



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 25, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 8/11/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#15-095 - 922 N. Beverly Ln. - SF/Teardown
- B. DC#15-101 - 1138 N. Mitchell Ave. - SF/Teardown
- C. DC#15-098 - Olive-Mary Stitt School - 303 E. Olive St.
- D. DC#15-099 - Ivy Hill School - 2211 N. Burke Dr.
- E. DC#15-096 - The Moorings - 811 E. Central Rd. - Institutional

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 - 8/11/15

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 8/11/15

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 11, 2015**

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

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald

Members Absent: Anthony Fasolo
Jonathan Kubow

Also Present: Mark Larsen, Larsen Design for *131 S. Fernandez Ave.*
Katherine Halley for *1212 N. Chestnut Ave.*
Jesus Serrato, David Weekley Homes for *1010 N. Chicago Ave.*
Carole Wisniewski, JRC Design Build for *1732 N. Chestnut Ave.*
Frank Panzarino, Owner of *13 E. Miner St.*
Robert Kolososki, Prairietech Ltd. For *13 E. Miner St.*
Philip DeFrancesco, Dapper Crown for *13 E. Miner St.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 14, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE MEETING MINUTES OF JULY 14, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-080 – 131 S. Fernandez Ave.**

Mr. Mark Larsen, representing *Larsen Design*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home with an attached two car garage to allow construction of a new two story home with an attached three car (tandem) garage. The project does comply with the R-2 zoning requirements. The existing neighborhood consists of a mix of single story and two story homes with attached, front loading garages. However, this block is all single family homes with the exception of one low-profile, one and a half story home on the lot directly to the north, and the proposed house will be the first full two story home on the block. The proposed home is large, but it does fit comfortably on the large lot. Overall, the home is nicely designed with a variety of materials and nice details. The single story front porch helps the design of the home to relate to the single story neighborhood, but it is recommended that the layout of the second floor be adjusted to eliminate the two story wall on the south elevation. The single-story roof on the north elevation works very well to ease the transition up to the second floor. Ideally, the south elevation should be revised to be similar to the north elevation. Staff recommends that the Design Commission evaluate the proposed new home in the context of the neighborhood, with a recommendation to eliminate the two story wall on the south elevation.

Mr. Larsen stated that the homeowner is out of town on business and unable to attend tonight. In response to Staff's recommendation to eliminate the 2-story wall on the south elevation, he said that they worked consciously to try to taper as much of the front, side and rear elevations as possible. He pointed out that the 2-story south elevation will face the garage of the adjacent home, and the homeowners are very interested in the arrangement of Bedroom 3 and 4 and the shared bathroom. They also have concerns about cutting back the mass on the right side of the front elevation at the second-story gable, which would result in loss of balance between the second-story gables at the right and left side of the home. **Mr. Larsen** also presented perspective views of the new home that included a southwest, northwest, west, southeast, east, and northeast view.

Chair Eckhardt asked if there was public comment on the project and there was response from the audience.

Commissioner Fitzgerald liked the proposed new home a lot; the colors and materials are beautiful, the scale is okay and he appreciated what was done to the rooflines and the elevations on all four sides. He was okay with the south elevation because it is set back from the front of the home, and only a small portion of it is 2-story. That being said, he suggested softening the elevation by adding a tree in the 15 to 20-foot height range.

Commissioner Bombick felt the petitioner did a nice job of fitting a large home into a single-story neighborhood. He pointed out that the adjacent home to the north has a similar character to the roof, and the home at 207 S. Fernandez has similar massing. He felt the

second-story dormers appeared a bit tall and narrow, and he suggested increasing the width (18 to 24-inches), which would relax the home and accentuate the horizontal lines of the home. He also felt the portico at the front entry did not sit comfortably on the edge of the porch roof and should be further refined to match the house. **Mr. Larsen** commented that the porch columns were revised from double to single, per the homeowner's preference. **Commissioner Bombick** felt the double columns were much more attractive than the single; however, using a single column would allow the opportunity to widen the second-story dormers.

Chair Eckhardt agreed with the comments made by Commissioner Fitzgerald. He was okay with the elevations as proposed, and felt that if the side of the home was clipped, it would lose its symmetry. He understood Commissioner Bombick's comments and was fine with either/or.

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

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 131 S. FERNANDEZ AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/16/15, 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 AN ORNAMENTAL TREE, TO BE 15 TO 20-FEET AT MATURITY, BE ADDED TO THE SOUTH ELEVATION TO HELP SCREEN THE TWO-STORY WALL.**
- 2. A RECOMMENDATION THAT THE PORTICO AT THE FRONT ENTRY BE FURTHER REFINED WITH CONSTRUCTION DETAILS THAT MATCH THE OTHER GABLES ON THE HOME.**
- 3. A RECOMMENDATION TO CONSIDER SLIGHTLY WIDENING THE SECOND-FLOOR DORMERS.**
- 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.**

BOMBICK, AYE; FITZGERALD, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#15-085 – 1212 N. Chestnut Ave.

Ms. Katherine Halley, the homeowner, was present on behalf of the project.

Chair Eckhardt 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 add a second floor addition to an existing single story home. The existing detached garage will remain. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of a mix of single story, split level, and two story homes, but the subject property is located on a block of primarily single story homes. It should be noted that there are two newer two story homes on the block. The proposed second floor addition is designed with a steep slope roof and dormers which work very well to keep the scale of the proposed addition within the scale of the existing adjacent homes. Staff recommends approval of the project, but to enhance the design, it is recommended that the new master bedroom windows on the left side of the first floor front wall be centered on the wall, and the small gable vent dormer detail on the roof above be replaced with a single window dormer with detailing to match the main double window dormer on the front elevation.

Ms. Halley said that they initially intended to add a porch across the front of the home; however, due to zoning issues, the design was scaled back and they settled for a covered entry portico instead, with the small gable at the left side being added to balance the portico. Although they like the suggestions made by Staff, adding a window dormer and centering the first floor window would result in added costs, as well as losing valuable space in the 2 second-floor closets located behind the dormer. They are open to either eliminating the gable altogether or expanding the gable slightly, as long as it did not interfere with the floor plan. They suggested adding an ornamental tree in the middle of the home to help conceal the poor balance of the façade. They have also discussed with Staff the need to move the posts in slightly at the portico to meet code requirements, which they will accommodate. **Mr. Hautzinger** confirmed that 8-feet is the maximum width for a portico to encroach into the front yard.

Commissioner Bombick felt the design of the proposed addition was charming and fit well with the neighborhood. He suggested increasing the width of Bedroom #2 to 14', and consider adding the second-floor dormer as suggested by Staff by re-arranging the closets to create a play/study space. Overall, he felt the addition was very well done.

Commissioner Fitzgerald liked the design of the proposed addition and felt it would fit in beautifully. Although he liked the dormer suggested by Staff, he would leave it up to the petitioner because initially, he did not even notice that the first-floor windows were off centered. He felt the ornamental tree being proposed between the two front windows just split

the front elevation in half making the home feel smaller, and he suggested moving the tree to the outside and adding a shrub in the 4' to 6' range between the windows. He was also okay with moving the post on the right side of the front entry portico over slightly to meet the 8' wide code requirement. **Commissioner Bombick** questioned if the zoning was being interpreted correctly for the front entry portico; he asked if code allowed the porch to project 4-feet from the setback line. **Mr. Hautzinger** replied that the portico could project 4-feet from the face of the home into the front yard, and be 8-feet wide. **Commissioner Bombick** encouraged the petitioner to take advantage of the maximum amount of space allowed for the portico.

Chair Eckhardt concurred with the comments made by the other commissioners.

PUBLIC COMMENT

Mary Golden, 1206 N. Chestnut, lives directly south of the site and asked to see the elevation that will face her driveway. After seeing the elevation, she had no concerns or further comments.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1212 N. CHESTNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 6/18/15 AND RECEIVED 6/25/15, 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 RECOMMENDATION TO PUSH THE FRONT PORCH OUT UP TO 2-FEET, IF ALLOWED PER CODE.**
- 2. A RECOMMENDATION TO INCREASE THE WIDTH OF BEDROOM #2 TO 14-FEET.**
- 3. A RECOMMENDATION TO ADD A REAL DORMER WITH WINDOW ABOVE THE LEFT SIDE FRONT ELEVATION, SUBJECT TO WORKING OUT THE DETAILS WITH STAFF.**
- 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.**

BOMBICK, AYE; FITZGERALD, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-086 – 1010 N. Chicago Ave.**

Mr. Jesus Serrato was present on behalf of the project.

Chair Eckhardt 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 project does comply with the R-3 zoning requirements. The existing neighborhood consists of a mix of smaller scale, single-story and two story homes with a mix of front loading and detached garages. The proposed new home will be the first teardown on the block.

Overall, the proposed new home is nicely designed with traditional detailing that fits the character of the neighborhood. The proposed home is tall as compared to the existing adjacent homes, but the hipped main roof helps to reduce the height of the side walls and to reduce the overall mass of the proposed new house. The single story front porch and garage roof helps the proposed design to relate to the adjacent single story homes, and the porch projects out well beyond the face of the garage which diminishes the appearance of the two car garage.

Staff recommends approval with a recommendation that the location of the center porch column be adjusted so that it is between the window and front door, instead of blocking the window. It is also recommended that additional double hung windows be added to the right (north) elevation to break up the large wall, and at least one window be added on the side of the garage, and two others in the bedrooms.

Mr. Serrato presented revised front and side elevations in response to the suggestions in the Staff report. Revisions include shifting the center porch column and adding a window to the right side elevation in the garage and transom windows in the bedrooms.

Commissioner Fitzgerald felt the home was nicely designed, the balance was great, and he appreciated what was done to the roofs, that the column was moved over, and that windows were added on the side elevation. He recommended adding a small roof over the patio doors on the rear elevation, similar to the roof over the front porch.

Commissioner Bombick felt the home was nicely designed and would set a nice tone as this neighborhood transitions.

Chair Eckhardt concurred with the comments made by the other commissioners. He also suggested continuing the horizontal trim board from the front elevation onto the left side elevation to help break up the tall elevation of siding. **Commissioner Bombick** felt this was

unnecessary.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1010 N. CHICAGO AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/2/15, REVISED FLOOR PLANS AND EXTERIOR ELEVATIONS RECEIVED 8/11/15, 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 CENTER PILLAR ON THE FRONT ELEVATION BE MOVED TO NOT BLOCK THE FRONT WINDOW, AND A WINDOW BE ADDED IN THE GARAGE ON THE RIGHT SIDE ELEVATION.**
- 2. A RECOMMENDATION TO ADD SOME TYPE OF CANOPY OR PORCH EFFECT OVER THE SLIDING DOORS ON THE REAR ELEVATION.**
- 3. A RECOMMENDATION TO ADD A HORIZONTAL TRIM BOARD ON THE SIDE ELEVATIONS.**
- 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.**

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

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW

DC#15-088 – 1732 N. Chestnut Ave.

Ms. Carole Wisniewski, representing *JRC Design Build*, was present on behalf of the project.

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 project does comply with the R-3 zoning requirements. This neighborhood consists primarily of single-story, ranch style homes; however, there are a few other teardowns completed on this block and multiple teardowns completed throughout the neighborhood.

The proposed house is very nicely designed with nice proportions, varying roof lines, varying materials, and a full level of detail on all sides of the home. The single story roofs above the garage and front entry help the scale of the proposed home to blend in with the adjacent single story homes. The proposed two car garage is nicely recessed from the front wall of the house which helps to keep the focus on the overall design instead of on the garage. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Overall, Staff has no concerns with the design of the new home and recommends approval as submitted.

Ms. Wisniewski had no comments at this time.

Commissioner Bombick felt the design was well done. **Commissioner Fitzgerald** liked the design as well, and appreciated the detail on all four sides of the home. **Chair Eckhardt** also felt the design was well done and had no further comments.

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

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1732 N. CHESTNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 6/29/15 AND RECEIVED 7/9/15, 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.
ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 5. MULTI-FAMILY REVIEW

DC#15-097 – 13 E. Miner St.

Mr. Frank Panzarino, the owner, **Mr. Robert Kolososki**, representing *Prairietech Ltd.*, and **Mr. Philip DeFrancesco**, representing *Dapper Crown*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new four story apartment with indoor parking. The site is currently vacant and is located on the north side of the Downtown (B-5) Zoning District. The proposed development will be four stories in height with 12 residential apartment units occupying floors two through four. The first floor will contain the apartment entrance lobby as well as indoor parking for use by the apartment residents. A basement level will be used for storage.

The proposed development requires approval as a Planned Unit Development through the Plan Commission process. **Mr. Hautzinger** reviewed the planning and zoning issues outlined on Page 2 of the Staff Report that are being evaluated through the Plan Commission process, which are important for the Design Commissioners to generally understand because they could impact the building design.

With regards to the design of the proposed new building, Staff had the following comments:

Front (north) Elevation. The composition of the front elevation is well done with nice symmetry, recessed balconies, and rich materials. However, the following revisions are recommended to enhance the design:

1. Retail storefronts should be added on the first floor to add visual interest at the sidewalk level, and to enliven this area of the Downtown.
2. The small arches and keystones above the windows and balcony doors are weak. Consider a straight, stone lintel detail with a heavier appearance in lieu of the arch detail.
3. The brick wall area above the top floor windows is blank and void of detail. Consider adding more details in this area such as decorative brick and stone detailing.
4. The arched cornice at the top of the building and arched lintel above the first floor garage door are awkward. Consider omitting the arch, and providing a built-up linear stone detail instead.
5. The proposed railing detail at the roof deck level is a nice detail, but it is proposed to be set back from the front wall. Consider moving this detail forward to be in line with the front wall so that it is more visible and aligns with the balcony railings below.
6. The two brick colors are too similar in appearance and do not enhance the design. Consider omitting one of the brick colors for a more cohesive appearance.

Side (east & west) Elevations. The proposed four story building will be highly visible above the existing one story building to the east, and partially visible above the two story building to the

west. Although it is possible that future redevelopment of the adjacent sites could block the side views of the proposed building, it is likely that the side elevations will be visible for many years and should therefore be further developed with additional detailing.

1. Consider continuing the roof deck railing detail from the front elevation down the side elevations.
2. Preliminary building code review concludes that the three windows shown on the left (east) elevation are not allowed due to fire separation requirements where the wall is not set back from the lot line. Consider adding more brick and stone detailing to add interest to this large blank wall.
3. The front half of the right (west) elevation is set back eight feet from the property line and will be highly visible. Consider opening the side of the balconies as well as adding windows on this wall.

Staff recommends the Design Commission continue this project to a future date until such time that the various zoning, utility conflicts, and building code issues have been resolved and the commissioners have the opportunity to see the final building design.

Chair Eckhardt pointed out that 2 commissioners were not here tonight, and it was important that the petitioner receive feedback from all 5 of the commissioners.

Commissioner Bombick applauded the petitioner for developing the site; getting this density of housing in the downtown and continuing to add or fill in some of these empty sites is critical. He suggested moving the front wall of the first-floor to the lot line to increase the size of the potential leasable retail space, and changing the classical design detailing to be more contemporary. He suggested adding some horizontal banding to the side elevations. He felt the parking seemed jammed in and he suggested minimizing the number of on-site parking spaces and locating the rest in the Village garage to create space for retail. He also suggested adding another floor to the building.

Commissioner Fitzgerald agreed with a lot of what was already said. He had some concerns about first floor retail. He liked the arch over the front door and over the window on the front elevation; however, the other small arches did nothing for him. Overall, he recommended more modern detailing, and he would prefer a straight lintel detail above the windows. He liked Staff's suggestion to pull the railing at the roof level forward to be flush with the front wall and to continue the rooftop railing detail down the sides of the building. He wanted to see more differentiation between the two brick colors, as well as more details on the sides and back of the building. He also wanted to see evergreens added to adequately screen the electrical transformer.

Chair Eckhardt liked the arch details on the first floor as well as the quoin details on the upper floors. He felt the upper stories of the building should have a more modern appearance, and that the top parapet wall should be straight instead of arched. He liked the 3 vertical elements and he agreed with the concerns about the contrasting brick colors. He felt the balconies

should be opened up on the side, and he was more concerned about the lack of details on the rear elevation than the side elevations. He also encouraged the petitioner to conduct research about parking options. He recommended a motion to continue the project to a future date.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIOENR FITZGERALD, TO CONTINUE THE PROJECT FOR 13 E. MINER STREET (DC#15-097) TO A FUTURE DATE, AS AGREED UPON BY STAFF AND THE PETITIONER.

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

ITEM 6. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECOND BY COMMISSIONER BOMBICK, TO APPROVE THE PROPOSED BUDGET FOR THE YEAR 2016.

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

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:45 P.M.

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



Item: DC#15-095 - 922 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 922 N. Beverly Lane. This recommendation is subject to compliance with the plans received 7/24/15, and the following conditions:

1. Add some additional windows to the side elevations to break up the large blank walls.
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: 922 N. Beverly Ln.
Project Address: 922 N. Beverly Ln.
Prepared By: Steve Hautzinger

Date Prepared: August 19, 2015

PETITION INFORMATION:

DC Number: 15-095
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes
287 Hickory Rd.
Lake Zurich, IL 60047
Meeting Date: August 25, 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 an attached 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 10,698 square feet and the proposed residence will have approximately 3,396 square feet. 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 as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 20.6 feet Side: 5.4 feet Side: 6.5 feet Rear: 130 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,717 SF	3,396 SF
Building Lot Coverage	3,744 SF	2,231 SF
Impervious Surface Coverage Total	5,349 SF	2,898 SF

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 indicating 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. The only recommended revision is to add some additional windows to the side elevations to help break up the large blank walls.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 922 N. Beverly Lane. This recommendation is subject to compliance with the plans received 7/24/15, and the following conditions:

1. Add some additional windows to the side elevations to break up the large blank walls.
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.

_____, August 19, 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 15-095

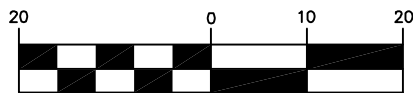
This architectural elevation drawing depicts a two-story residential structure. The exterior is finished with a combination of stone masonry and horizontal siding. The upper story features a gabled roof with a wide overhang, supported by decorative brackets. It contains two large double-hung windows on the left and center, and a smaller single-hung window on the right. The lower story includes a central entrance door with a transom, flanked by a large double-hung window on the left and a four-pane garage door on the right. A small porch roof extends over the entrance area. The address number '6724' is displayed above the door. The drawing uses clean lines and hatching to represent different materials and textures.

$$1/4'' = 1' - 0''$$

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GRAPHIC SCALE



(IN FEET)

SCALE: 1 inch = 20 ft.

DATE: APRIL 10, 2015

NOTES:

- COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
- NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON
- THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.

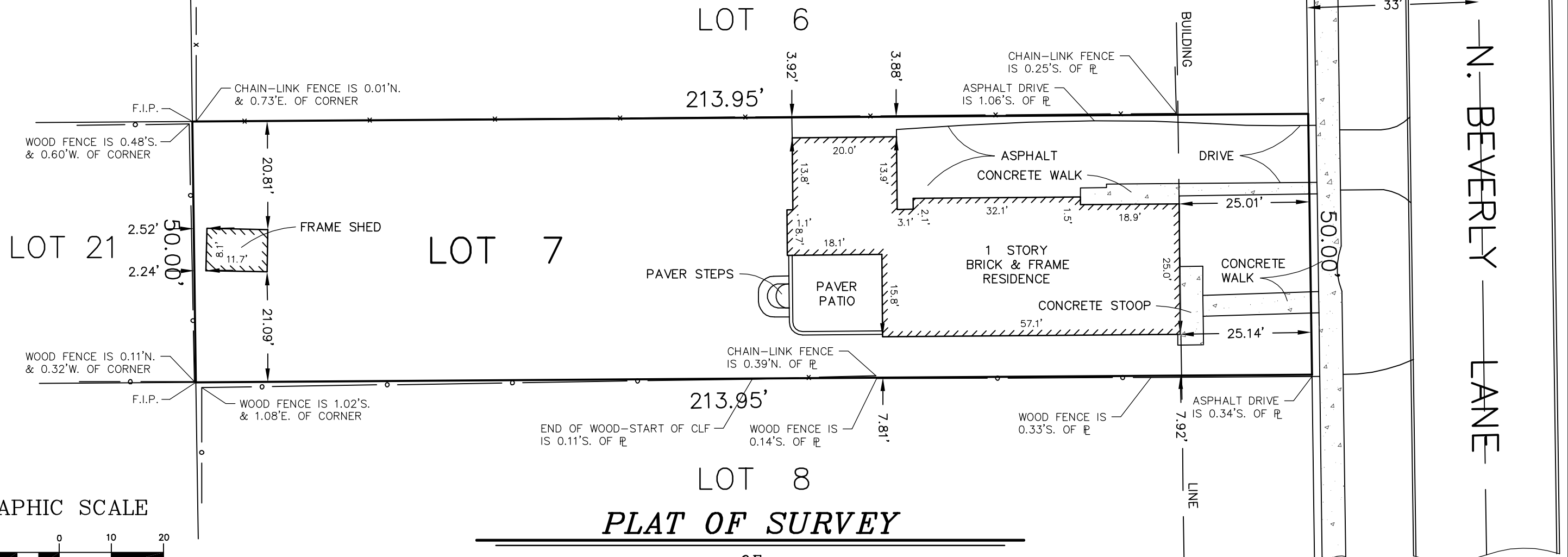
F.I.P. DENOTES FOUND IRON PIPE
F.I.R. DENOTES FOUND IRON ROD
S.I.R. DENOTES SET IRON ROD

LOT 7 IN BLOCK 2 IN CHARLES W. JAMES SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7 AND 8 IN BLOCK 1 AND LOTS 1 TO 8 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.

922 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL.

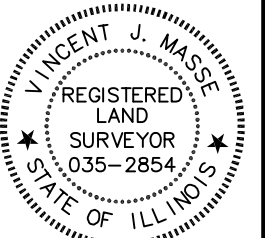
PLAT OF SURVEY

OF



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

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.



VINCENT J. MASSE IL. LAND SURVEYOR # 2854
P.D.F. # 184-004041

LICENSE EXPIRES 11/30/16

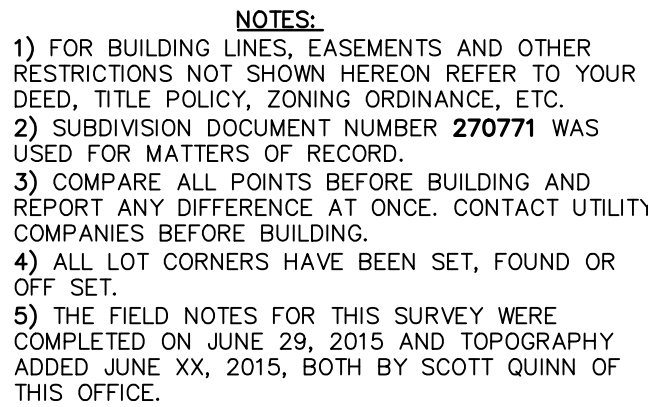
ORDERED BY:
PETER N. WEIL & ASSOCIATES
175 OLDE HALF DAY ROAD
SUITE 134
LINCOLNSHIRE, IL. 60069
PHONE: (847) 793-2442

CHAMBERLIN / MASSE ENGINEERING

LAND SURVEYORS ~ PLANNERS ~ ENGINEERS
14044 W. PETRONELLA DRIVE SUITE 2
LIBERTYVILLE, ILLINOIS 60048
(847) 362-8444 FAX 362-9350

DRAWN BY: D.B.	JOB # 215041	DRAWING #
CHECKED BY: V.J.M.	F.B. / PG. /	1. of 1.

OF
LOT 7 IN BLOCK 2 IN CHARLES W. JAMES SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7, AND 8 IN BLOCK
1 AND LOTS 1 TO 8 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.
ADDRESS: 922 NORTH BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS 60004



LEGEND

M=	INDICATES MEASURED DISTANCE
BOLD #	INDICATES RECORD OR DEED DISTANCE
U.E.	INDICATES UTILITY EASEMENT
NE	INDICATES NORTHEASTERLY DIRECTION
SW	INDICATES SOUTHWESTERLY DIRECTION
FIR	INDICATES FOUND IRON ROD
FIP	INDICATES FOUND IRON PIPE
—x—	INDICATES FENCE

DROP MANHOLE
RIM = 100.79
INV. = 86.29 N
INV. = 86.59 S
INV. = 85.59 E
INV. = 85.59 W

LOT 7

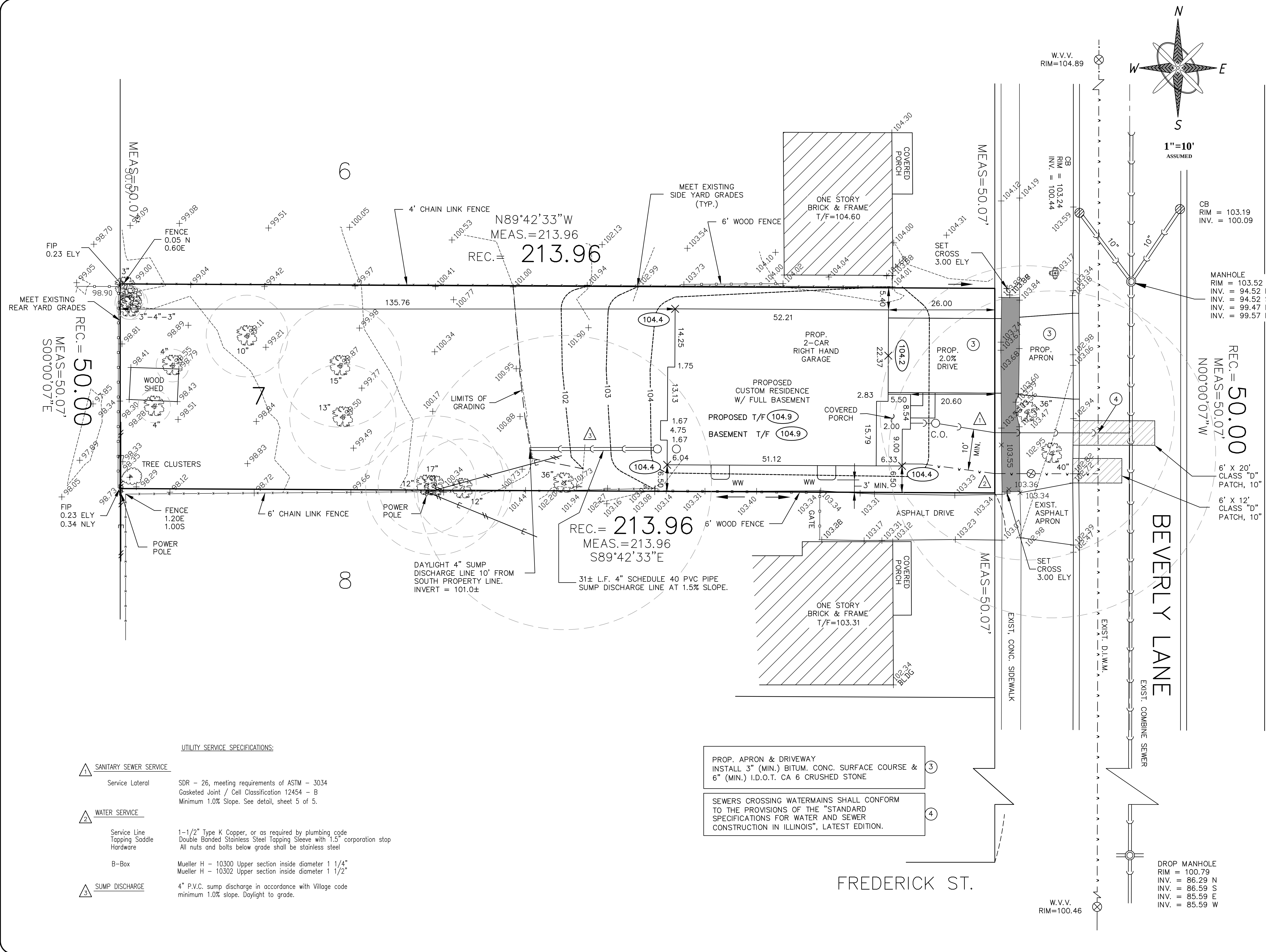
2

DATE: 07-21-15
JOB NO. 15-022

ENGINEERS - PLANNERS - SURVEYORS
211 WEST WACKER DRIVE, SUITE 600
CHICAGO, ILLINOIS 60606
(312) 372-2023 ; FAX (312) 372-5274

FAIRFIELD CUSTOM HOMES, LLC
287 HICKORY ROAD
LAKE ZURICH, IL 60047
(847) 456-8017

REVISIONS



UTILITY SERVICE SPECIFICATIONS:

- 1 SANITARY SEWER SERVICE
- Service Lateral SDR - 26, meeting requirements of ASTM - 3034
Gasketed Joint / Cell Classification 12454 - B
Minimum 1.0% Slope. See detail, sheet 5 of 5.
- 2 WATER SERVICE
- Service Line Tapping Saddle Hardware 1-1/2" Type K Copper, or as required by plumbing code
Double Banded Stainless Steel Tapping Sleeve with 1.5" corporation stop
All nuts and bolts below grade shall be stainless steel
- B-Box Mueller H - 10300 Upper section inside diameter 1 1/4"
Mueller H - 10302 Upper section inside diameter 1 1/2"
- 3 SUMP DISCHARGE
- 4" P.V.C. sump discharge in accordance with Village code
minimum 1.0% slope. Daylight to grade.

PROP. APRON & DRIVEWAY
INSTALL 3" (MIN.) BITUM. CONC. SURFACE COURSE &
6" (MIN.) I.D.O.T. CA 6 CRUSHED STONE

SEWERS CROSSING WATERMAINS SHALL CONFORM
TO THE PROVISIONS OF THE "STANDARD
SPECIFICATIONS FOR WATER AND SEWER
CONSTRUCTION IN ILLINOIS", LATEST EDITION.

Drawn By: RSM
Designed By: JED
Scale: 1"=10'

SITE GRADING / UTILITY PLAN

REVISIONS

922 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL.

PREPARED FOR:
FAIRFIELD CUSTOM HOMES, LLC
287 HICKORY ROAD
LAKE ZURICH, IL 60047
(847) 456-8017

CHRISTIAN-ROGE & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
211 WEST WACKER DRIVE, SUITE 600
CHICAGO, ILLINOIS 60606
(312) 372-2023 • FAX (312) 372-5274

CR & A

SHEET NO.
4
OF **6**

DATE: 07-21-15
JOB NO. 15-022

LOT 7

Single-Family Home Application and Procedures

Village of Arlington Heights

922 N Beverly

Arlington Heights IL 60005



PROPERTY TO LEFT 3
910 BEVERLY



PROPERTY TO LEFT 2
914 BEVERLY



PROPERTY TO LEFT 1
918 BEVERLY



SUBJECT PROPERTY
922 BEVERLY



PROPERTY TO RIGHT 1
926 BEVERLY



PROPERTY TO RIGHT 2
1002 BEVERLY



PROPERTY TO RIGHT 3
1006 BEVERLY

NORTH BEVERLY

NORTH →



PROPERTY ACROSS 1
917 BEVERLY



PROPERTY ACROSS 2
921 BEVERLY



PROPERTY ACROSS 3
925 BEVERLY



1C
A202

FRONT ELEVATION
918 NORTH BEVERLY LANE
LEFT NEIGHBOR

1/6"=1'-0"

3C
A202

EXISTING FRONT ELEVATION
922 NORTH BEVERLY LANE
SUBJECT PROPERTY

1/6"=1'-0"

5C
A202

FRONT ELEVATION
926 NORTH BEVERLY LANE
RIGHT NEIGHBOR

1/6"=1'-0"

1E
A202

FRONT ELEVATION
918 NORTH BEVERLY LANE
LEFT NEIGHBOR

1/6"=1'-0"

3E
A202

PROPOSED FRONT ELEVATION
922 NORTH BEVERLY LANE
SUBJECT PROPERTY

1/6"=1'-0"

5E
A202

FRONT ELEVATION
926 NORTH BEVERLY LANE
RIGHT NEIGHBOR

1/6"=1'-0"

REVISIONS

5									
4									
3									
2									
1									

DESIGN STAGE

CONCEPTUAL DESIGN									
PRELIMINARY DESIGN									
DESIGN DEVELOPMENT									
PERMITTING									
RELEASE FOR PERMIT									
REVISION									

FAIRFIELD CUSTOM HOMES

DAVIS RESIDENCE

922 N. BEVERLY LANE

ARLINGTON HEIGHTS, IL 60004

EXISTING CONTEXT ELEVATION

PROPOSED CONTEXT ELEVATION

Architects & Planners, Inc.

