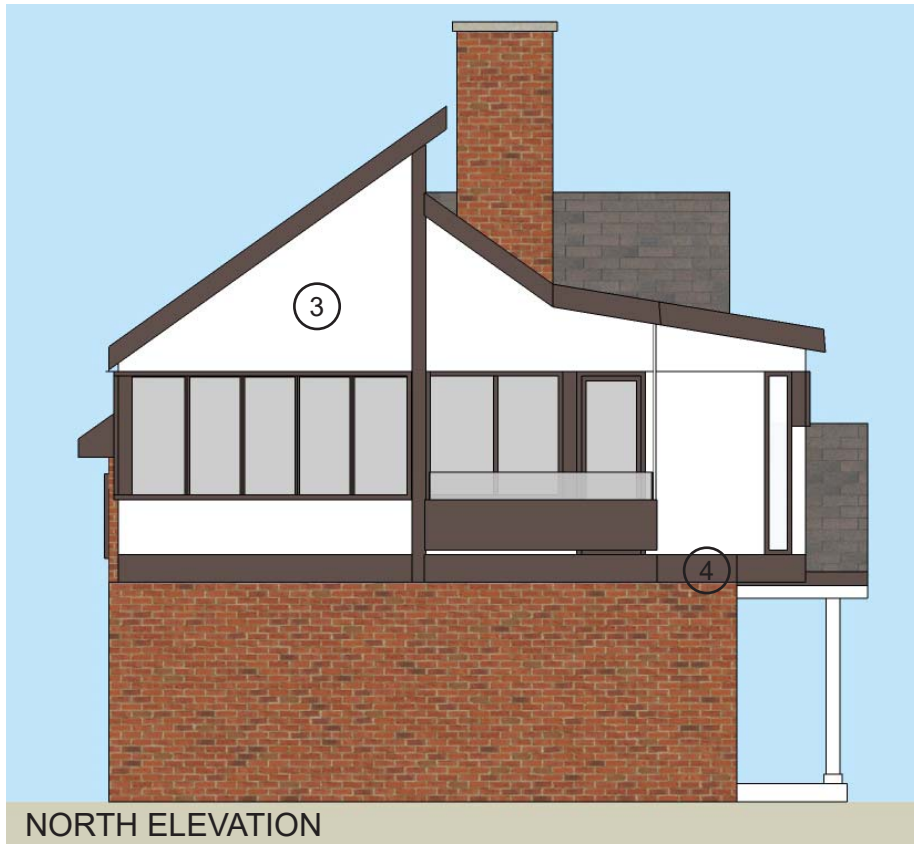
I, Jereme Smith, license
#001-020542; expiring 11-30-16
maintain that these drawings were
prepared under my supervision and,
to the best of my knowledge, meet all
building codes and other applicable
ordinances.

SHEET INDEX:

A-G: COVER PAGE & MATERIALS STUDY
A1.1: EXISTING PLANS
A1.2: PROPOSED PLANS
A2.1: ELEVATIONS
A2.2: ELEVATIONS & PHOTOGRAPHIC
COMPARISON



1 SITE PLAN
Scale: 1/16" = 1'
N
0' 4' 8' 16' 32'



NORTH ELEVATION



NW PERSPECTIVE



WEST ELEVATION



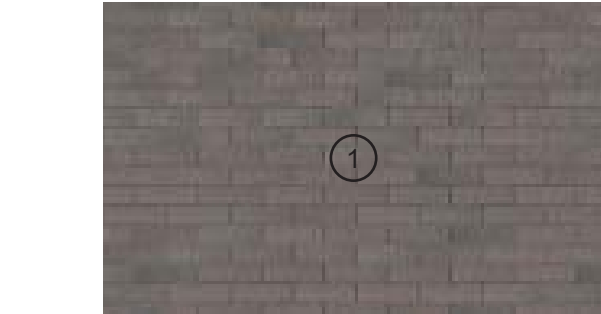
EAST ELEVATION



NE PERSPECTIVE



SOUTH ELEVATION



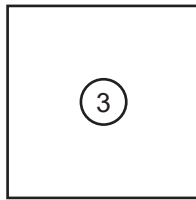
Shingles to match existing house



HardiePanel® Vertical Siding
SELECT CEDARMILL or SIERRA 8



TUDOR
BROWN



WHITE



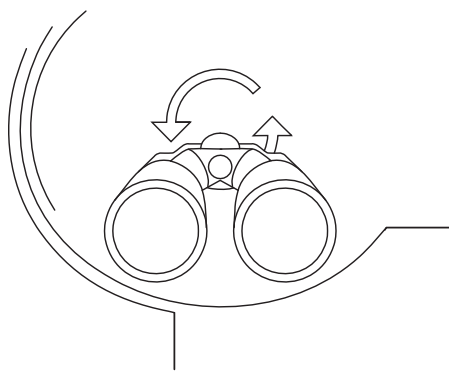
4/4 HardieTrim® NT3™ Boards Smooth



TUDOR
BROWN



STREET SIDE PERSPECTIVE ELEVATION



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 209-1489
info@designinsightinc.com

DRAFTERS

WORKUS STUDIO LLC

JESSE HAAS
RYAN SARROS

P.O. BOX 471285
CHICAGO, IL 60647
(217) 621-4882
(708) 466-6811
workus.studio@gmail.com

CONTRACTOR

CONSTRUCTION PEOPLE CORP.

JOHN ANIOL

8700 SUNSET RD.
NILES, IL 60714
(773) 416-3333
aniolek1@gmail.com

CLIENT

KATIE & CHRIS KARSTEN

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004
(847) 507.9024
katie.j.hastie@gmail.com

PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

1 DESIGN COMMISSION REVIEW

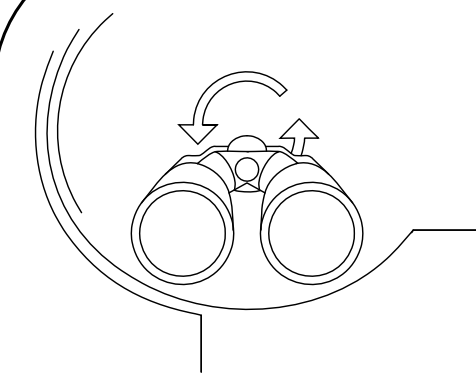
SHEET INFO

COVER PAGE & MATERIAL
STUDY

DRAWN BY: JJH
ISSUE DATE: 8.26.15
REVISION DATE: 8.28.15

AG

I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 208.1488
info@designlightinc.com

DRAFTERS

WORKUS STUDIO LLC

JESSE HAAS
RYAN SARROS

P.O. BOX 471285
CHICAGO, IL 60647
(217) 621.4882
(708) 466-6811
workus.studio@gmail.com

CONTRACTOR

CONSTRUCTION PEOPLE CORP.

JOHN ANIOL

8700 SUNSET RD.
NILES, IL 60714
(773) 416.3333
aniolekj1@gmail.com

CLIENT

KATIE & CHRIS KARSTEN

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004
(847) 507.9024
katie.j.hastie@gmail.com

PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

2 DESIGN COMMISSION REVIEW

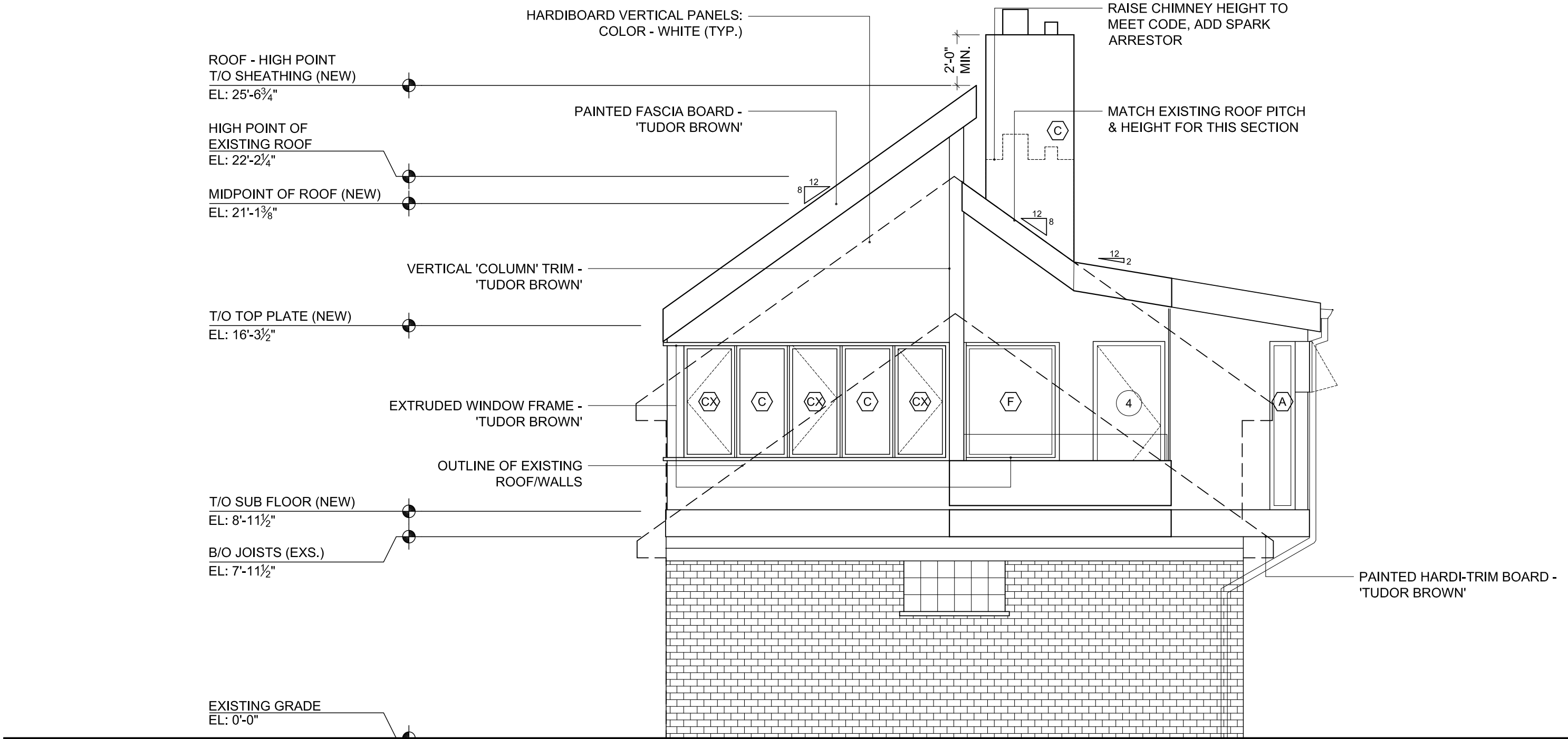
1 ZONING REVIEW SET

SHEET INFO

ELEVATIONS

DRAWN BY: JH
ISSUE DATE: 8.26.15
REVISION DATE: 8.26.15

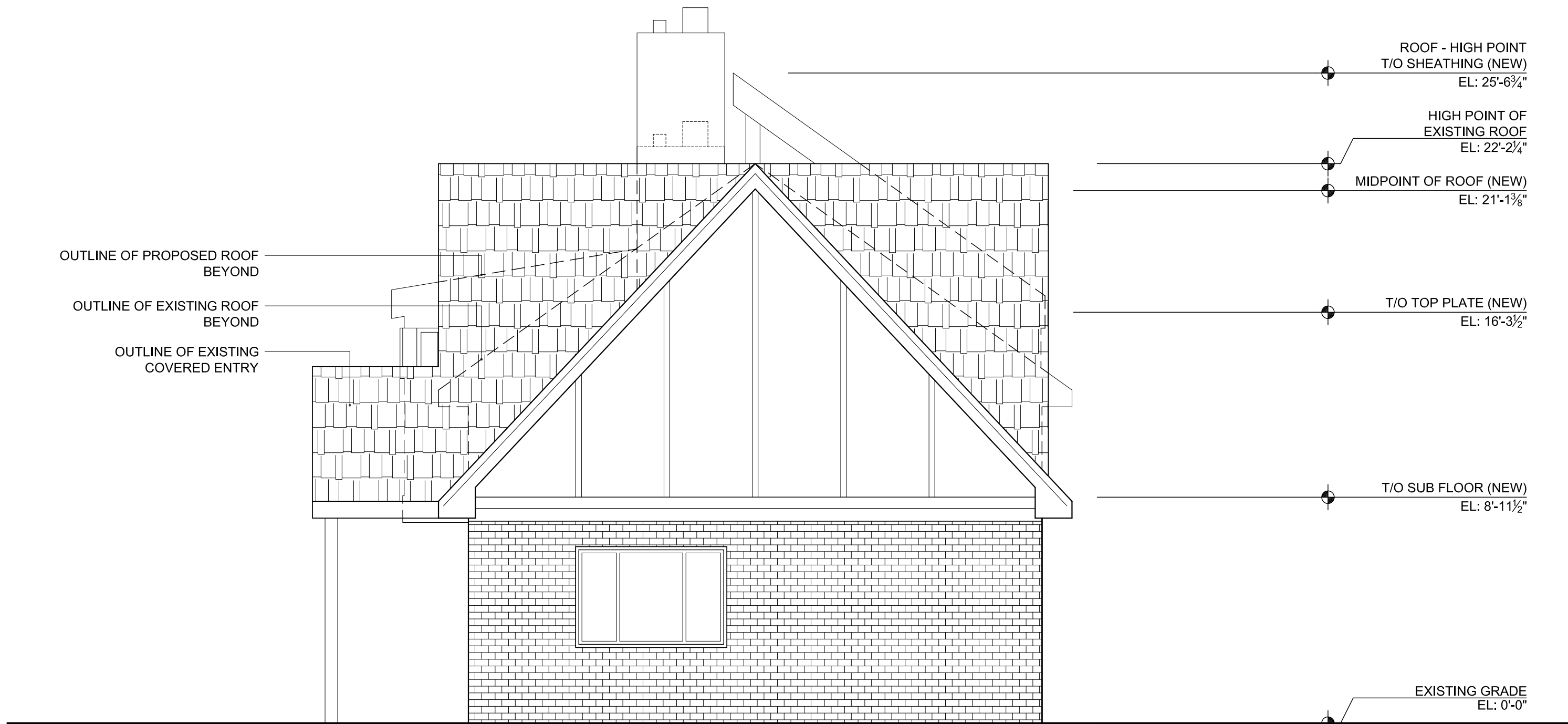
A2.1



2 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'

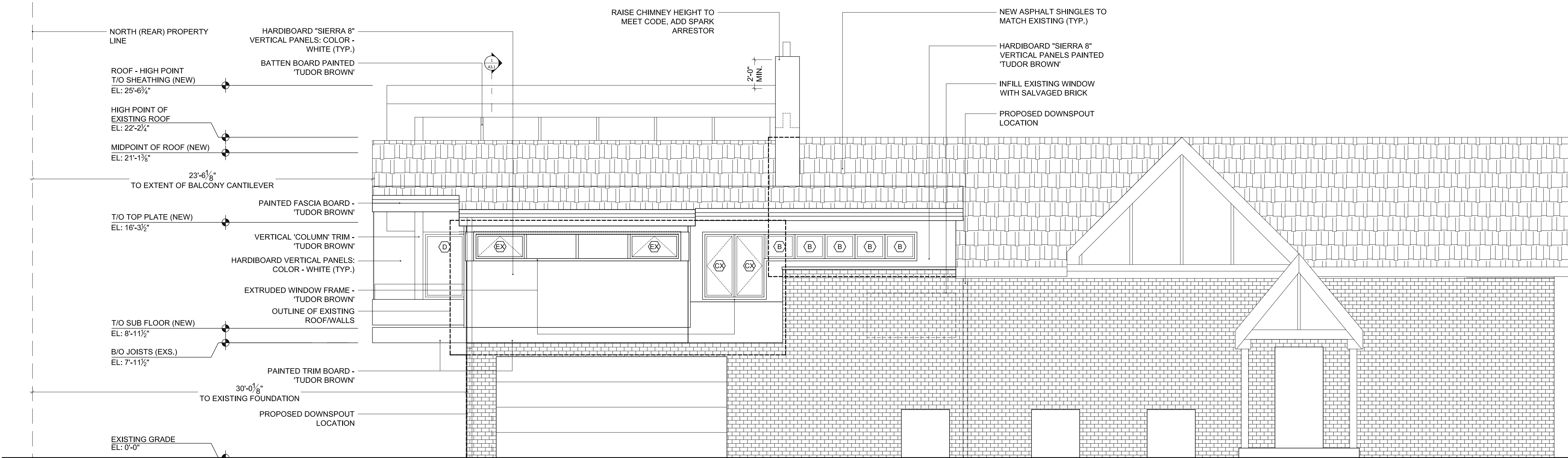
0' 1' 2' 4' 8'



3 PROPOSED SOUTH (STREET SIDE) ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'

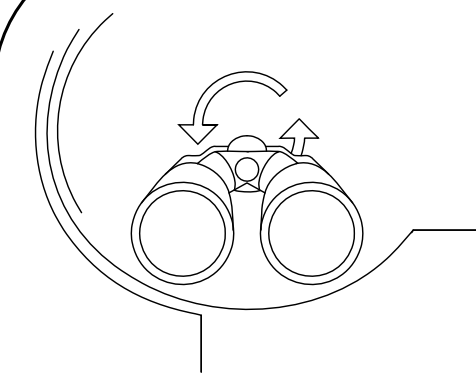


1 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'

I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 208.1488
info@designlightinc.com

DRAFTERS

WORKUS STUDIO LLC

JESSE HAAS
RYAN SARROS

P.O. BOX 471285
CHICAGO, IL 60647
(217) 621.4882
(708) 466-6811
workus.studio@gmail.com

CONTRACTOR

CONSTRUCTION PEOPLE CORP.

JOHN ANIOL

8700 SUNSET RD.
NILES, IL 60714
(773) 416.3333
aniolekj1@gmail.com

CLIENT

KATIE & CHRIS KARSTEN

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004
(847) 507.9024
katie.j.hastie@gmail.com

PROJECT

KARSTEN'S ADDITION

1216 MAYFAIR
ARLINGTON HEIGHTS, IL 60004
LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-005

REVISION TYPE

- 2 DESIGN COMMISSION REVIEW
1 ZONING REVIEW SET

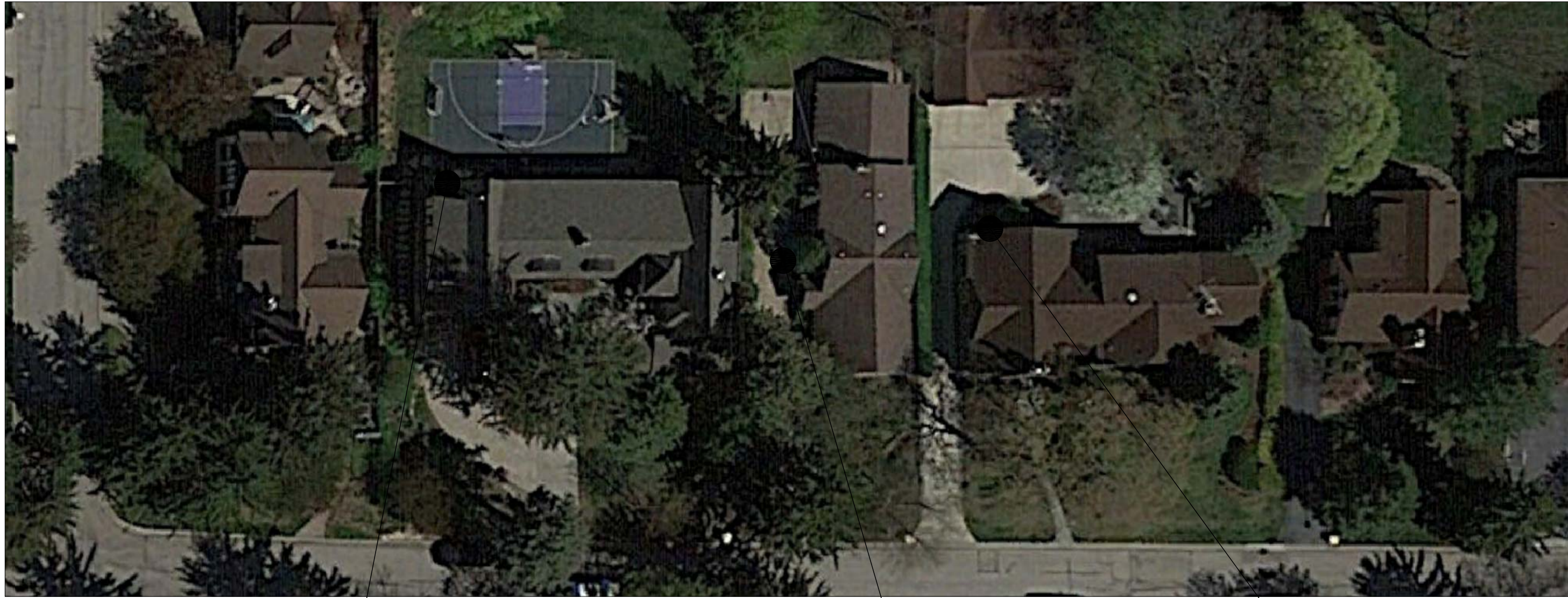
SHEET INFO

ELEVATIONS

DRAWN BY: JJH
ISSUE DATE: 8.28.15
REVISION DATE: 8.28.15

A2.2

LOCATION MAP



1212 MAYFAIR RD



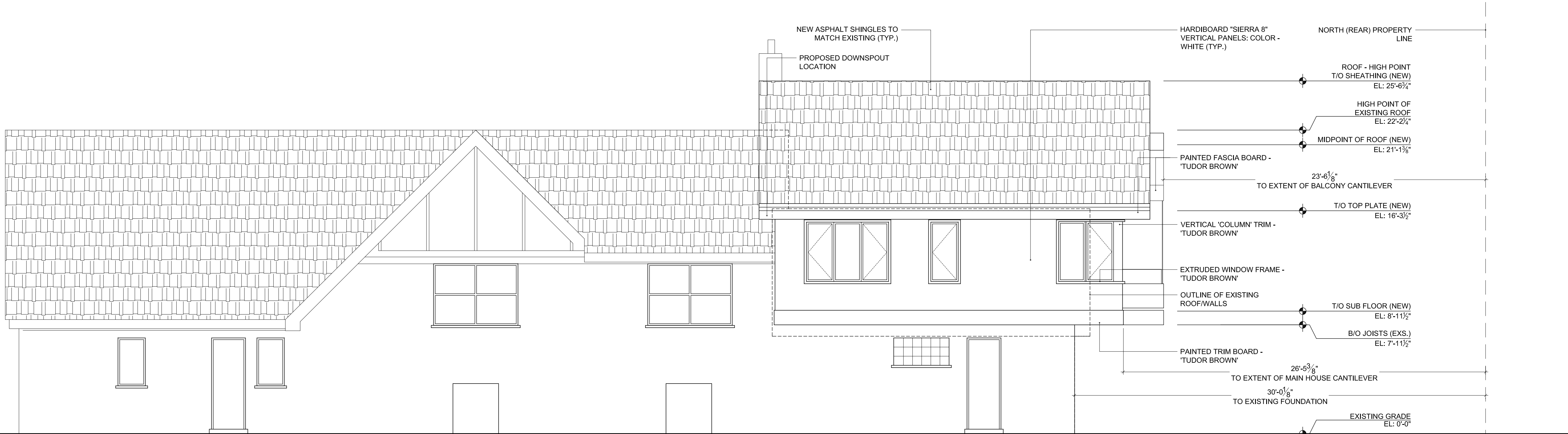
1216 MAYFAIR RD (SUBJECT PROPERTY)



1218 MAYFAIR RD

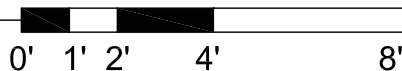


2 PHOTOGRAPHIC COMPARISON



1 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'





Item: DC#15-110 - Arlington Downs - 3400 W. Euclid Ave. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural designs for six new retail buildings, landscaping, and site design elements within zones D & E of the Arlington Downs mixed use development.

Recommendation

It is recommended that the Design Commission continue the request for approval of the proposed architectural designs for six new retail buildings, landscaping, and site design elements within zones D & E of the Arlington Downs mixed use development located at 3400 W. Euclid Avenue to allow time for further design development and to more clearly document the design intent. This recommendation is based on the plans dated 8/12/15 and received 9/3/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of 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, sign code or building 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 and sign permit plans comply with all zoning code, building code and sign code requirements.
2. Signage is not included in this review and all signage will be required to comply with code, Chapter 30, or prior stipulations

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Downs – Retail
Project Address: 3400 W. Euclid Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 28, 2015

PETITIONER INFORMATION:

DC Number: 15-110
Petitioner Name: Vince Bertucci
Petitioner Address: ChiArc
515 Lincoln Ave.
Winnetka, IL 60093
Meeting Date: September 8, 2015

Requested Action(s):

1. Approval of the proposed architectural designs for six new retail buildings, landscaping, and site design elements within zones D & E of the Arlington Downs mixed use development.

ANALYSIS

Introduction:

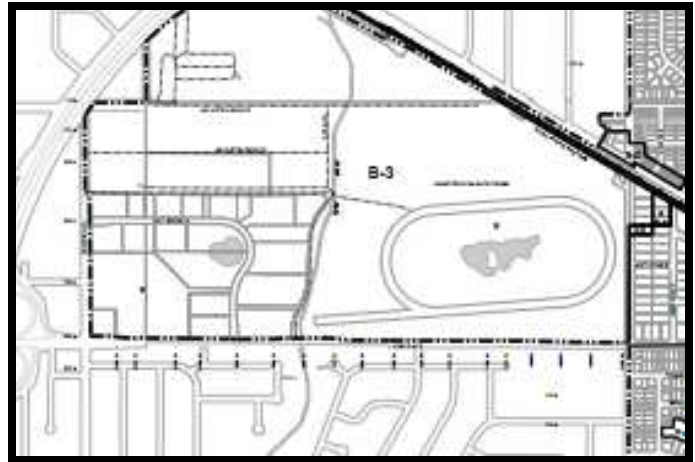
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The Arlington Downs mixed use development received Design Commission approval on December 13, 2011 with subsequent amendments. At this time, the petitioner is proposing to move forward with the development of the retail portion of the project located in Zones D & E. The scope of this proposal includes six new retail buildings and all corresponding site development within Zones D & E. The petitioner is seeking approval for the architectural designs, as well as the corresponding landscape design, hardscape design, site lighting design, and site furnishings. This proposal also requires Plan Commission approval for an amendment to the previously approved PUD.

Site Maps:



Aerial Map



Zoning Map

Design Guidelines:

Design Guidelines for the overall Arlington Downs development were required as part of the original PUD approval to establish the overall architectural style, theme, and character for the development. The Design Guidelines dated 8/5/13 were approved by the Design Commission on August 13, 2013. The retail portion of the approved Design Guidelines illustrates an architectural theme based on the Arlington Park International Racecourse. Bright white buildings with pitched roofs, cupolas, and shed dormers established an aesthetic similar to Arlington Park. The retail buildings had staggered facades and they wrapped the corners of the site. The design included a gazebo pavilion structure in the plaza across from Tower One.

Other requirements of the Design Guidelines include:

1. Pedestrian friendly site.
2. Generous landscaping and decorative hardscape areas.
3. Attractive buildings and landscape from all directions.
4. Highly detailed facades.
5. Abundant site lighting including: lighted bollards, pedestrian/sidewalk pole fixtures, street/parking pole fixtures, and decorative wayfinding fixtures with banners.
6. Screening of utilities and mechanical equipment.
7. Trash areas screened with materials to match the building.
8. Enhanced landscaping at two main street entries and the southwest corner of site.
9. Landscape is required to meet Village requirements:
 - a. Parkway trees 40' to 60' on center. Internal roads same.
 - b. Paved surfaces to be screened with minimum 3' tall shrub hedge.
 - c. Landscaped parking islands required.
10. Specialty paving is required at major building entries, pedestrian crosswalks, and to unify the retail uses.
11. Site furnishings shall be provided in the pedestrian areas on the parking side of all retail buildings.
12. Sustainable features are encouraged.

The current proposal appears to comply with the spirit of these requirements. However, the overall theme has been changed from the Arlington Park aesthetic to a much more modern style and character.

Architectural Design:

The design of the proposed retail buildings are large linear buildings built of ground face CMU with flat roofs and large planes of galvanized steel wire mesh screen walls in front of the facades. The mesh screen walls are proposed to be covered with vegetation. A large glass curtain wall feature caps one end of each building. The galvanized steel mesh material is continued throughout the site in the form of fencing along the entry drives and crushed concrete filled gabion basket features used for planters, benches, and ground signs.

A modern theme for the retail portion of Arlington Downs is appropriate and consistent with the modern aesthetic of Tower One and the approved Sheraton Hotel building. However, the overall material palette proposed has an industrial feel that the Design Commission should evaluate.

All six retail buildings share the same basic design concept, with slight changes in overall building length and CMU color. Two colors of ground face CMU are proposed, but each building will use just one of the colors. It is recommended that the design of the CMU walls be further developed with additional detailing such as horizontal banding of a contrasting color. The proposed charcoal CMU is quite dark to be used for the entire wall of a building, and it should be considered as an accent color only.

Portions of the architectural renderings inaccurately depict the proposed colors, and they should be adjusted to more accurately represent the design intent. The Design Commission should refer to the actual material samples for the actual color palette.

Items to clarify include:

1. The clear anodized storefronts and roof copings are shown as tan, where they are proposed to be silver.
2. The galvanized steel mesh wall is shown as tan on building D3, and a dark bronze color on buildings D2 & E1. The actual material sample is polished silver. The design intent needs to be clarified. It is recommended that a mock up sample of the mesh wall be provided for review.
3. The drawings are unclear regarding which buildings are proposed to be “charcoal” CMU versus “gray” CMU.
4. The drawings need to clarify where the rust colored corten steel will be used.
5. Building D1 includes a large canopy on the east. The petitioner should clarify the reason for the proposed canopy.

Mechanical Screening. All rooftop and grade mounted mechanical units are required to be fully screened from public view. The petitioner is proposing to locate all of the rooftop mechanical units towards the center of roof so that they can be fully screened by the perimeter parapet walls.

Trash and Utility Screening. The trash and utility areas are proposed to be internal to the buildings, and are nicely incorporated into the design of the buildings. All utility equipment shall be required to be installed within the designated utility areas.

Site Design Elements: The site design elements of this proposal need to be further developed and documented to clarify the design intent.

Site Design:

1. The aerial rendering of the overall site illustrated on page H1 depicts lively pedestrian plazas with outdoor dining on the south side of the retail buildings facing Euclid Avenue. This suggests lively retail storefronts facing the street. However, the site and landscape plans do not include pedestrian areas on the south side of the buildings which suggests that this will be the back side of the retail buildings. This could result in dead, blacked out storefronts. The view of the development from Euclid and Rohlwing will be the primary view corridors for this development, so it is important to evaluate this detail to ensure that all sides of the retail buildings will look like fronts.
2. The proposed pedestrian walkways range from 12.7-14.2 feet in front of the retail buildings. The retail site plan in the Design Guidelines included generous pedestrian walkways ranging from 25–60 feet. The required setback along Euclid and Rohlwing is 15 feet. Consider reducing the building setback to enlarge the pedestrian walkways.
3. The site plan indicates a row of dead end parking along the main entry drive from Euclid Avenue. Per the Design Guidelines, the main entry drives are required to have enhanced landscape features. The proposed dead end parking should be omitted in this area to allow more open space for an abundance of landscaping.

Landscape, Site Furnishings, and Signage:

1. The “Site Planting” and “Furniture-Finishes” character images represent some interesting landscaping schemes. However, detailed landscape and site furnishings plans are required to show where and how these various options will be used.
 - a. Detailed landscape plans are required with actual plans materials specified.
 - i. Along Euclid and Rohlwing ‘Long Grass’ is proposed. Incorporate additional landscaping that consists of a mix of trees, shrubs and perennials. Per the Design Guidelines, ‘the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.
 - b. Site furnishings are required on the parking side of all retail buildings. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings.
2. The service areas and drive aisles along Euclid are required to be fully screened with walls and/or landscaping.

3. The steel mesh building walls are illustrated with vegetation growing on them. Planters need to be shown to support the vegetation. Vines may be difficult to establish. The appearance of the mesh walls needs to be considered without any vegetation.
4. Shade trees are recommended along the widened pedestrian storefront walks.
5. The proposed horse sculptures to be located along the Euclid parkway are a fun landscape feature to help give this development a unique identity. However, more detail is required for review, such as the size and material proposed for the sculptures. In the past, the Design Commission has reviewed requests for public art, such as horse sculptures, so it is recommended that this item return to the Design Commission at a future date for a more detailed review.
6. The gabion basket features are proposed to be filled with crushed concrete. It is recommended that a stone with a variety of warmer colors to complement the building material palette be used.
7. A crushed concrete filled gabion basket wall is proposed to face the street intersection at Euclid and Rohlwing. This feature lacks interest and requires further design development. The proposed "Arlington Downs" signage is unremarkable and requires further design development. "Village of Arlington Heights" signage should be incorporated into this feature. The proposed electronic LED sign is not allowed. Separate review is required for all signage.

Hardscape:

1. The Civil site plans indicate concrete sidewalks and striped crosswalks. The renderings show various colored pavements and pavers. Detailed hardscape plans are required to clarify the design intent. Specialty paving is required at major building entries, pedestrian crosswalks, and to unify the retail uses. The crosswalks installed as part of Tower One are just painted stripes, which does not comply with this requirement.
 - a. The checkerboard crosswalk pattern shown in the photo on page I-12 is discouraged.
2. The renderings indicate detailed plazas with intricate paving patterns, planters, and fountains. Detailed site plans are required to clarify the design intent for the plazas.

Site Lighting:

1. Per the approved Design Guidelines, pedestrian poles and bollard lighting is required along the retail building storefronts. Additional pedestrian poles and bollard lights must be added to the proposed plans.
2. The proposed banners on the pedestrian light poles are a nice feature to add interest to the overall retail center. However, per the sign code, the lower banner arm is required to be at least 8 feet above pedestrian areas, and light poles with banners are required to have a 100 foot separation. A sign variation may be required to allow the quantity of banners proposed.
3. More detail is required regarding the proposed architectural building accent lighting.

Sustainability: The extensive amount of sustainable design features as outlined on page O-1 are encouraged and appreciated.

RECOMMENDATION:

It is recommended that the Design Commission **continue** the request for approval of the proposed architectural designs for six new retail buildings, landscaping, and site design elements within zones D & E of the Arlington Downs mixed use development located at 3400 W. Euclid Avenue to allow time for further design development and to more clearly document the design intent. This recommendation is based on the plans dated 8/12/15 and received 9/3/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of 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, sign code or building or any other reviews. In addition

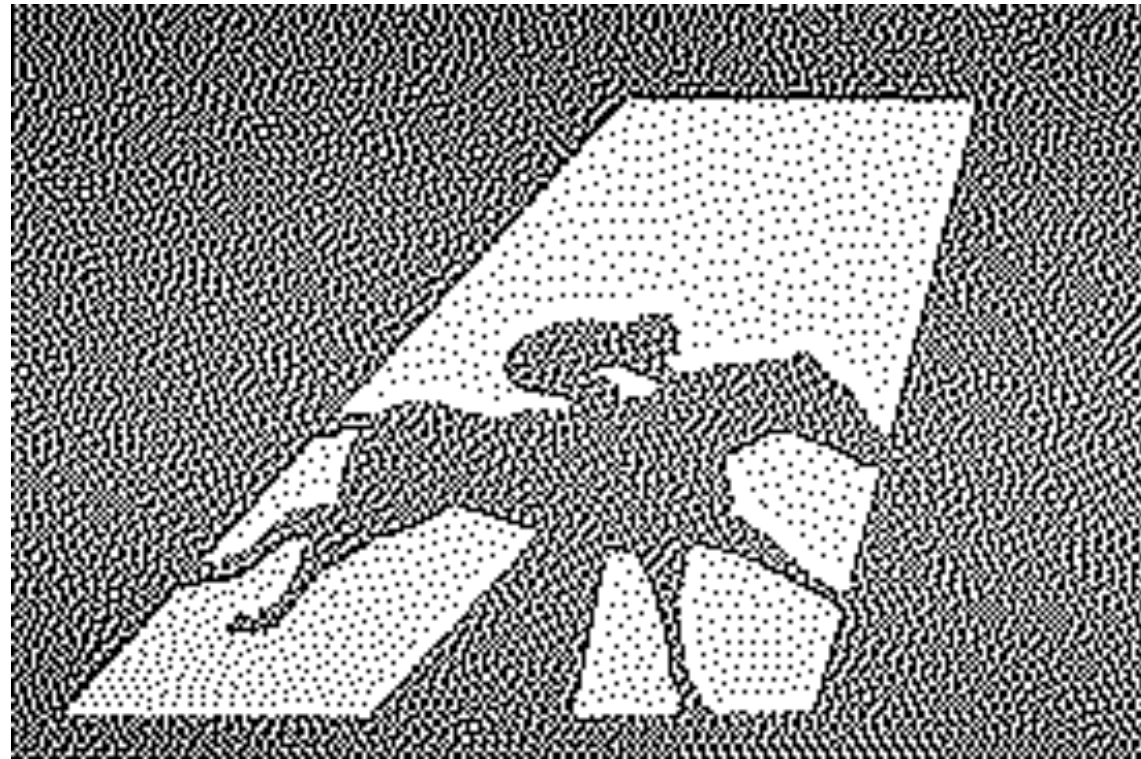
to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans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

2. Signage is not included in this review and all signage will be required to comply with code, Chapter 30, or prior stipulations

August 28, 2015

Steve Hautzinger AIA, Design Planner

c: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director Planning, Latika Bhide, Development Planner, Petitioner, DC File 15-110



Arlington Downs Retail Development Arlington Heights, Illinois Design Commission Package August 12, 2015

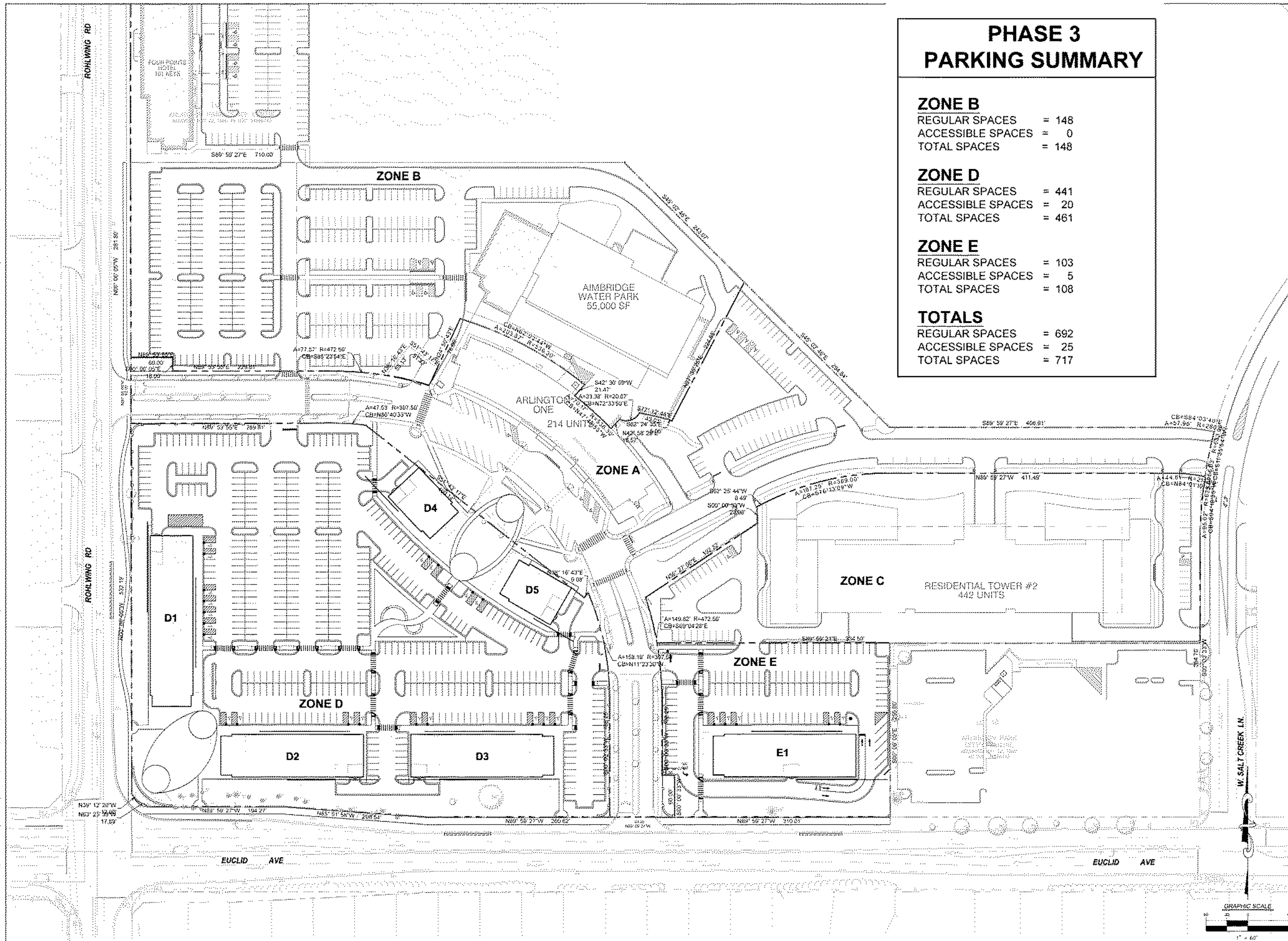


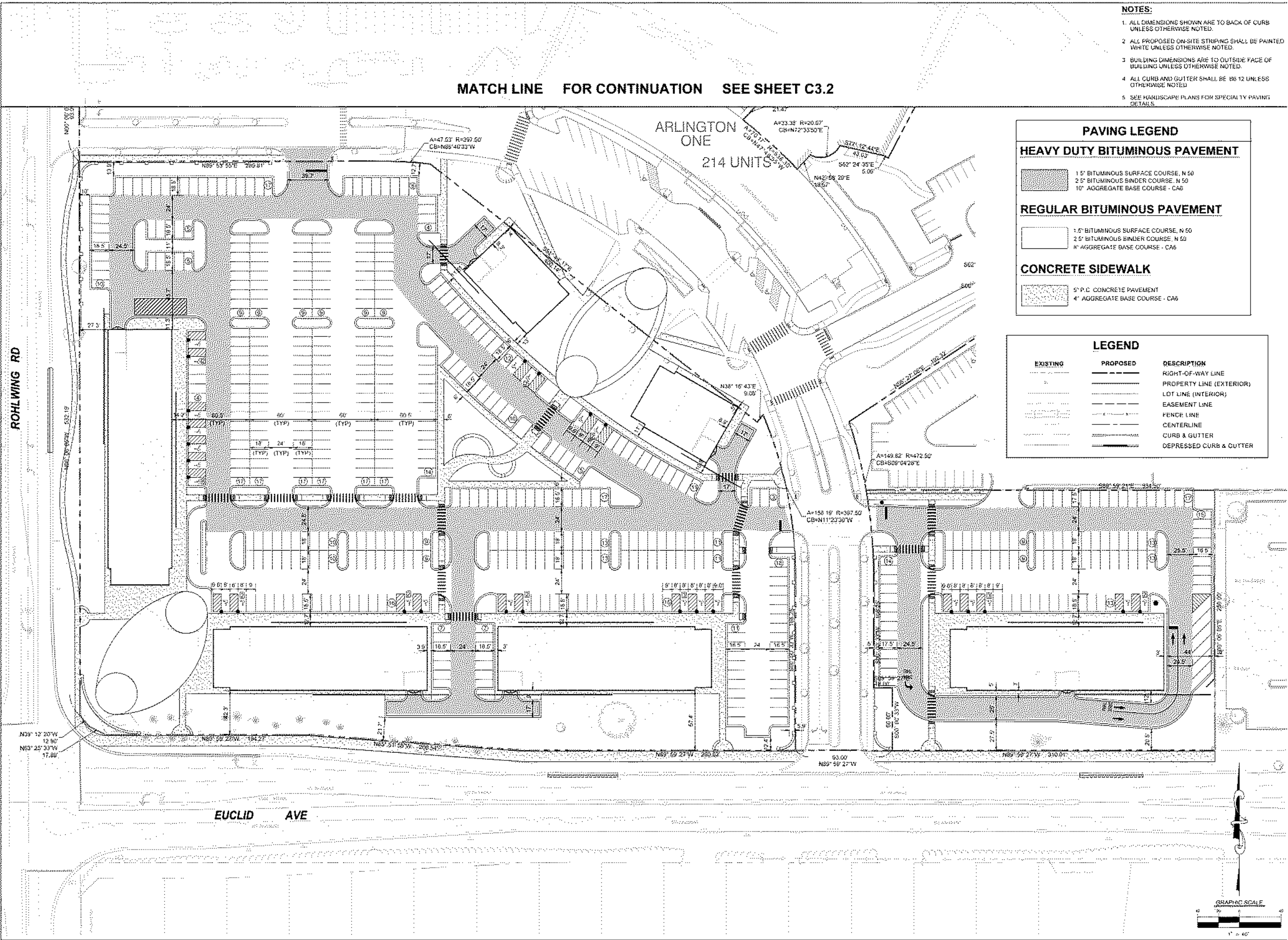
- a1. AERIAL 3D RENDERING
- a2. DETAILED CIVIL ENGINEERING PLANS
- b. LOCATION MAP
- c. COLOR SITE PHOTOGRAPHS
- d. SITE PLAN – ARCHITECTURAL
- e. FLOOR PLANS & ROOF PLANS
- f. SITE SECTION
- g. BUILDING ELEVATIONS
- h. COLOR RENDERINGS
- i. LANDSCAPE PLANS
- l. MATERIALS LIST
- o. SUSTAINABLE FEATURES SUMMARY *