2000 Debra Road at Rt. 176

Crest Hill, Illinois 60014

Telephone: 615-788-9200 Fax: 615-788-9201

ALA

Job Number:

15106

Sheet Number:

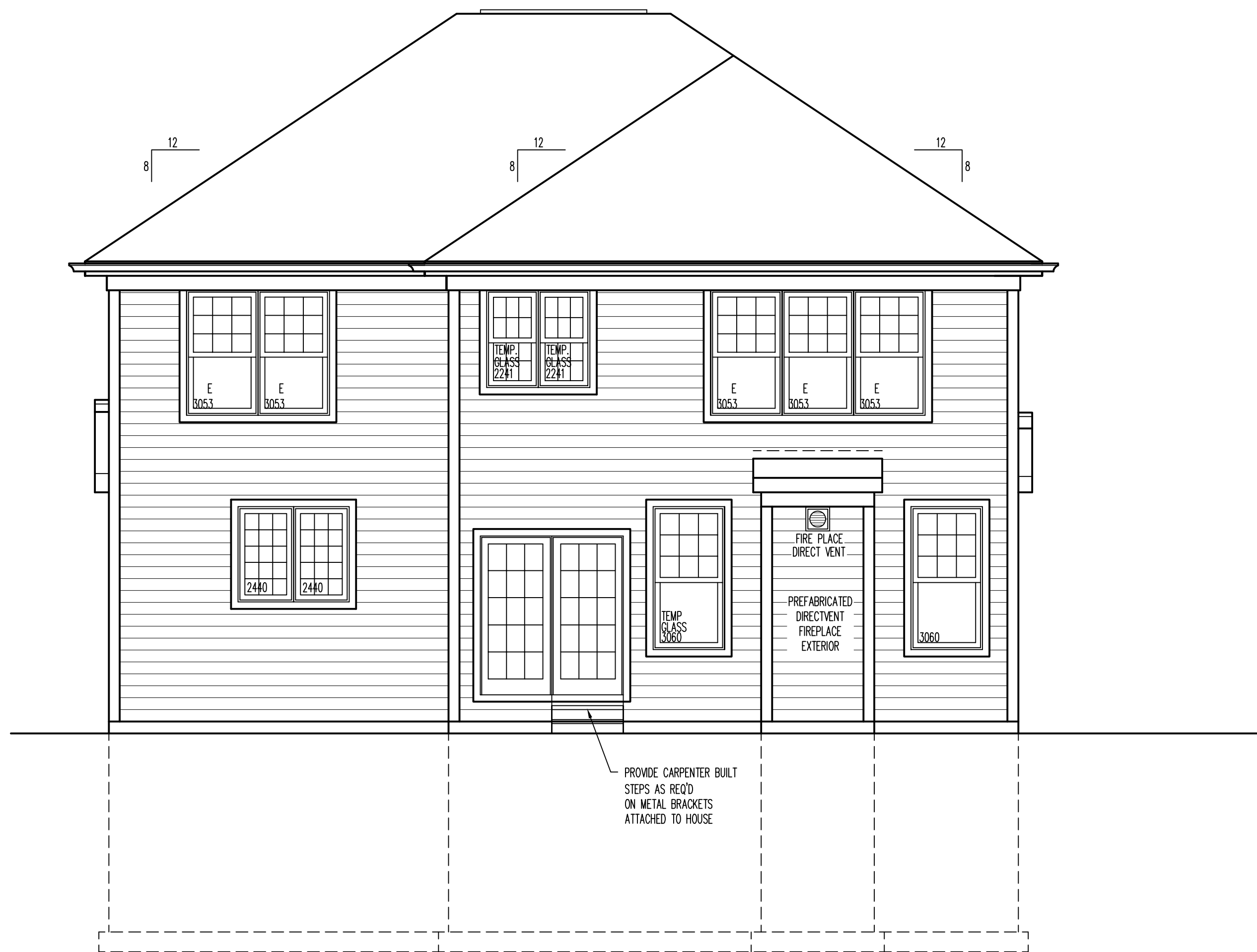
A202

File Name:

15106201

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1C
A200

REAR ELEVATION

1/4"=1'-0"

MATERIAL SCHEDULE

HORIZONTAL SIDING:

- * MANUFACTURER: SHERWIN WILLIAMS
- * COLOR: 6075 GARRET GRAY

SHAKE SIDING:

- * MANUFACTURER: SHERWIN WILLIAMS
- * COLOR: 67075 GARRET GRAY

STONE:

- * MANUFACTURER: STONEYARD
- * COLOR: BOSTON BLEND - ASHLAR THIN & BUILDING VINEER

TRIM/SOFFIT/FACIA:

- * MANUFACTURER: L.P. SMARTSIDE
- * COLOR: SOFT WHITE

GUTTERS:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE (K-LINE)

WINDOWS:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE FRAME

ROOFING ASPHALT SHINGLES:

- * MANUFACTURER: IKO
- * COLOR: ARCHITECTURAL DUAL BLACK

ROOFING METAL:

- * MANUFACTURER: BERRIDGE MFG.
- * COLOR: CHARCOAL GRAY

ELEVATION NOTES:

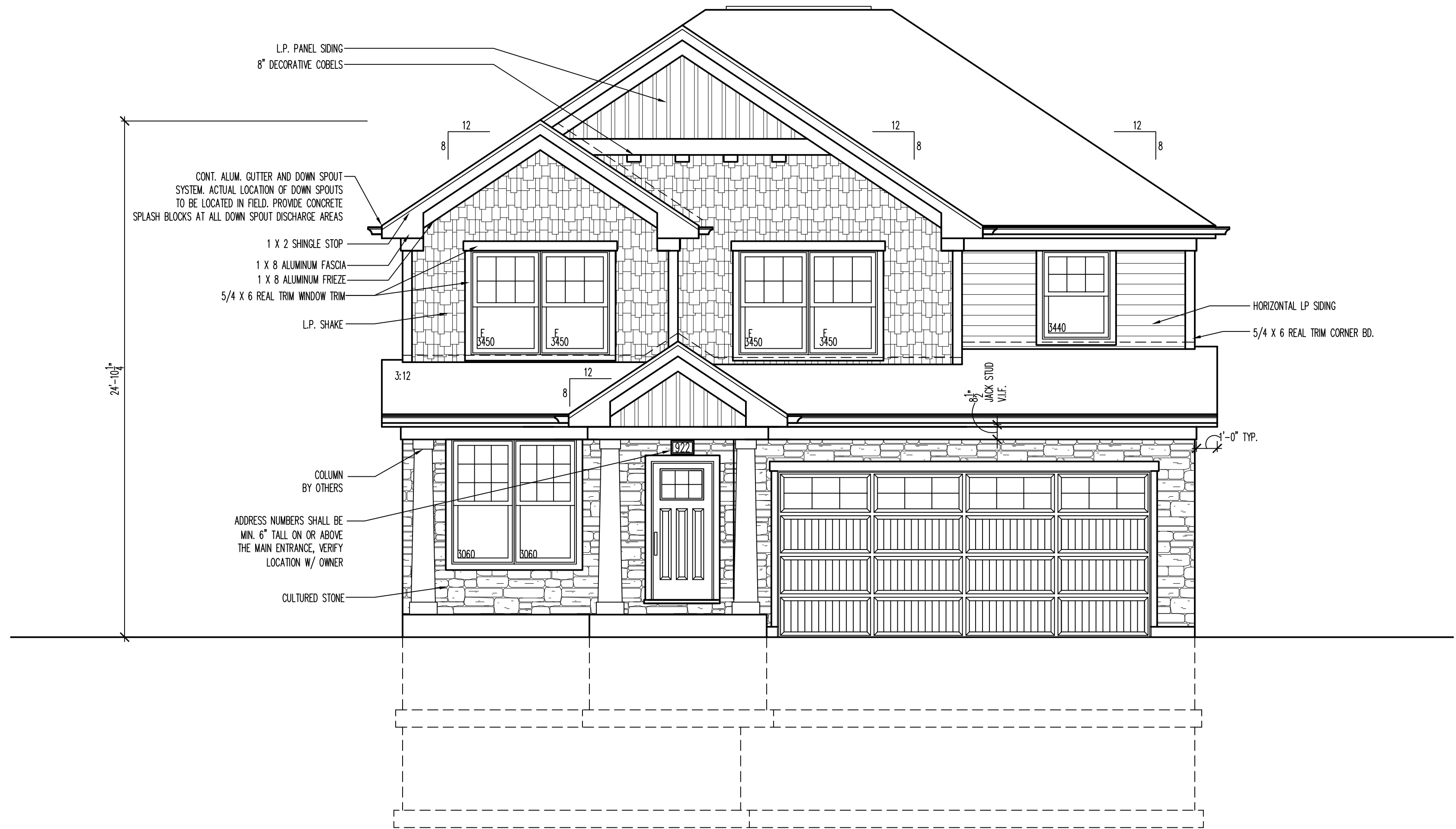
- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL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

WINDOW NOTES:

- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

"E" - EGRESS WINDOW



5E
A200

FRONT ELEVATION

1/4"=1'-0"

REVISIONS	DATE	DESCRIPTION
1	08-14-15	08-14-15 MK
2	08-14-15	08-14-15 MK
3	08-14-15	08-14-15 MK
4	08-14-15	08-14-15 MK
5	08-14-15	08-14-15 MK

DESIGN STAGE

CONCEPTUAL DESIGN

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

PERMITTING

RELEASE FOR PERMIT

REVISION

FAIRFIELD CUSTOM HOMES

DAVIS RESIDENCE

922 N. BEVERLY LANE

ARLINGTON HEIGHTS, ILLINOIS 60004

FRONT ELEVATION

REAR ELEVATION

Architects & Planners, Inc.

2000 Debra Road at Rt. 176

Crest Hill, Illinois 60014

Telephone: 615-788-9200 Fax: 615-788-9201

ALA

Job Number: 15106

Sheet Number: A200

File Name: 15106200

Fairfield Homes, Inc.
922 N Beverly Lane
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	N/A	N/A	N/A
Roof	Asphalt Shingles	Tamko	Architectural - Weathered Wood
Siding	Wood	LP	Smartside - SW 6075 Garret Gray
Gutters/Trim/Fascia	Aluminum		White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Hormann	White Cottage Cross Lites
Stone	Cultured Stone	Boral Pro-Fit	Alpine LedgeStone Echo Ridge



Item: DC#15-101 - 1138 N. Mitchell Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1138 N. Mitchell Avenue. This recommendation is subject to compliance with the plans dated 7/23/15 and received on 7/30/15, and the following:

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1138 N. Mitchell Ave.
Project Address: 1138 N. Mitchell Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 20, 2015

PETITION INFORMATION:

DC Number: 15-101
Petitioner Name: John Haran
Petitioner Address: 346 Ferndale
Elmhurst, IL 60126
Meeting Date: August 25, 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 two 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 7,920 square feet and the proposed residence will have approximately 3,565 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 30 feet Side: 8 feet Side: 10 feet Rear: 43 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,565 SF	3,565 SF
Building Lot Coverage	2,772 SF	2,202 SF
Impervious Surface Coverage Total	3,960 SF	3,405 SF

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.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1138 N. Mitchell Avenue. This recommendation is subject to compliance with the plans dated 7/23/15 and received on 7/30/15, and the following:

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

_____, August 20, 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 15-101



Scale: 1" = 20'

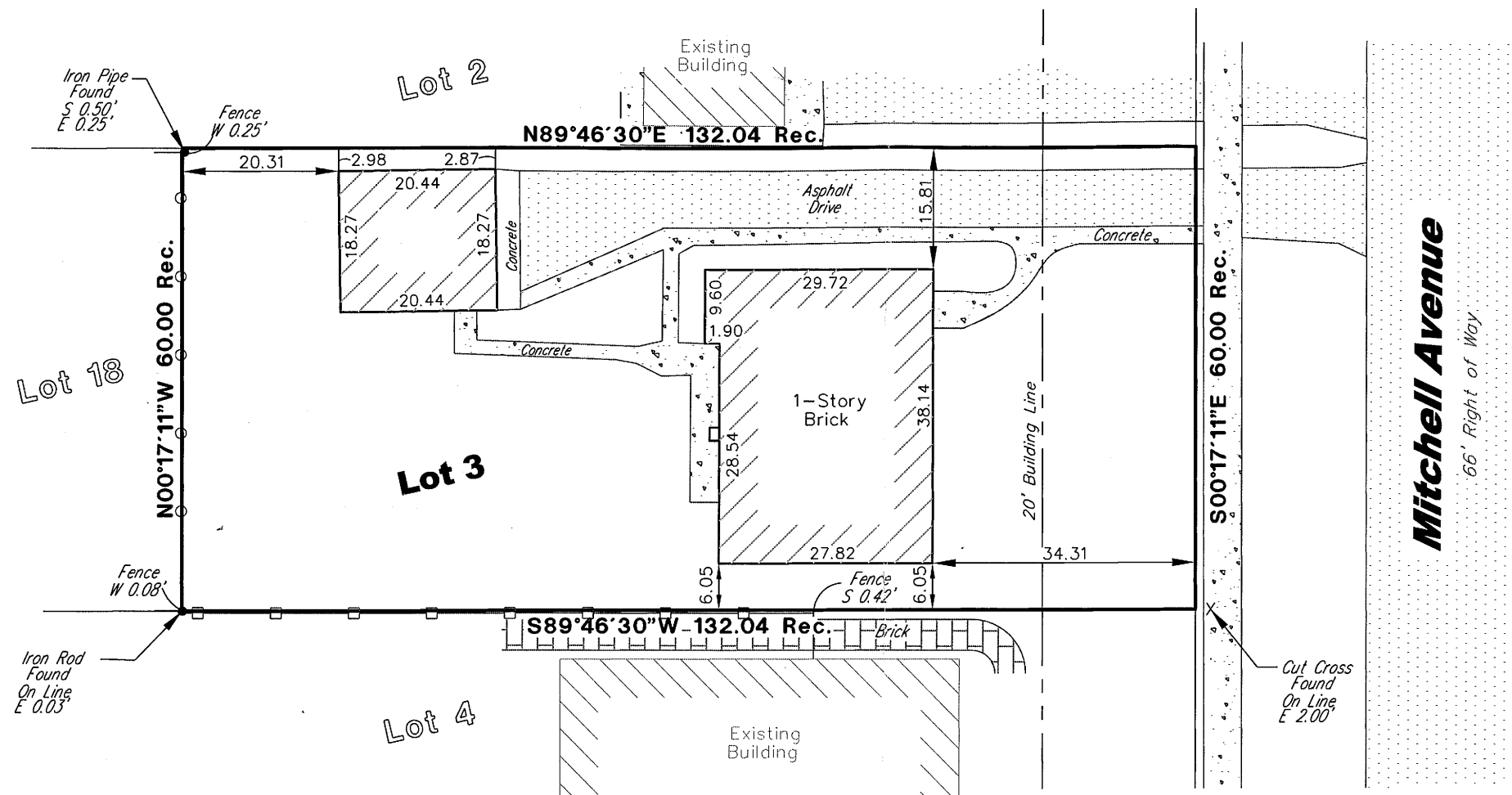
PLAT OF SURVEY

LOT 3 IN BLOCK 14 IN NORTHWEST HIGHLANDS, A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FILE
RECEIVED

JUL 30 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Legend:

- - Set 1/2" Iron Pipe
- - Found Iron Pipe
- X - Found Cross

Surveyor Notes:

- Field Work Completed on 5-20-2015
- Prepared for Survey Services, for real estate transaction.
- Site Address: 1138 N. Mitchell Ave., Arlington Heights, IL 60004
- Pin No.: 03-19-414-013
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad files will not be released under this contract.

State of Illinois)
(SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of survey.

Given under my hand and seal this 20th day of May, A.D. 2015 in Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Gloria Jean Koter
Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-16



This professional service conforms to the current Illinois minimum standards for a boundary survey.

Drawn By:	MPS	Checked By:	GJK
REVISION	Drawing Revisions	Date	Drawn/Checked

Field Work Completed:	05-20-2015
Scale:	1" = 20'
Date:	05-20-2015
Site Address:	1138 N. Mitchell Ave. Arlington Heights, Illinois

Land Surveying Services, Inc.
574 W. Calfax Street
Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Job Number
LS150306

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

RECEIVED

JUL 30 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1138 N Mitchell



Property to left 3
1122 N Mitchell



Property to left 2
1128 N Mitchell



Property to left 1
1132 N Mitchell



Subject Property
1138 N Mitchell



Property to right 1
1142 N Mitchell



Property to right 2
1146 N Mitchell



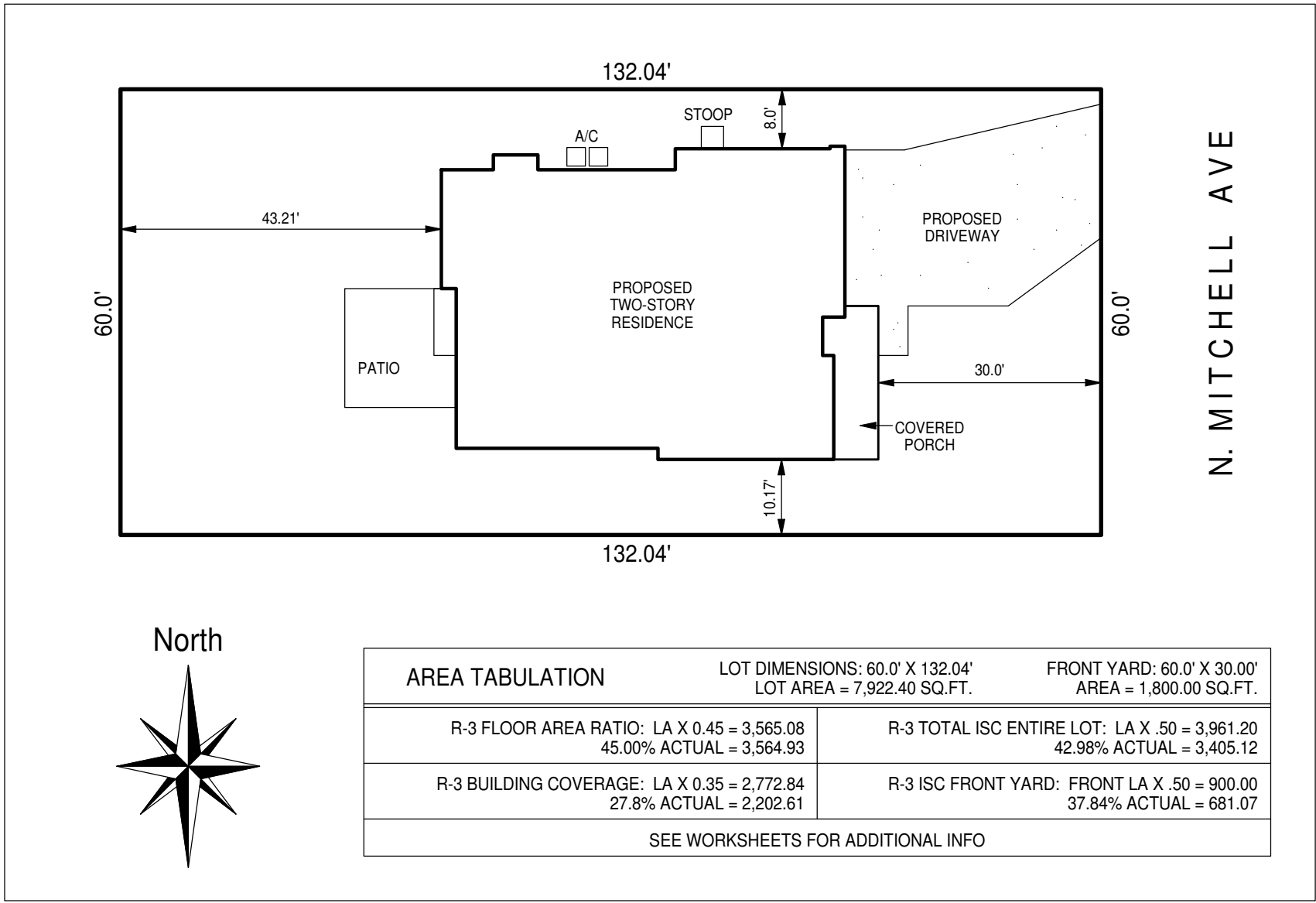
Property Across 1
1131 N Mitchell



Property Across 2
1137 N Mitchell



Property Across 3
1141 N Mitchell



SITE PLAN

SCALE: 1" = 20' 0"

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2012 IECC CODE.
THE VALUES LISTED HEREON ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE PRESCRIPTIVE VALUES SET FORTH IN THE 2012 IECC FOR ZONE 5 RESIDENTIAL CONSTRUCTION.
(A "RESCHECK" IS NOT REQUIRED WHEN USING THE PRESCRIPTIVE METHOD).

INSTULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

AMENDED IECC R402.1.1

FENESTRATION FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SOGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE		MASS WALL R-VALUE	FLOOR OVER UNHEATED INTERIOR SPACES OR UNFINISHED BASEMENT R-VALUE	FINISHED BASEMENT WALL R-VALUE	SLAB PERIMETER R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
0.32 AND SHALL CARRY THE U.S. DEPT. OF ENERGY'S ENERGY STAR RATING	0.55	NR	R-49	FLAT	2X4 WALLS	R-13/17	R-30	R-15	R-1 AND 4 FEET	R-30
				CATHEDRAL	2X6 WALLS					

EQUIVALENT U-FACTORS						AMENDED IECC R402.1.3			
FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-VALUE		FRAME WALL U-FACTOR		MASS WALL R-VALUE	FLOOR OVER UNHEATED INTERIOR SPACES OR UNFINISHED BASEMENT U-VALUE	FINISHED BASEMENT WALL U-VALUE	CRAWL SPACE WALL U-VALUE
		FLAT	CATHEDRAL	2X4 WALLS	2X6 WALLS				
0.32 AND SHALL CARRY THE U.S. DEPT. OF ENERGY'S ENERGY STAR RATING	0.55	0.020	0.026	0.060	0.048	0.082	0.033	0.067	0.033

SEE VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS CHAPTER 32 FOR ANY ADDITIONAL INFORMATION RELATED TO THIS TABLE

ADDITIONALLY:

- > ALL GLAZING SHALL BE LOW-E TYPE PER VILLAGE REQUIREMENT
- > ALL GAS FIRED FURNACES SHALL BE 90% AFUE MINIMUM
- > ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM
- > PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED FOR EACH SEPARATE HEATING AND COOLING SYSTEM
- > A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS
- > WOOD BURNING FIREPLACES ARE REQUIRED TO HAVE GASKETED DOORS AND DRAW COMBUSTION AIR FROM THE EXTERIOR.
- > BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST OR A COMPONENT-BY-COMPONENT INSPECTION PER IECC TABLE 402.4.2

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2012 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2012 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2012 IECC REQUIREMENTS.

CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13-45
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	15/19
SLAB R-VALUE, DEPTH	10, 2 FT.
CRAWLSPACE WALL R-VALUE	15/19
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	NR

ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED

1. THE FOLLOWING LOCATIONS MUST BE SEALED:
 - > ATTIC ACCESS OPENINGS
 - > RIM JOIST JUNCTURES
2. BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY:
 - > BLOWER DOOR TESTING -OR-
 - > COMPONENT-BY-COMPONENT INSPECTION PER TABLE 402.4.2
3. WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED.
4. ALL DUCTS ARE REQUIRED TO BE PRESSURE TESTED. EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
5. A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1)
6. ALL FIREPLACES SHALL HAVE GASKETED DOORS AND EXTERIOR AIR INTAKE
7. ALL GAS FIRED FURNACES SHALL BE 90% AFUE MINIMUM
8. ALL AIR CONDITIONING UNITS SHALL BE 13 SEER RATE MINIMUM
9. DWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AIR LEAKAGE RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR. PROVIDE WRITTEN REPORT OF RESULTS INCLUDING THE ACH SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO VILLAGE. (2012 IECC R402.4.1.2 AND STATE OF ILLINOIS AMENDMENT.)
10. ALL HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. PROVIDE WRITTEN COPY TO THE VILLAGE. 2012 IECC R403.6

H.V.A.C. NOTE:

MECHANICAL SYSTEM TO BE SOLID DUCTED SUPPLIES AND RETURNS. DUCTS SEALED, INSULATED WHERE REQUIRED AND HI/LOW RETURNS PROVIDED IN EACH ROOM WHICH REQUIRES RETURN PROVISION- NO UNDER CUT DOORS OR SIMILAR.

RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL ADOPTED CODES WITH AMENDMENTS AS LISTED BELOW.

2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2004 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G. ARCHITECTS, INC.

> OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON

> S.G. ARCHITECTS, INC. IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS OR OMISSIONS.

> THIS DRAWING IS VALID FOR PERMIT ONLY WHEN SEAL IS AFFIXED AND IS INTENDED FOR CONSTRUCTION OF ONE BUILDING ONLY.

GENERAL NOTE:

> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

> ARCHITECT FEES INCURRED DO TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.

S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax. 630.969.0692

BUILDING DEPARTMENT NOTE

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

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
CORPORATE LICENSE NO. 184-000265 EXP. 04-30-17
001-010162 EXP. 11-30-16

PROJECT:

CUSTOM
RESIDENCE

1138 N MITCHELL AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDALE AVE.
ELMHURST, IL
PH. 630-479-4556

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	07-20-15	MDS
	PRELIM. REVIEW	
	07-23-15	MDS
	ISSUE A.R.B. REVIEW	

JOB NO. 15058

DATE: 07-16-15

DRAWN BY: MDS

SCALE: AS NOTED

SHEET NO. 1

>SITE PLAN
>STREET STUDY

OF 8

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	COLOR
BRICK	DENVER BRICK CO.	ANTIQUE CHARLSTON
ROOF	OWNES CORNING	DRIFTWOOD
SIDING	LP BUILDING PRODUCTS	HEATHERED MOSS
SIDING TRIM	LP BUILDING PRODUCTS	WOODLAND CREAM
GUTTERS/FASCIA	ROLLEX	ALMOND
WINDOWS	PELLA	CREAM

BRICK: ANTIQUE CHARLSTON
ROOF: ASPHALT SHINGLES "DRIFTWOOD"
SIDING: CEMENT BOARD IN "SLATE GREEN" COLOR
SIDING TRIM: CEMENT BOARD IN "CREAM" COLOR
GUTTER/FASCIA: ALUMINUM IN "ALMOND" COLOR
WINDOWS: ALUMINUM IN "CREAM" COLOR





1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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ONLY IF SIGNATURE APPEARS IN BLUE INK
S.G. ARCHITECTS, INC
STEPHEN L. GAWLIK - PRINCIPLE
STATE LICENSE No. 184-000582 EXP. 04-30-16
001-010162 EXP. 11-30-16

PROJECT:

CUSTOM
RESIDENCE

1138 N MITCHELL AVE.
ARLINGTON HEIGHTS, IL

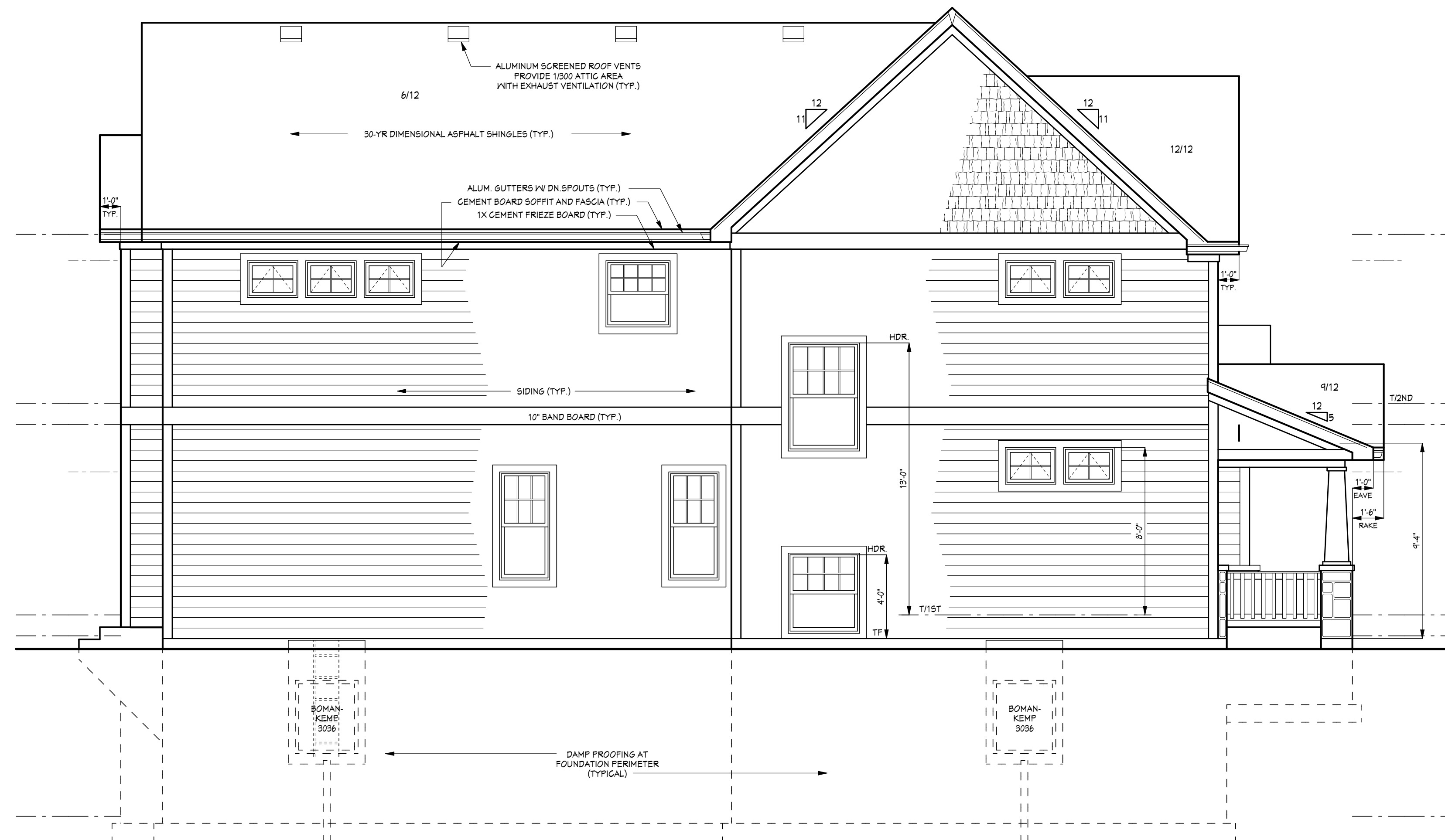
E & J BUILDERS
346 FERNDAL AVE.
ELMHURST, IL
PH. 630-479-4556