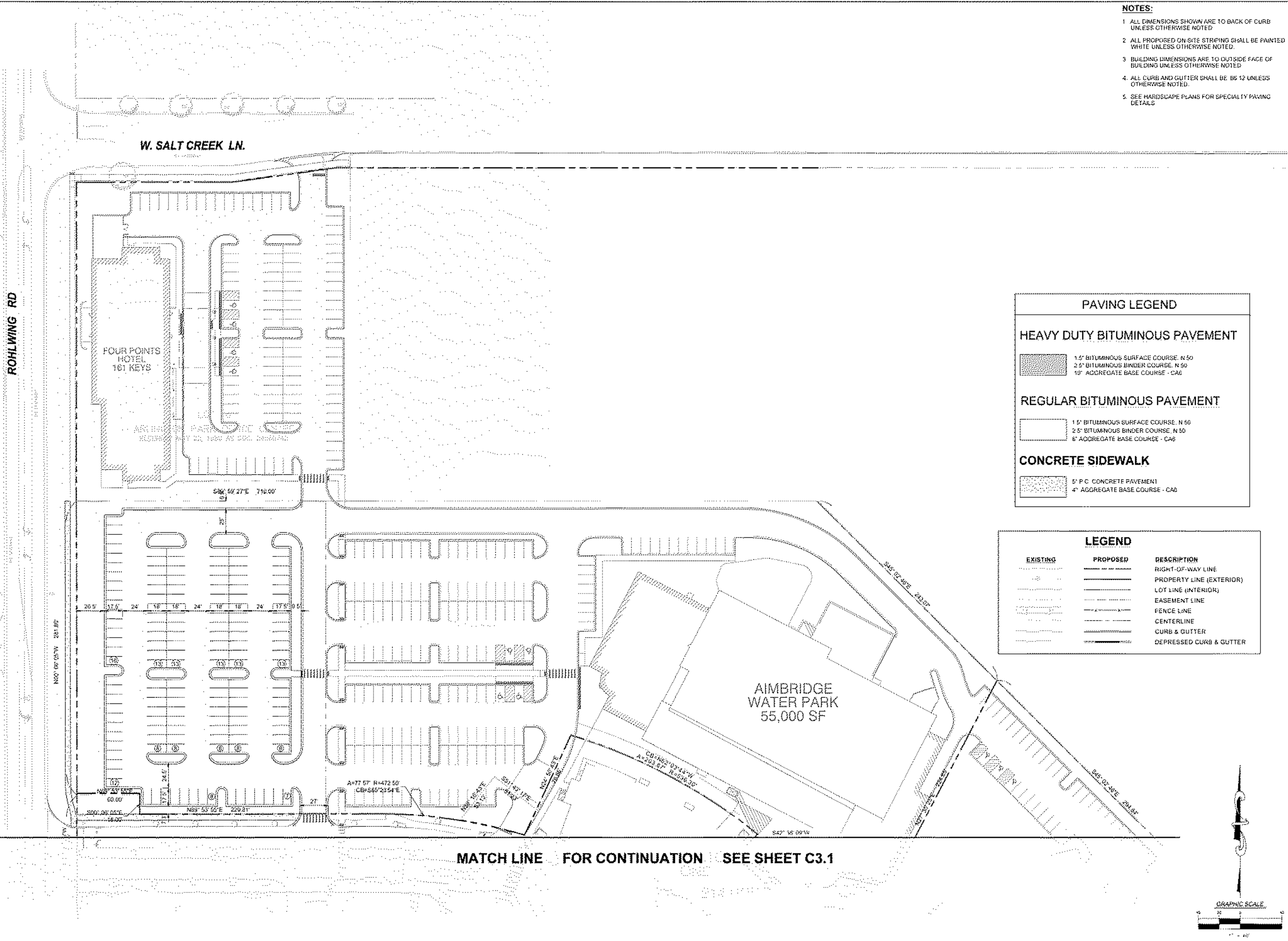


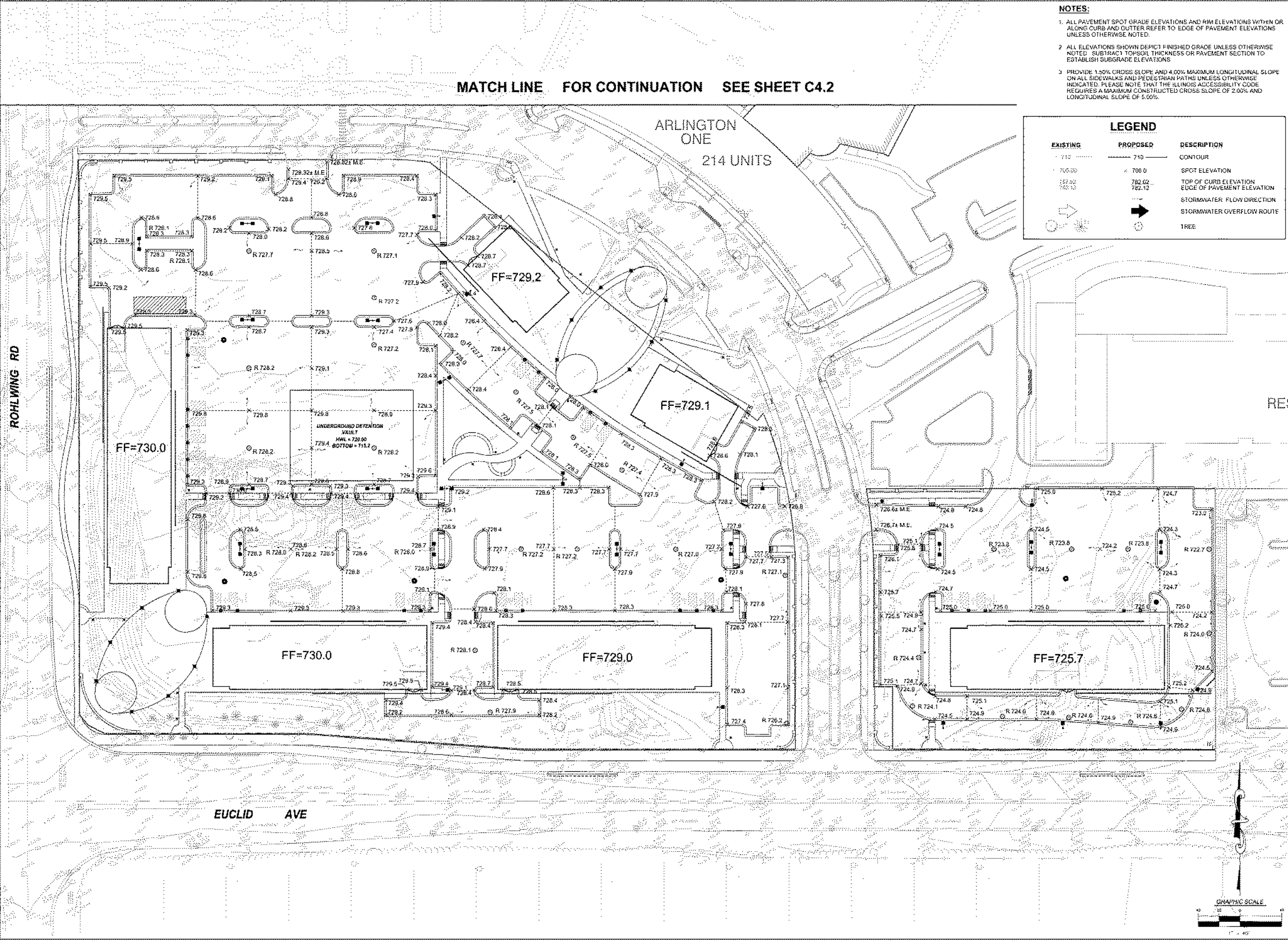


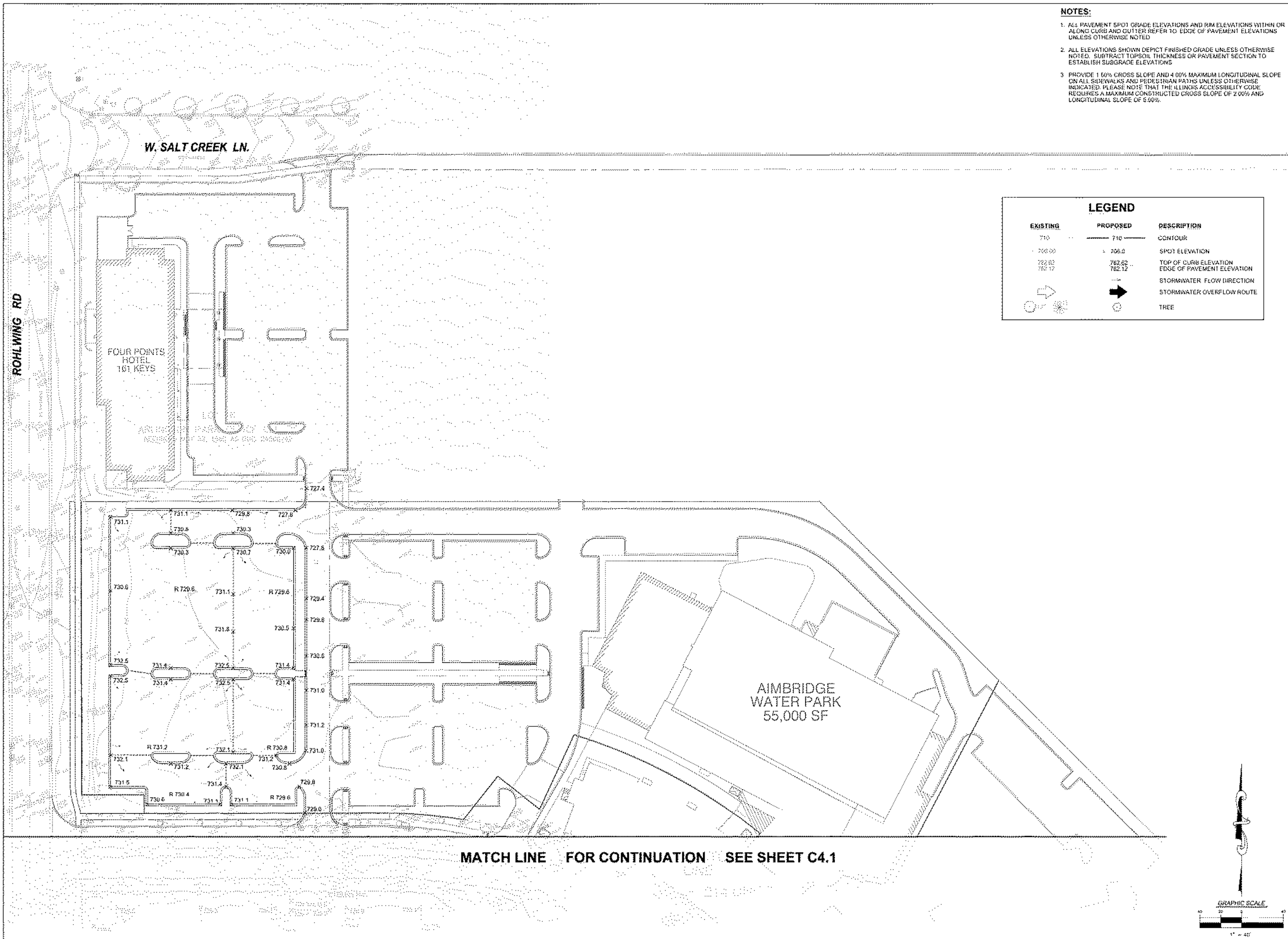
RENDERING BIRDS EYE







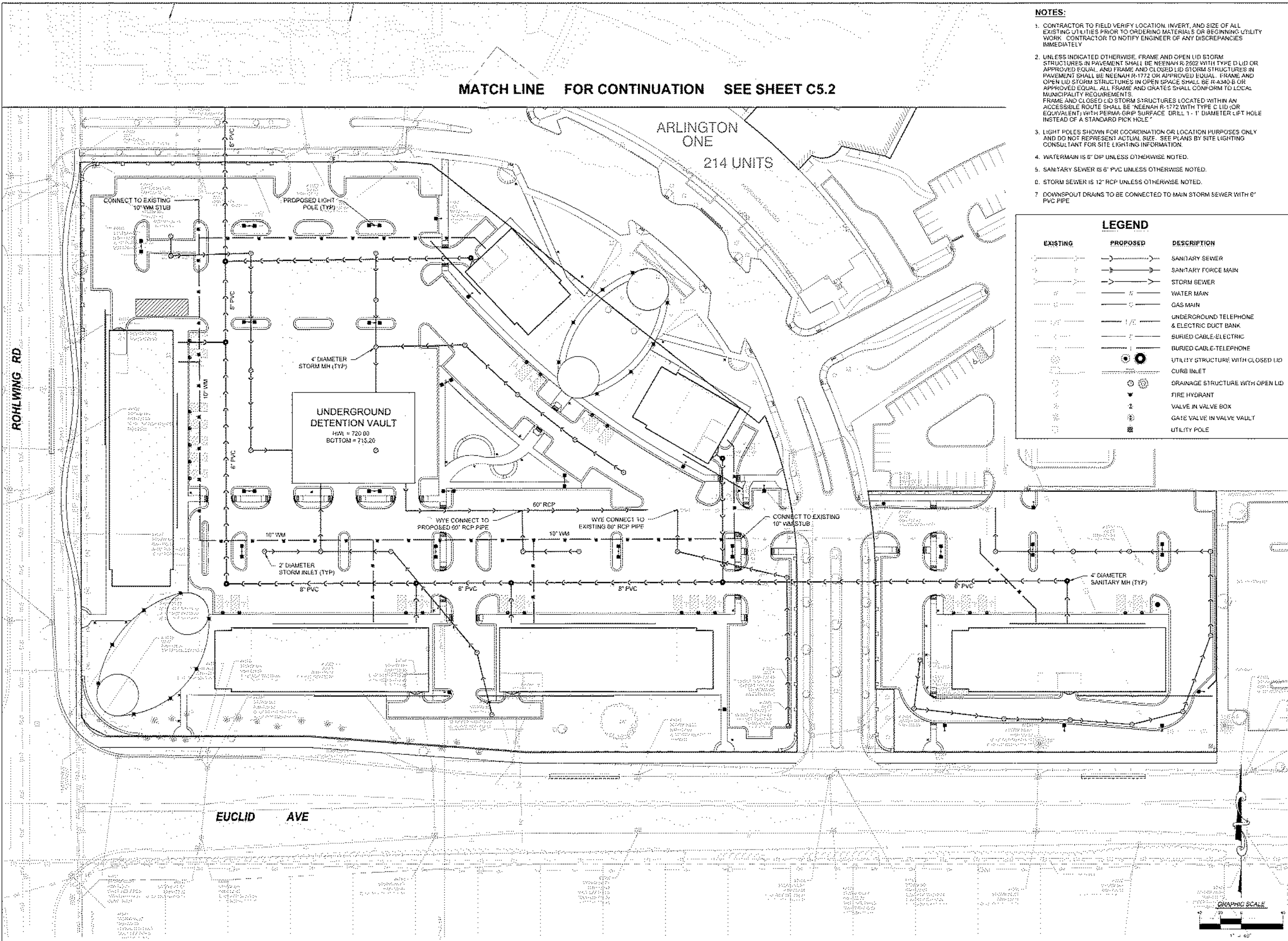


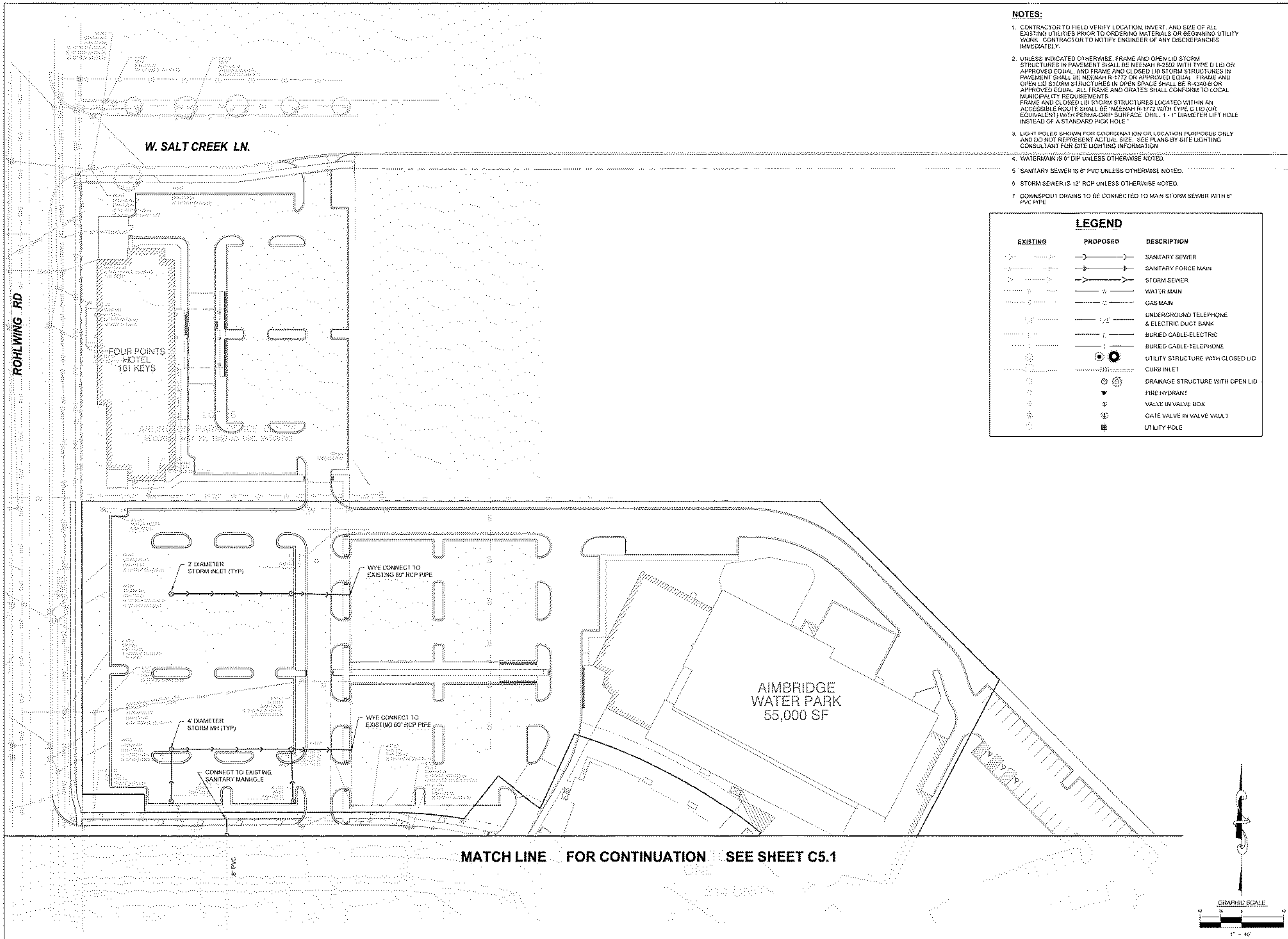


NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
710	710	CONTOUR
700.00	705.0	SPOT ELEVATION
752.82	762.62	TOP OF CURB ELEVATION
752.12	762.12	EDGE OF PAVEMENT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE
		TREE









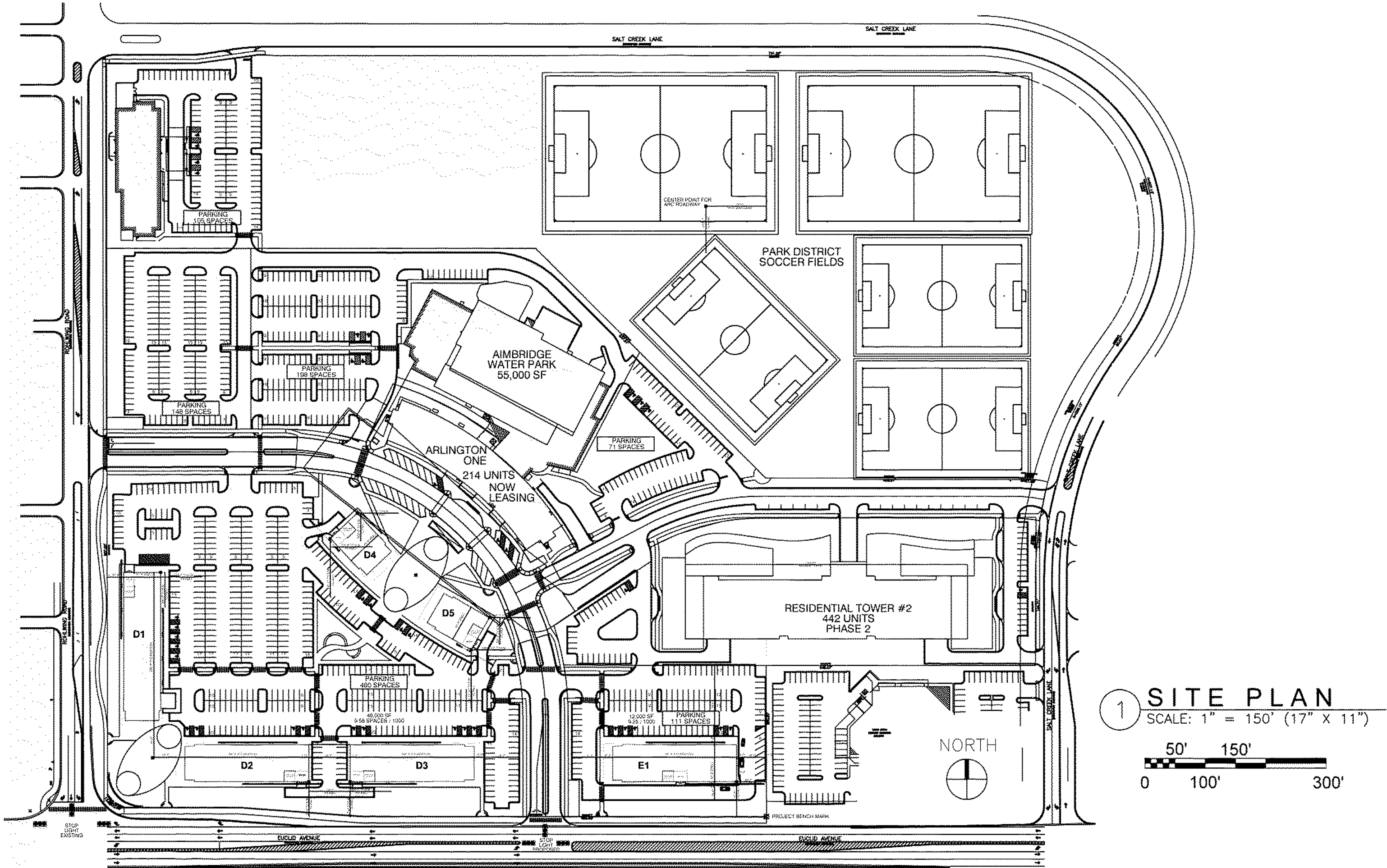


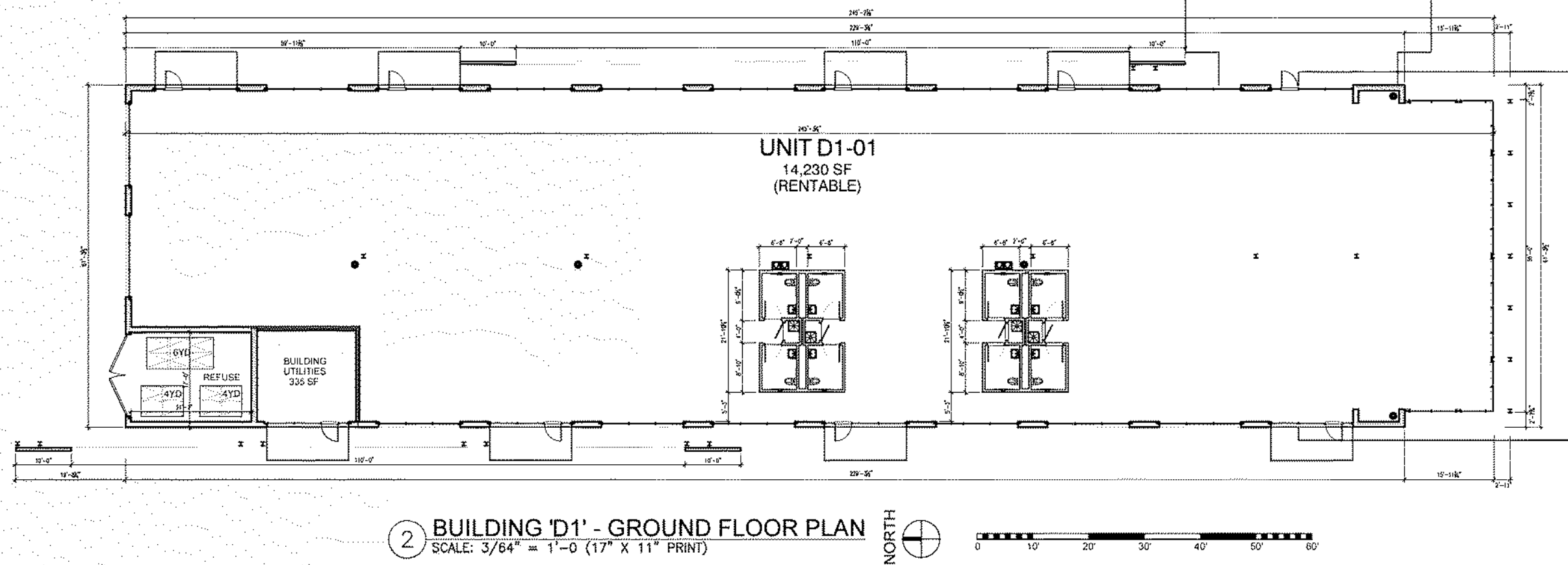
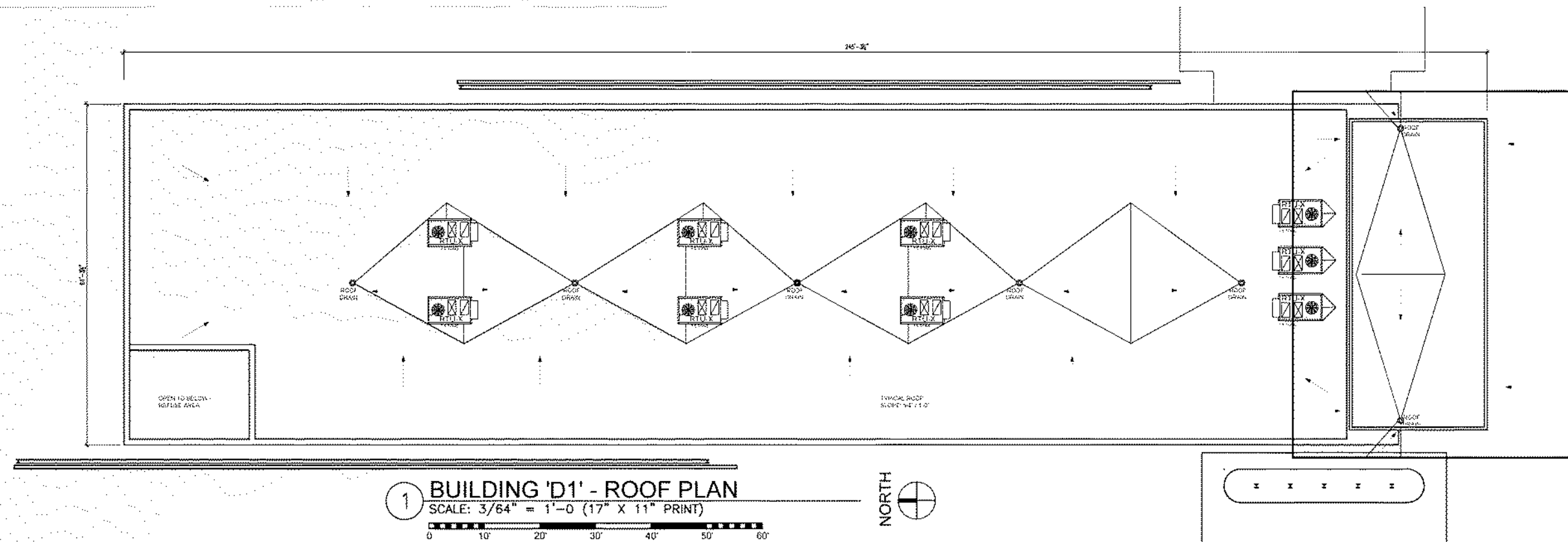


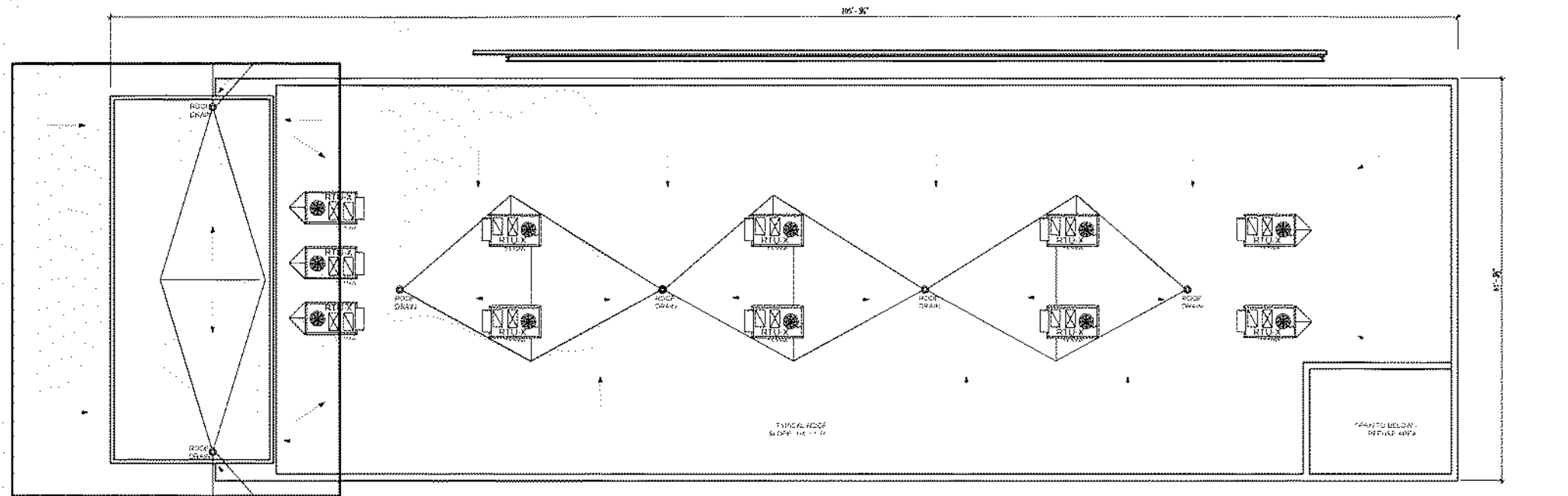




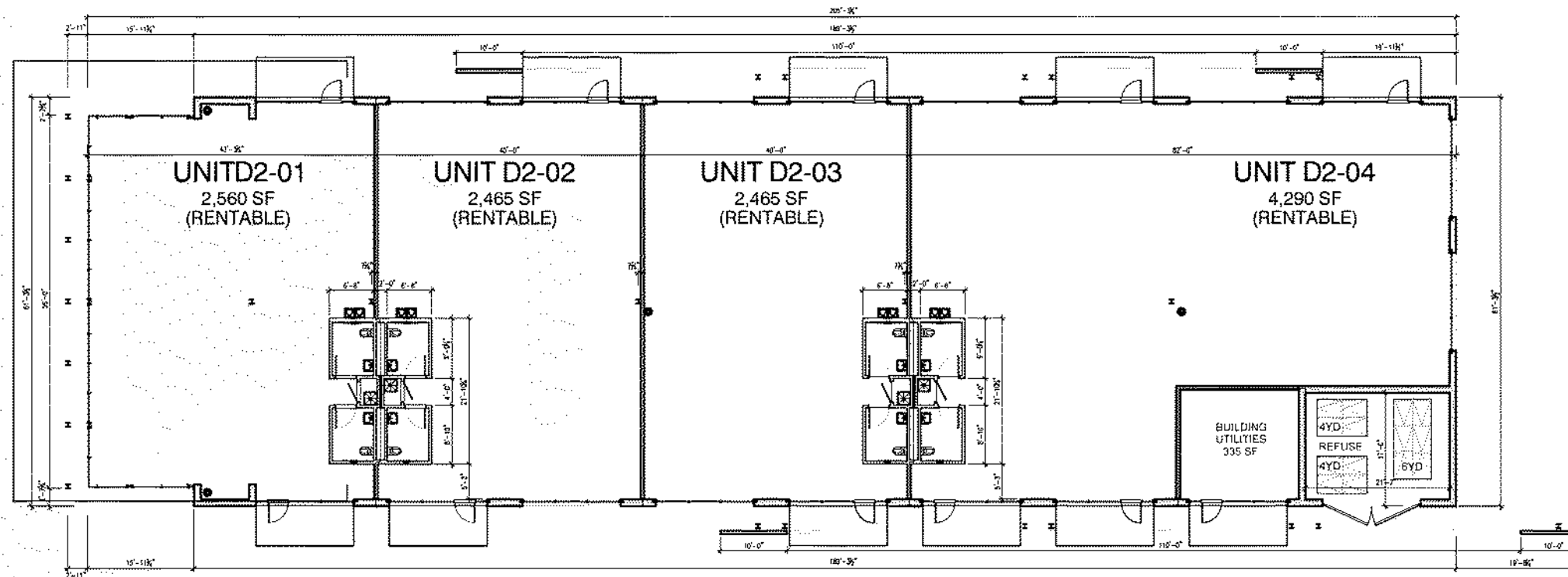






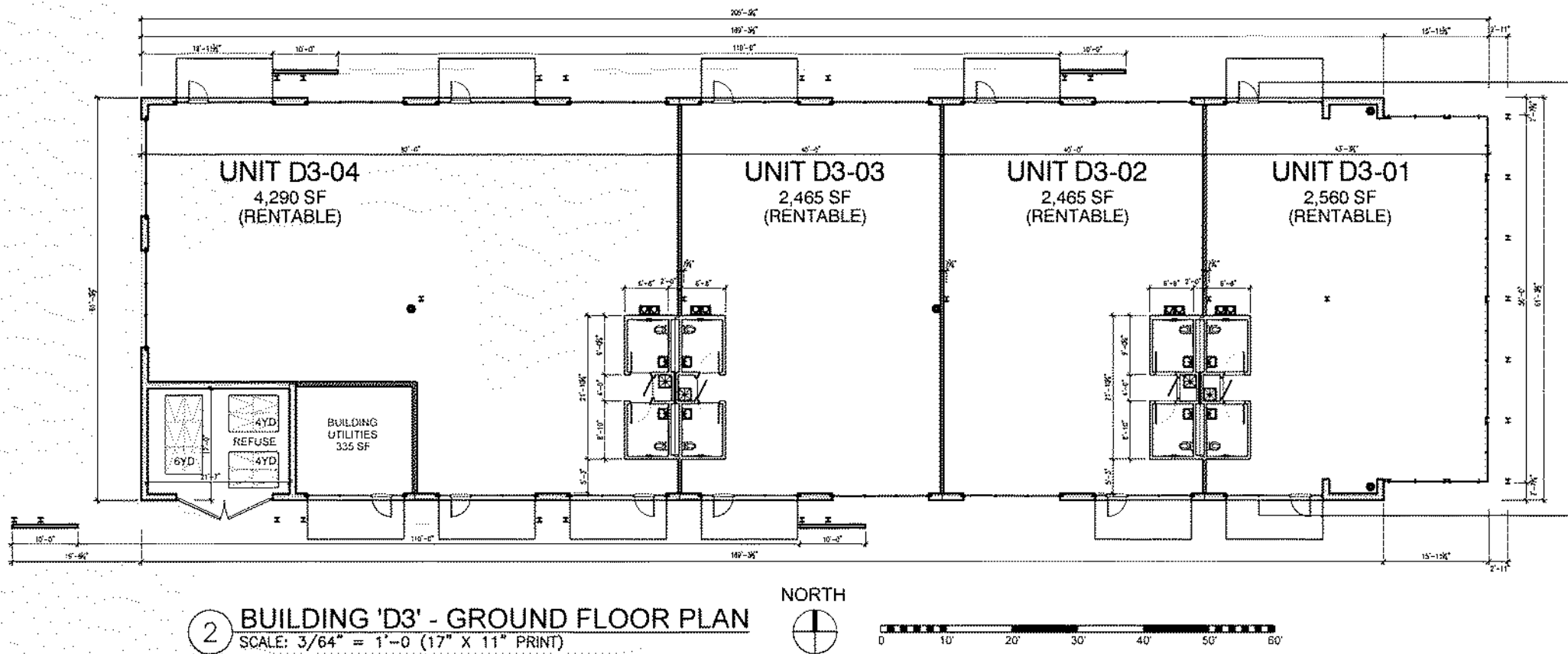
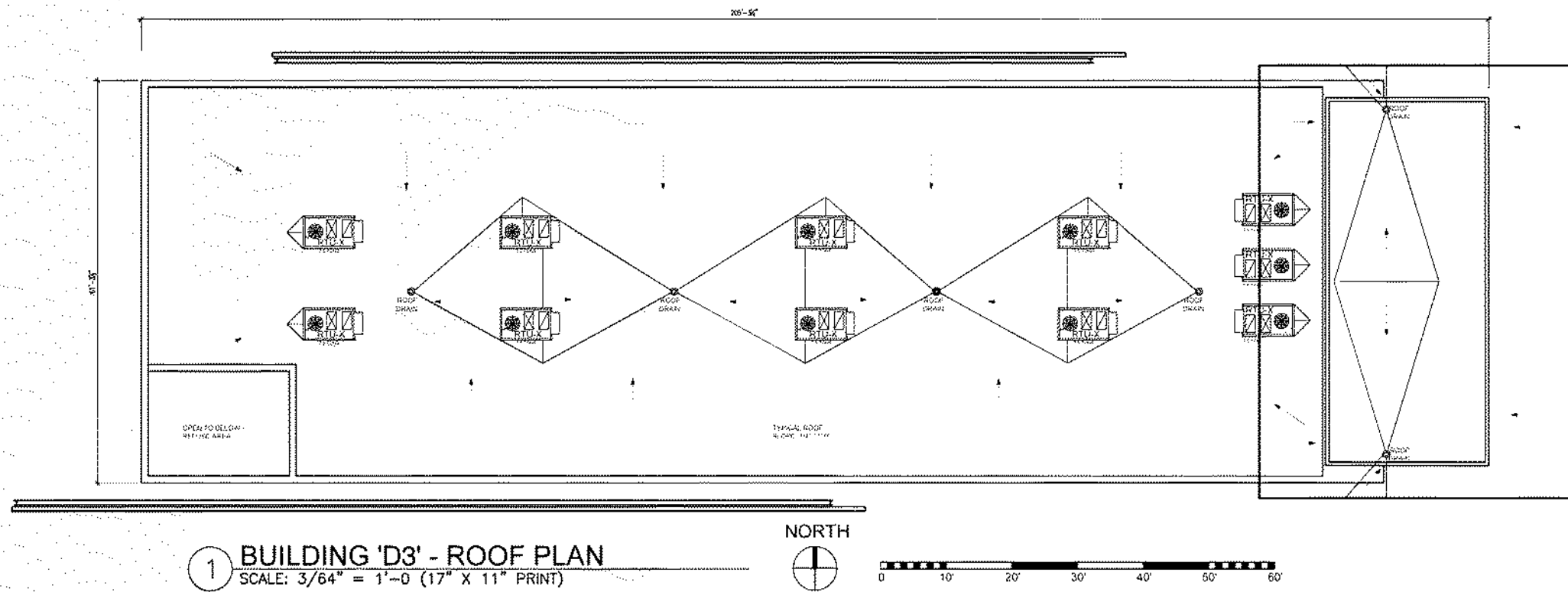


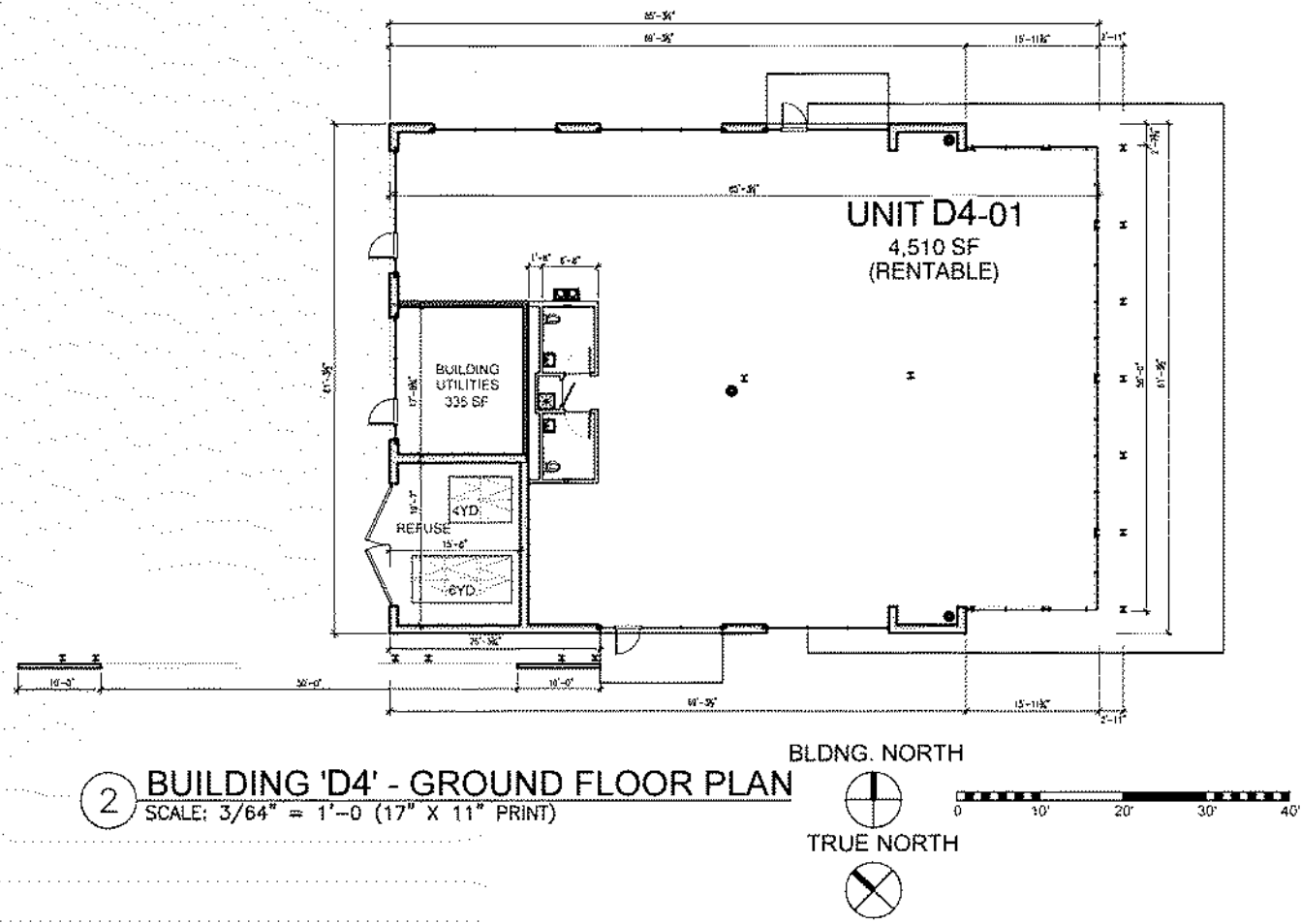
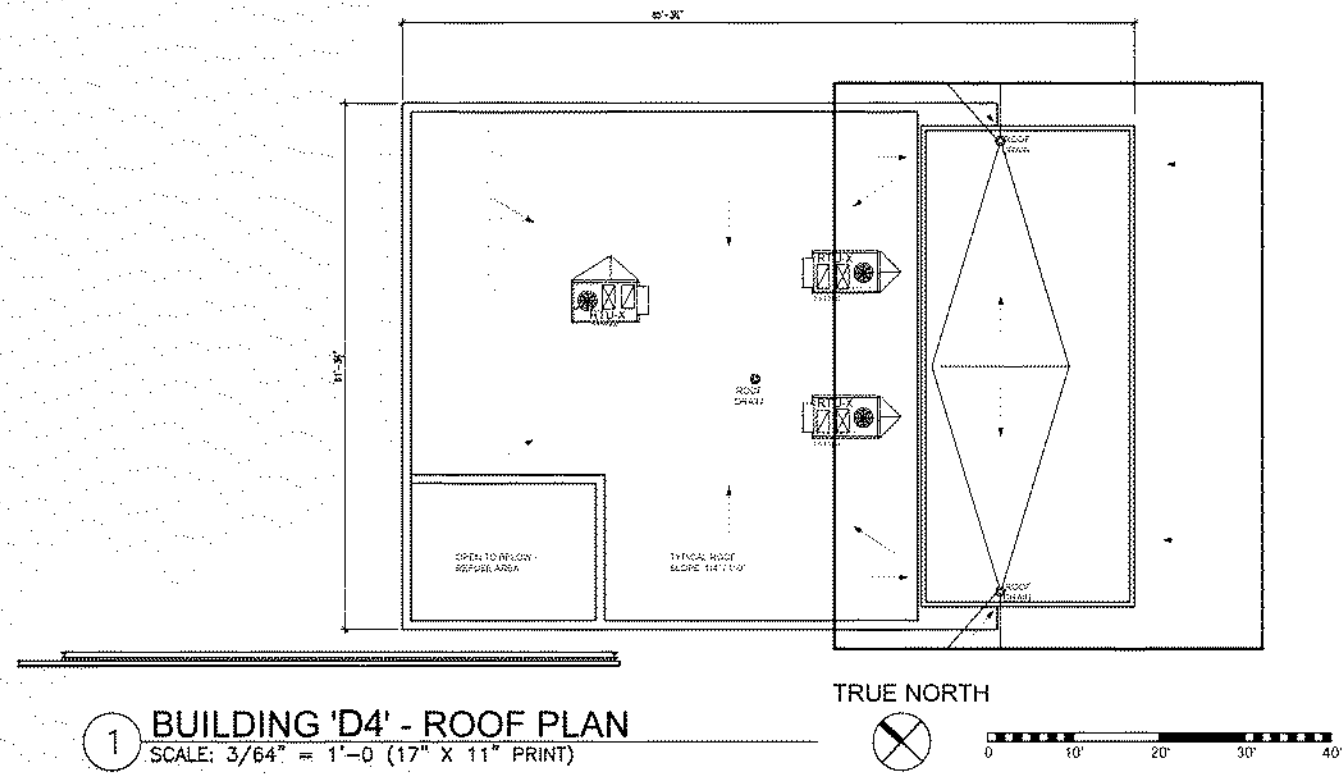
1 BUILDING 'D2' - ROOF PLAN
SCALE: 3/64" = 1'-0" (17" X 11" PRINT)