[illegible]

JOB NO.	15058
DATE:	07-16-15
DRAWN BY:	MDS
SCALE:	AS NOTED

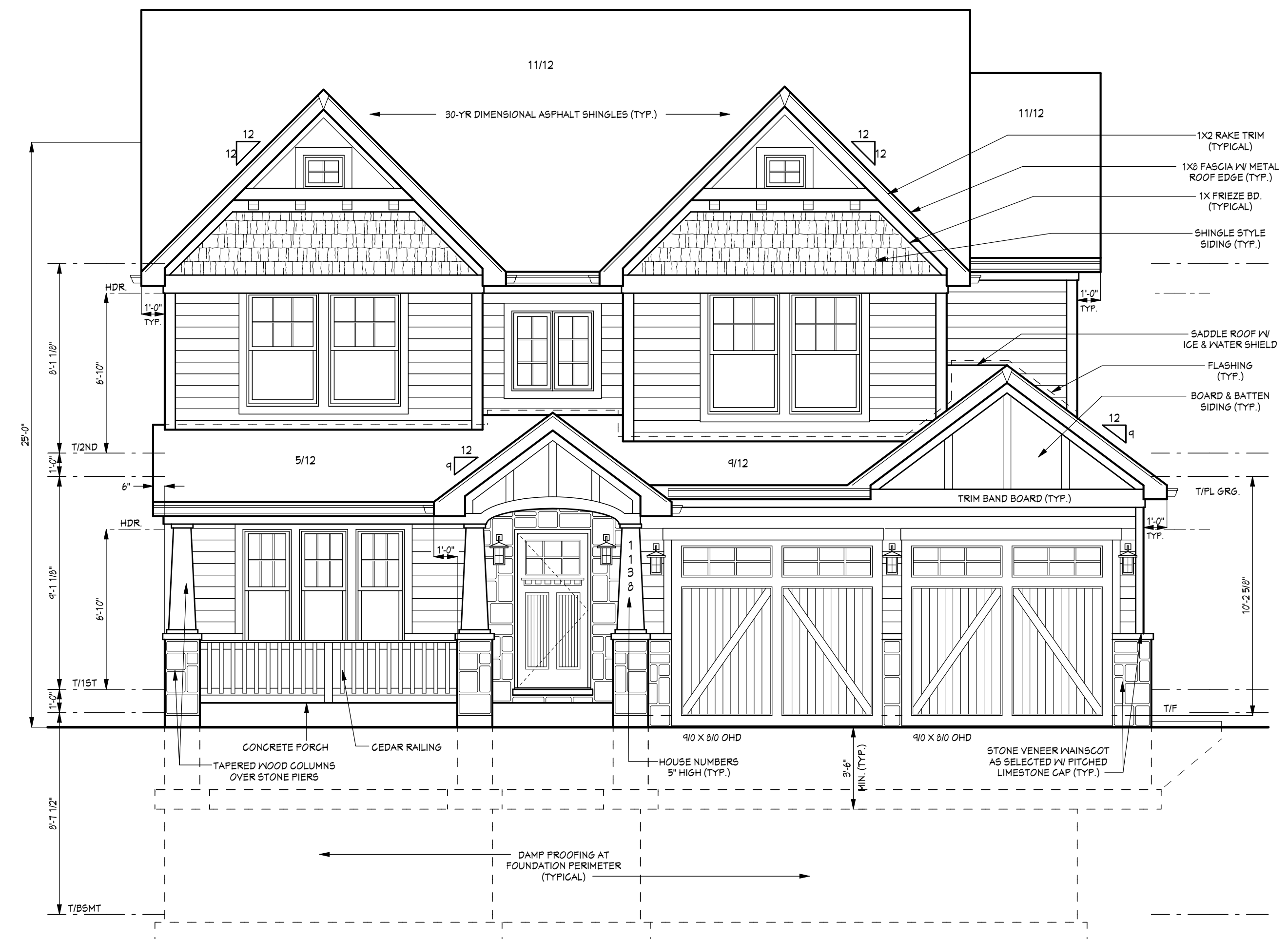
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OF 8



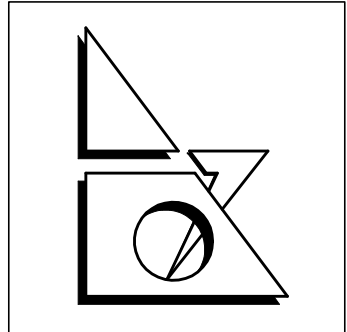
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
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ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)
S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
CORPORATE LICENSE No. 184-000255 EXP. 04-30-17
001-010162 EXP. 11-30-16

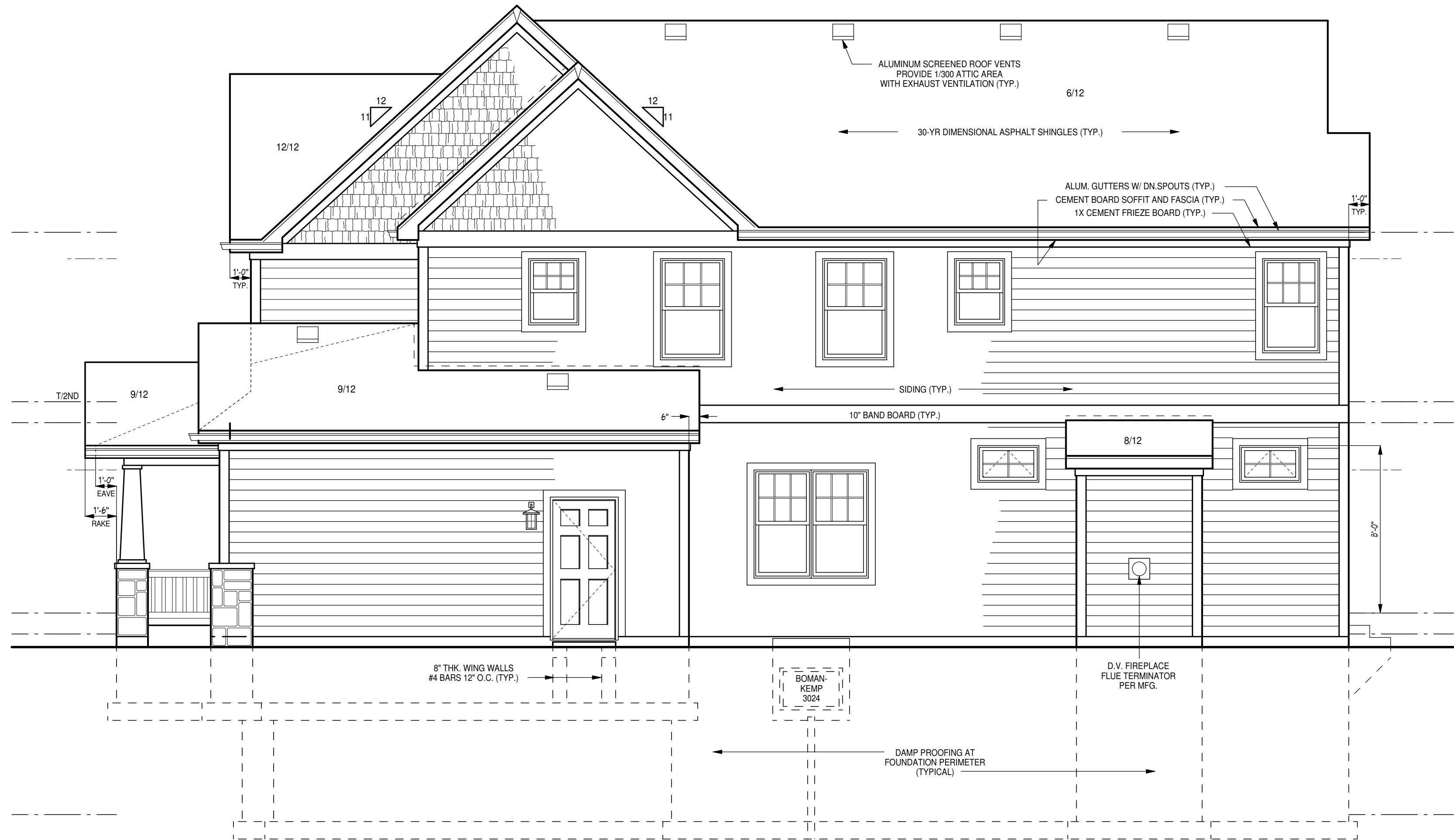
PROJECT:

CUSTOM
RESIDENCE
1138 N MITCHELL AVE.
ARLINGTON HEIGHTS, IL

E & J BUILDERS
346 FERNDALE AVE.
ELMHURST, IL
PH. 630-479-4556

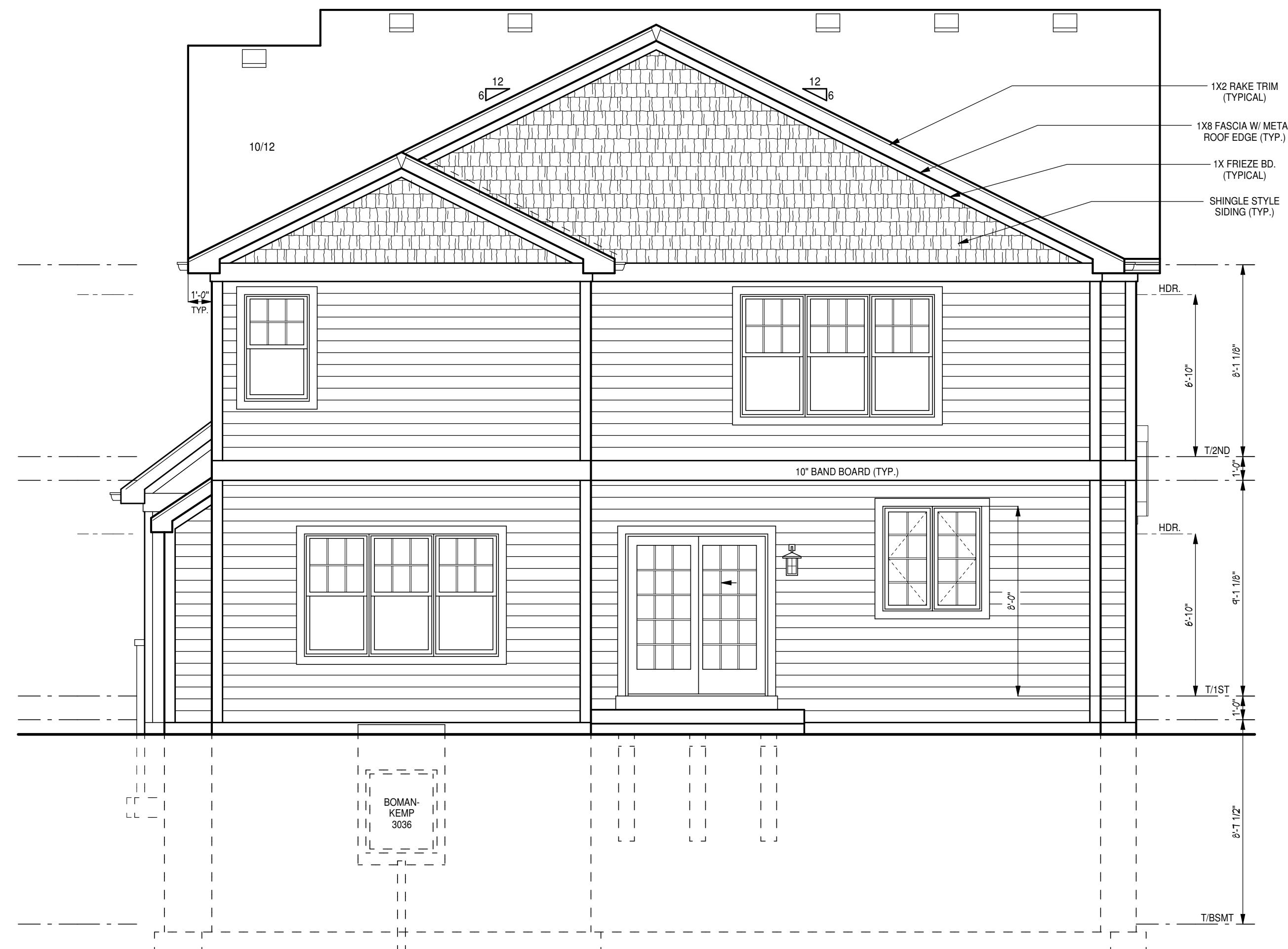
NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	07-20-15	MDS
	PRELIM. REVIEW	
	07-23-15	MDS
	ISSUE A.R.B. REVIEW	

JOB NO.	15058
DATE:	07-16-15
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO.	3
→ REAR ELEVATION → RIGHT SIDE ELEV.	OF 8



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"



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

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for additions to an existing elementary school.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for 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 the following conditions:

1. Provide a dark bronze metal coping at the top of the brick walls to match the existing building.
2. Provide additional landscaping, including evergreen trees, along the south and southwest gymnasium elevations to soften the building mass.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Report
Drawings & Documents

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Olive-Mary Stitt Elementary School
Project Address: 303 E. Olive Street
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 15-098
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: August 25, 2015

Date Prepared: August 19, 2015

Requested Action(s):

1. Approval of the proposed architectural design for additions to an existing elementary school.

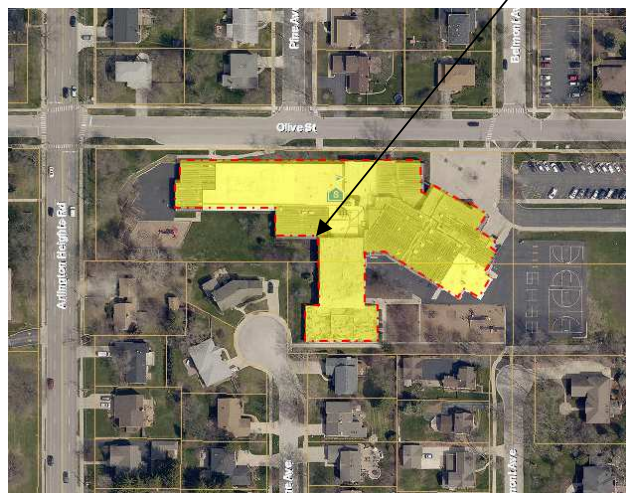
ANALYSIS

Summary:

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

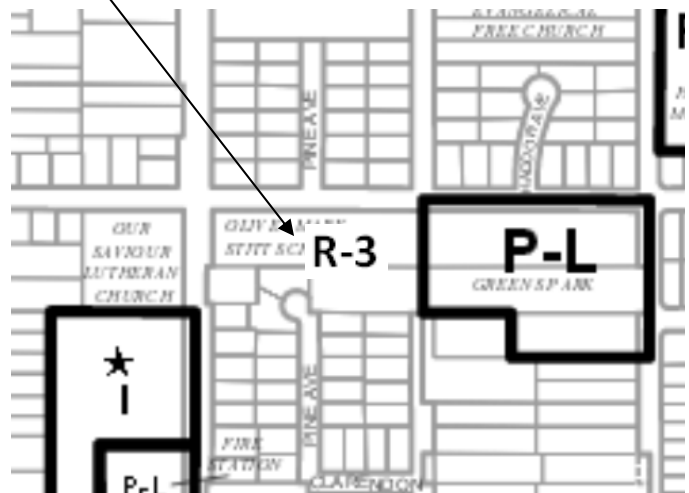
The petitioner is seeking approval of the architectural designs for two building additions to an existing elementary school. The scope of the project includes a new Classroom wing on the southwest end of the building and a new Gymnasium on the southeast end of the building. This project does require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

Site Analysis:



Aerial of Property

Subject Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-3, One Family Dwelling District	Olive-Mary Stitt Elementary School	Schools
North	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
East	R-3, One Family Dwelling District / P-L, Public Land District	Single Family Residences / Greens Park	Single Family Detached / Parks
West	R-3, One Family Dwelling District	Our Saviour's Lutheran Church	Institutional

Architectural Design and Landscaping:

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 is 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.

Mechanical Unit Screening:

All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller which will be screened by the existing building walls.

RECOMMENDATION:

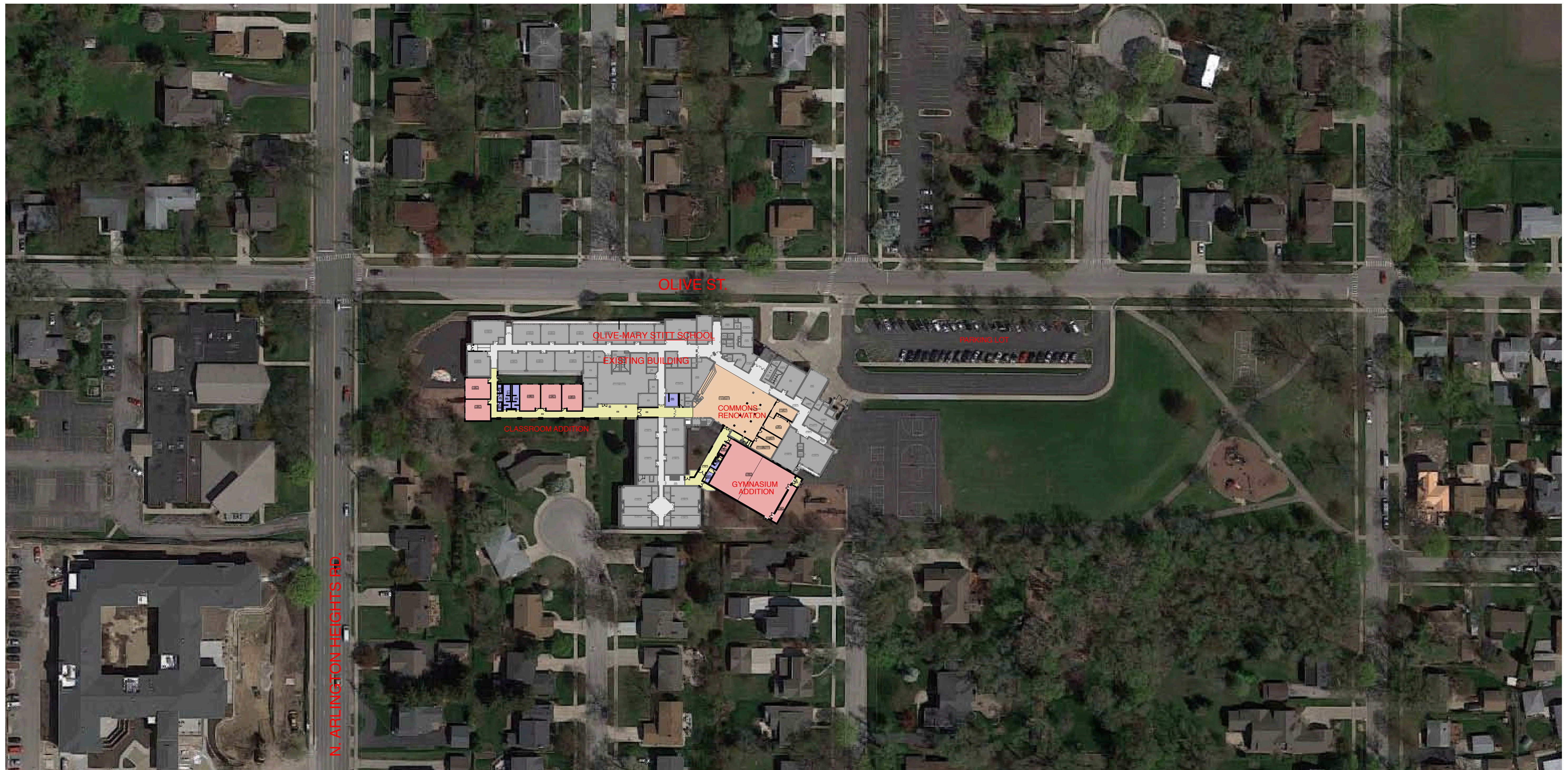
It is recommended that the Design Commission **approve** the proposed architectural design for additions at Olive Mary-Stitt Elementary School located at 303 E. Olive Street. This recommendation is subject to compliance with the architectural plans received 7/27/15, site plans received 8/4/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Provide a dark bronze metal coping at the top of the brick walls to match the existing building.
2. Provide additional landscaping, including evergreen trees, along the south and southwest gymnasium elevations to soften the building mass.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

August 19, 2015

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Latika Bhide, Development Planner, Petitioner, DC File 15-098



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

SUBJECT PROPERTY MAP

OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS

303 EAST OLIVE STREET, ARLINGTON HEIGHTS, ILLINOIS 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

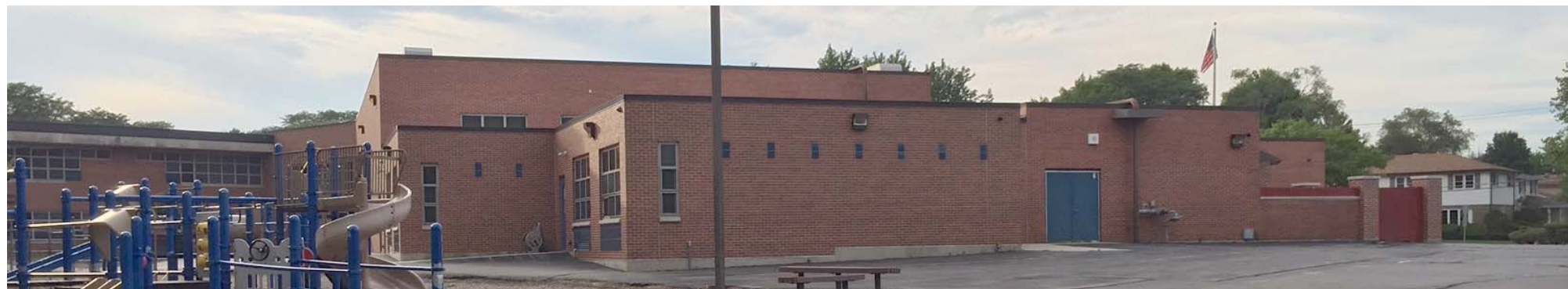
July 27, 2015



VIEW OF SCHOOL - NORTHEAST CORNER



VIEW OF SCHOOL - NORTHWEST CORNER



VIEW OF SCHOOL - FACING EAST



SURROUNDING PROPERTIES - ON SOUTH SIDE OF E. OLIVE ST. WEST OF N. ARLINGTON HEIGHTS RD.



SURROUNDING PROPERTIES - ON NORTH SIDE OF E. OLIVE ST. WEST OF N. ARLINGTON HEIGHTS RD.



SURROUNDING PROPERTIES - ON NORTH SIDE OF E. OLIVE ST. BETWEEN N. ARLINGTON HEIGHTS RD. AND N. BELMONT AVE.



SURROUNDING PROPERTIES - ON NORTH SIDE OF E. OLIVE ST. BETWEEN N. BELMONT AVE. AND N. HADDOW AVE.



SURROUNDING PROPERTIES - ON NORTH SIDE OF E. OLIVE ST. BETWEEN N. HADDOW AVE. AND DOUGLAS AVE.

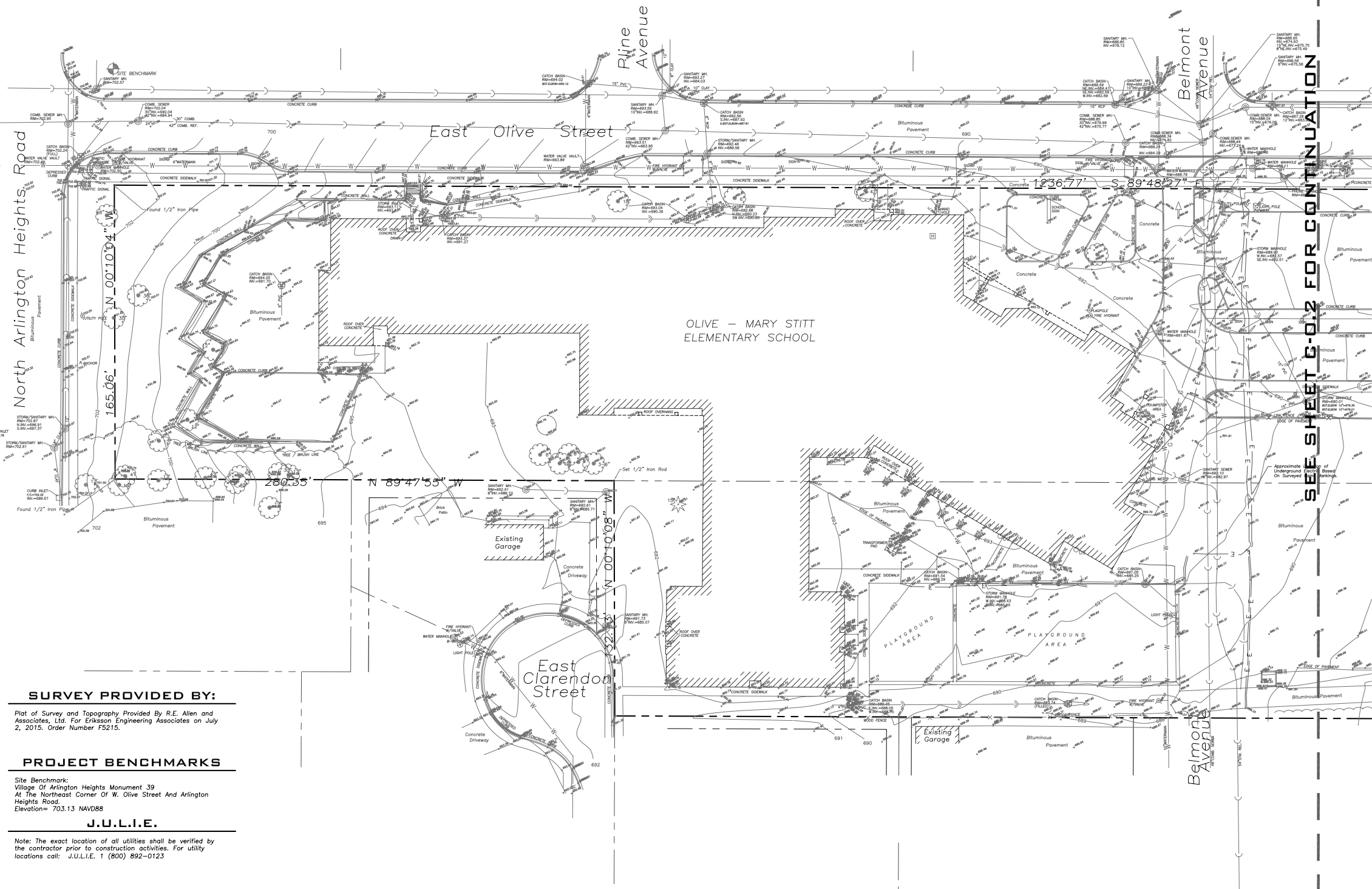


SURROUNDING PROPERTIES - ON NORTH SIDE OF E. OLIVE ST. EAST OF N. DOUGLAS AVE.



SURROUNDING PROPERTIES - ON SOUTH SIDE OF E. OLIVE ST. EAST OF N. DOUGLAS AVE.

EEA - P:\Josh\Arlington Heights School Dist 25\Drawings\Siteplan-Olive Mary-Stitt Addition NEW.dwg
Plotted: 7/09/15 @ 2:43pm By: jcap



SURVEY PROVIDED BY:

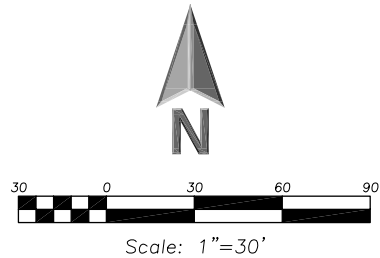
Plat of Survey and Topography Provided By R.E. Allen and Associates, Ltd. For Eriksson Engineering Associates on July 2, 2015. Order Number F5215.

PROJECT BENCHMARKS

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

J.U.L.I.E.

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

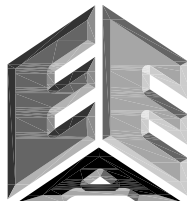


LEGEND

EXISTING	Manhole
	Catch Basin
	Area Drain
	Clean Out
	Flared End Section
	Storm Sewer
	Sanitary Sewer
	Combined Sewer
	Water Main
	Gas Line
	Overhead Wires
	Electrical Cable (Buried)
	Telephone Line
	Fire Hydrant
	Valve Vault
	Buffalo Box
	Downspout
	Gas Valve
	ComEd Manhole
	Hand Hole
	Light Pole
	Utility Pole
	Telephone Pedestal
	Telephone Manhole
	Sign
	Fence
	Accessible Parking Stall
	Curb & Gutter
	Depressed Curb
x C 782.50	Curb Elevation
x G 782.00	Gutter Elevation
x P 783.25	Pavement Elevation
x W 782.10	Sidewalk Elevation
x 784.0	Ground Elevation
x T/W 785.20	Top of Retaining Wall Elevation
	Swale
-781-	Contour Line
	Deciduous Tree
	Coniferous Tree
	Brushline
	Tree Protection Fencing at Drip Line

GENERAL NOTES

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



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

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

**OLIVE-MARY STITT SCHOOL
2015 BUILDING ADDITION**
303 E Olive St.
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date:

No.	Date	Description

DESIGN BY: JC		DATE: 06/06/15	
APPROVED BY: KC		PROJECT NO.	