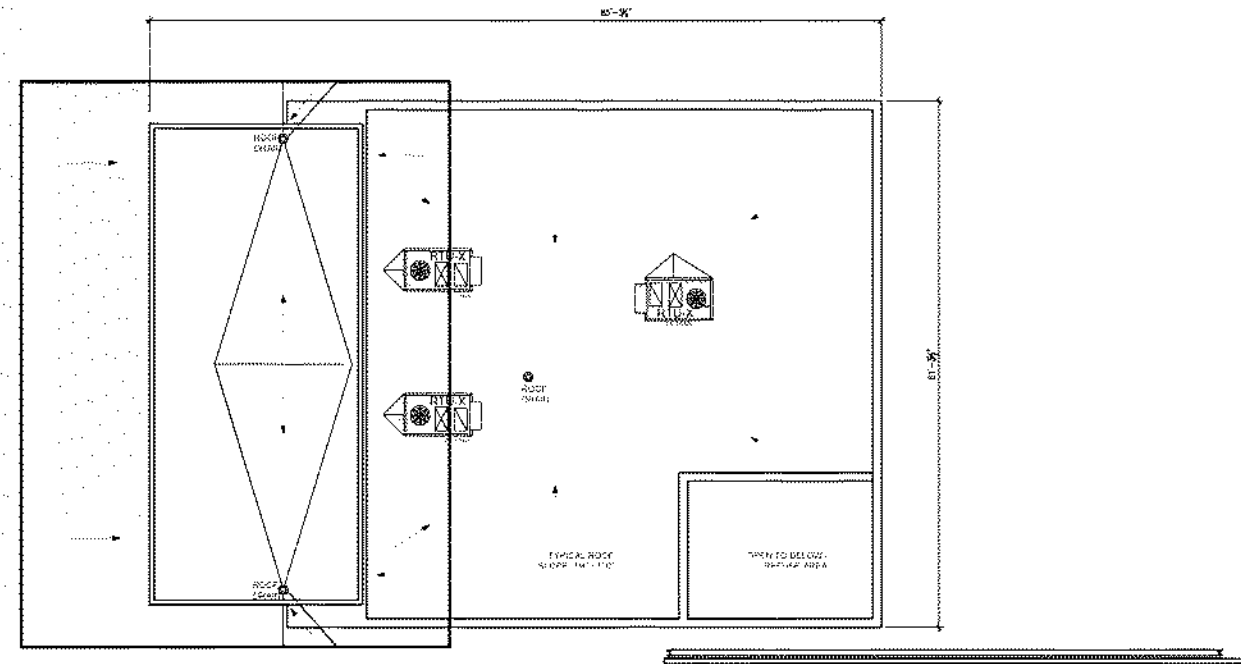


2 BUILDING 'D2' - GROUND FLOOR PLAN
SCALE: 3/64" = 1'-0" (17" X 11" PRINT)



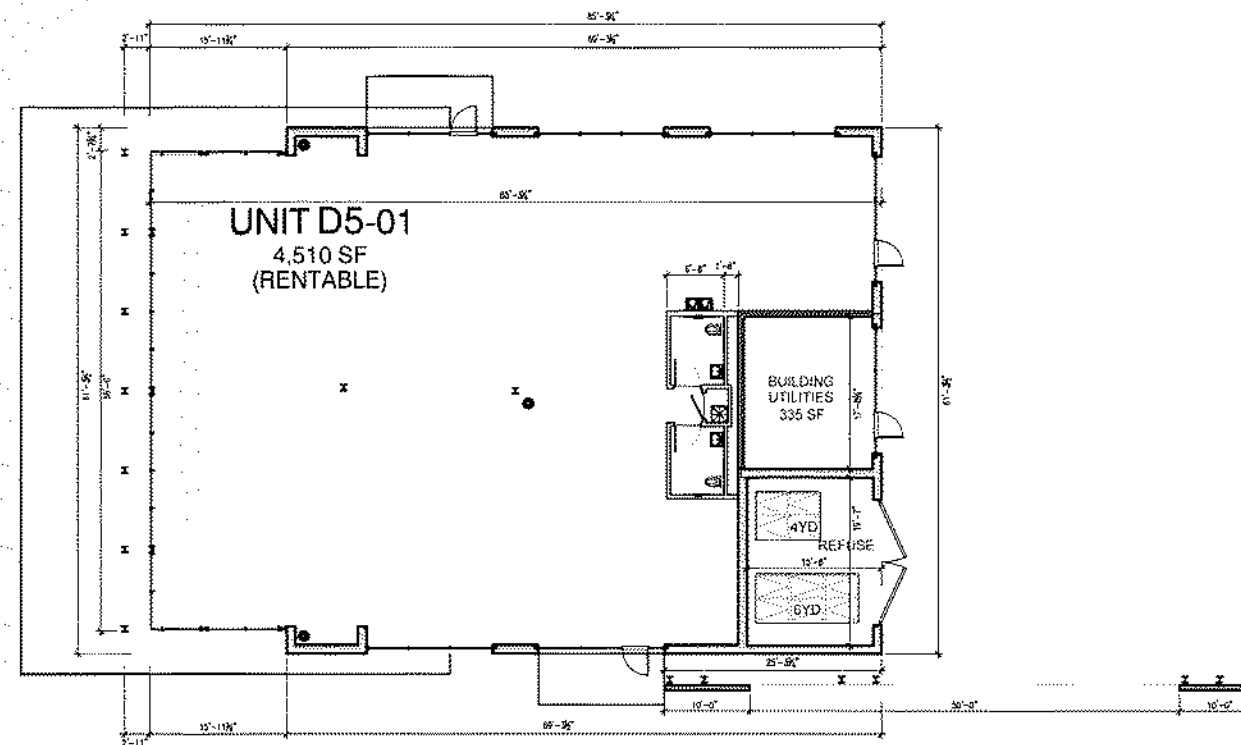
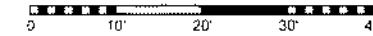






1 BUILDING 'D5' - ROOF PLAN
SCALE: 3/64" = 1'-0" (17" X 11" PRINT)

TRUE NORTH



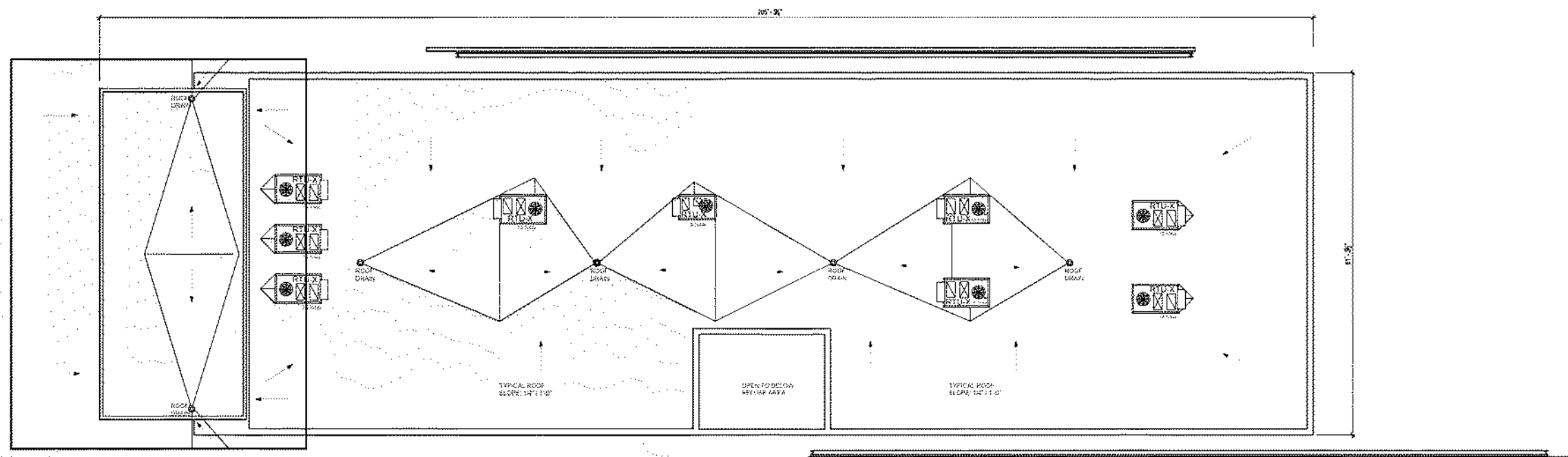
2 BUILDING 'D5' - GROUND FLOOR PLAN
SCALE: 3/64" = 1'-0" (17" X 11" PRINT)

BLDNG. NORTH

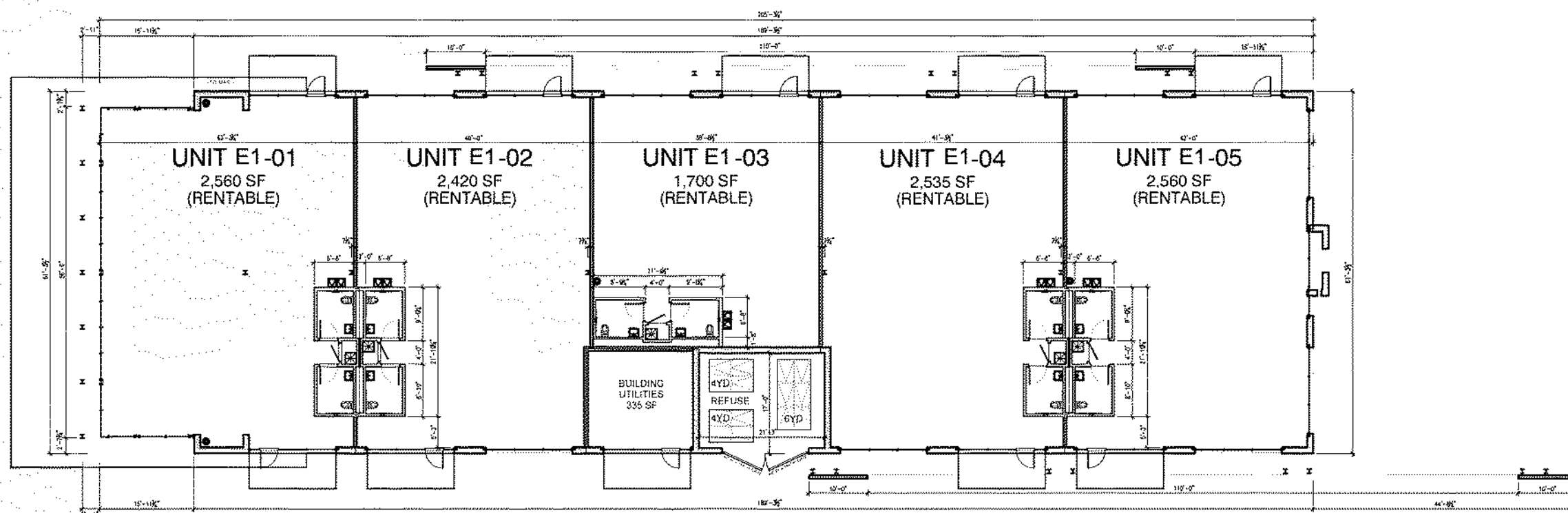
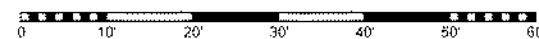


TRUE NORTH

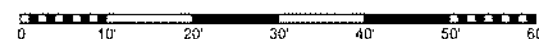


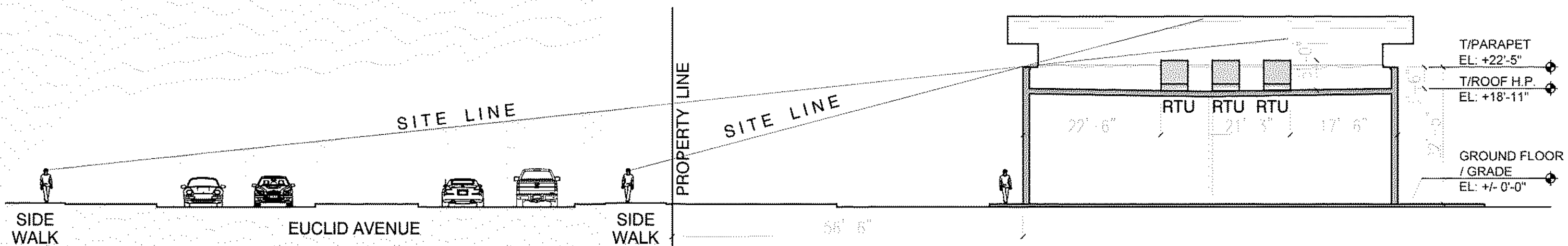


1 BUILDING 'E1' - ROOF PLAN
SCALE: 3/64" = 1'-0" (17" X 11" PRINT)



2 BUILDING 'E1' - GROUND FLOOR PLAN
SCALE: 3/64" = 1'-0" (17" X 11" PRINT)





SITE SECTION - TYPICAL

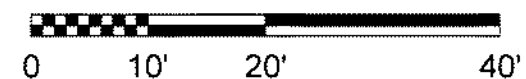
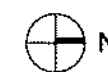


Figure 5. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency - roof curb

Note: All dimensions are in inches/millimeters.

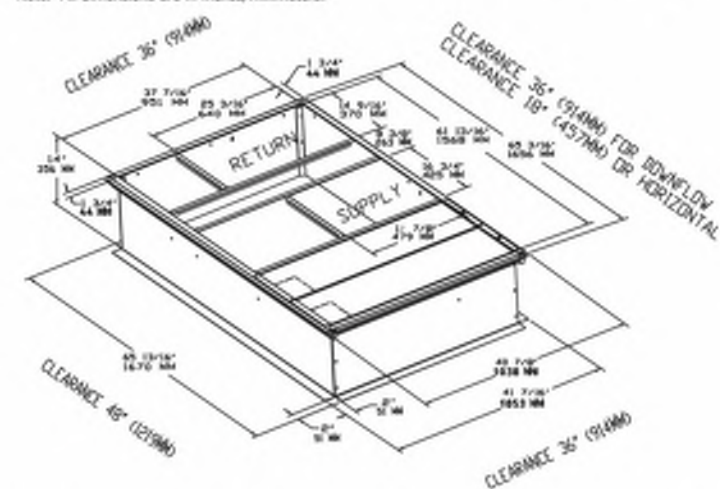
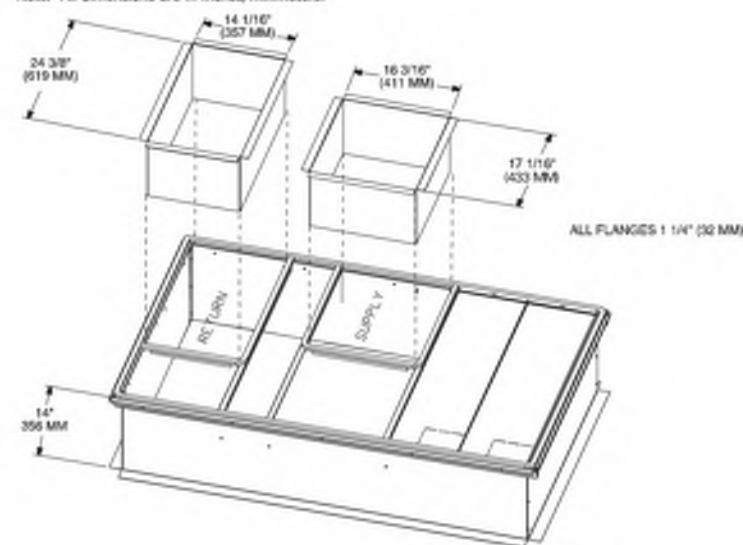


Figure 6. Cooling and gas/electric - 3-5 tons standard efficiency; 3 tons high efficiency downflow duct connections - field fabricated

Note: All dimensions are in inches/millimeters.



Dimensional Data

Figure 1. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency

Note:

1. All dimensions are in inches/millimeters.
2. 1/2" NPT Gas Connection = (Y_C Models only); 2" Electrical Connection: Single Point Power When Heat Installed (T_C Models only.)

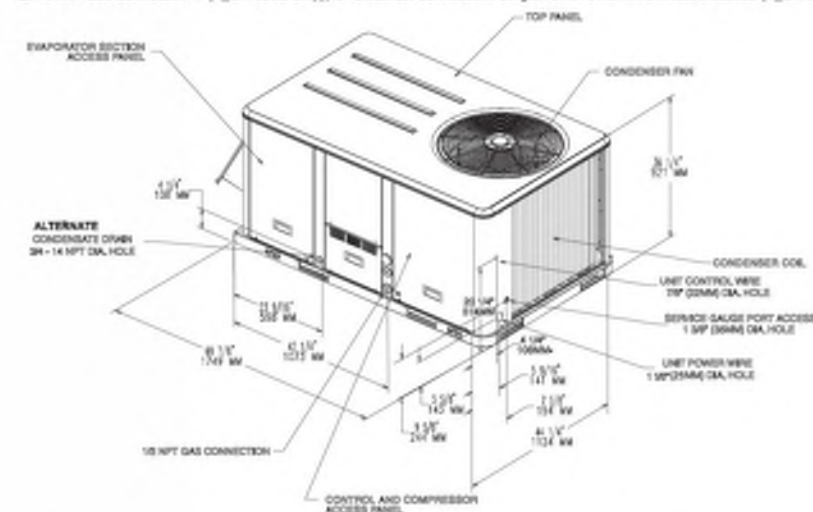


Figure 2. Cooling and gas/electric - 3-5 tons standard efficiency, 3 tons high efficiency downflow airflow supply/return - through-the-base utilities

Note: All dimensions are in inches/millimeters.

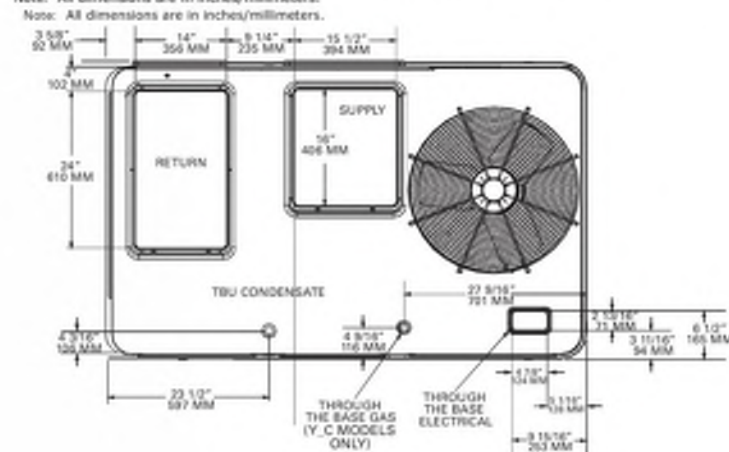


Figure 19. Cooling and gas/electric - 7 1/2 tons (dual compressor standard efficiency) - 10 tons standard efficiency, 6-8 1/2 tons high efficiency

Note: All dimensions are in inches/millimeters.

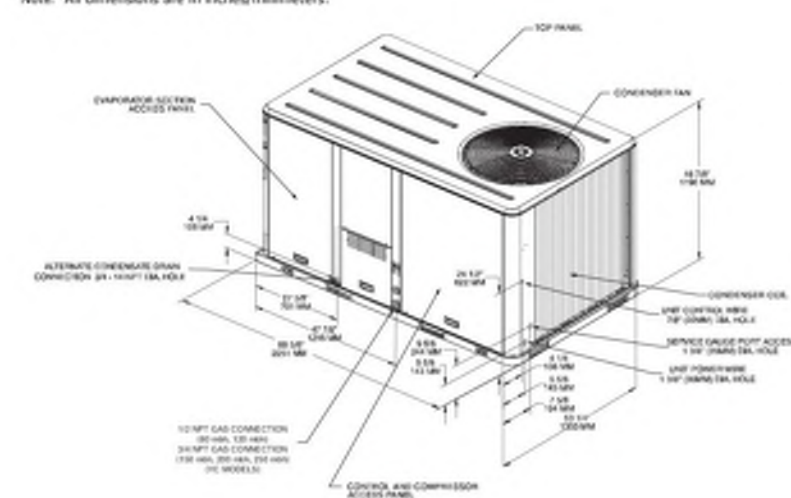
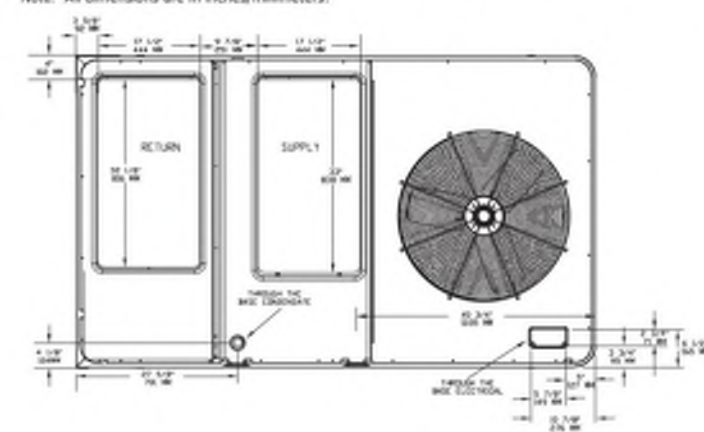
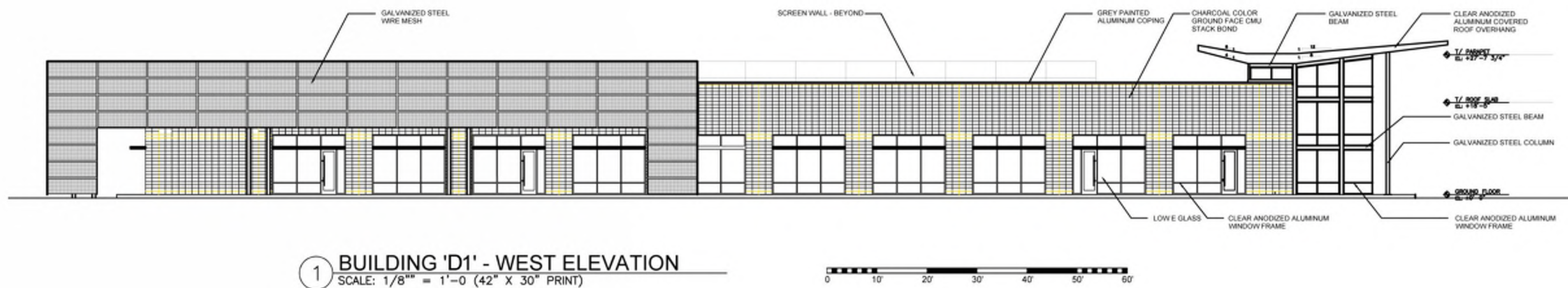
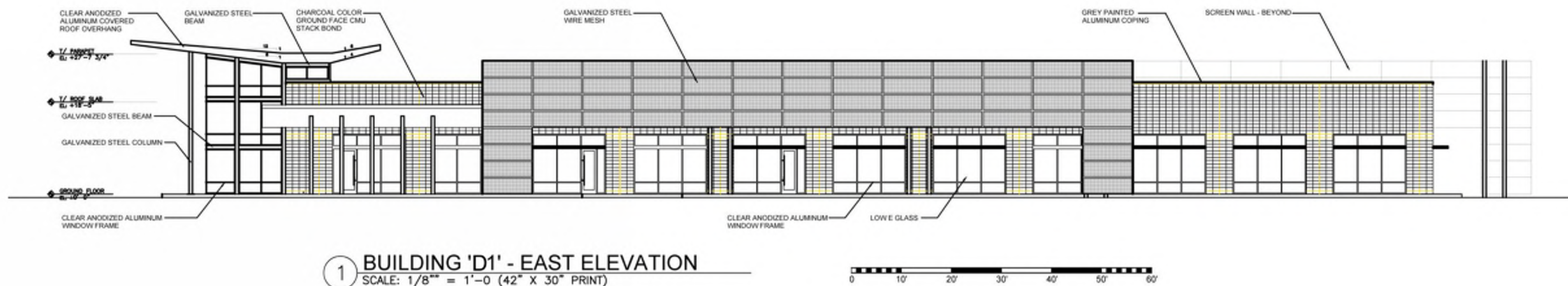
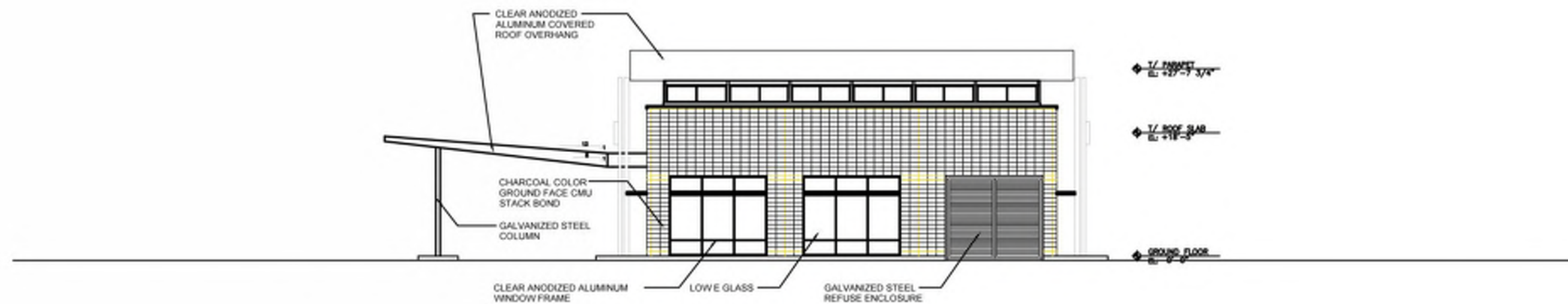


Figure 20. Cooling and gas/electric - 7 1/2 tons (dual compressor standard efficiency) - 10 tons standard efficiency, 6-8 1/2 tons high efficiency; downflow airflow supply/return through-the-base utilities

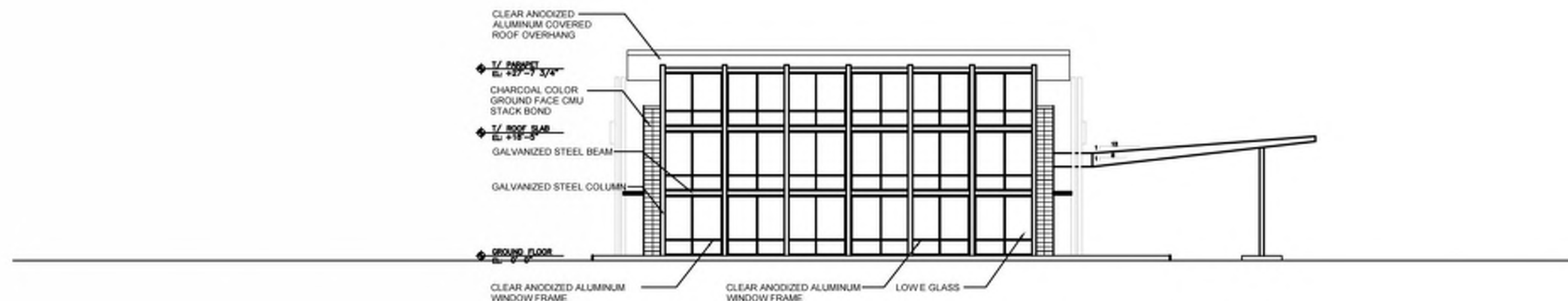
Note: All dimensions are in inches/millimeters.





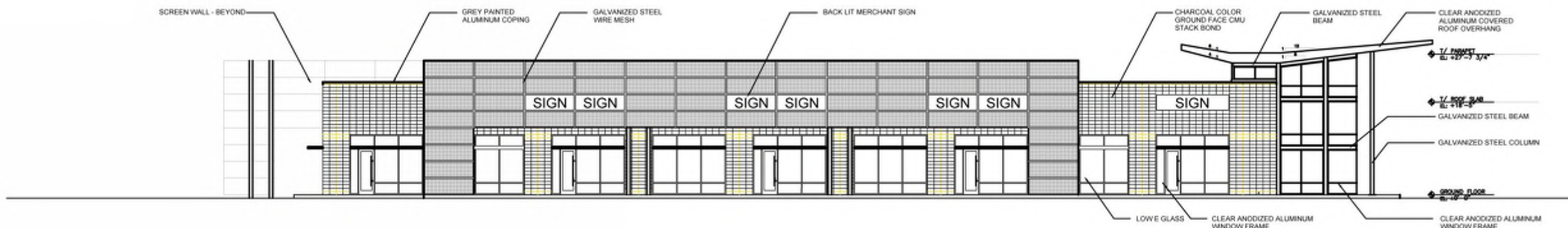


1 BUILDING 'D1' - NORTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)

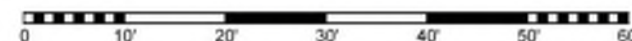


1 BUILDING 'D1' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)

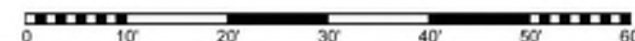


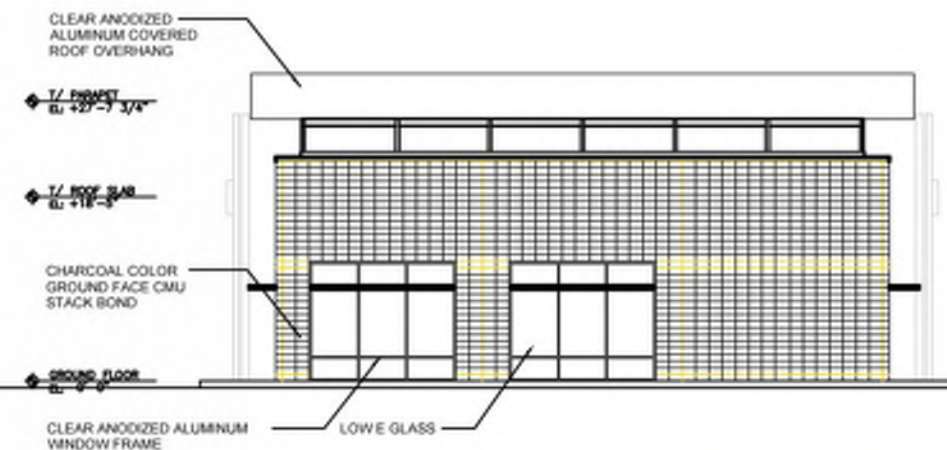


1 BUILDING 'D2 & E1' - NORTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)

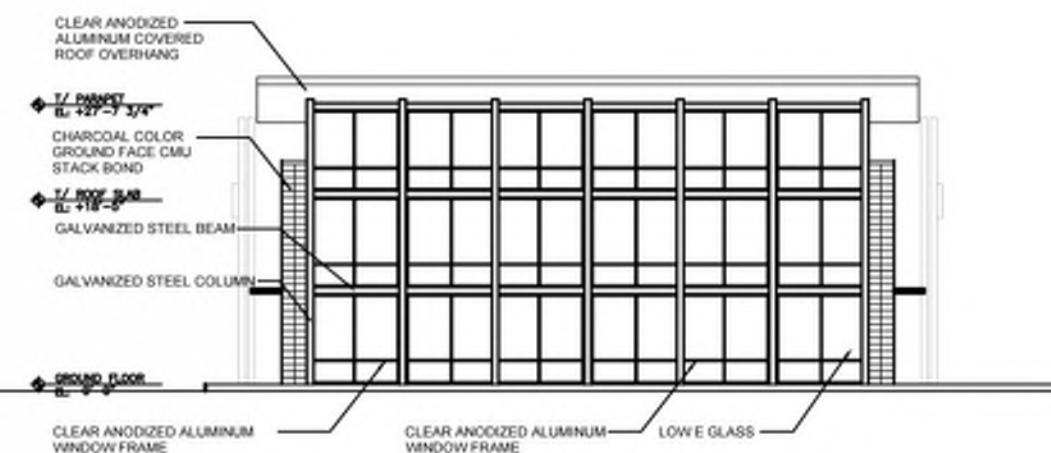
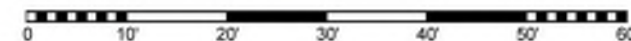


1 BUILDING 'D2 & E1' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)





1 BUILDING 'D2 & E1' - EAST ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)

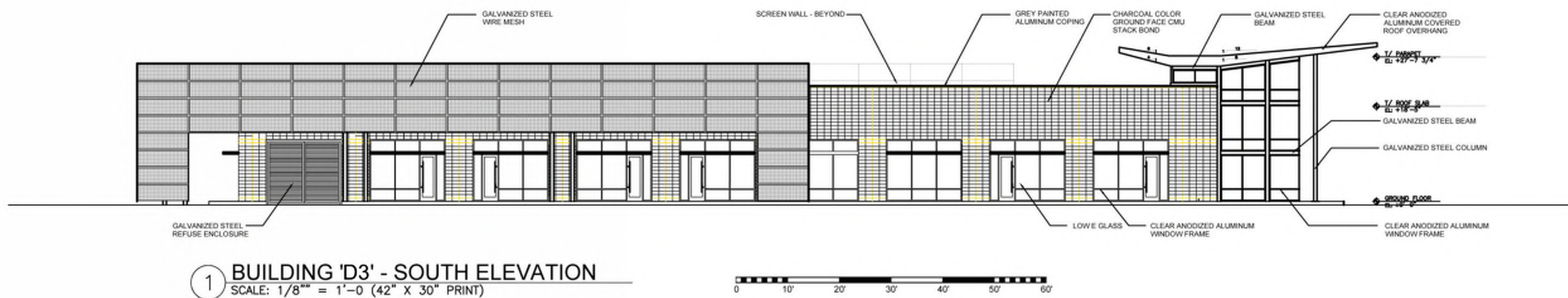
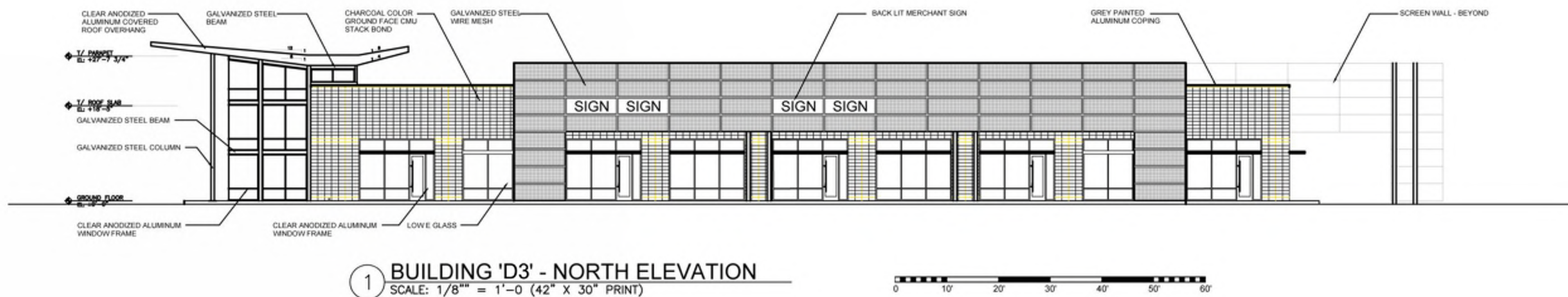


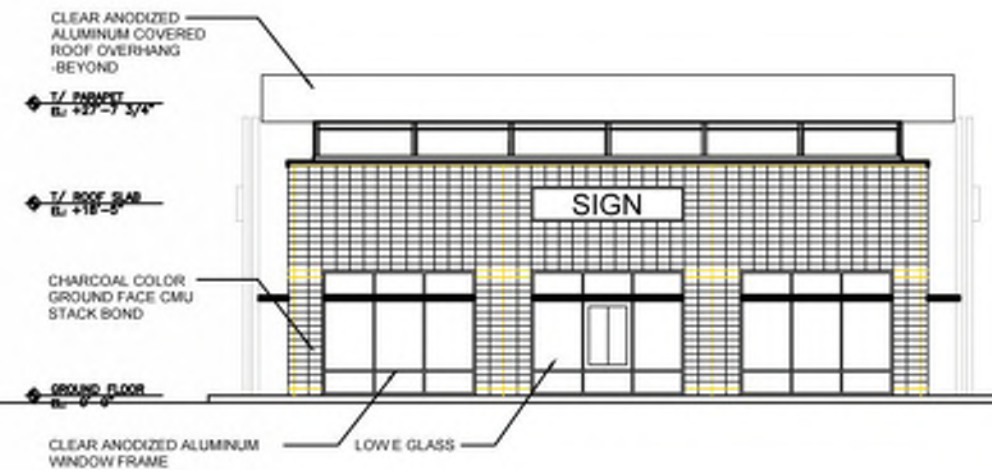
1 BUILDING 'D2 & E1' - WEST ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)



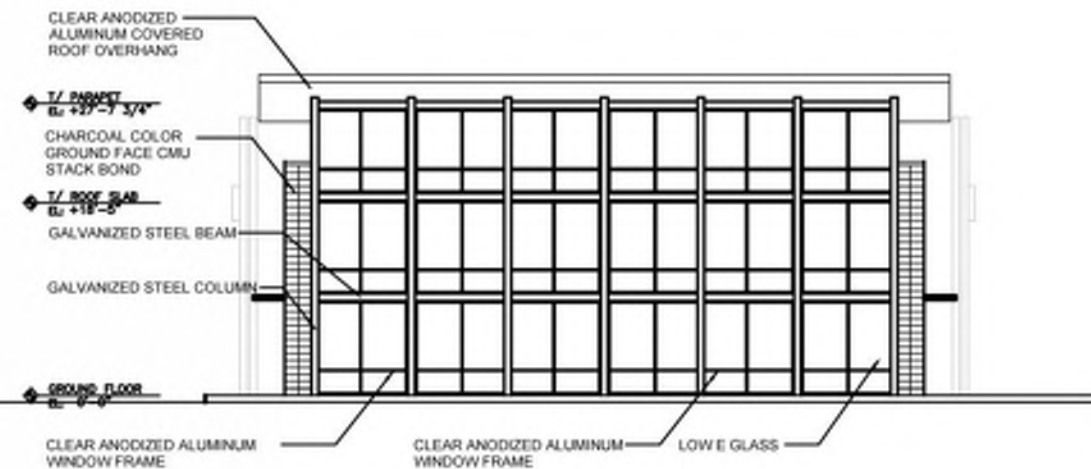








1 BUILDING 'D3'- EAST ELEVATION
SCALE: 1/8" = 1'-0 (42" X 30" PRINT)

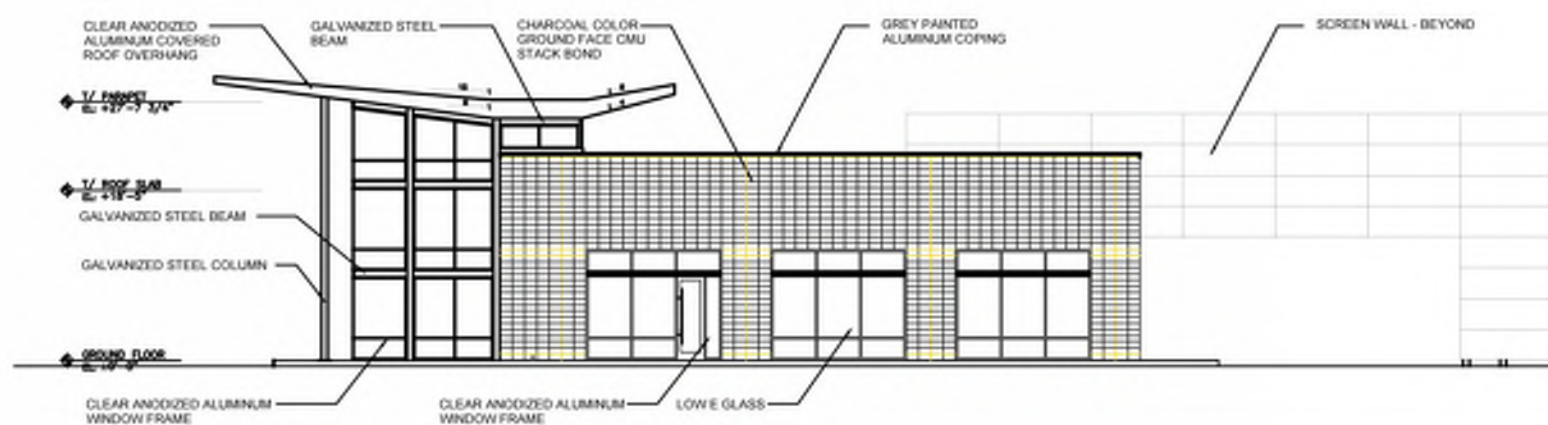


1 BUILDING 'D3'- WEST ELEVATION
SCALE: 1/8" = 1'-0 (42" X 30" PRINT)

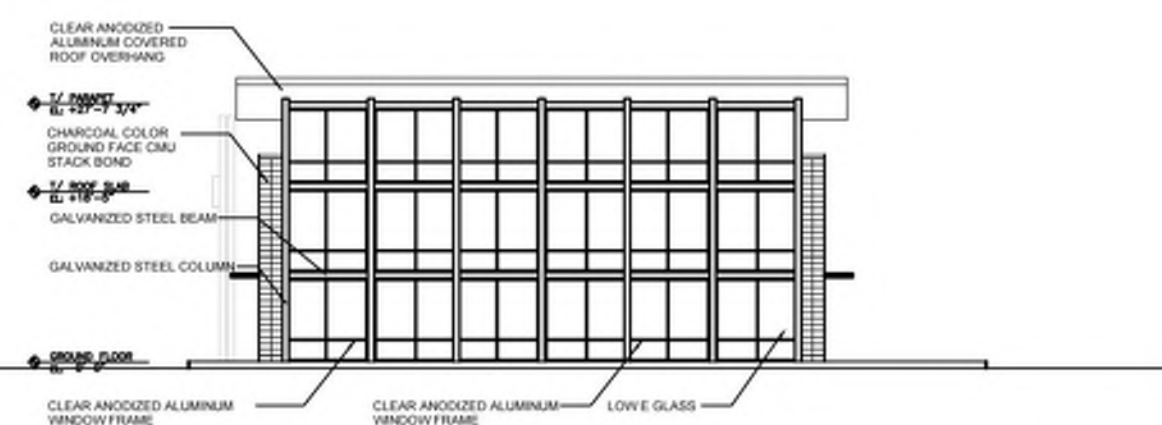
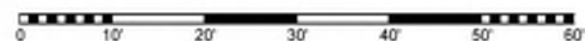




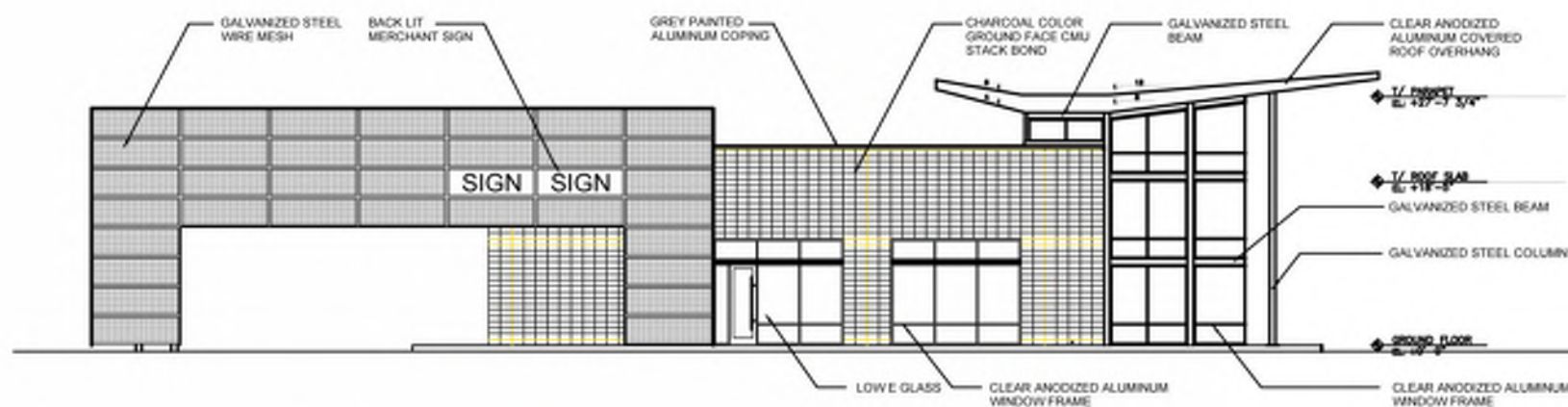




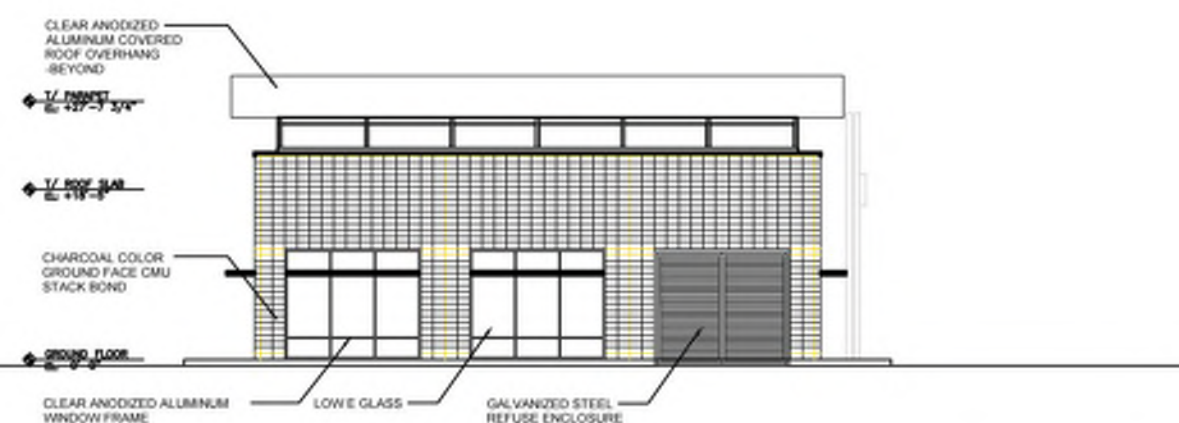
1 BUILDING 'D4' - NORTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)