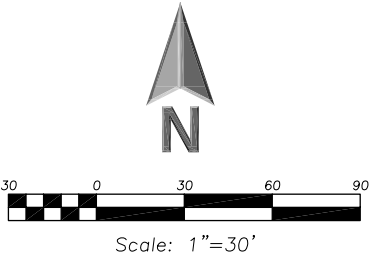
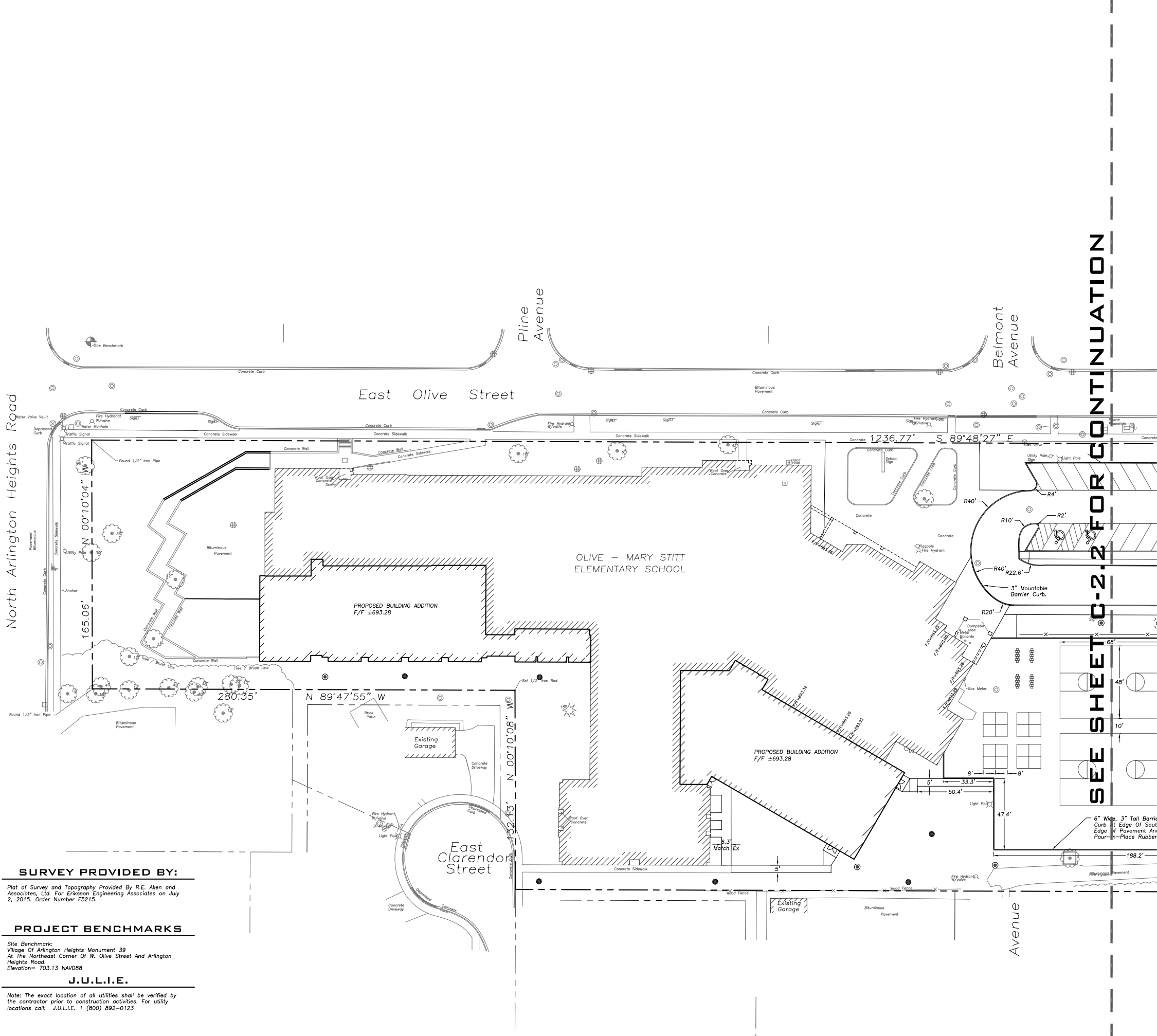
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**EXISTING
CONDCTIONS**

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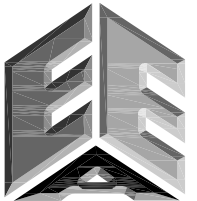
C-0.1

EEA - P:\Josh\Arlington Heights School Dist 25\Drawings\Siteplan-Olive-Mary Stitt Addition Revised Basin.dwg
Plotted: 7/23/15 @ 4:53pm By: jcap



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

- GENERAL NOTES**
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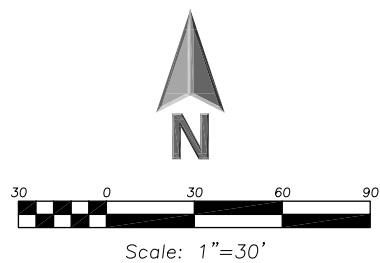
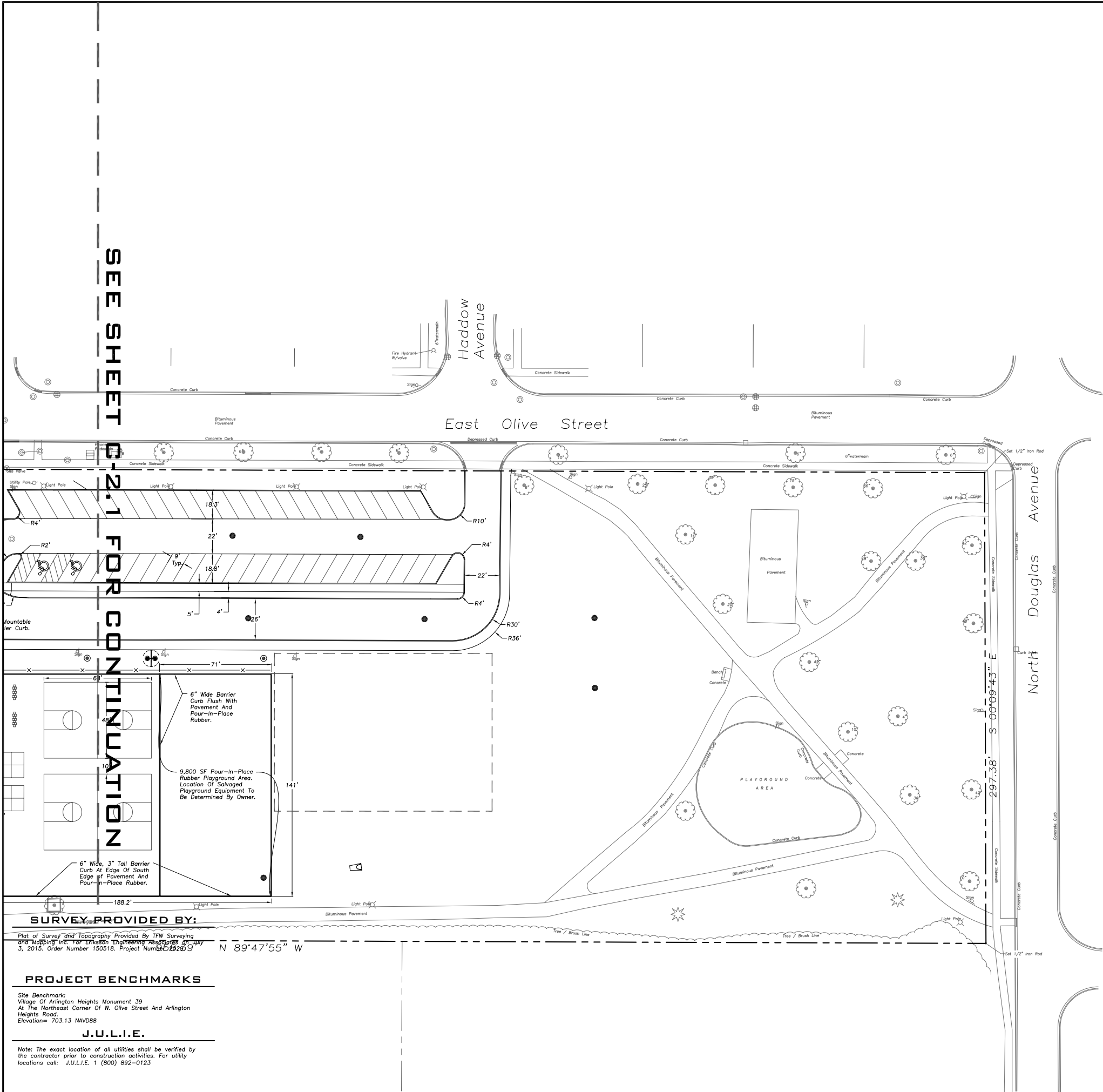
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LICENSE NO. 184-003220
EXPIRES: 04/30/2017

OLIVE-MARY STITT SCHOOL
ADDITION AND RENOVATIONS
303 E Olive St.
Arlington Heights, Illinois

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Design By:	JC	Date: 06/06/15
Approved By:	KC	Project No.
Sheet Title:		
SITE GEOMETRY PLAN		
Sheet No:		
C-2.1		

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Plotted: 7/23/15 @ 4:54pm By: jcap



LEGEND	
EXISTING	PROPOSED

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Design By:	JC	Date:	06/06/15
Approved By:	KC	Project No.	

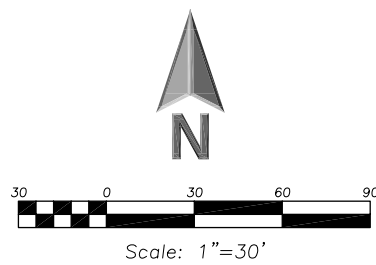
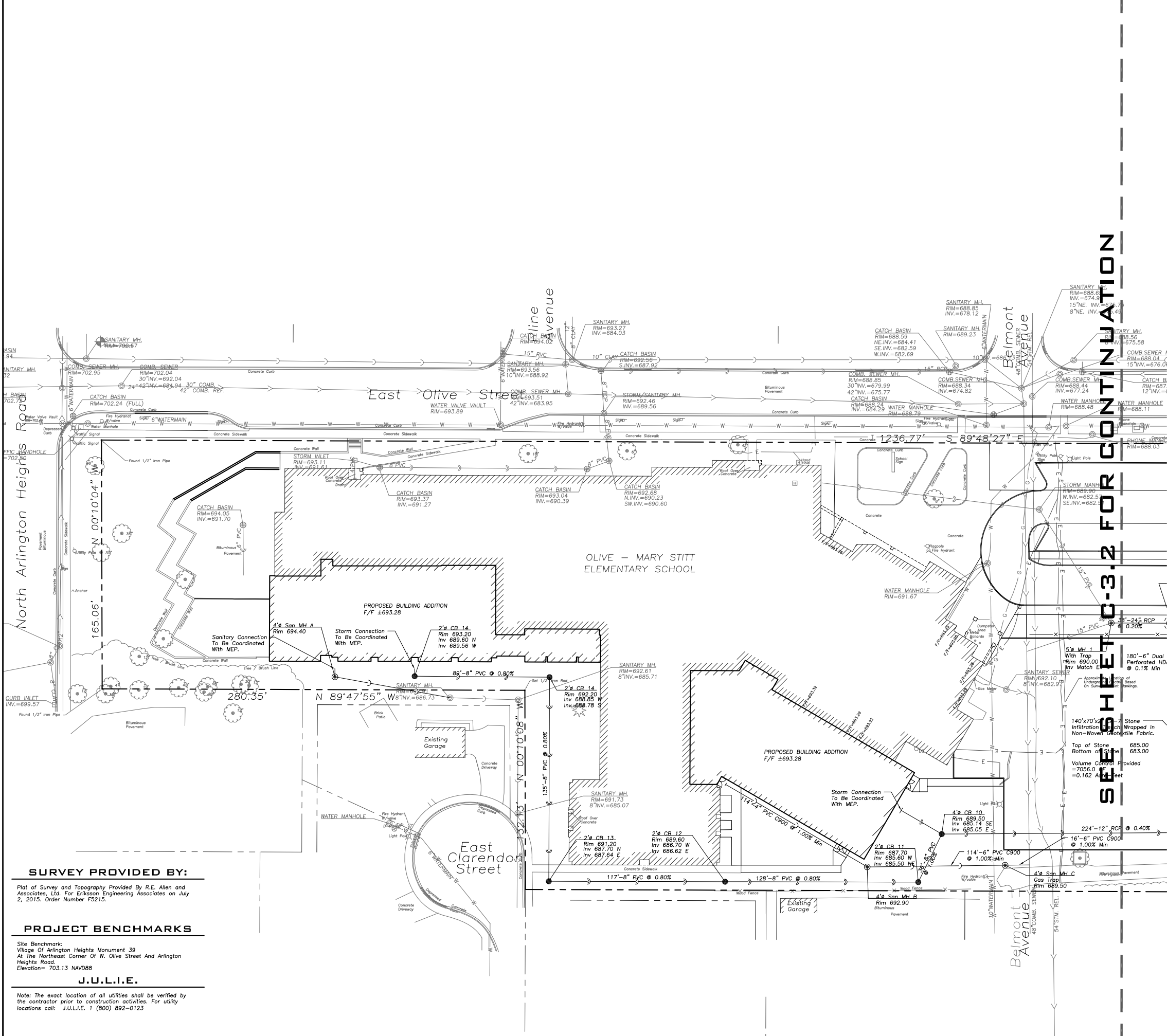
Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C-2.2

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Plotted: 7/23/15 @ 4:53pm By: jcap



LEGEND	
EXISTING	
Manhole	⊕
Catch Basin	⊙
Area Drain	△
Clean Out	○
Flared End Section	⌒
Storm Sewer	—
Sanitary Sewer	—
Combined Sewer	—
Water Main	—
Gas Line	—
Overhead Wires	—
Electrical Cable (Buried)	—
Telephone Line	—
Fire Hydrant	⊗
Valve Vault	⊗
Buffalo Box	⊗
Downspout	⊗
Gas Valve	⊗
ComEd Manhole	⊗
Hand Hole	⊗
Light Pole	⊗
Utility Pole	⊗
Telephone Pedestal	⊗
Telephone Manhole	⊗
Sign	⊗
Fence	⊗
Accessible Parking Stall	⊗
Curb & Gutter	⊗
Depressed Curb	⊗
Curb Elevation	⊗
Gutter Elevation	⊗
Pavement Elevation	⊗
Sidewalk Elevation	⊗
Ground Elevation	⊗
Top of Retaining Wall Elevation	⊗
Swale	⊗
Contour Line	⊗
Deciduous Tree	⊗
Coniferous Tree	⊗
Brushline	⊗
Tree Protection Fencing at Drip Line	⊗

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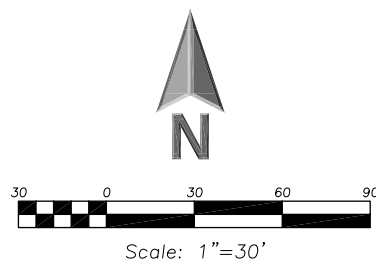
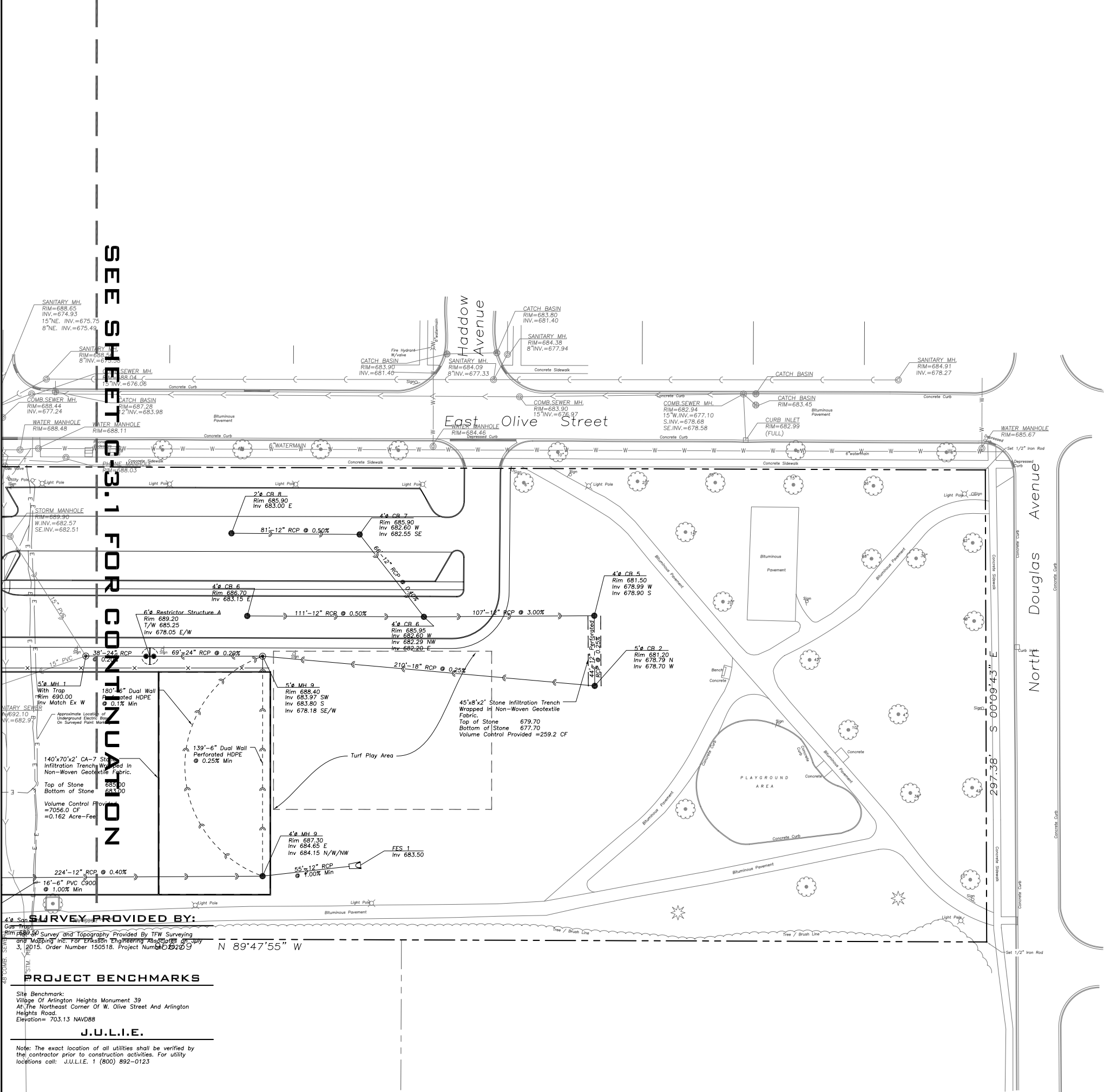
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**SITE
UTILITY
PLAN**

Sheet No:

C-3.1

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Plotted: 7/23/15 @ 4:54pm By: Jcap



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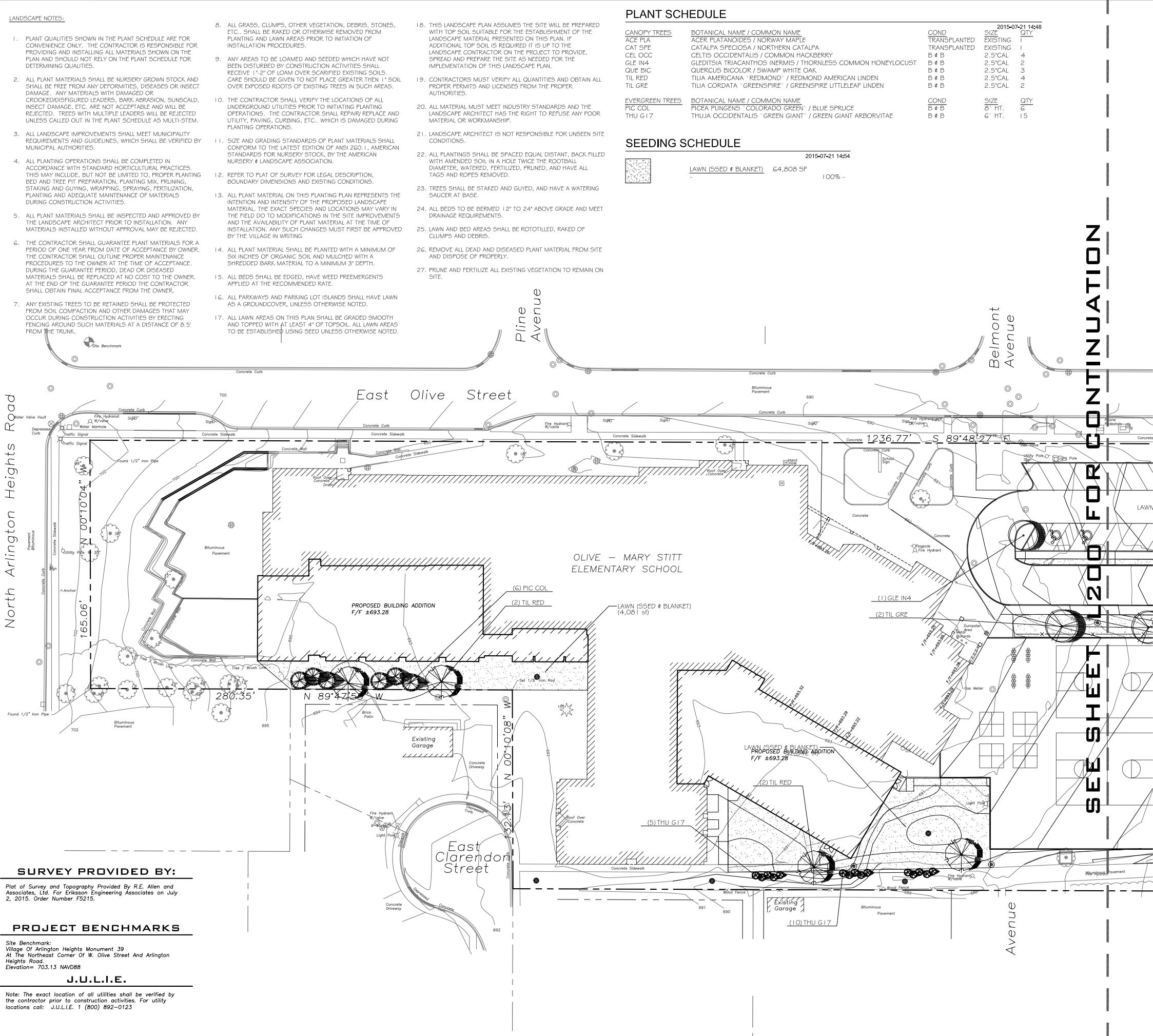
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Design By: JC	Date: 06/06/15
Approved By: KC	Project No.:

Sheet Title:
SITE UTILITY PLAN

Sheet No:
C-3.2

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Plotted: 7/23/15 @ 4:57pm By: jcap



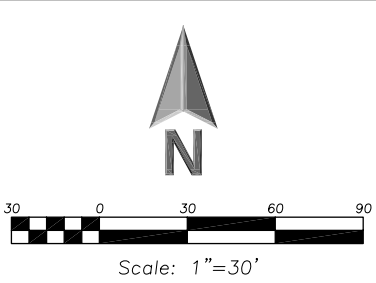
- LANDSCAPE NOTES:**
- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK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

PLANT SCHEDULE

CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
ACE PLA	ACER PLATANOIDES / NORWAY MAPLE	TRANSPLANTED	EXISTING	1
CAT SPE	CATALPA SPECIOSA / NORTHERN CATALPA	TRANSPLANTED	EXISTING	1
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL	4
GLE IN4	GLEDTISIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	B & B	2.5" CAL	2
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL	3
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL	4
TIL GRE	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL	2
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PIC COL	PICEA PUNGENS 'COLORADO GREEN' / BLUE SPRUCE	B & B	8" HT.	6
THU G17	THUJA OCCIDENTALIS 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6" HT.	15

SEEDING SCHEDULE

LAWN (SEED & BLANKET)	64,808 SF	100%
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LEGEND

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

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SURVEY PROVIDED BY:

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

PROJECT BENCHMARKS

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

J.U.L.I.E.

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

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

**OLIVE-MARY STITT SCHOOL
ADDITION AND RENOVATIONS**

**303 E Olive St.
Arlington Heights, Illinois**

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
2	07/23/15	ISSUE FOR REVIEW

Design By: SG Date: 06/06/15

Approved By: KC Project No.

Sheet Title:

**LANDSCAPE
PLAN**

Sheet No:

L100

EEA - P:\Josh\Arlington Heights School Dist 25\Drawings\Siteplan-Olive-Mary Stitt Addition Revised Basin.dwg
Plotted: 7/23/15 @ 4:57pm By: jcap

PLANT SCHEDULE

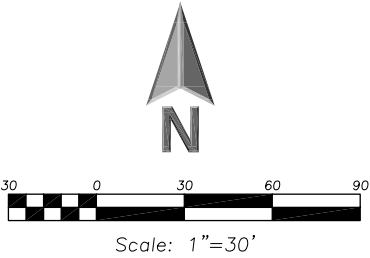
CANOPY TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
ACE PLA	ACER PLATANOIDES / NORWAY MAPLE	TRANSPLANTED	EXISTING	1
CAT SPE	CATALPA SPECIOSA / NORTHERN CATALPA	TRANSPLANTED	EXISTING	1
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B # B	2.5" CAL	4
GLE IN4	GLIEDITSIA TRICANTHOS INERMIS / THORNTLESS COMMON HONEYLOCUST	B # B	2.5" CAL	2
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B # B	2.5" CAL	3
TIL RED	TILIA AMERICANA "REDMOND" / REDMOND AMERICAN LINDEN	B # B	2.5" CAL	4
TIL GRE	TILIA CORDATA "GREENSPIRE" / GREENSPIRE LITTLELEAF LINDEN	B # B	2.5" CAL	2
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
PIC COL	PICEA PUNGENS "COLORADO GREEN" / BLUE SPRUCE	B # B	8" HT.	6
THU G17	THUJA OCCIDENTALIS "GREEN GIANT" / GREEN GIANT ARBORVITAE	B # B	6" HT.	15

SEEDING SCHEDULE

	2015-07-21 14:48
LAWN (SEED & BLANKET)	64,808 SF
	100% -

LANDSCAPE NOTES:

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



LEGEND

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

GENERAL NOTES

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

SEE SHEET L200 FOR CONTINUATION

SURVEY PROVIDED BY:

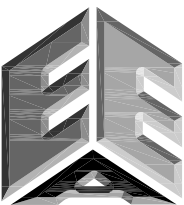
Plat of Survey and Topography Provided By TFW Surveying and Mapping Inc. For Eriksson Engineering Associates, Ltd. July 3, 2015. Order Number 150518. Project Number 202509

PROJECT BENCHMARKS

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

J.U.L.I.E.

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



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

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

OLIVE-MARY STITT SCHOOL
ADDITION AND RENOVATIONS
303 E Olive St.
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
2	07/23/15	ISSUE FOR REVIEW

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2015
THIS PLAN IS ISSUED AS THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	SG	Date:	06/06/15
Approved By:	KC	Project No.	

Sheet Title:

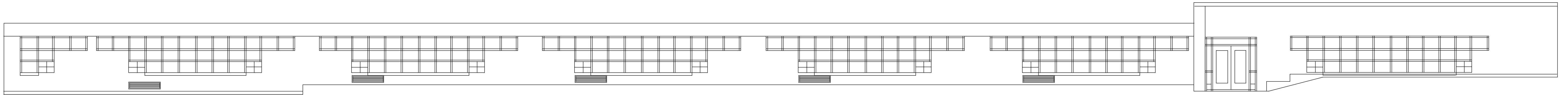
LANDSCAPE
PLAN

Sheet No:

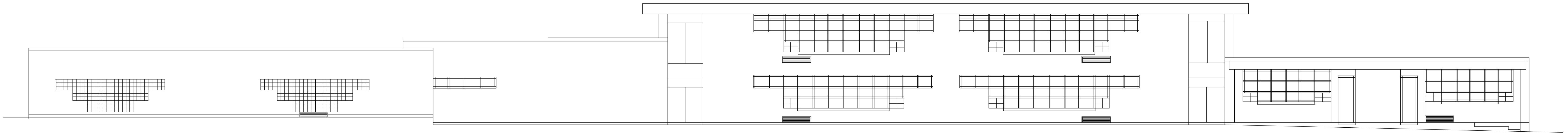
L200



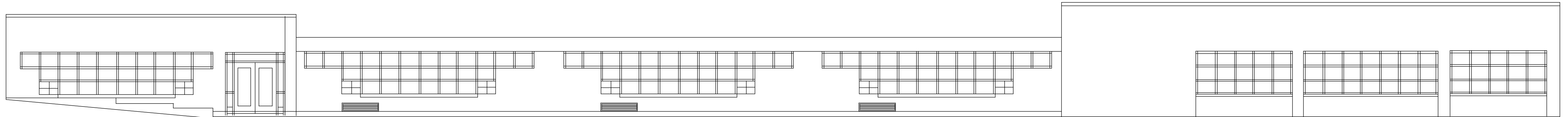
1 NORTH ELEVATION (TOWARDS EAST)
SCALE 1/8" = 1'-0"



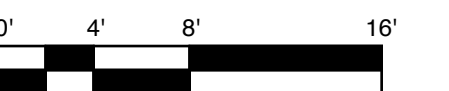
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SCALE 1/8" = 1'-0"

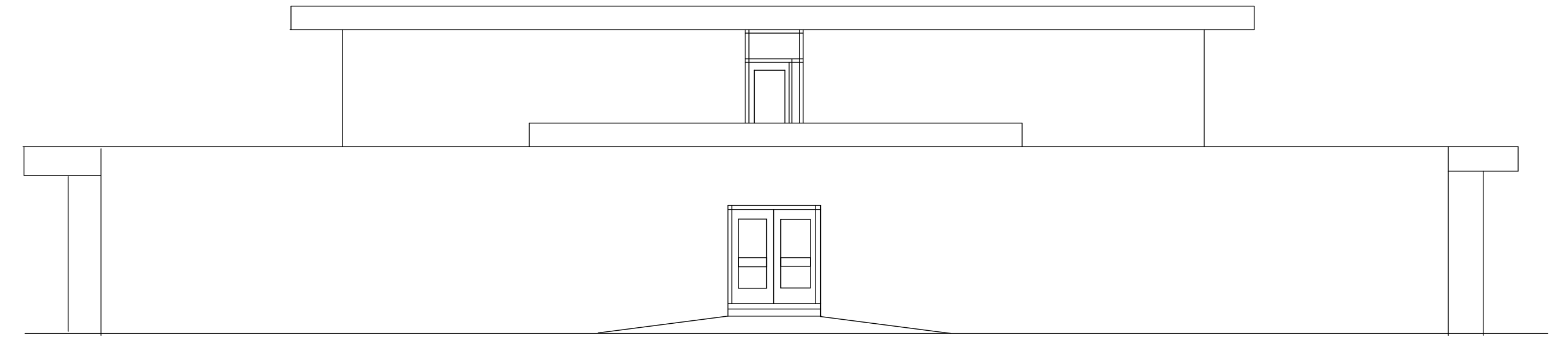


3 WEST ELEVATION
SCALE 1/8" = 1'-0"

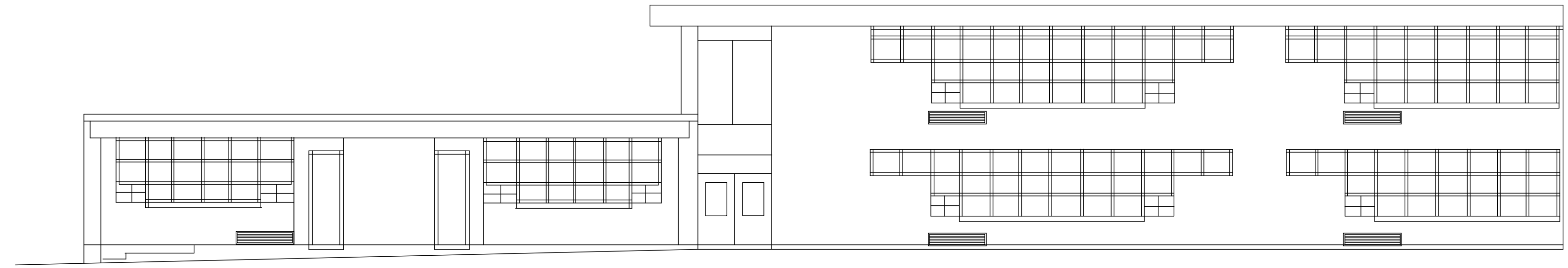


4 SOUTH ELEVATION (TOWARDS WEST)
SCALE 1/8" = 1'-0"

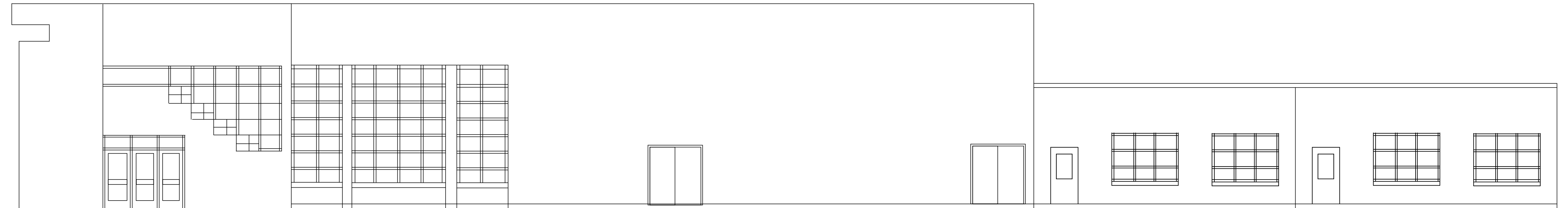




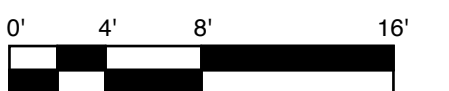
1 SOUTH ELEVATION (TOWARDS MIDDLE)
SCALE 1/8" = 1'-0"

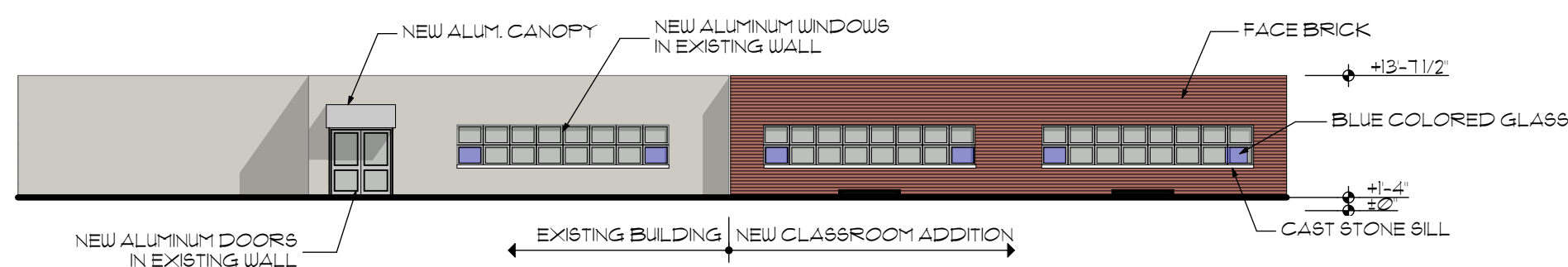


2 EAST ELEVATION (AT OPEN COURT)
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION (TOWARDS WEST)
SCALE 1/8" = 1'-0"

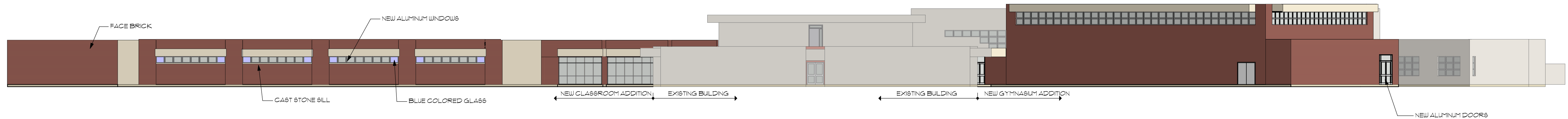




1

WEST ELEVATION

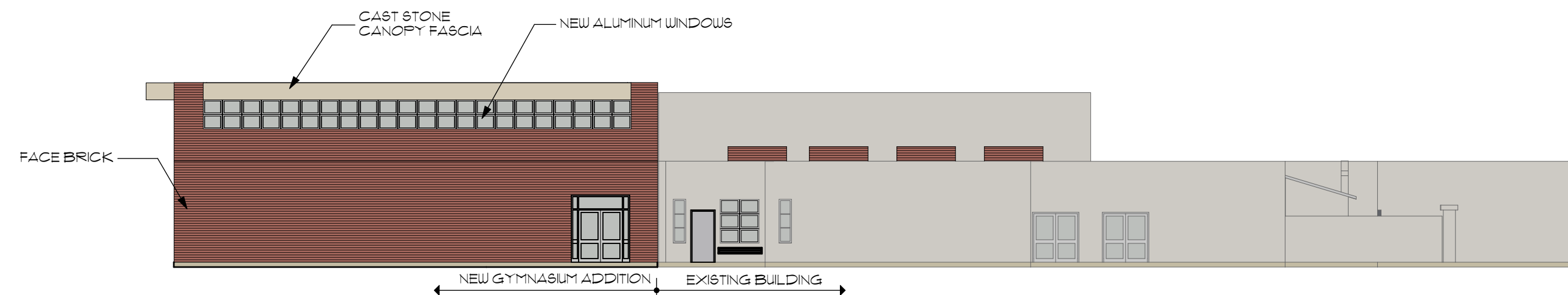
SCALE: 1/16" = 1'-0"



2

SOUTH ELEVATION

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



3

EAST ELEVATION

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

STR

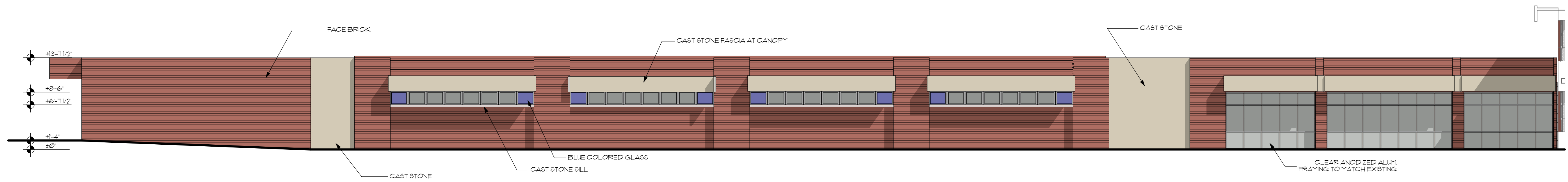
STR Partners LLC
350 West Ontario Street | Suite 200
Chicago IL 60654
www.strpartners.com

NEW ADDITION COMPOSITE EXTERIOR ELEVATIONS

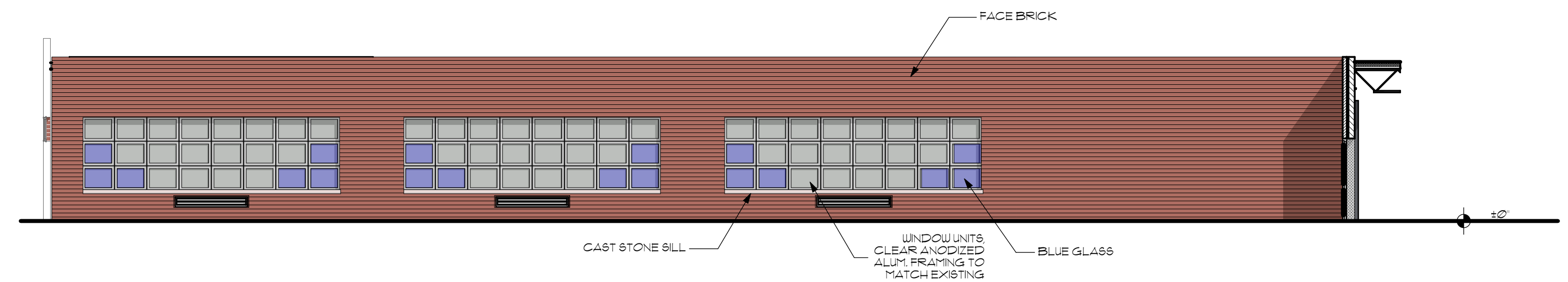
OLIVE-MARY STITT ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS

303 EAST OLIVE STREET, ARLINGTON HEIGHTS, ILLINOIS 60004
ARLINGTON HEIGHTS SCHOOL DISTRICT 25

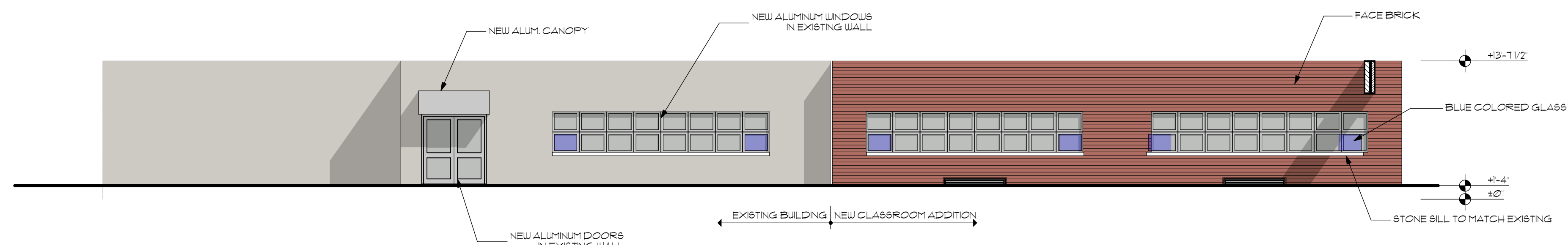
August 4, 2015



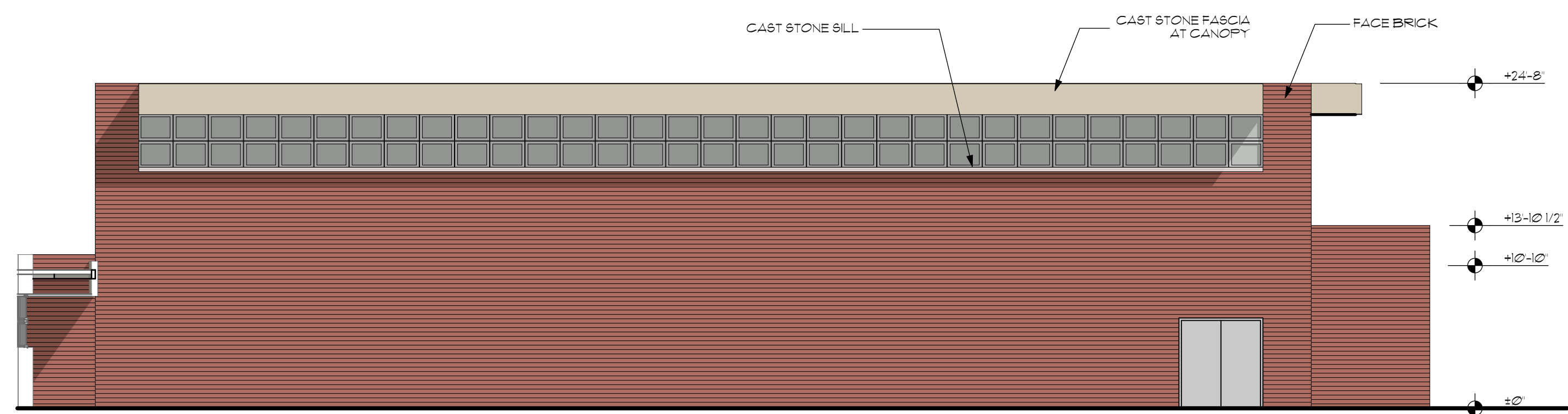
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



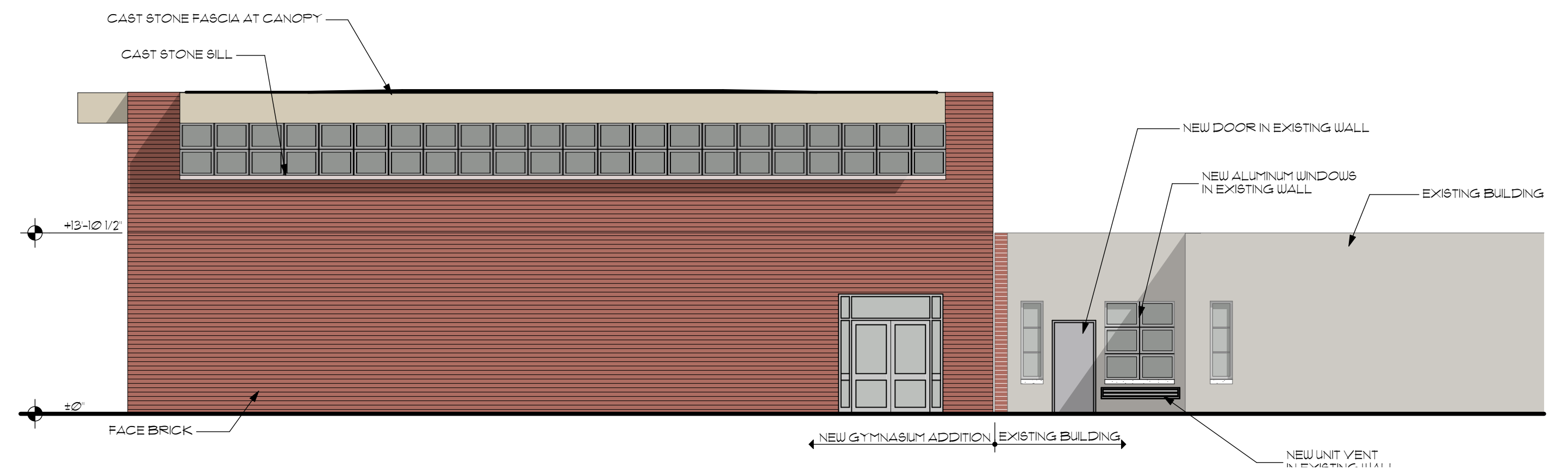
2 NORTH ELEVATION -- COURTYARD
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTHWEST ELEVATION -- GYMNASIUM
SCALE: 1/8" = 1'-0"



5 SOUTHEAST ELEVATION -- GYMNASIUM
SCALE: 1/8" = 1'-0"



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

MATERIAL LIST

1. Petitioner Name: Don Hansen
2. Date: July 27, 2015
3. Project: Addition to Olive-Mary Stitt Elementary School
4. Location: 303 E. Olive Street

Elementary School Building:

Brick: Glen Gery Red Colonial
Cast Stone: Arriscraft Renaissance Smooth Texture, White color
Storefront
and Windows: Aluminum, Finish to match existing Clear Anodized
Glass Color
Accent Lites: Blue



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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for an 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 the following conditions:

1. Provide a dark bronze metal coping at the top of the brick walls to match the existing building.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ivy Hill Elementary School
Project Address: 2211 N. Burke Drive
Prepared By: Steve Hautzinger

Date Prepared: August 19, 2015

PETITION INFORMATION:

DC Number: 15-099
Petitioner Name: Don Hansen
Petitioner Address: STR Partners LLC
350 W. Ontario Street, Suite 200
Chicago, IL 60654
Meeting Date: August 25, 2015

Requested Action(s):

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

ANALYSIS

Summary:

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

The petitioner is seeking approval of the architectural design for an 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.

Site Analysis:



Aerial of Property

Subject Property



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-3, One Family Dwelling District	Ivy Hill Elementary School	Schools
North	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
East	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Residences	Single Family Detached

Architectural Design:

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.

Landscaping:

Tree preservation/replacement, landscaped parking islands, and parking lot screening will be required as part of the Plan Commission review.

Mechanical Unit Screening:

All rooftop mechanical equipment is required to be fully screened from public view. The petitioner is proposing a new rooftop chiller which will be screened by an existing mechanical screen.

RECOMMENDATION:

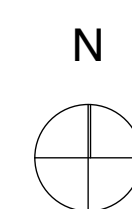
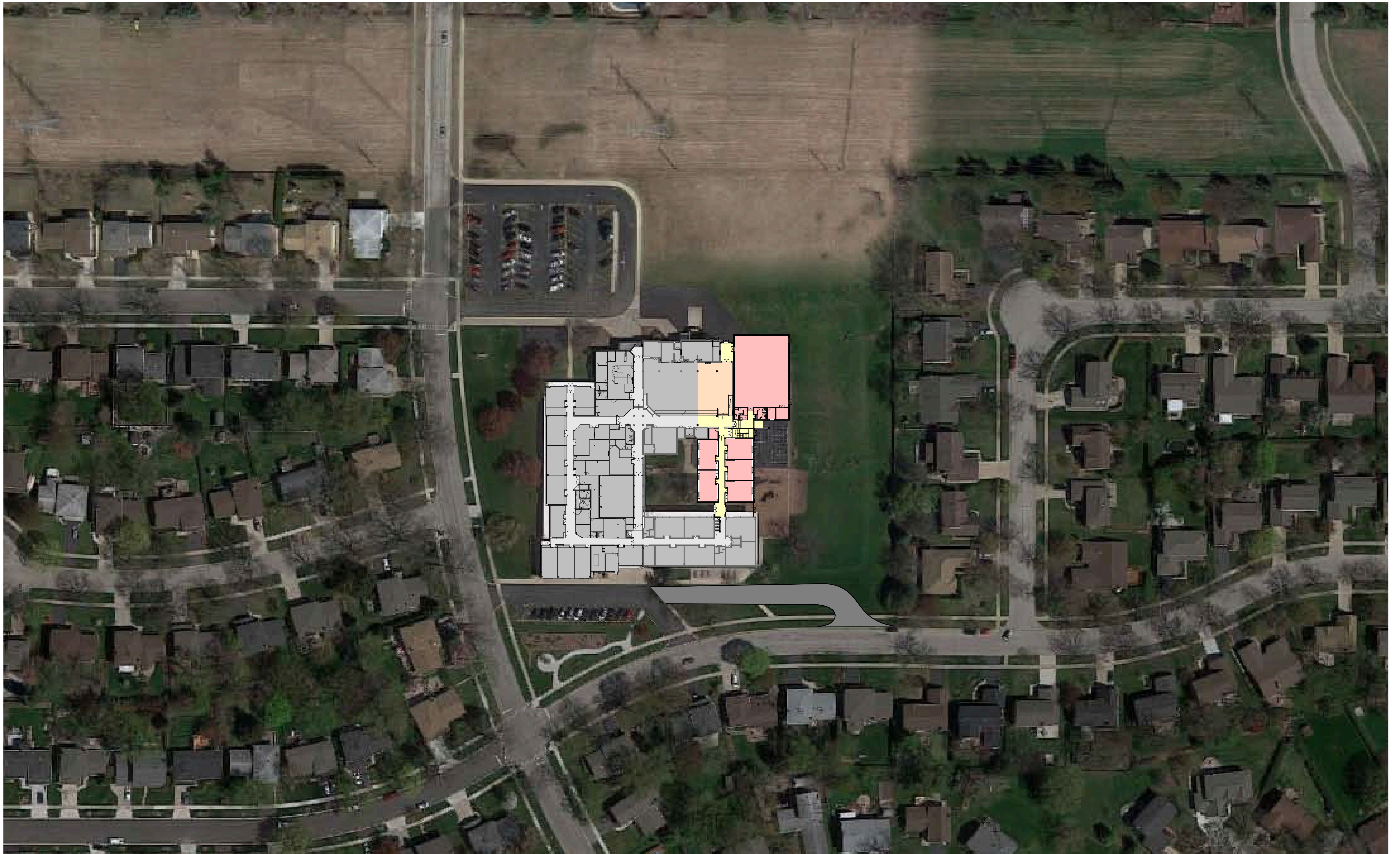
It is recommended that the Design Commission **approve** the proposed architectural design for an addition at Ivy Hill Elementary School located at 2211 N. Burke Drive. This recommendation is subject to compliance with the architectural plans received 7/27/15, site plans received 8/4/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. Provide a dark bronze metal coping at the top of the brick walls to match the existing building.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. The petitioner is required to comply with Village standards for sidewalks, street trees, and site furnishings.

_____, August 19, 2015

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Latika Bhide, Development Planner, Petitioner, DC File 15-099





VIEW OF SCHOOL - FACING NORTH



VIEW OF SCHOOL - FACING N. BURKE DR.



VIEW OF SCHOOL - FACING E. VALLEY DR.



SURROUNDING PROPERTIES - ACROSS STREET ON N. BURKE DR. NORTH OF E. IVY LN.



SURROUNDING PROPERTIES - ACROSS STREET ON N. BURKE DR. SOUTH OF E. IVY LN.



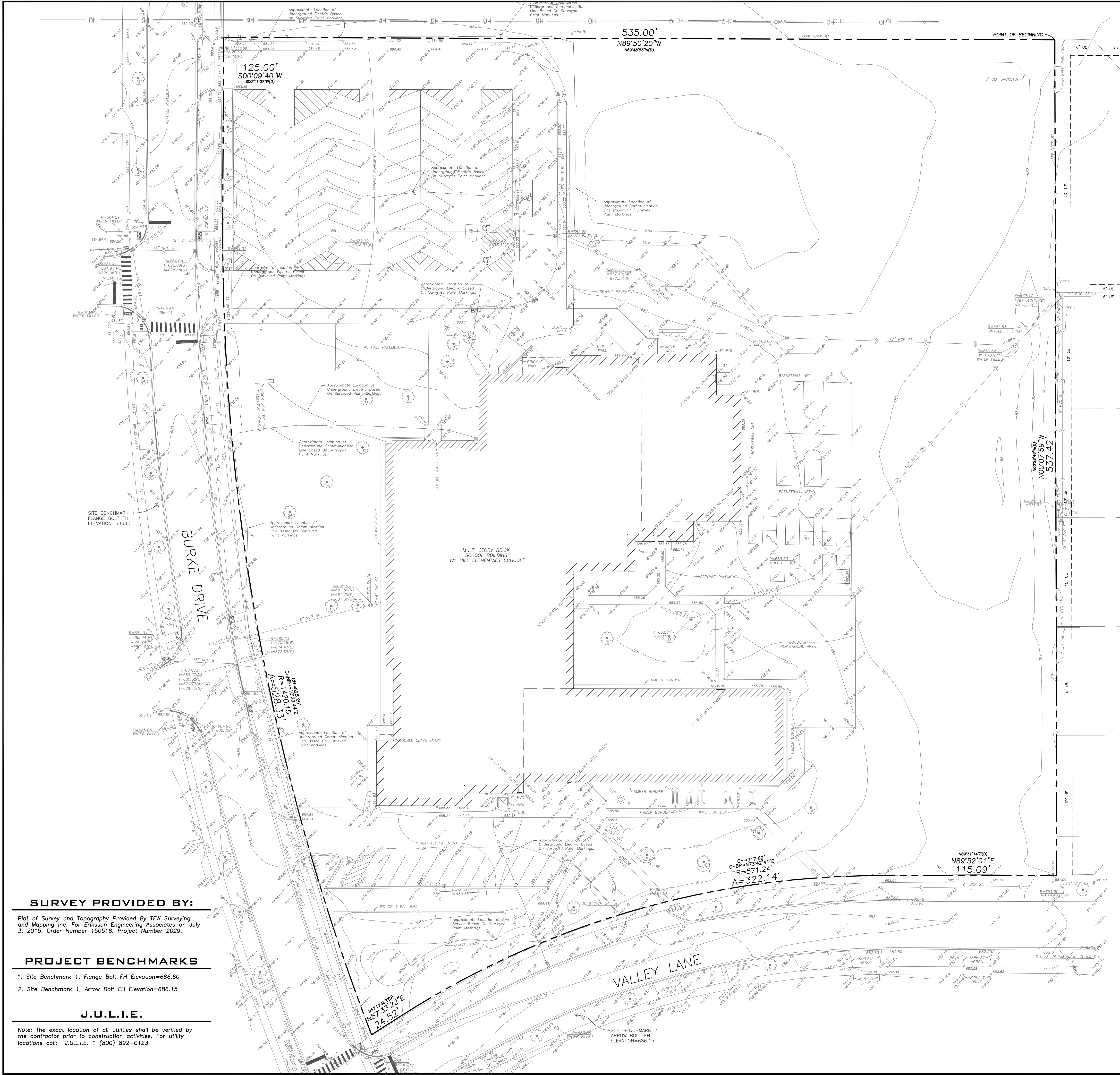
SURROUNDING PROPERTIES - ACROSS STREET ON E. VALLEY LN. WEST OF N. BURKE DR.



SURROUNDING PROPERTIES - ACROSS STREET ON E. VALLEY LN. WEST OF N. BURKE DR. (CONTINUED)



SURROUNDING PROPERTIES - ON E. VALLEY LN. TO RIGHT OF SCHOOL



SURVEY PROVIDED BY:

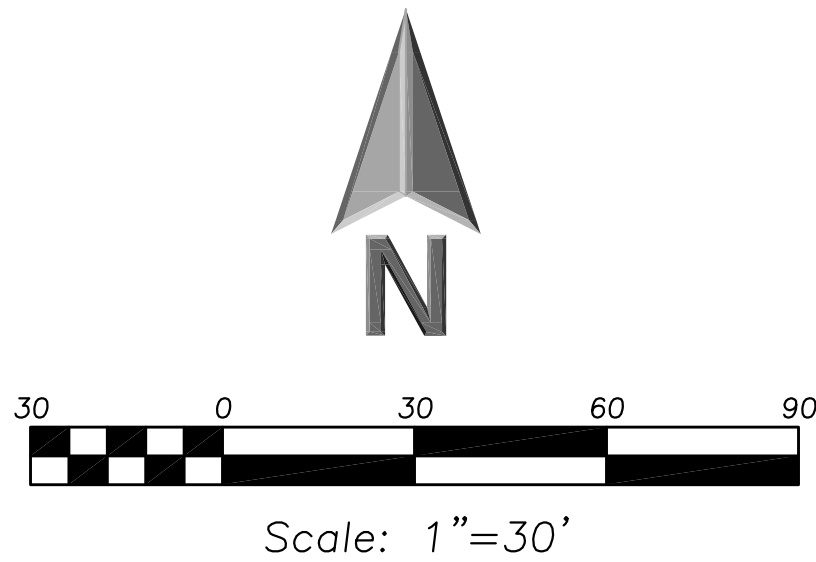
Plot of Survey and Topography Provided By TFW Surveying and Mapping Inc. For Eriksson Engineering Associates on July 3, 2015. Order Number 150518. Project Number 2029.

PROJECT BENCHMARKS

1. Site Benchmark 1, Flange Bolt FH Elevation=686.60
2. Site Benchmark 1, Arrow Bolt FH Elevation=686.15

J.U.L.I.E.

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

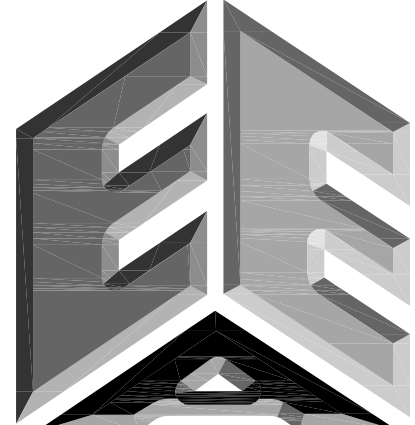


LEGEND

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

GENERAL NOTES

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



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

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

**IVY HILL ELEMENTARY SCHOOL
2015 BUILDING ADDITION**

2211 N. Burke Dr.
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description

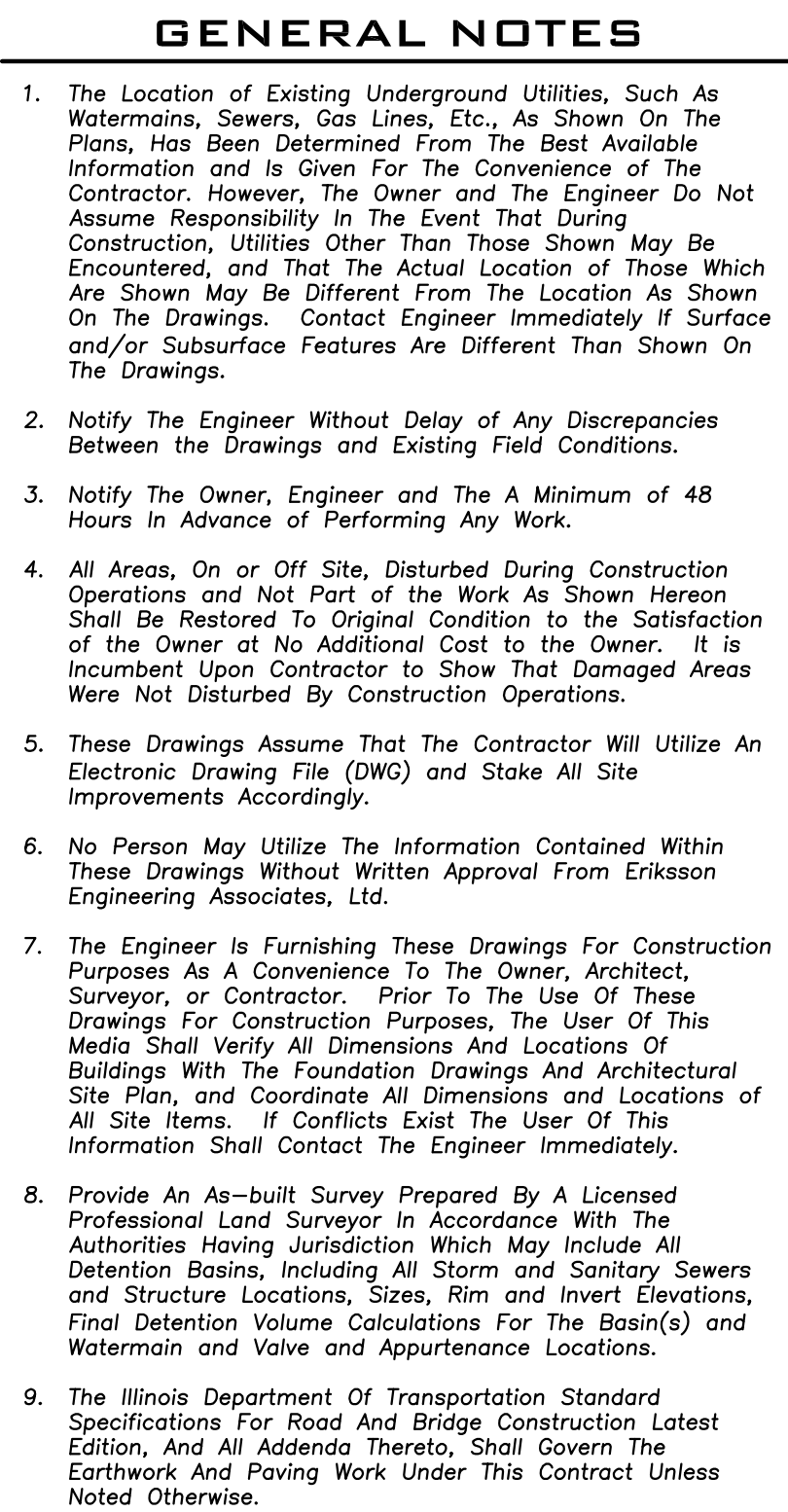
DESIGN BY: JC		DATE: 06/06/15	
APPROVED BY: KC		PROJECT NO.:	

Sheet Title:

**EXISTING
CONDITONS**

Sheet No:

C-0.1



2211 N. Burke Dr.
Arlington Heights, Illinois

SURVEY PROVIDED BY:

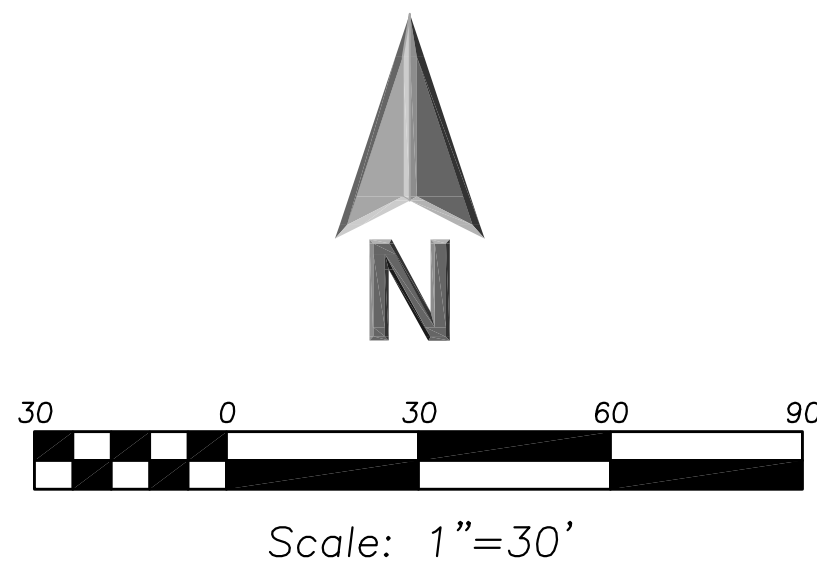
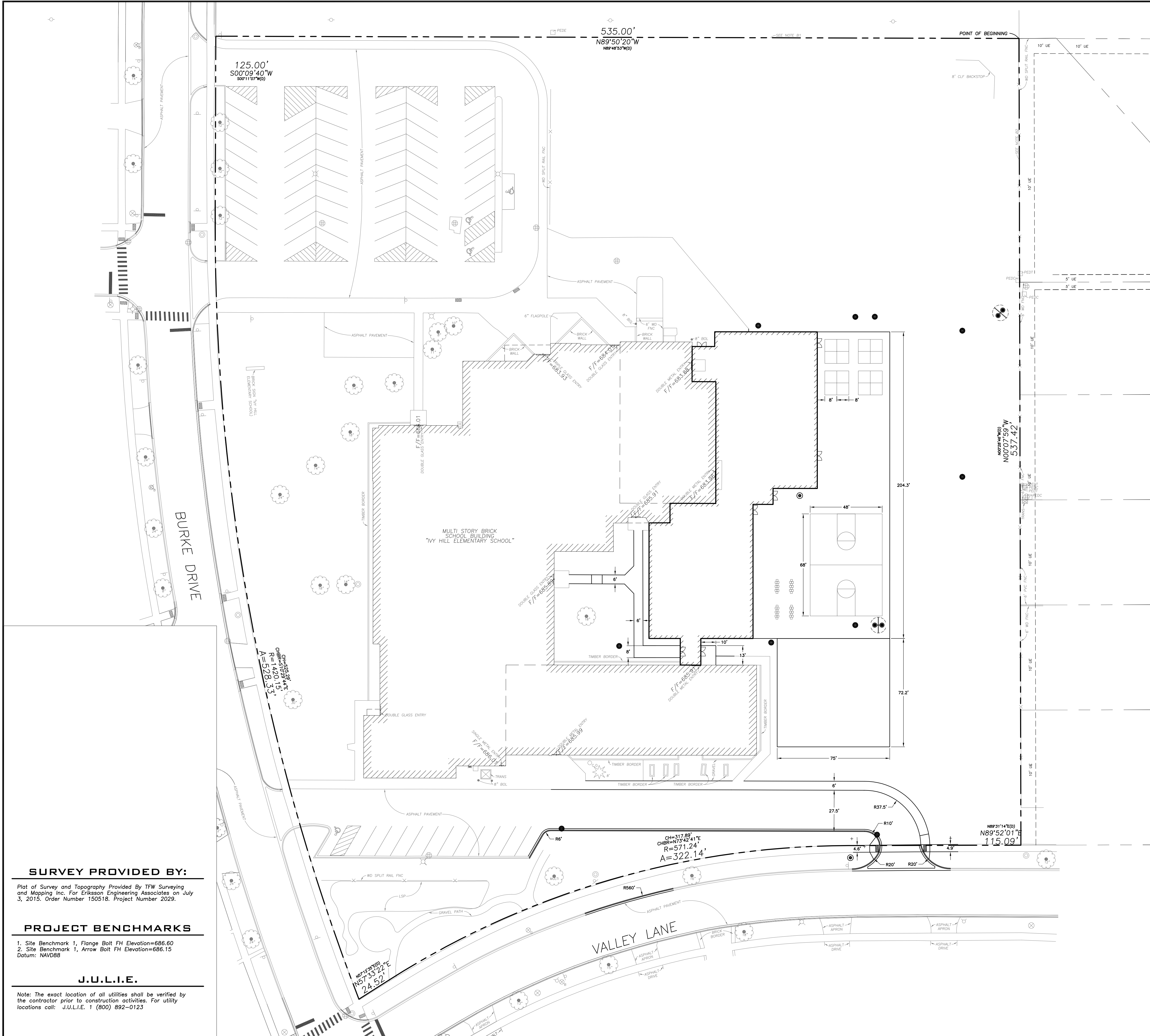
Plot of Survey and Topography Provided By TFW Surveying and Mapping Inc. For Eriksson Engineering Associates on July 3, 2015. Order Number 150518. Project Number 2029.

PROJECT BENCHMARKS

1. Site Benchmark 1, Flange Bolt FH Elevation=686.60
 2. Site Benchmark 1, Arrow Bolt FH Elevation=686.15
- Datum: NAVD88

J.U.L.I.E.

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

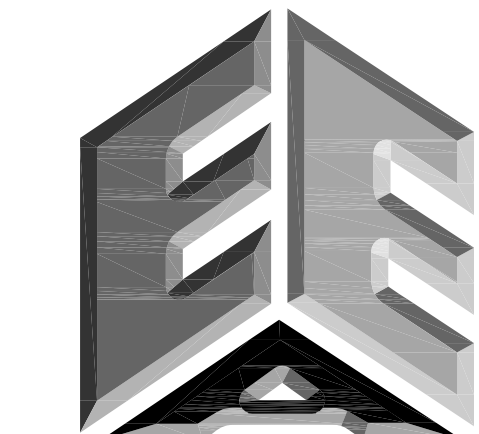


LEGEND

EXISTING	PROPOSED

GENERAL NOTES

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LICENSE NO. 184-0003220
EXPIRES: 04/30/2017

**IVY HILL ELEMENTARY SCHOOL
ADDITION AND RENOVATIONS
2211 N. Burke Dr.
Arlington Heights, Illinois**

Reserved for Seal:

Expiration Date: _____

No.	Date	Description

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CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

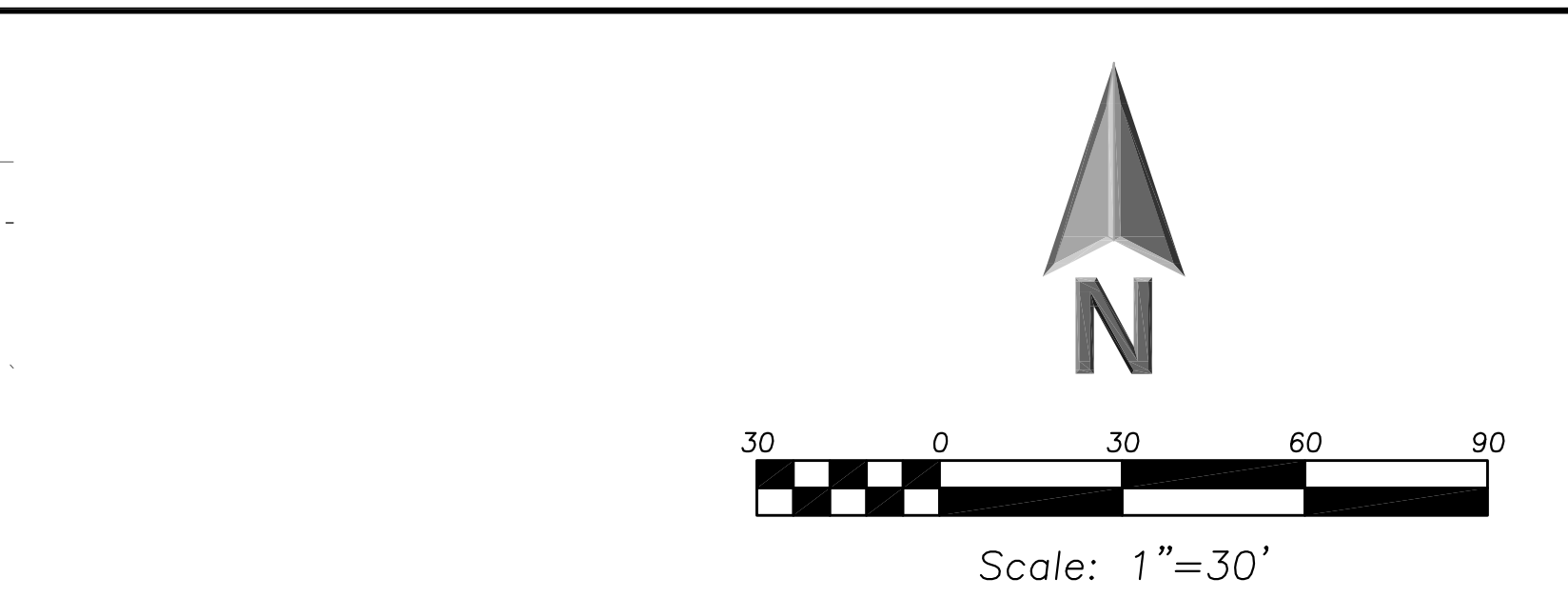
Design By:	JC	Date:	06/06/15
Approved By:	KC	Project No.	

Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C-2.1



CANOPY TREES		BOTANICAL NAME / COMMON NAME	COND	SIZE	QTY
CEL OCC		CELIS OCCIDENTALIS / COMMON HACKBERRY	B # B	2.5" CAL	6
GIN PR2		GINKGO BILOBA "PRINCETON SENTRY" / PRINCETON SENTRY GINKGO	B # B	2.5" CAL	1
GLE IN4		GLEDITSIA TRICANTHOSUS NERMIS / THORNLLESS COMMON HONEYLOCUST	B # B	2.5" CAL	5
QUE BIC		QUERCUS BIOLOR / SWAMP WHITE OAK	B # B	2.5" CAL	5

2015-07-22 08:45
 LAWN (SEED & BLANKET) 62,115 SF 100% -

1. PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8'5" FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. ANY AREAS TO BE LOAMED AND SEEDED WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1" - 2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLANT GREATER THEN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
10. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
11. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
12. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
13. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
14. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
15. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
16. ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE LAWN AS A GROUND COVER, UNLESS OTHERWISE NOTED.
17. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED UNLESS OTHERWISE NOTED.
18. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
19. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
20. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
21. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
22. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
23. TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
24. ALL BEDS TO BE BERMED 12" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
25. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
26. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
27. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.

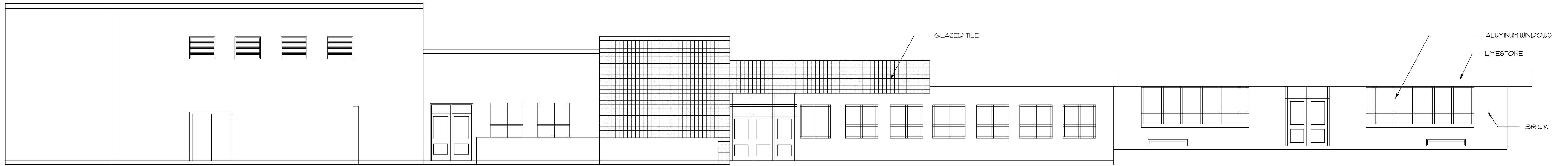


**2211 N. Burke Dr.
Arlington Heights, Illinois**

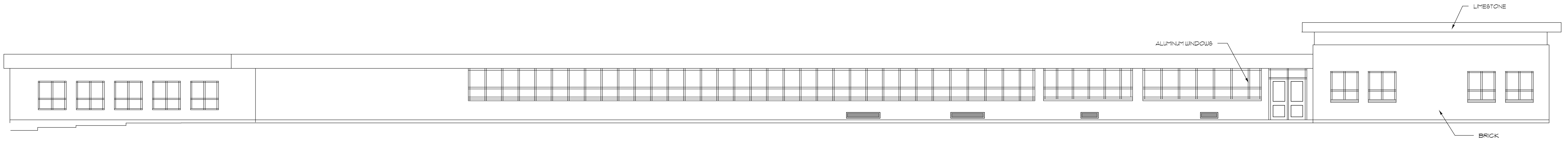
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Design By: SG	Date: 06/06/15
Approved By: KC	Project No.

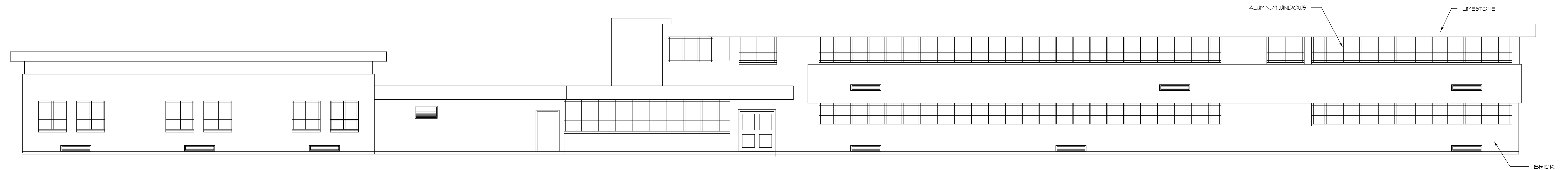
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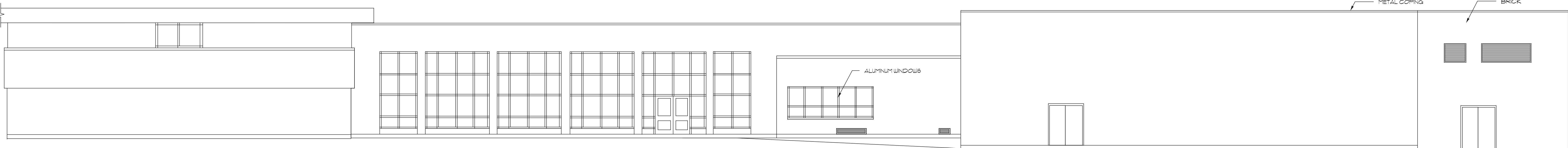
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



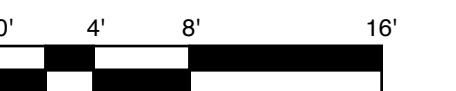
2 WEST ELEVATION
SCALE 1/8" = 1'-0"

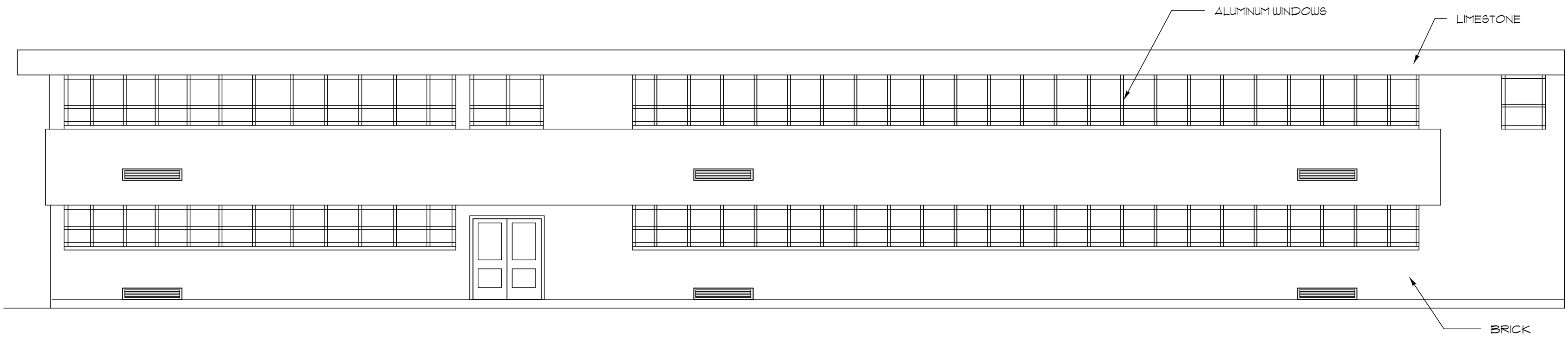


3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 EAST ELEVATION
SCALE 1/8" = 1'-0"



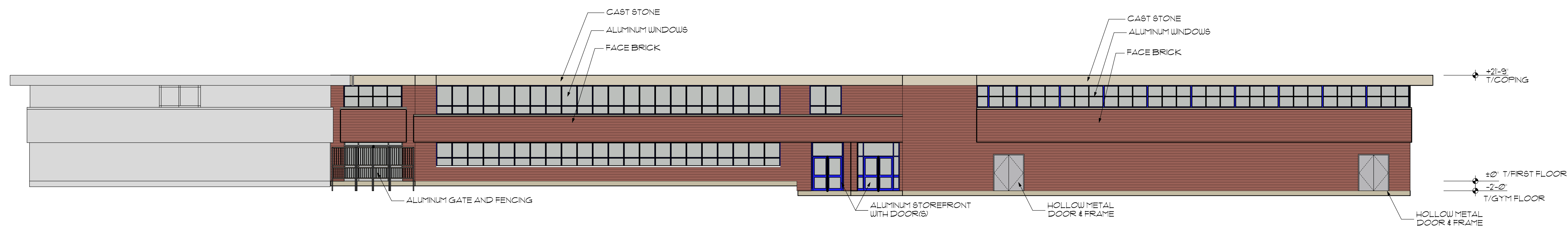


1 OPEN COURT NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 OPEN COURT (SOUTH ELEVATION)
SCALE 1/8" = 1'-0"





1 EXTERIOR ELEVATION - FACING EAST

SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - FACING NORTH

SCALE: 3/32" = 1'-0"



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

MATERIAL LIST

1. Petitioner Name: Don Hansen
2. Date: July 27, 2015
3. Project: Addition to Ivy Hill Elementary School
4. Location: 2211 North Burke Drive

Elementary School Building:

Brick: Glen Gery Red Colonial
Cast Stone: Arriscraft Renaissance Smooth Texture, White color
Storefront
and Windows: Aluminum, Color to match existing Blue color



Item: DC#15-096 - The Moorings - 811 E. Central Rd. - Institutional

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural designs for a new Assisted Living building, Fellowship Hall, and Memory Care building at the existing Moorings property.

Recommendation

It is recommended that the Design Commission 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. 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.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Plat of Survey	Exhibits
Site Plans	Exhibits
Landscape Plans	Exhibits
Photos	Exhibits
Renderings	Exhibits
Assisted Living - Exterior Elevations	Exhibits
Fellowship Hall - Exterior Elevations	Exhibits
Memory Care - Exterior Elevations	Exhibits
Material List	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: The Moorings – Assisted Living, Fellowship Hall, & Memory Care
Project Address: 811 E. Central Rd.
Prepared By: Steve Hautzinger

Date Prepared: August 18, 2015

PETITIONER INFORMATION:

DC Number: 15-096
Petitioner Name: Nancy A.H. Tolan
Petitioner Address: Presbyterian Homes
3200 Grant Street
Evanston, IL 60201
Meeting Date: August 25, 2015

Requested Action(s):

1. Approval of the proposed architectural designs for a new Assisted Living building, Fellowship Hall, and Memory Care building at the existing Moorings property.

ANALYSIS

Summary:

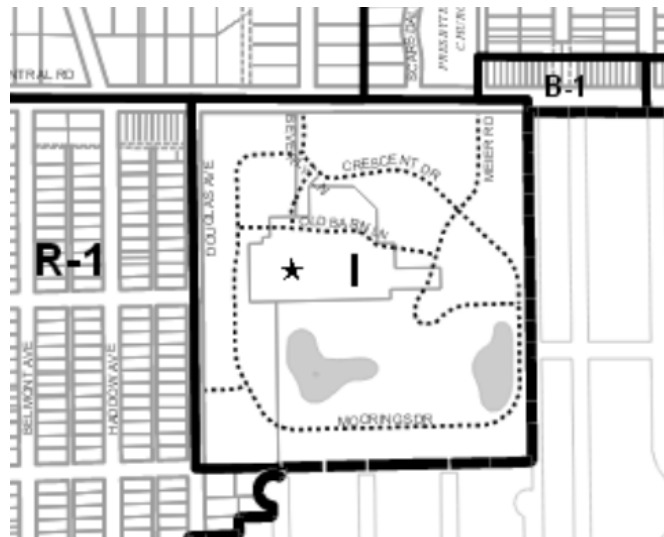
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The 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.

Site:



Aerial Map



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Subject Property	I, Institutional District	The Moorings
North	R-3, One Family Dwelling District R-E, One Family Dwelling District	Single Family Residences Single Family Residences
East	Outside of Village Boundary (Mt. Prospect)	Single Family Residences
South	Outside of Village Boundary (Mt. Prospect)	Single Family Residences
West	R-1, One Family Dwelling District	Single Family Residences

Preliminary Design Commission Review:

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.

Architectural Design:

The petitioner has developed the design and has addressed the Design Commissioner's 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 cochere 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.

Mechanical Unit Screening:

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.

Landscaping:

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.

RECOMMENDATION:

It is recommended that the Design Commission **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:

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August 18, 2015

Steve Hautzinger AIA, Design Planner

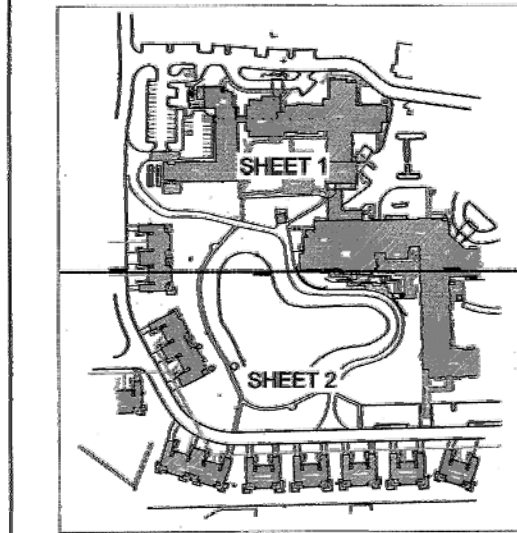
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Latika Bhide, Development Planner, Petitioner, DC File 15-096

Legend:

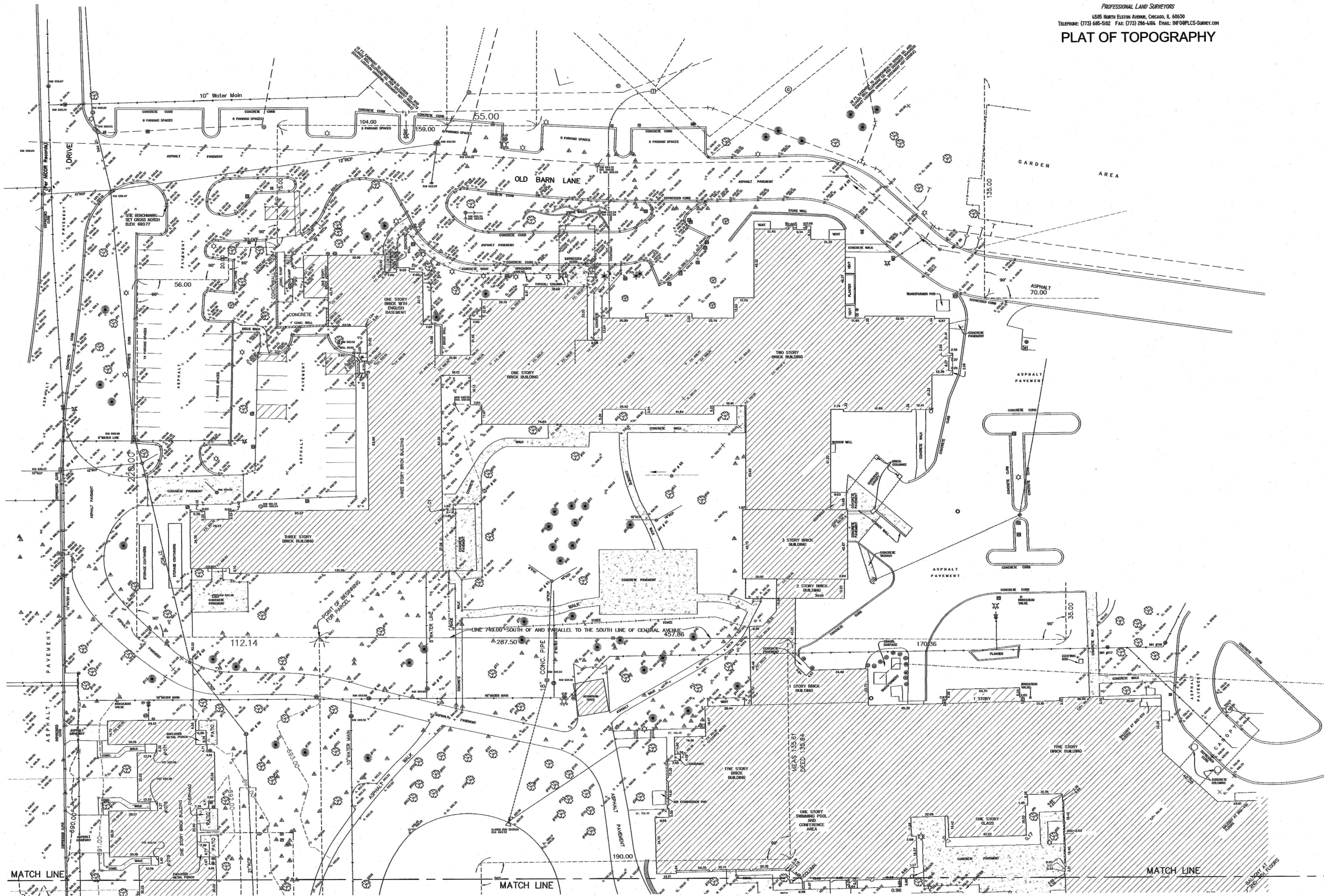
- Storm MH
- Storm CB
- Storm Inlet
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Warehouse
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Gas Buffalo Box
- Cable TV Pedestal
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Monumentation Established
- Unclassified Manhole
- Auto Sprinkler
- House Connection
- Fire Alarm
- Flag Pole
- Tree - Deciduous
- Tree - Evergreen

A=ASPHALT ELEVATION
CB=CONCRETE ELEVATION
FPE=FINISHED FLOOR ELEVATION
W=WATER ELEVATION
X=CONCRETE ELEVATION
Y=TOP OF SLOPE ELEVATION
Z=TOP OF BANK ELEVATION
C=CURB ELEVATION
L=ELEVATION

GRAPHIC SCALE
0 10 20
(FEET)
0 10 20
(METERS)



LOCATION MAP

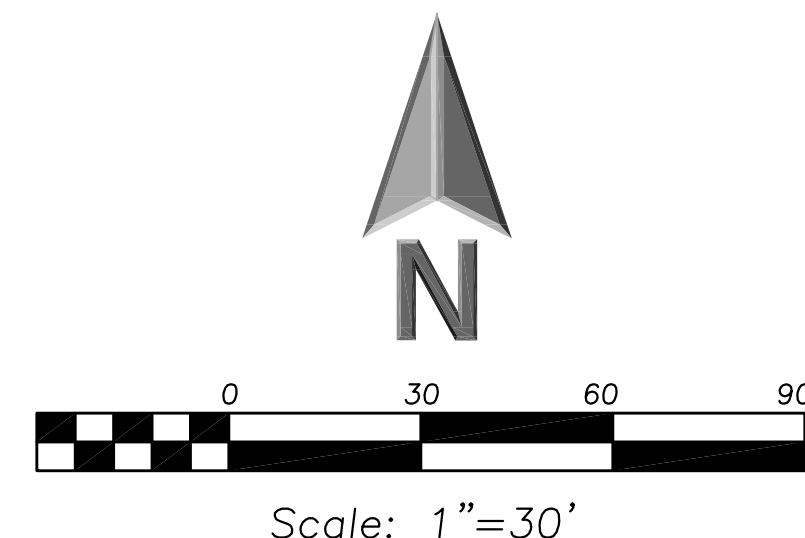


ADDITIONAL TOPOGRAPHY ADDED MAY 9, 2015
DESIGNED BY: GREMLY & BIEDERMANN
CHECKED BY: [Signature]
DATE: 06/22/2015
PROJECT: 2015-20606-001
SHEET: 1 OF 2

SURVEY NOTES:
Note R, S, M, denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences REPAIR. Change is done.
For easements, building lines and other conditions not shown on survey plat refer to your original, deed, contract, title policy and local building line regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Unless otherwise noted herein the Bearing, Elevation Datum and Coordinate Datum if used is ASSUMED.
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NO.	DATE	DESCRIPTION
1	06/22/2015	PUD Application Submittal

State of Illinois
County of Cook
We, GREMLY & BIEDERMANN, INC., hereby certify that we have measured the elevations and features shown hereon and that the plat herein shown is a correct representation thereof.
Field measurements completed on MAY 9, 2015.
Signed on May 15, 2015
By: [Signature]
Professional Meas. Land Surveyor No. 22672
My license expires November 30, 2019
This professional service conforms to the current Illinois minimum standards for topographic surveys.