1 BUILDING 'D4' - EAST ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)

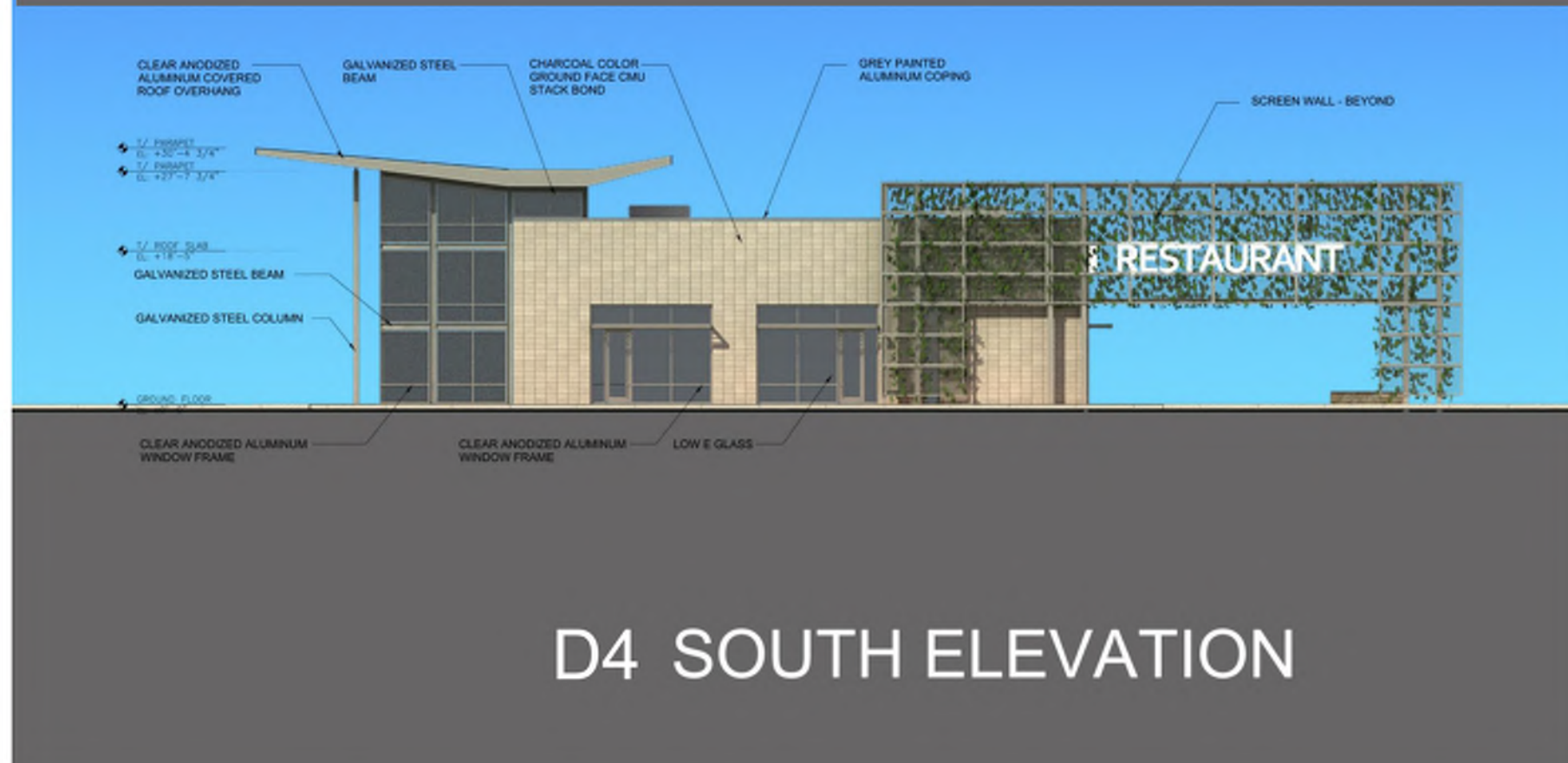


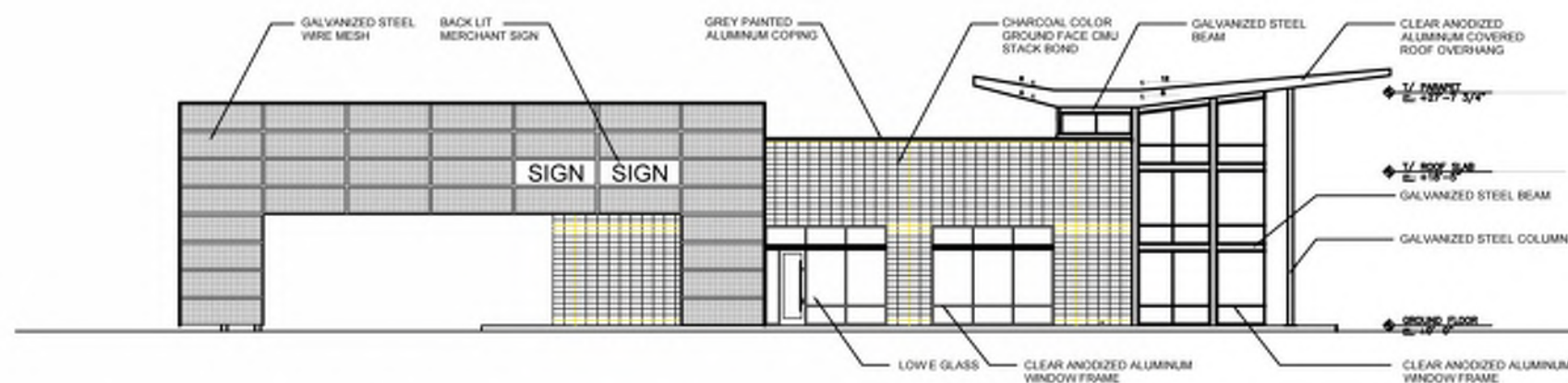
1 BUILDING 'D4' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)



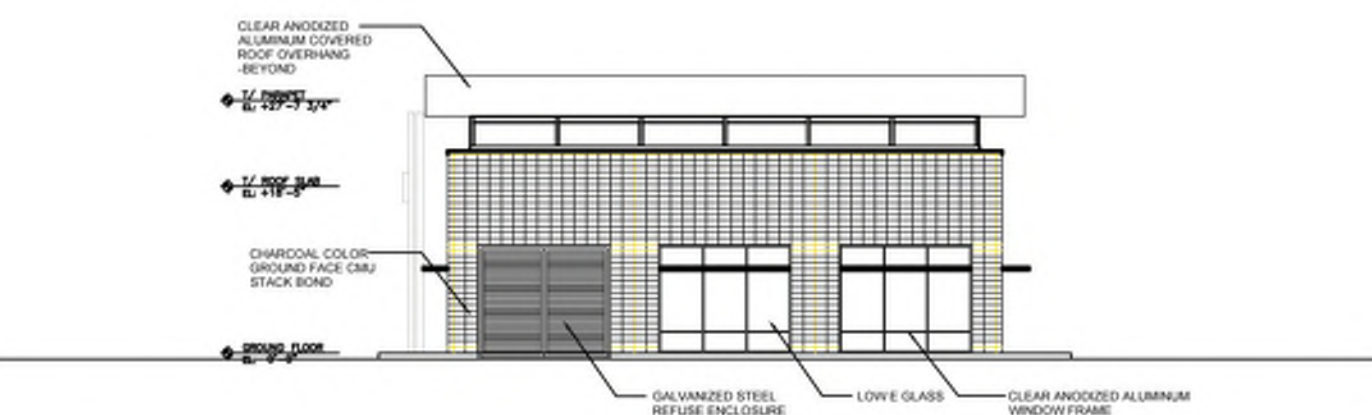
1 BUILDING 'D4' - WEST ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)



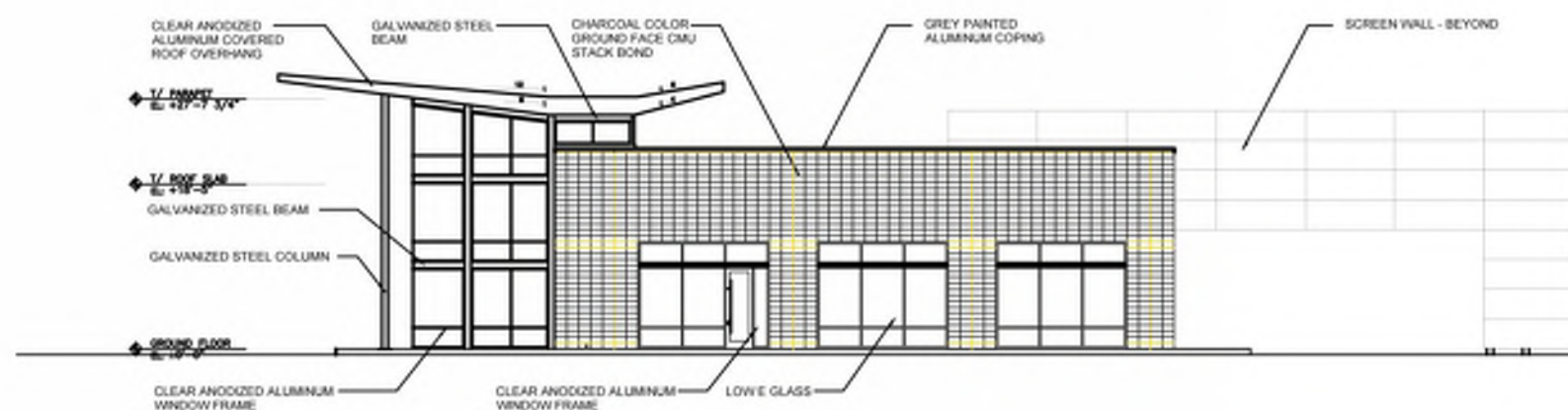




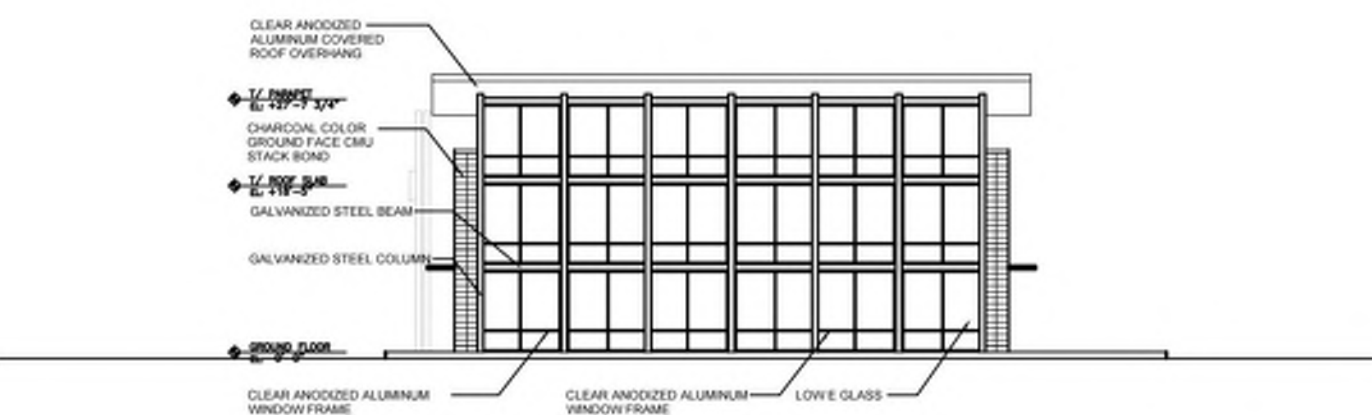
1 BUILDING 'D5' - NORTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)



1 BUILDING 'D5' - EAST ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)



1 BUILDING 'D5' - SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)



1 BUILDING 'D5' - EAST ELEVATION
SCALE: 1/8" = 1'-0" (42" X 30" PRINT)





RENDERING BIRDS EYE

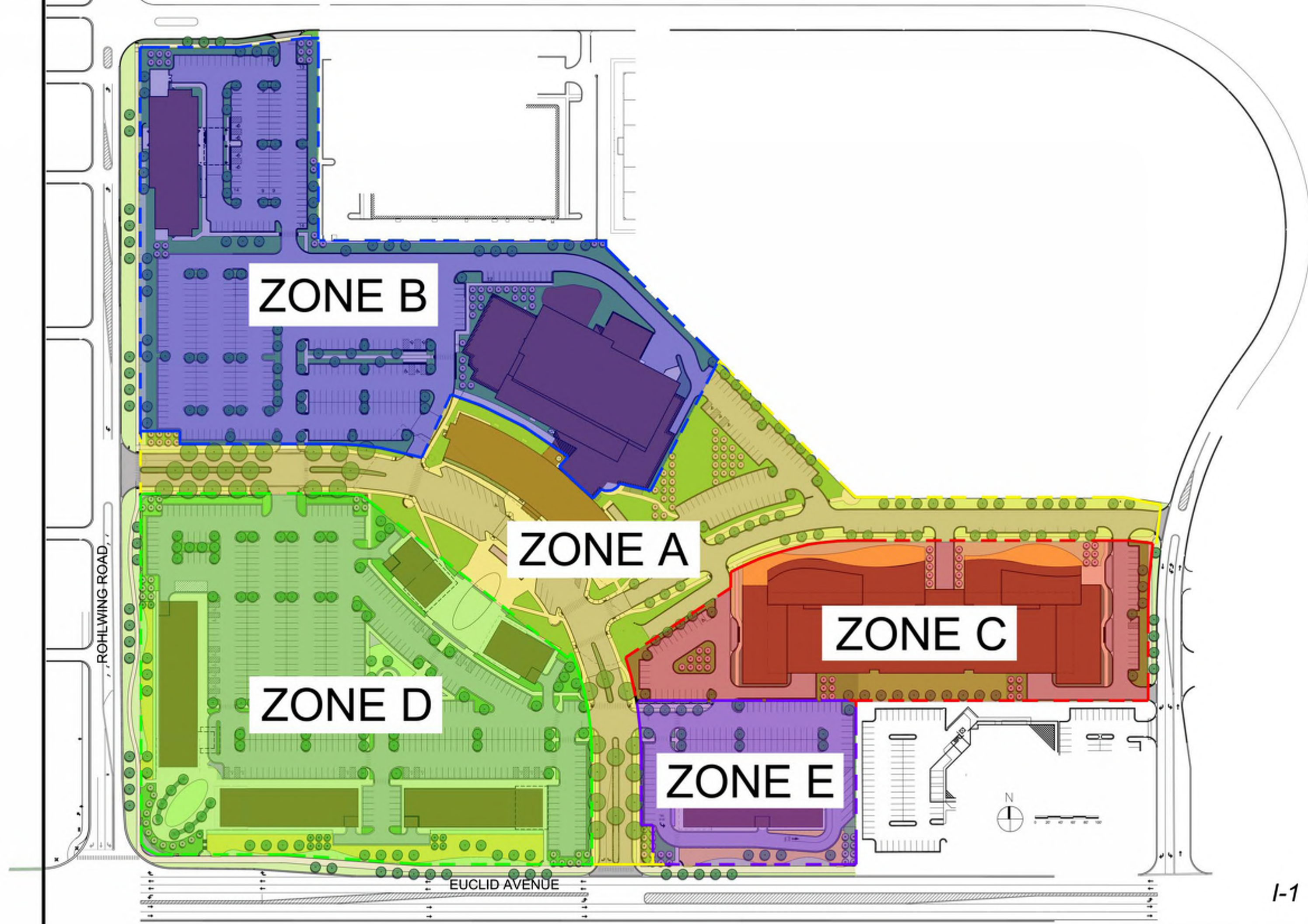


RENDERING SW CORNER



RENDERING BUILDING B'2'





3455 W. SALT CREEK LN.
ONE STORY
BRICK BUILDING
N.I.C.

HOTEL

ZONE B

WATER PARK

RESIDENTIAL
TOWER

ZONE A

RESTAURANT
D-4

RESTAURANT
D-5

KEY

Designated Crosswalks
for pedestrian connectivity
to adjacent zones

RESIDENTIAL
ZONE C

OFFICE
D-1

ZONE D

RETAIL/
RESTAURANT
D-2

RETAIL/
RESTAURANT
D-3

ZONE E

RETAIL/
RESTAURANT
E-1

ROHLWING ROAD

EUCLID AVENUE

BIKE PATH



3455 W. SALT CREEK LN.
ONE STORY
BRICK BUILDING
N.I.C.

HOTEL

ZONE B

WATER PARK

RESIDENTIAL
TOWER

ZONE A

RESTAURANT
D-4

RESTAURANT
D-5

KEY

Designated Crosswalks
for pedestrian connectivity
to adjacent zones

RESIDENTIAL
ZONE C

OFFICE
D-1

ZONE D

RETAIL/
RESTAURANT
D-2

RETAIL/
RESTAURANT
D-3

ZONE E

RETAIL/
RESTAURANT
E-1

ROHLWING ROAD

EUCLID AVENUE

BIKE PATH



3455 W. SALT CREEK LN.
ONE STORY
BRICK BUILDING
N.I.C.

HOTEL

ZONE B

WATER PARK

RESIDENTIAL
TOWER

ZONE A

RESTAURANT
D-4

RESTAURANT
D-5

OFFICE
D-1

ZONE D

RETAIL/
RESTAURANT
D-2

RETAIL/
RESTAURANT
D-3

ZONE E

RETAIL/
RESTAURANT
E-1

RESIDENTIAL
ZONE C

KEY

Designated Crosswalks
for pedestrian connectivity
to adjacent zones

ROHLWING ROAD

EUCLID AVENUE

BIKE PATH



3455 W. SALT CREEK LN.
ONE STORY
BRICK BUILDING
N.I.C.

HOTEL

ZONE B

WATER PARK

RESIDENTIAL
TOWER

ZONE A

RESTAURANT
D-4

RESTAURANT
D-5

KEY

Designated Crosswalks
for pedestrian connectivity
to adjacent zones

RESIDENTIAL
ZONE C

OFFICE
D-1

ZONE D

RETAIL/
RESTAURANT
D-2

RETAIL/
RESTAURANT
D-3

ZONE E

RETAIL/
RESTAURANT
E-1

BIKE PATH

EUCLID AVENUE

ROHLWING ROAD



3455 W. SALT CREEK LN.
ONE STORY
BRICK BUILDING
N.I.C.

KEY

- EXISTING TREE
- SHADE TREE
- ORNAMENTAL TREE
- MOWN GRASS
- LONG GRASS
- SHRUB/PERENNIAL PLANTING
- PERENNIAL DISPLAY PLANTING
- GABION WALL
- CORTEN HORSE ZOETROPE SCULPTURE

ROHLWING ROAD

HOTEL

ZONE B

WATER PARK

RESIDENTIAL
TOWER

ZONE A

RESTAURANT
D-4

RESTAURANT
D-5

OFFICE
D-1

ZONE D

RETAIL/
RESTAURANT
D-2

RETAIL/
RESTAURANT
D-3

ZONE E

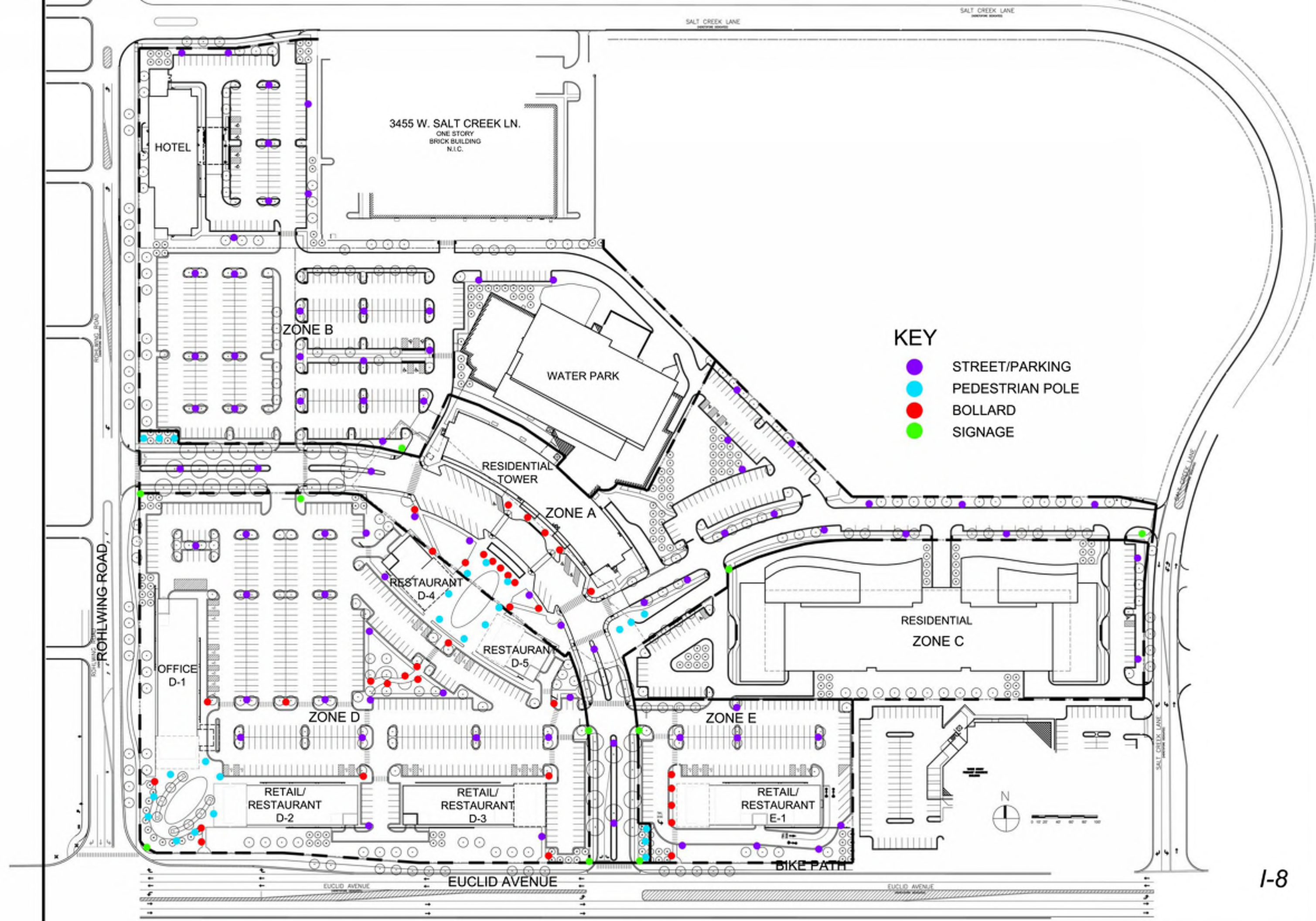
RETAIL/
RESTAURANT
E-1

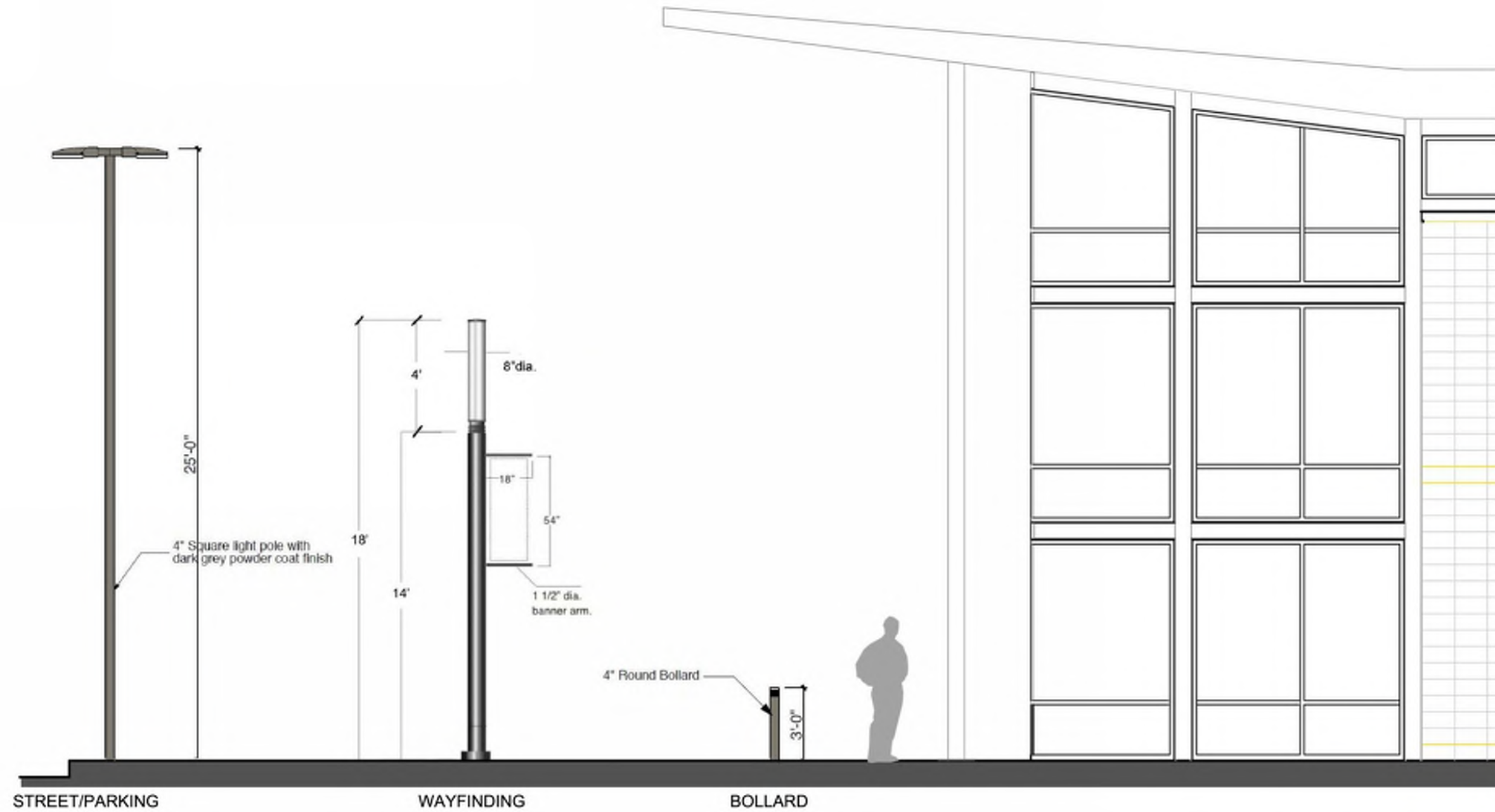
RESIDENTIAL
ZONE C

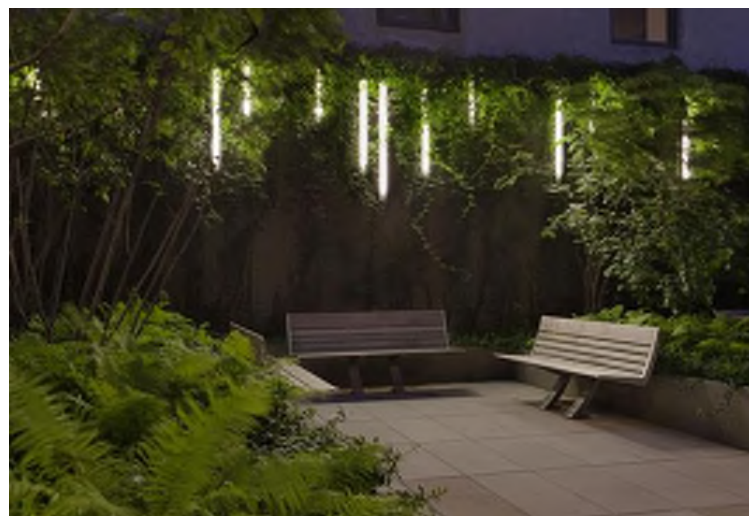
EUCLID AVENUE

BIKE PATH











TREE 'HEDGING'



CABLED VINES ON BUILDING FACADES



VINES ON MESH FENCING TO SCREEN PARKING



DROUGHT PERENNIALS WITH STRUCTURED SHRUB
PLANTING OFFERING SEASONAL INTEREST



FLOWERING TREE 'ORCHARDS'



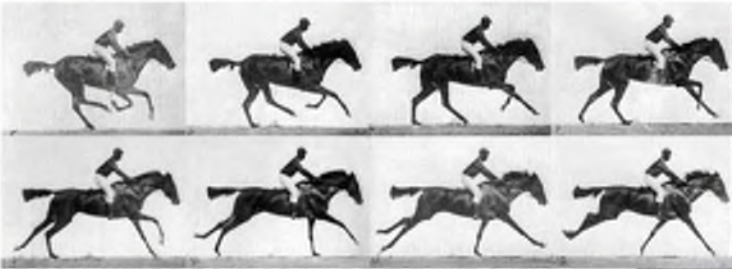
LONG & MOWN GRASSES



BENCHES



GABION BASKET PLINTH WITH
CORTEN PLANTER



CORTEN HORSE ZOETROP SCULPTURE



TRASH/RECYCLING RECEPTACLE



BIKE RACKS



COLORLED CONCRETE



PERMEABLE/ADJUSTABLE PAVER TREE 'GRATES'



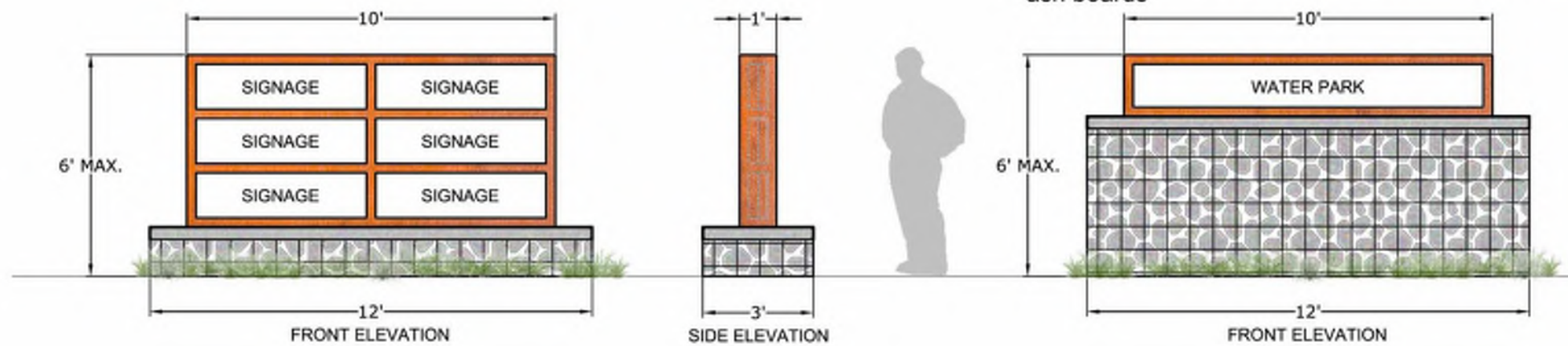
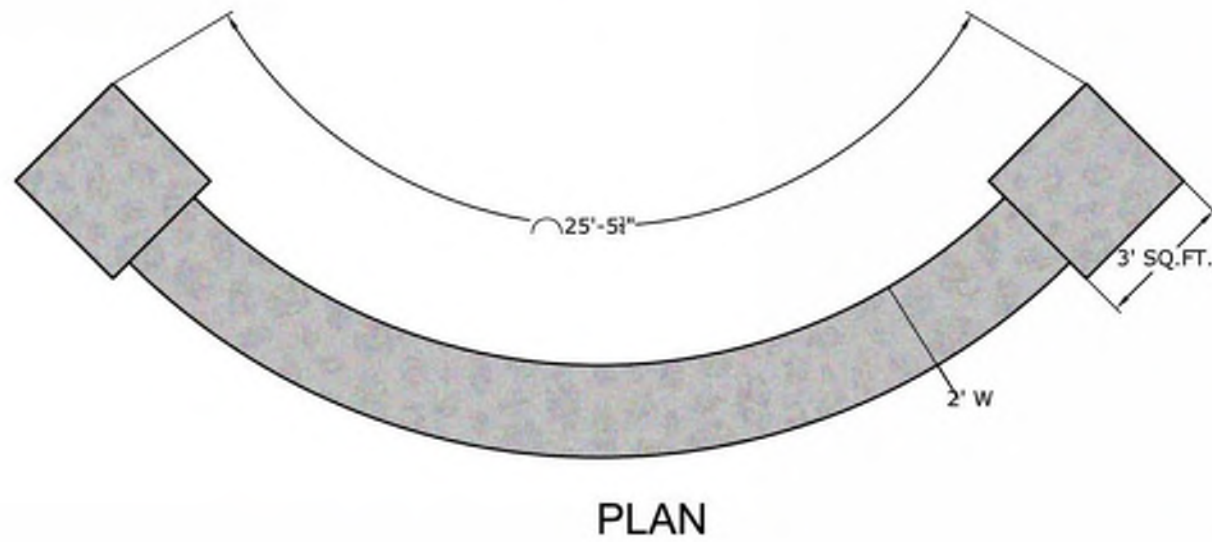
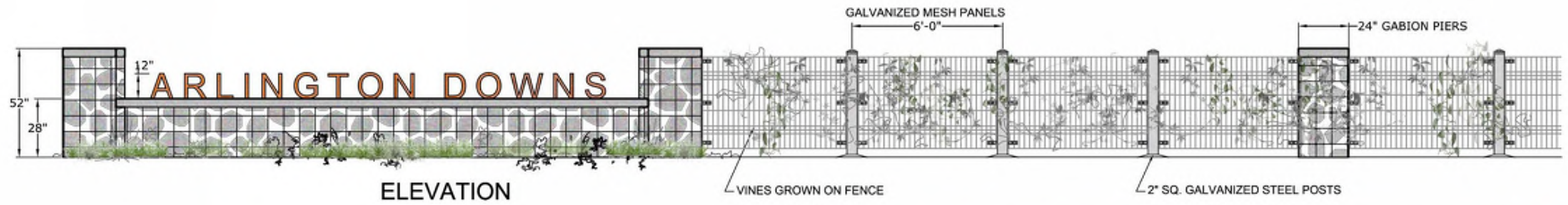
VIVID CROSSWALK PATTERNS



20" HIGH CORTEN LETTERS (1/4" THICK)



GABION BASKET WALLS:
 - GALVANIZED 2" SQ. 11 GAUGE MESH
 - 3-6" CRUSHED CONCRETE FILL
 - 4" THICK CONCRETE COPING



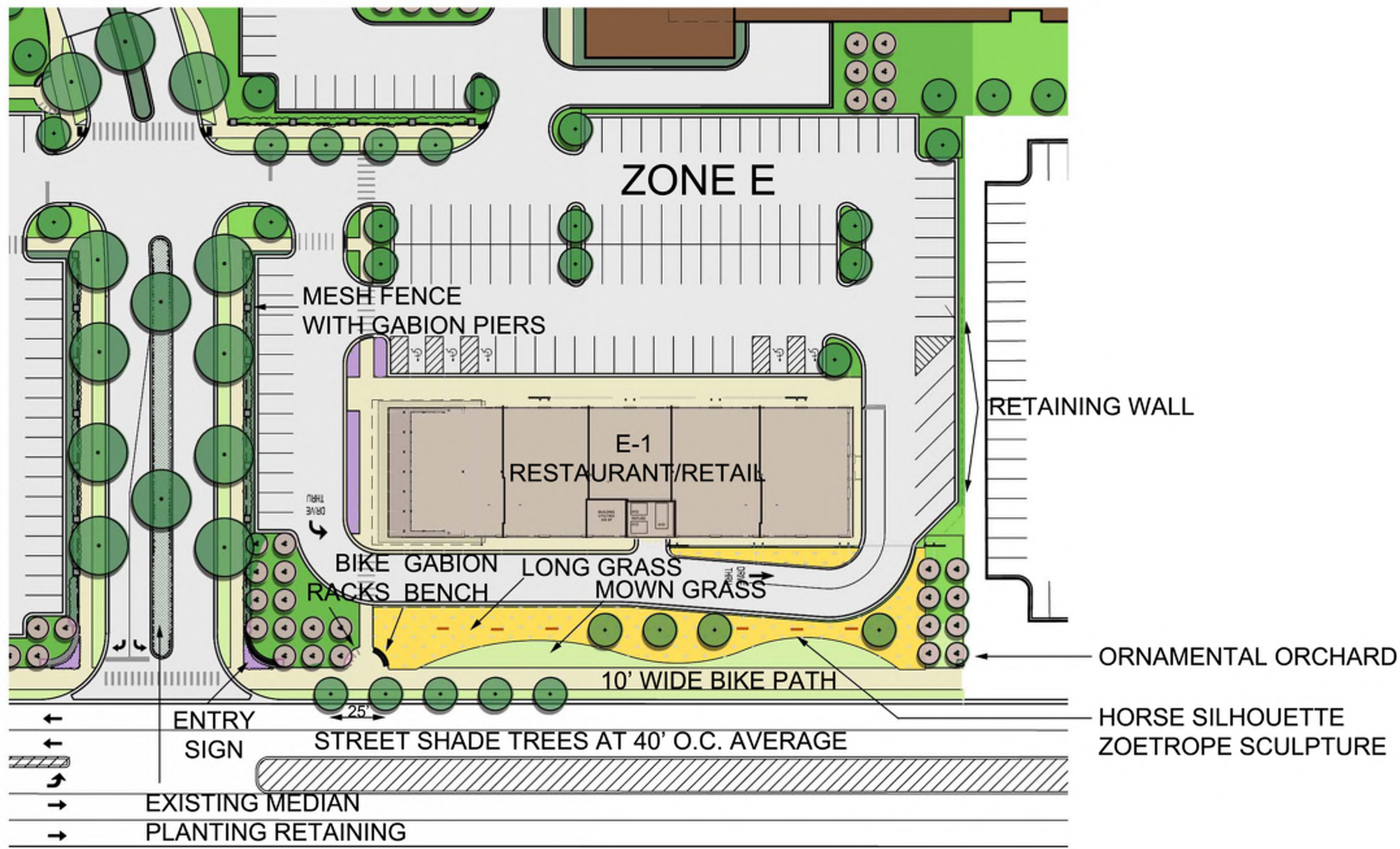
SIGNAGE/WAYFINDING ELEVATIONS

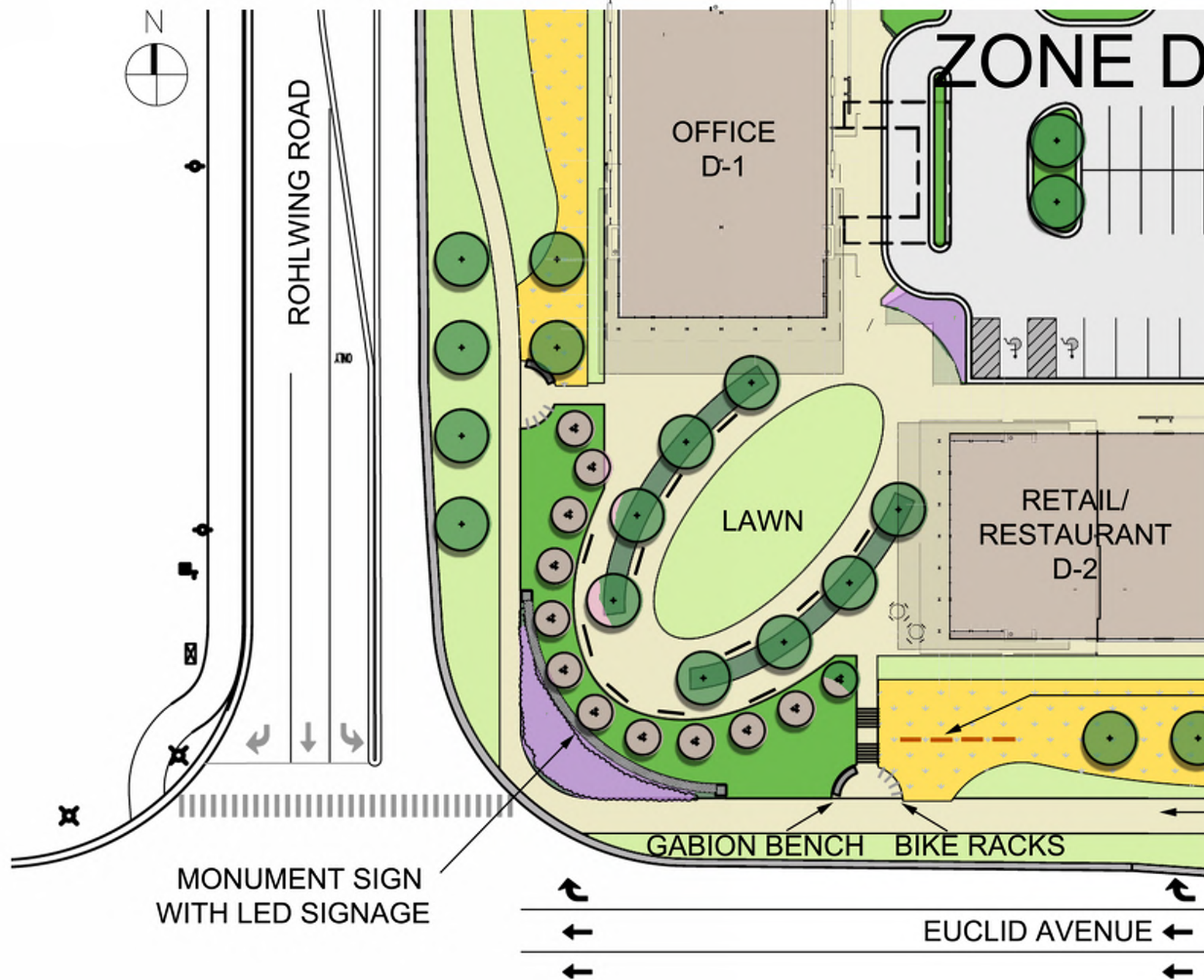




TRASH ENCLOSURE SCREENING







HORSE SILHOUETTE
 ZOETROPE SCULPTURES

BIKE PATH

Commercial Building:

- 1. Masonry:
 - Type 1: "Sandstone III" (Light Gray) Ground Face CMU from Northfield Block Co.
 - Type 2: "Mid-West Slate" (Charcoal) Ground Face CMU from Northfield Block Co.
- 2. Aluminum Coping: "Clear Anodized" (Silver) Aluminum
- 3. Aluminum Butterfly Roofs: "Clear Anodized" (Silver) Aluminum
- 4. Aluminum Windows: "Clear Anodized" (Silver) Window Frames from EFCO Corp.
- 5. Glass: PPG Solar Band 60 from EFCO Corp.
- 6. Wire Mesh Screen Walls: Galvanized 2"x2" Wire Mesh from McNichols Co.

1



6



5



4

Sustainability Approach

Outlined below are the Sustainable & Energy Efficient Features that will be integrated in the overall project design.

- Selection of a site within close proximity to public transportation.
- Siting of multiple bicycle park areas with connections to regional bike trail, facilitating bike usage.
- Incorporation of electric car re-charging bays at desirable parking locations to incentivize lowering of carbon footprint.
- High reflective roofing to reduce cooling loads and heat-island effect.
- Building Sun Shades at window locations to reduce solar heat gain.
- Low-E coatings and tinted glazing to reduce cooling loads from solar heat gain.
- Galvanized and Corten steel used for low future maintenance requirements.
- Thermal building insulation for obtained R-values in excess of code requirements.
- Use of energy efficient LED interior lighting.
- High efficiency natural gas water heating storage tanks.
- High efficiency natural gas roof-top forced air supply units.
- Use of energy efficient LED lighting for traffic, pedestrian, landscape feature lighting and signage.
- Reduction of impervious surfaces through the use of permeable paving.
- Use of low albedo paved surfaces to minimize heat-island effect.
- Incorporation of technologies for the facilitation of sorting recyclables from landfill waste.
- Selection of plant materials with low watering needs following successful establishment.
- Minimization of areas of traditional lawn and other mown turf.
- Sensitive incorporation of irrigation technologies to reduce overall site water usage.
- Inclusion of recycled concrete from site demolition within design elements reducing landfill waste.