GREMLY & BIEDERMANN
A Division of
PLCS Corporation
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
Telephone: (773) 645-5102 Fax: (773) 284-4384 Email: INFO@PLCS-SURVEY.COM
PLAT OF TOPOGRAPHY

PLAT OF SURVEY
(1 OF 2)
C9.0
2014104

REVISIONS

NO. DATE DESCRIPTION

FOR THE MOORINGS OF ARLINGTON HEIGHTS

PRESBYTERIAN HOMES

811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005

DESIGN PHASE

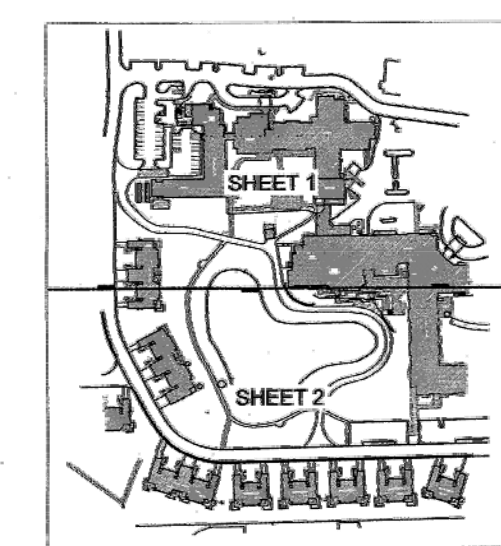
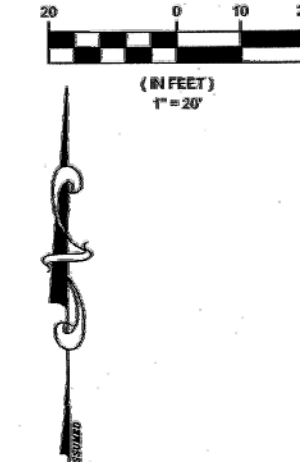
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Legend:

- Storm MH
- Storm CB
- Storm Inlet
- Sun MH
- Sun Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pod
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Pole with Traffic Signal
- Electric Traffic Control Box
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Gas Buffalo Box
- Cable TV Pedestal
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Monumentation Found
- Monumentation Established
- Underground Manhole
- Hose Connection
- Fire Alarm
- Flag Pole
- Tree - Deciduous
- Tree - Evergreen

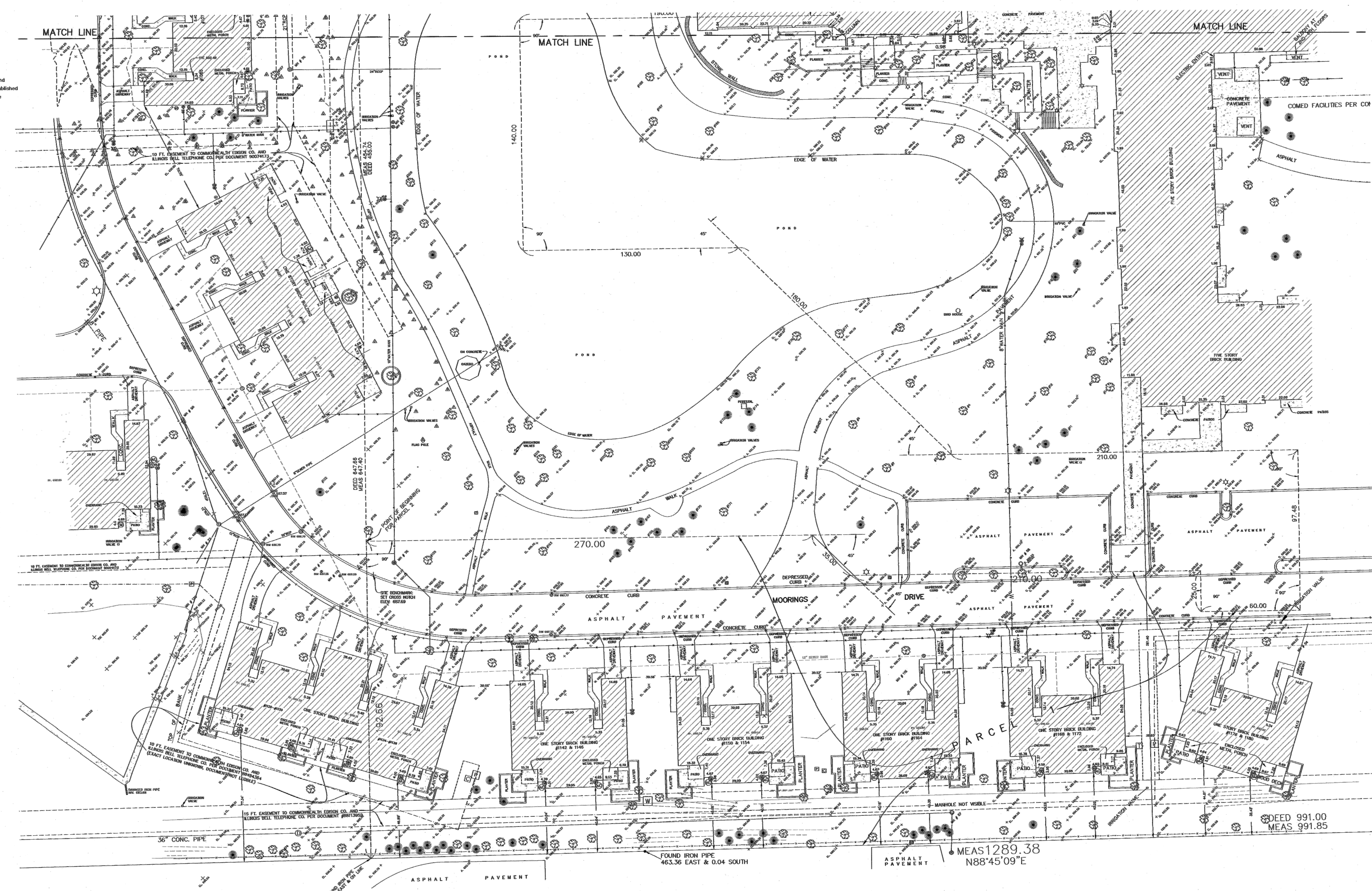
A-ASPHALT ELEVATION
GR-GRASS ELEVATION
PF-FINISHED FLOOR ELEVATION
W-WALK ELEVATION
X-CONCRETE ELEVATION
TOE-TOP OF SLOPE ELEVATION
TOL-TOP OF BANK ELEVATION
C-CURB ELEVATION
CH-CHUTE ELEVATION
EL-ELEVATION

GRAPHIC SCALE
1"=30'



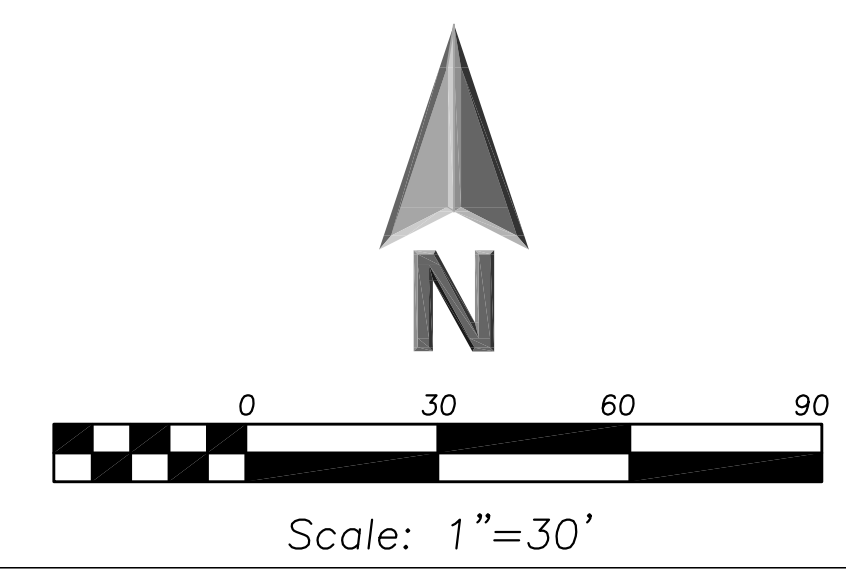
LOCATION MAP

GREMLEY & BIEDERMANN
A Division of
PLCS Corporation
Professional Land Surveyors
4555 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 465-5555 Fax: (773) 294-4444 Email: INFO@PLCS-SURVEY.COM
PLAT OF TOPOGRAPHY



SURVEY NOTES:
Note R. & M. denotes Record and Measured distances respectively.
Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by owner and at once report any differences BEFORE damage is done.
For easements, building lines and other restrictions not shown on survey plat refer to your plat, deed, deed, contract, life policy and local building law regulations.
NO dimensions shall be assumed by scale measurement upon this plat.
Monumentation or witness points were not set at the clients request.
Unless otherwise noted between the Bearing Basis, Elevation Datum and Coordinate Datum if used to ASSUMED.
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NO.	DATE	DESCRIPTION
1	06/22/2015	PUD Application Submittal



PLAT OF
SURVEY
(2 OF 2)

C9.1

COMMISSION NO: 2014104

REVISIONS

NO.	DATE	DESCRIPTION
1	06/22/2015	PUD Application Submittal

FOR
PRESBYTERIAN HOMES
811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005
DRAWN BY: C.M.F. COORDINATOR BY: C.S.L. CHECKED BY: M.J.R. APPROVED BY: M.J.R.

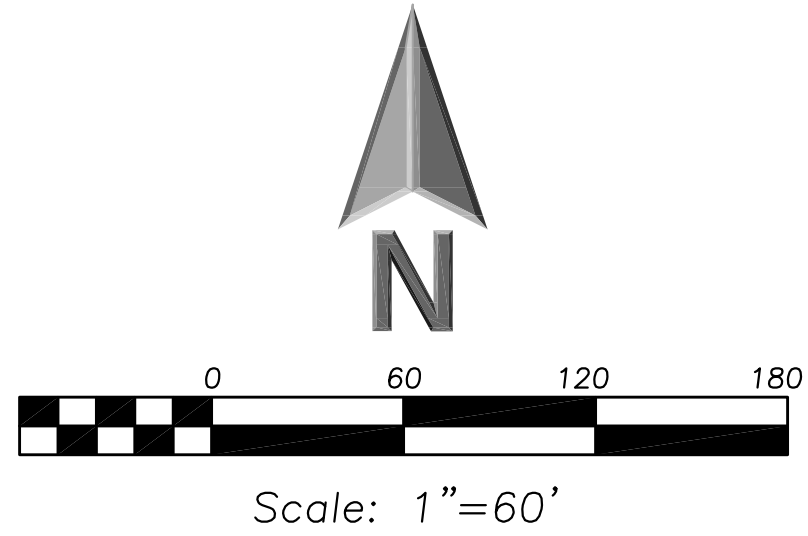
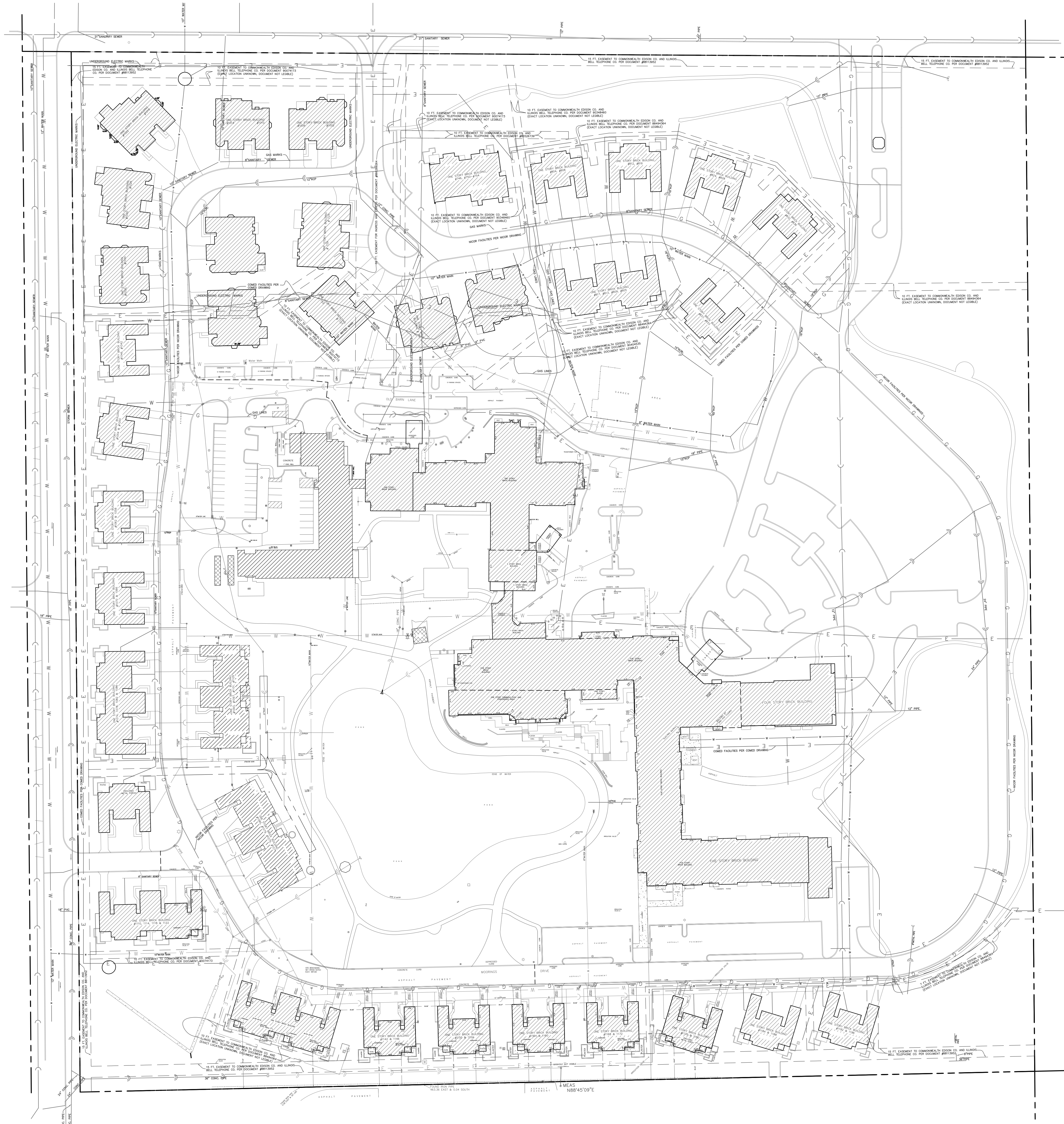
DESIGN PHASE

rlps architects®
architecture • master planning • interior design
250 VALLEYBROOK DRIVE, LANCASTER, PA 17601
717-560-9501 FAX: 717-560-2373 RLPS, LLP

THE MOORINGS OF ARLINGTON HEIGHTS
RENOVATIONS & ADDITIONS TO

DATE: 4/27/2015

AS NOTED



LEGEND

EXISTING		PROPOSED



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4804
EMAIL INFO@EEA-LTD.COM

OVERALL EXISTING CONDITIONS	
DATE: 4/27/2015	AS NOTED

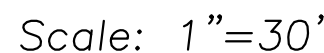
REVISIONS	
NO.	DATE
1	06/22/2015
2	07/24/2015

DESCRIPTION	
PUD Application Submittal	
Design Commission	
Submission	

FOR
PRESBYTERIAN HOMES
811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005
DRAWN BY: C.M.F. CHECKED BY: C.S.L. APPROVED BY: M.J.R.

DESIGN PHASE

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2014104

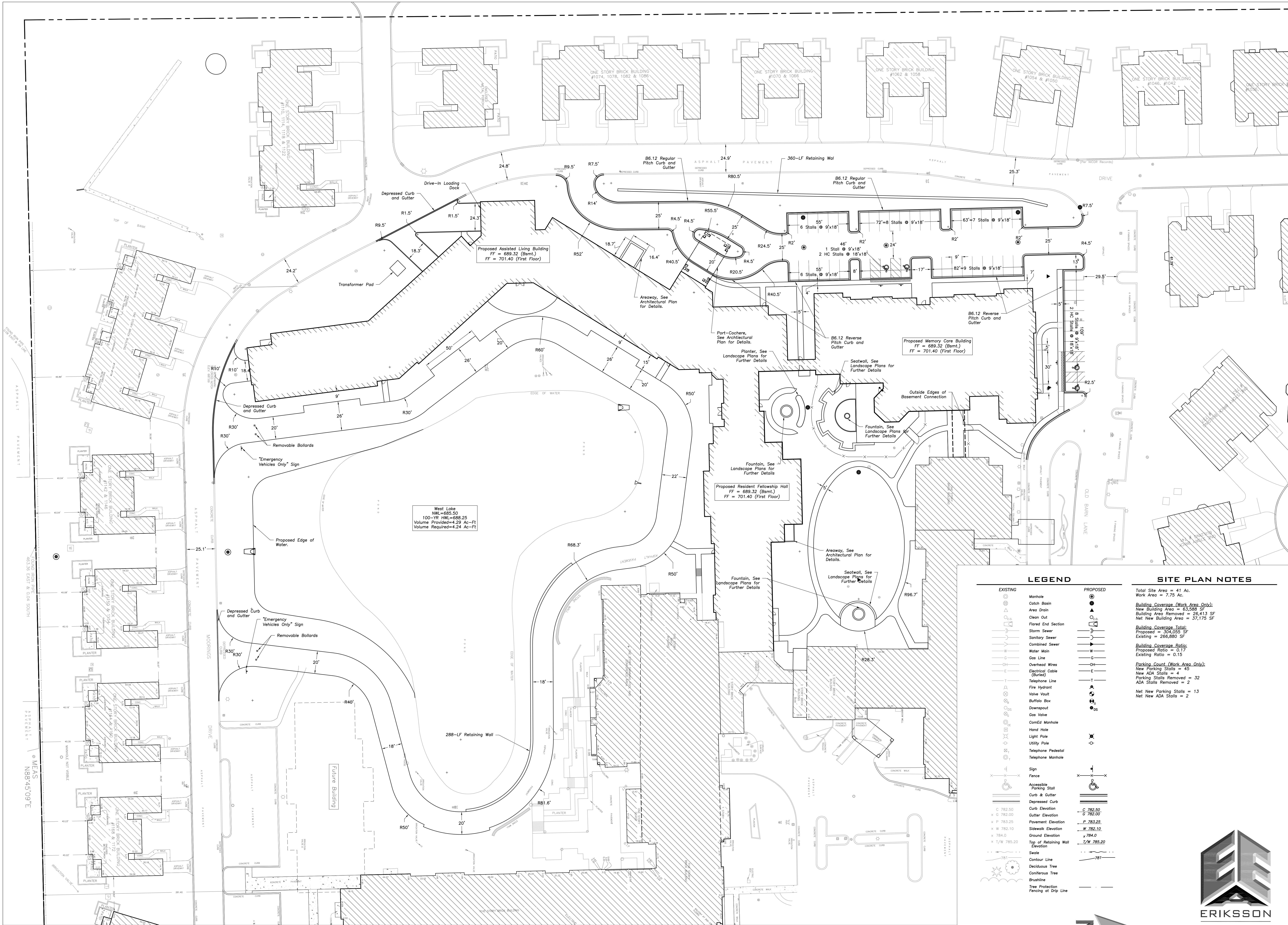
ISS NOTED	DATE: 4/27/2013
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DRAWN BY: CMF	COORDINATED BY: C.S.L.	CHECKED BY: -	APPROVED BY: M.J.R.
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK



LEGEND

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

SITE PLAN NOTES

Total Site Area = 41. Ac.
Work Area = 1.75 Ac.

Building Coverage (Work Area Only):
New Building Area = 63,588 SF
Building Area Removed = 20,413 SF
Net New Building Area = 37,175 SF

Building Coverage Total:
Proposed = 304,055 SF
Existing = 266,880 SF

Building Coverage Ratio:
Proposed Ratio = 0.17
Existing Ratio = 0.15

Parking Count (Work Area Only):
New Parking Stalls = 45
New ADA Stalls = 4
Parking Stalls Removed = 32
ADA Stalls Removed = 2

Net New Parking Stalls = 13
Net New ADA Stalls = 2

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
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EMAIL INFO@EEA-LTD.COM

THE MOORINGS OF ARLINGTON HEIGHTS

RENOVATIONS & ADDITIONS TO

FOR

PRESBYTERIAN HOMES

811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005

DRAWN BY: C.M.F. CHECKED BY: M.J.R. APPROVED BY: C.S.L.

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SITE GEOMETRY PLAN

DATE: 4/27/2015

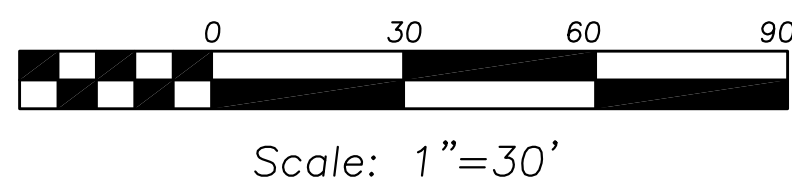
AS NOTED

DRAWING NO.: **C3.0**

COMMISSION NO.: 2014104

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DRAWING NO: **C4.0**
COMMISSION N° 2014/104

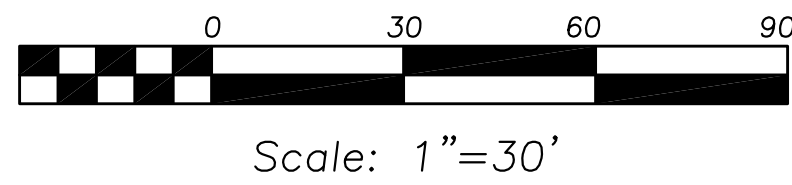
APPROVED BY:	COORDINATED BY:	C.S.L.	-	M.J.R.
CMF				

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK



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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM

C5.0

COMMISSION NO:	SCALE:	DATE:
2014104	AS NOTED	4/27/2015

NO.	DATE	DESCRIPTION
1	06/22/2015	PUD Application Submittal
2	07/24/2015	Design Commission Formal Submission

RENOVATIONS & ADDITIONS TO:
THE MOORINGS OF ARLINGTON HEIGHTS

PRESBYTERIAN HOMES

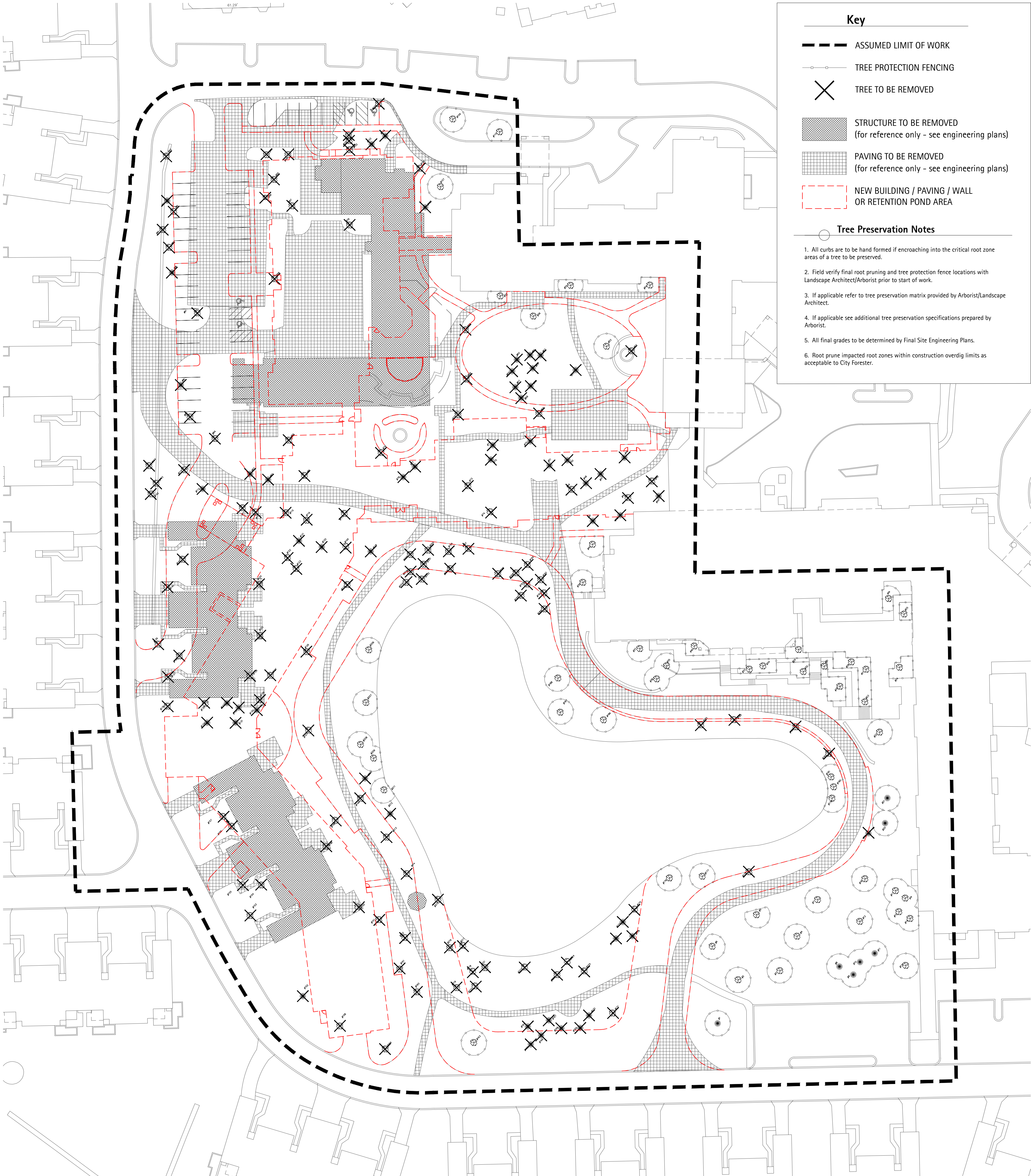
RAWN BY:	COORDINATED BY:	CHECKED BY:	APPROVED BY:
CME	CSI		MR

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Key

--- ASSUMED LIMIT OF WORK

--- TREE PROTECTION FENCING

X TREE TO BE REMOVED

STRUCTURE TO BE REMOVED
(for reference only - see engineering plans)

PAVING TO BE REMOVED
(for reference only - see engineering plans)

NEW BUILDING / PAVING / WALL
OR RETENTION POND AREA

Tree Preservation Notes

1. All curbs are to be hand formed if encroaching into the critical root zone areas of a tree to be preserved.

2. Field verify final root pruning and tree protection fence locations with Landscape Architect/Arborist prior to start of work.

3. If applicable refer to tree preservation matrix provided by Arborist/Landscape Architect.

4. If applicable see additional tree preservation specifications prepared by Arborist.

5. All final grades to be determined by Final Site Engineering Plans.

6. Root prune impacted root zones within construction overdig limits as acceptable to City Forester.

TREE INVENTORY

Location: The Moorings, 811 E. Central, Arlington Heights, IL

Date: March 27, 2015

Condition: 5 = Excellent 4 = Good 3 = Fair 2 = Poor 1 = Dead

Tag No.	Size (dbh)	Species	Condition	Location
1	11"	Austrian Pine	5	SE at Green Canopy
2	7"	Red Maple	5	SE at Green Canopy
3	12"	Green Ash	3	SE at Green Canopy
4	6"	Hybrid Maple	5	SE at Green Canopy
5	3"	Norway Maple	5	SE at Green Canopy
6	3"	Burr Oak	5	SE at Green Canopy
7	6.0	Amur Maple	5	SE at Green Canopy
8	12"	Scots Pine	5	SE at Green Canopy
9	14"	Scots Pine	5	SE at Green Canopy
10	12"	Austrian Pine	5	SE at Green Canopy
11	13"	Scots Pine	5	SE at Green Canopy
12	16"	Honey Locust	5	SE at Green Canopy
13	17"	Elm	5	SE at Green Canopy
14	6", 5", 6"	Amur Maple	5	SE at Green Canopy
15	7", 7"	Amur Maple	5	SE at Green Canopy
16	7", 7"	Amur Maple	5	SE at Green Canopy
17	6", 5", 5"	Amur Maple	5	SE at Green Canopy
18	10"	Maple	5	SE at Green Canopy
19	13"	Scots Pine	5	SE at Green Canopy
20	10"	Scots Pine	5	SE at Green Canopy
21	12"	Scots Pine	5	SE at Green Canopy
22	7", 6", 8", 7"	Magnolia	5	Terrace
23	6"	Bradford Pear	5	Terrace
24	10", 5", 10"	Amur Maple	4	Terrace
25	10"	Norway Maple	4	Terrace
26	3", 3", 3", 3", 3"	Serviceberry	4	Terrace
27	4"	Bradford Pear	5	Terrace
28	6"	Bradford Pear	5	Terrace
29	3", 3", 3", 3", 3"	Serviceberry	5	Terrace
30	3", 3", 3", 3"	Japanese Tree Lilac	5	Terrace
31	6" Multi-Stem	Magnolia	5	Terrace
32	11"	Norway Maple	5	Terrace
33	17" Multi-Stem	Amur Maple	5	Terrace
34	3"	Weeping Cherry	5	Terrace
35	12"	Crabapple	5	Terrace
36	3", 3"	Magnolia	5	Terrace
37	8"	Crabapple	4	Terrace
38	16"	Norway Maple	5	Terrace
39	18"	Norway Maple	5	West of Building - East of Lake
40	14"	Norway Maple	4	West of Building - East of Lake
41	11"	Scots Pine	5	West of Building - East of Lake
42	12"	Scots Pine	5	West of Building - East of Lake
43	15"	Norway Maple	5	West of Building - East of Lake
44	10"	Scots Pine	5	West of Building - East of Lake
45	13"	Norway Maple	5	West of Building - East of Lake
46	14"	Douglas Fir	5	West of Building - East of Lake
47	14"	Scots Pine	5	West of Building - East of Lake
48	11"	Scots Pine	5	West of Building - East of Lake
49	16"	Norway Maple	5	West of Building - East of Lake
50	17"	Douglas Fir	5	West of Building - East of Lake
51	11", 10"	Douglas Fir	5	West of Building - East of Lake
52	17"	Concolor Fir	5	West Patio - Inside fenced area
53	31"	Norway Maple	4	West Patio - Inside fenced area
54	6", 4"	Crabapple	4	West Patio - Inside fenced area
55	6"	Crabapple	4	West Patio - Inside fenced area
56	7", 5", 6", 5"	Amur Maple	5	West Patio - Inside fenced area
57	4", 4", 4", 4"	Japanese Tree Lilac	5	West Patio - Inside fenced area
58	28"	Honey Locust	5	West Patio - Inside fenced area
59	4", 3", 3", 4"	Japanese Tree Lilac	5	West Patio - Inside fenced area
60	10"	Blue Spruce	4	West Patio - Inside fenced area
61	10"	Blue Spruce	4	West Patio - Inside fenced area
62	15"	Blue Spruce	4	West Patio - Inside fenced area
63	13"	Blue Spruce	4	West Patio - Inside fenced area
64	9"	Blue Spruce	4	West Patio - Inside fenced area
65	11"	Blue Spruce	4	West Patio - Inside fenced area
66	10"	Blue Spruce	4	West Patio - Inside fenced area
67	10"	Blue Spruce	4	West Patio - Inside fenced area
68	14"	Blue Spruce	4	West Patio - Inside fenced area
69	25"	Sugar Maple	3	West Patio - Inside fenced area
70	15"	Douglas Fir	4	West Patio - Inside fenced area
71	10"	Douglas Fir	5	West Patio - Inside fenced area
72	26"	Norway Maple	4	West Patio - Inside fenced area
73	14"	Ginkgo	5	West of Building & Steel Shed
74	16"	Norway Maple	5	West of Building & Steel Shed
75	11"	Blue Spruce	5	West of Building & Steel Shed
76	18"	Norway Maple	5	West of Building & Steel Shed
77	14"	White Spruce	4	West of Building & Steel Shed
78	12", 10"	Austrian Pine	5	West of Building & Steel Shed
79	21"	Norway Maple	3	West of Building & Steel Shed
80	30"	Ash	4	West of Building & Steel Shed
81	22"	Silver Maple	4	West of Building & Steel Shed
82	8"	White Spruce	4	West of Building & Steel Shed
83	12"	White Spruce	4	West of Building & Steel Shed
84	20"	Elm	4	West of Building & Steel Shed
85	37"	Silver Maple	5	West of Building & Steel Shed
86	13"	Blue Spruce	5	West of Building & Steel Shed
87	11"	Norway Maple	5	West of Building & Steel Shed
88	12"	Austrian Pine	5	West of Building & Steel Shed
89	5", 5", 5"	Amur Maple	4	West of Building & Steel Shed
90	5", 5", 5", 5", 6"	Amur Maple	4	West of Building & Steel Shed
91	5", 5", 5"	Amur Maple	4	West of Building & Steel Shed
92	15"	Austrian Pine	5	West of Building & Steel Shed
93	16"	Norway Maple	5	West of Building & Steel Shed
94	29"	Honey Locust	5	West of Building & Steel Shed
95	6"	Japanese Tree Lilac	5	West of Building & Steel Shed
96	3"	Magnolia	4	West of Building & Steel Shed
97	7"	Red Maple	3	West of Building & Steel Shed
98	4"	Bradford Pear	5	West of Building & Steel Shed
99	3"	Crabapple	5	West of Building & Steel Shed
100	6", 4", 5"	Japanese Tree Lilac	5	North of Rehabilitation Services
101	4"	Japanese Tree Lilac	5	North of Rehabilitation Services
102	6", 5", 4"	Japanese Tree Lilac	5	North of Rehabilitation Services
103	20"	Austrian Pine	5	North of Rehabilitation Services
104	21"	Austrian Pine	5	North of Rehabilitation Services

105	24"	Elm	4	North of Rehabilitation Services
106	6", 7", 7"	Amur Maple	3	North of Rehabilitation Services
107	9"	Sugar Maple	4	North of Rehabilitation Services
108	7", 3"	Hemlock	5	North of Rehabilitation Services
109	5", 3", 3", 4", 4", 5"	Hawthorn	4	North of Rehabilitation Services
110	5", 6", 5", 4"	Crabapple	5	North of Rehabilitation Services
111	29"	Silver Maple	4	Northwest of Lake
112	3"	White Spruce	4	Northwest of Lake
113	29"	Honey Locust	5	Northwest of Lake
114	3" Multi-Stem	Serviceberry	5	Northwest of Lake
115	23"	Honey Locust	5	Northwest of Lake
116	4", 4", 4", 3", 3"	Crabapple	4	Northwest of Lake
117	26"	Silver Maple	4	Northwest of Lake
118	27"	Tamarack	5	Northwest of Lake
119	31"	Silver Maple	5	Northwest of Lake
120	9"	Blue Spruce	4	Northwest of Lake
121	16"	Austrian Pine	5	Northwest of Lake
122	6", 5"	Crabapple	4	Northwest of Lake
123	4", 4", 4", 5"	Crabapple	4	Northwest of Lake
124	8", 9", 8", 6", 7"	Crabapple	5	Northwest of Lake
125	16" Multi-Stem	Crabapple	5	Northwest of Lake
126	3"	Red Maple	5	Northwest of Lake
127	4"	Sugar Maple	5	Northwest of Lake
128	3"	Pagoda Dogwood	5	Northwest of Lake
129	16" Multi-Stem	Crabapple	5	Northwest of Lake
130	12"	Austrian Pine	5	Northwest of Lake
131	8"	Austrian Pine	2	Northwest of Lake
132	6", 6"	Mulberry	4	Northwest of Lake
133	7", 6"	Mulberry	4	Northwest of Lake
134	10"	Bald Cypress	5	Northwest of Lake
135	8"	Bradford Pear	4	Northwest of Lake
136	4"	Crabapple	5	Front of Unit 1085
137	4"	Crabapple	5	Front of Unit 1085
138	8" Multi-Stem	Serviceberry	5	Front of Unit 1085
139	4"	Ginkgo	5	Front of Unit 1079
140	6", 4"	Crabapple	4	Front of Unit 1075
141	7" Multi-Stem	Serviceberry	5	Front of Unit 1071
142	4", 6", 6", 5"	Crabapple	4	Front of Unit 1071
143	6", 3", 6", 4"	Crabapple	4	Front of Unit 1071
144	10"	Crabapple	4	Front of Unit 1071
145	4"	Blue Spruce	5	Back of Unit 1093
146	9", 8"	Hawthorn	5	Back of Unit 1093
147	6", 6"	Hawthorn	5	Back of Unit 1093
148	8"	Red Maple	5	Back of Unit 1097
149	7", 6", 8", 8"	Crabapple	4	Back of Unit 1097
150	18" Multi-Stem	Crabapple	5	Back of Unit 1097
151	17"	Elm	3	Back of Unit 1105
152	3"	Blue Spruce	3	Front of Unit 1105
153	7", 8", 6", 6", 6"	Crabapple	5	Front of Unit 1105
154	10"	Butternut	5	Front of Unit 1101
155	14"	Redbud	4	Front of Unit 1097
156	3", 3", 4"	Serviceberry	5	Front of Unit 1097
157	7" Multi-Stem	Serviceberry	4	Front of Unit 1093
158	3"	Beech	5	South of Unit 1105
159	3"	Red Oak	5	South of Unit 1105
160	18"	Honey Locust	5	South of Unit 1105
161	16"	Honey Locust	5	South of Unit 1105
162	11"	Honey Locust	5	South of Unit 1105
163	7"	Red Maple	5	Southwest of Lake at Road
164	9"	Austrian Pine	4	Southwest of Lake at Road
165	11"	Austrian Pine	5	Southwest of Lake at Road
166	11"	Austrian Pine	5	Southwest of Lake at Road
167	10"	Austrian Pine	4	Southwest of Lake at Road
168	11"	Austrian Pine	5	Southwest of Lake at Road
169	12"	Austrian Pine	5	Southwest of Lake at Road
170	12"	Austrian Pine	5	Southwest of Lake at Road
171	4", 4", 4"	Crabapple	4	Southwest of Lake at Road
172	11"	Austrian Pine	4	Southeast of Lake
173	17"	Austrian Pine	5	Southeast of Lake
174	16"	Austrian Pine	5	Southeast of Lake
175	9"	Red Maple	5	Southeast of Lake
176	8"	Red Maple	3	Southeast of Lake
177	8"	Red Maple	5	Southeast of Lake
178	8"	Red Maple	5	Southeast of Lake
179	9"	Quaking Aspen	5	East of Pond
180	7"	Quaking Aspen	5	East of Pond
181	7"	Quaking Aspen	5	East of Pond
182	13"	Ash	4	Northeast of Pond
183	13"	Ash	4	Northeast of Pond
184	13"	Ash	4	Northeast of Pond
185	14"	Ash	4	Northeast of Pond
186	13"	Norway Maple	2	North of Pond
187	8"	Red Maple	4	North of Pond
188	14"	Norway Maple	5	North of Pond
189	14"	Honey Locust	5	North of Pond
190	8" Multi-Stem	Crabapple	5	North of Pond
191	8" Multi-Stem	Crabapple	5	North of Pond
192	8" Multi-Stem	Crabapple	5	North of Pond
193	7" Multi-Stem	Crabapple	5	North of Pond
194	7" Multi-Stem	Crabapple	5	North of Pond
195	7" Multi-Stem	Crabapple	5	North of Pond
196	6" Multi-Stem	Crabapple	4	North of Pond
197	12"	Honey Locust	5	Northwest of Pond
198	7" Multi-Stem	Crabapple	5	Northwest of Pond
199	7" Multi-Stem	Crabapple	5	Northwest of Pond
200	7" Multi-Stem	Crabapple	5	Northwest of Pond
201	7" Multi-Stem	Crabapple	5	Northwest of Pond
202	7" Multi-Stem	Crabapple	5	Northwest of Pond
203	7" Multi-Stem	Crabapple	5	Northwest of Pond
204	7" Multi-Stem	Crabapple	5	Northwest of Pond
205	7" Multi-Stem	Crabapple	5	Northwest of Pond
206	8"	Red Maple	4	Northwest of Pond
207	8"	Red Maple	4	Northwest of Pond
208	11"	Quaking Aspen	5	West of Pond
209	8"	Red Maple	5	West of Pond
210	12"	Austrian Pine	5	West of Pond
211	11"	Honey Locust	5	West of Pond
212	17"	Austrian Pine	5	West of Pond
213	10"	Honey Locust	5	West of Pond
214	15"	Honey Locust	5	West of Pond
215	11"	Honey Locust	5	Southwest of Pond
216	6"	Crabapple	5	South of Pond
217	6"	Crabapple	5	South of Pond
218	5" Multi-Stem	Crabapple	5	South of Pond
219	5" Multi-Stem	Crabapple	5	South of Pond
220	6" Multi-Stem	Crabapple	5	South of Pond
221	7" Multi-Stem	Crabapple	5	South of Pond
222	7" Multi-Stem	Crabapple	5	South of Pond
223	5"	Bradford Pear	4	South of Pond
224	7" Multi-Stem	Crabapple	5	South of Pond
225	7" Multi-Stem	Crabapple	5	South of Pond

LAKOTA

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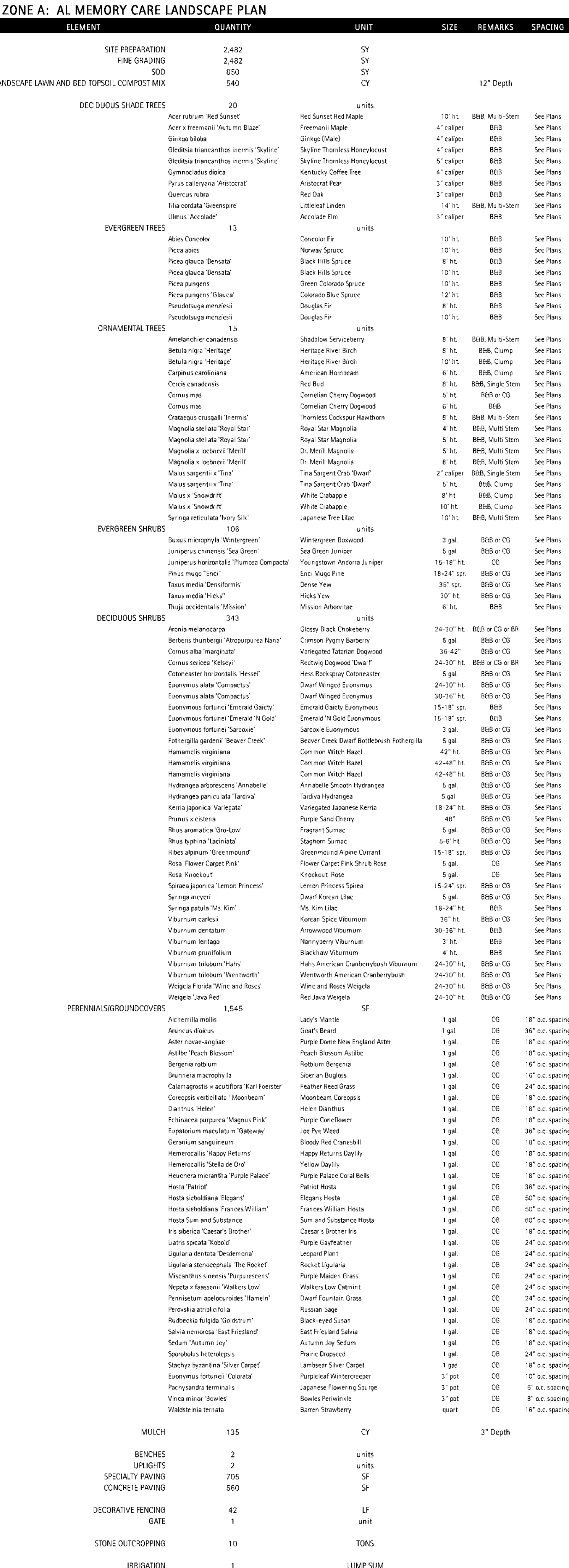
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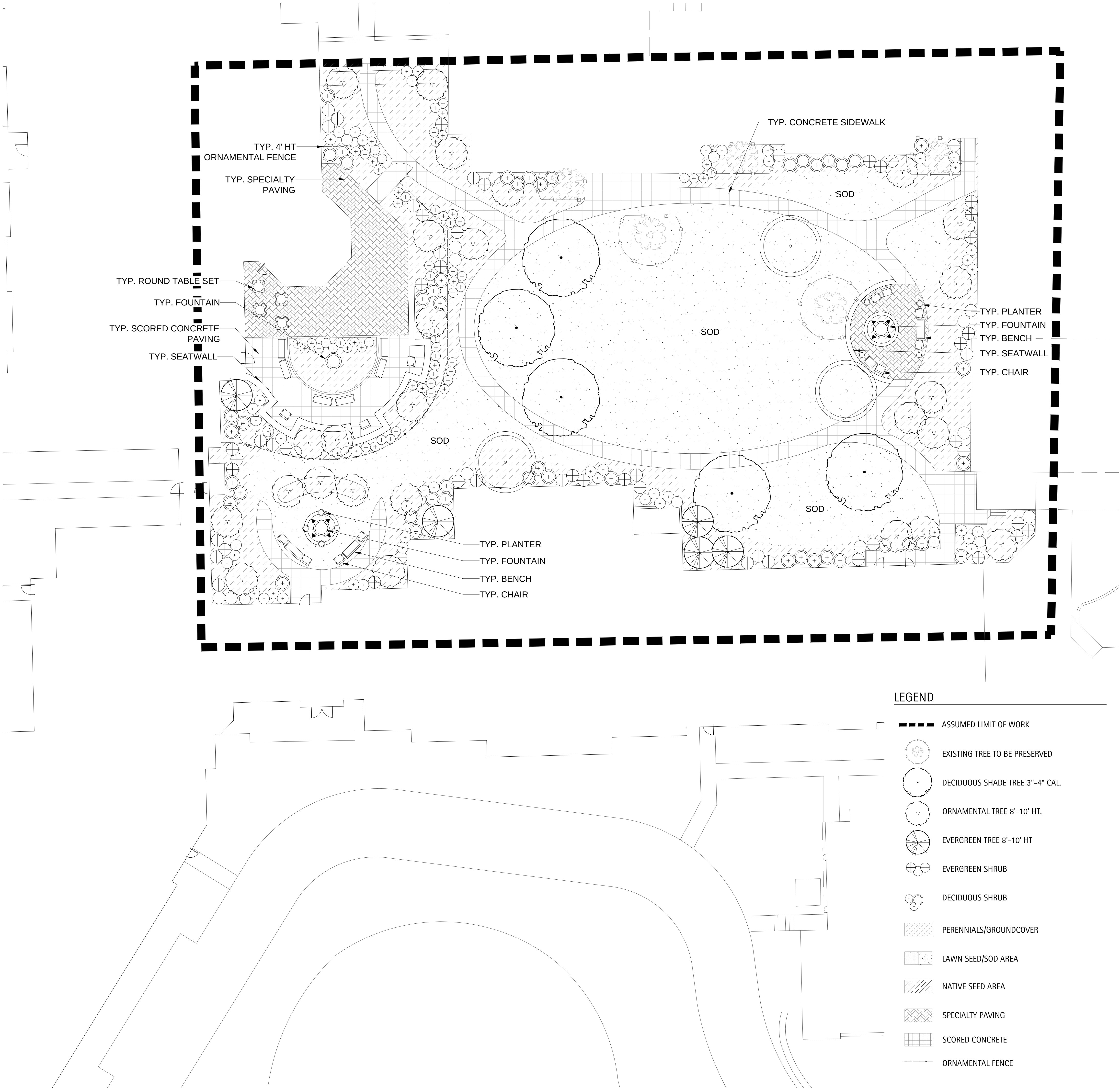
TREE SURVEY /
PRESERVATION
PLAN

Revisions
DESIGN COMMISSION 07/21/15

Date: 07/21/15
Drawn By: JW
Checked By: DG

L-01





ZONE B: FELLOWSHIP HALL LANDSCAPE PLAN						
ELEMENT	QUANTITY	UNIT				
SITE PREPARATION	2,640	SY				
FINE GRADING	2,640	SY				
SOD	1,451	SY				
LANDSCAPE LAWN AND BED TOPSOIL COMPOST MIX	379	CY			12" Depth	
DECIDUOUS SHADE TREES						
	5	units				
Acer x freemanii 'Red Sunset'		Red Sunset Red Maple	10' ht.	B&B	Multi-Stem	See Plans
Acer x rubrum 'Autumn Blaze'		Freeman's Maple	4" caliper.	B&B		See Plans
Ginkgo biloba		Ginkgo (Male)	4" caliper.	B&B		See Plans
Gleditsia triacanthos inermis 'Skyline'		Skyline Thornless Honeylocust	4" caliper.	B&B		See Plans
Gleditsia triacanthos inermis 'Skyline'		Skyline Thornless Honeylocust	5" caliper.	B&B		See Plans
Gymnocladus dioica		Kentucky Coffee Tree	4" caliper.	B&B		See Plans
Pyrus calleryana 'Aristocrat'		Aristocrat Pear	3" caliper.	B&B		See Plans
Quercus rubra		Red Oak	3" caliper.	B&B		See Plans
Tilia cordata 'Greenspire'		Littleleaf Linden	14' ht.	B&B	Multi-Stem	See Plans
Ulmus 'Accolade'		Accolade Elm	3" caliper.	B&B		See Plans
EVERGREEN TREES						
	5	units				
Abies Concolor		Concolor Fir	10' ht.	B&B		See Plans
Picea abies		Norway Spruce	10' ht.	B&B		See Plans
Picea glauca 'Densata'		Black Hills Spruce	8' ht.	B&B		See Plans
Picea glauca 'Densata'		Black Hills Spruce	10' ht.	B&B		See Plans
Picea pungens		Green Colorado Spruce	10' ht.	B&B		See Plans
Picea pungens 'Glaucia'		Colorado Blue Spruce	12' ht.	B&B		See Plans
Pseudotsuga menziesii		Douglas Fir	8' ht.	B&B		See Plans
Pseudotsuga menziesii		Douglas Fir	10' ht.	B&B		See Plans
ORNAMENTAL TREES						
	30	units				
Amelanchier canadensis		Shadblow Serviceberry	8' ht.	B&B	Multi-Stem	See Plans
Betula nigra 'Heritage'		Heritage River Birch	8' ht.	B&B	Clump	See Plans
Betula nigra 'Heritage'		Heritage River Birch	10' ht.	B&B	Clump	See Plans
Carpinus caroliniana		American Hornbeam	6' ht.	B&B	Clump	See Plans
Cercis canadensis		Red Bud	8' ht.	B&B	Single Stem	See Plans
Cornus mas		Camellian Cherry Dogwood	5' ht.	B&B	or CG	See Plans
Cornus mas		Camellian Cherry Dogwood	6' ht.	B&B		See Plans
Crataegus crusgalli 'Inermis'		Thornless Cockspur Hawthorn	8' ht.	B&B		See Plans
Magnolia stellata 'Royal Star'		Royal Star Magnolia	4" caliper.	B&B	Multi-Stem	See Plans
Magnolia stellata 'Royal Star'		Royal Star Magnolia	5' ht.	B&B	Multi-Stem	See Plans
Magnolia x loebneri 'Merill'		Dr. Merrill Magnolia	5' ht.	B&B	Multi-Stem	See Plans
Magnolia x loebneri 'Merill'		Dr. Merrill Magnolia	8' ht.	B&B	Multi-Stem	See Plans
Malus sargentii x 'Tina'		Tina Sargent Crab 'Dwarf'	2" caliper.	B&B	Single Stem	See Plans
Malus sargentii x 'Tina'		Tina Sargent Crab 'Dwarf'	5' ht.	B&B	Clump	See Plans
Malus x 'Snowdwarf'		White Crabapple	6' ht.	B&B	Clump	See Plans
Malus x 'Snowdwarf'		White Crabapple	10' ht.	B&B	Clump	See Plans
Syringa reticulata 'Honey Silk'		Japanese Tree Lilac	10' ht.	B&B	Multi-Stem	See Plans
EVERGREEN SHRUBS						
	65	units				
Buxus microphylla 'Wintergreen'		Wintergreen Boxwood	3 gal.	B&B	or CG	See Plans
Juniperus chinensis 'Sea Green'		Sea Green Juniper	5 gal.	B&B		See Plans
Juniperus horizontalis 'Plumosa Compacta'		Youngstown Andorra Juniper	15-18" ht.	CG		See Plans
Pinus mugo 'Erecta'		Encl Mugo Pine	18-24" spr.	B&B	or CG	See Plans
Taxus media 'Densiformis'		Dense Yew	36" spr.	B&B	or CG	See Plans
Taxus media 'Hicksii'		Hicks Yew	30" ht.	B&B	or CG	See Plans
Thuja occidentalis 'Mission'		Mission Arborvitae	6' ht.	B&B		See Plans
DECIDUOUS SHRUBS						
	169	units				
Aronia melanocarpa		Glossy Black Chokeberry	24-30" ht.	B&B	or CG or BR	See Plans
Berberis thunbergii 'Atropurpurea Nana'		Crimson Pygmy Barberry	5 gal.	B&B	or CG	See Plans
Cornus alba 'marginata'		Variegated Tatarian Dogwood	36-42" ht.	B&B	or CG	See Plans
Cornus sericea 'Kelsey'		Redtwig Dogwood 'Dwarf'	24-30" ht.	B&B	or CG or BR	See Plans
Cotoneaster horizontalis 'Hesse'		Hesse Rockspray Cotoneaster	5 gal.	B&B	or CG	See Plans
Eucynimus alata 'Compactus'		Dwarf Winged Euonymus	24-30" ht.	B&B	or CG	See Plans
Eucynimus alata 'Compactus'		Dwarf Winged Euonymus	30-36" ht.	B&B	or CG	See Plans
Eucynimus fortunei 'Emerald Gaiety'		Emerald Gaiety Euonymus	15-18" spr.	B&B		See Plans
Eucynimus fortunei 'Emerald Gold'		Emerald 'N Gold Euonymus	15-18" spr.	B&B		See Plans
Eucynimus fortunei 'Sarcocoe'		Sarcocoe Euonymus	3 gal.	B&B	or CG	See Plans
Fothergilla gardenii 'Beaver Creek'		Beaver Creek Dwarf Bottlebrush Fothergilla	5 gal.	B&B	or CG	See Plans
Hamelis virginiana		Common Witch Hazel	42" ht.	B&B	or CG	See Plans
Hamelis virginiana		Common Witch Hazel	42-48" ht.	B&B	or CG	See Plans
Hamelis virginiana		Common Witch Hazel	42-48" ht.	B&B	or CG	See Plans
Hydrangea arborescens 'Annabelle'		Annabelle Smooth Hydrangea	5 gal.	B&B	or CG	See Plans
Hydrangea paniculata 'Tardiva'		Tardiva Hydrangea	5 gal.	B&B	or CG	See Plans
Kerria japonica 'Variegata'		Variegated Japanese Kerria	18-24" ht.	B&B	or CG	See Plans
Prunus x cistena		Purple Sand Cherry	48" ht.	B&B	or CG	See Plans
Rhus aromatica 'Glo-Low'		Fragrant Sumac	5 gal.	B&B	or CG	See Plans
Rhus typhina 'Laciniata'		Staghorn Sumac	5-6" ht.	B&B	or CG	See Plans
Ribes alpinum 'Greenmound'		Greenmound Alpine Currant	15-18" spr.	B&B	or CG	See Plans
Rosa 'Flower Carpet Pink'		Flower Carpet Pink Shrub Rose	5 gal.	CG		See Plans
Rosa 'Knockout'		Knockout Rose	5 gal.	CG		See Plans
Spiraea japonica 'Lemon Princess'		Lemon Princess Spirea	15-24" spr.	B&B	or CG	See Plans
Syringa meyeri		Dwarf Korean Lilac	5 gal.	B&B	or CG	See Plans
Syringa posida 'Ms. Kim'		Ms. Kim Lilac	18-24" ht.	B&B		See Plans
Viburnum carlesii		Korean Spice Viburnum	36" ht.	B&B	or CG	See Plans
Viburnum dentatum		Arrowwood Viburnum	30-36" ht.	B&B		See Plans
Viburnum lentago		Nannyberry Viburnum	3' ht.	B&B		See Plans
Viburnum prunifolium		Blackhaw Viburnum	4' ht.	B&B		See Plans
Viburnum trilobum 'Halls'		Halls American Cranberrybush	24-30" ht.	B&B	or CG	See Plans
Viburnum trilobum 'Wienwirth'		Wienwirth American Cranberrybush	24-30" ht.	B&B	or CG	See Plans
Weigela Florida 'Wine and Roses'		Wine and Roses Weigela	24-30" ht.	B&B	or CG	See Plans
Weigela 'Java Red'		Red Java Weigela	24-30" ht.	B&B	or CG	See Plans
PERENNIALS/GROUNDCOVERS						
	3,070	SF				
Achillea millefolium		Lady's Mantle	1 gal.	CG		18" o.c. spacing
Aruncus dioicus		Goat's Beard	1 gal.	CG		36" o.c. spacing
Aster roseus-argenteus		Purple Dome New England Aster	1 gal.	CG		18" o.c. spacing
Aster 'Peach Blossom'		Peach Blossom Aster	1 gal.	CG		18" o.c. spacing
Begonia rotundifolia		Rotundifolia Begonia	1 gal.	CG		16" o.c. spacing
Brunnera macrophylla		Siberian Bugloss	1 gal.	CG		16" o.c. spacing
Calamagrostis x acutiflora 'Karl Foerster'		Feather Reed Grass	1 gal.	CG		24" o.c. spacing
Coreopsis verticillata 'Moonbeam'		Moonbeam Coreopsis	1 gal.	CG		18" o.c. spacing
Dianthus 'Heiden'		Heiden Dianthus	1 gal.	CG		18" o.c. spacing
Echinacea purpurea 'Magnus Pink'		Purple Coneflower	1 gal.	CG		18" o.c. spacing
Eupatorium maculatum 'Galeway'		Joe Pye Weed	1 gal.	CG		36" o.c. spacing
Geranium sanguineum		Bloody Red Cranebill	1 gal.	CG		18" o.c. spacing
Hemerocallis 'Happy Returns'		Happy Returns Daylily	1 gal.	CG		18" o.c. spacing
Hemerocallis 'Stella de Oro'		Yellow Daylily	1 gal.	CG		18" o.c. spacing
Heuchera micrantha 'Purple Palace'		Purple Palace Coral Bells	1 gal.	CG		36" o.c. spacing
Hosta 'Patriot'		Patriot Hosta	1 gal.	CG		36" o.c. spacing
Hosta sieboldiana 'Elegans'		Elegans Hosta	1 gal.	CG		50" o.c. spacing
Hosta sieboldiana 'Frances Williams'		Frances Williams Hosta	1 gal.	CG		50" o.c. spacing
Hosta Sum and Substance		Sum and Substance Hosta	1 gal.	CG		60" o.c. spacing
Iris sibirica 'Caesar's Brother'		Caesar's Brother Iris	1 gal.	CG		18" o.c. spacing
Iris spicata 'Kobold'		Purple Gayfeather	1 gal.	CG		24" o.c. spacing
Lupinus dentata 'Desdemona'		Leopard Plant	1 gal.	CG		24" o.c. spacing
Lupinus stenocarpus 'The Rocket'		Rocket Lupinus	1 gal.	CG		24" o.c. spacing
Miscanthus sinensis 'Purpureuscescens'		Purple Maiden Grass	1 gal.	CG		24" o.c. spacing
Neopeta x fastensis 'Walkers Low'		Walkers Low Catmint	1 gal.	CG		24" o.c. spacing
Pennisetum spretum 'Hawaii'		Dwarf Fountain Grass	1 gal.	CG		24" o.c. spacing
Pennisetum spretum 'Hawaii'		Russian Sage	1 gal.	CG		24" o.c. spacing
Pennisetum spretum 'Hawaii'		Black-eyed Susan	1 gal.	CG		18" o.c. spacing
Salvia nemorosa 'East Friesland'		East Friesland Salvia	1 gal.	CG		18" o.c. spacing
Sedum 'Autumn Joy'		Autumn Joy Sedum	1 gal.	CG		18" o.c. spacing
Sporobolus heterotegus		Prairie Dropseed	1 gal.	CG		24" o.c. spacing
Stachys byzantina 'Silver Carpet'		Lambear Silver Carpet	1 gal.	CG		18" o.c. spacing
Euonymus fortunei 'Colorata'		Purpleleaf Wintercreeper	3" pot.	CG		10" o.c. spacing
Pachysandra terminalis		Japanese Flowering Spurge	3" pot.	CG		6" o.c. spacing
Vinca minor 'Bowles'		Bowles Periwinkle	3" pot.	CG		8" o.c. spacing
Waldsteinia nemata		Barren Strawberry	quart.	CG		16" o.c. spacing

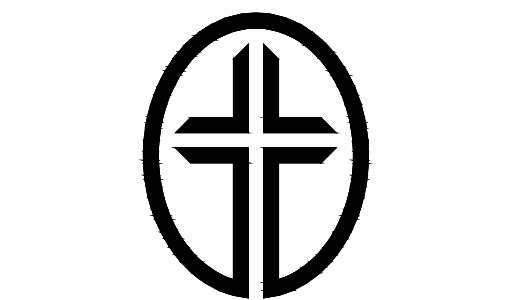
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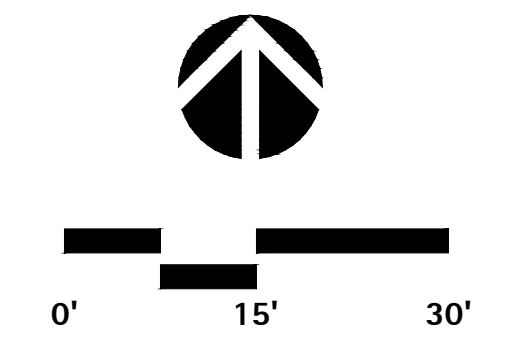
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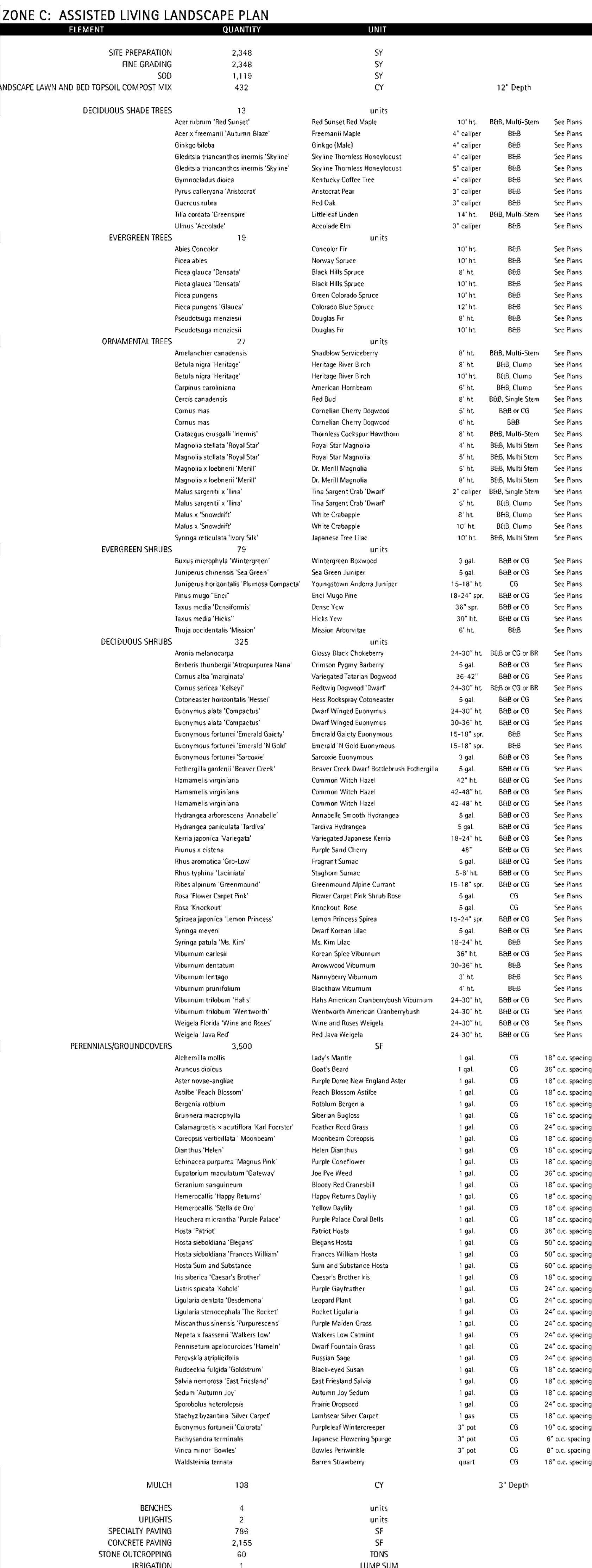
**ZONE B -
FELLOWSHIP HALL
LANDSCAPE PLAN**

Revisions
DESIGN COMMISSION 07/21/15

Date: 07/21/15
Drawn By: JW
Checked By: DG



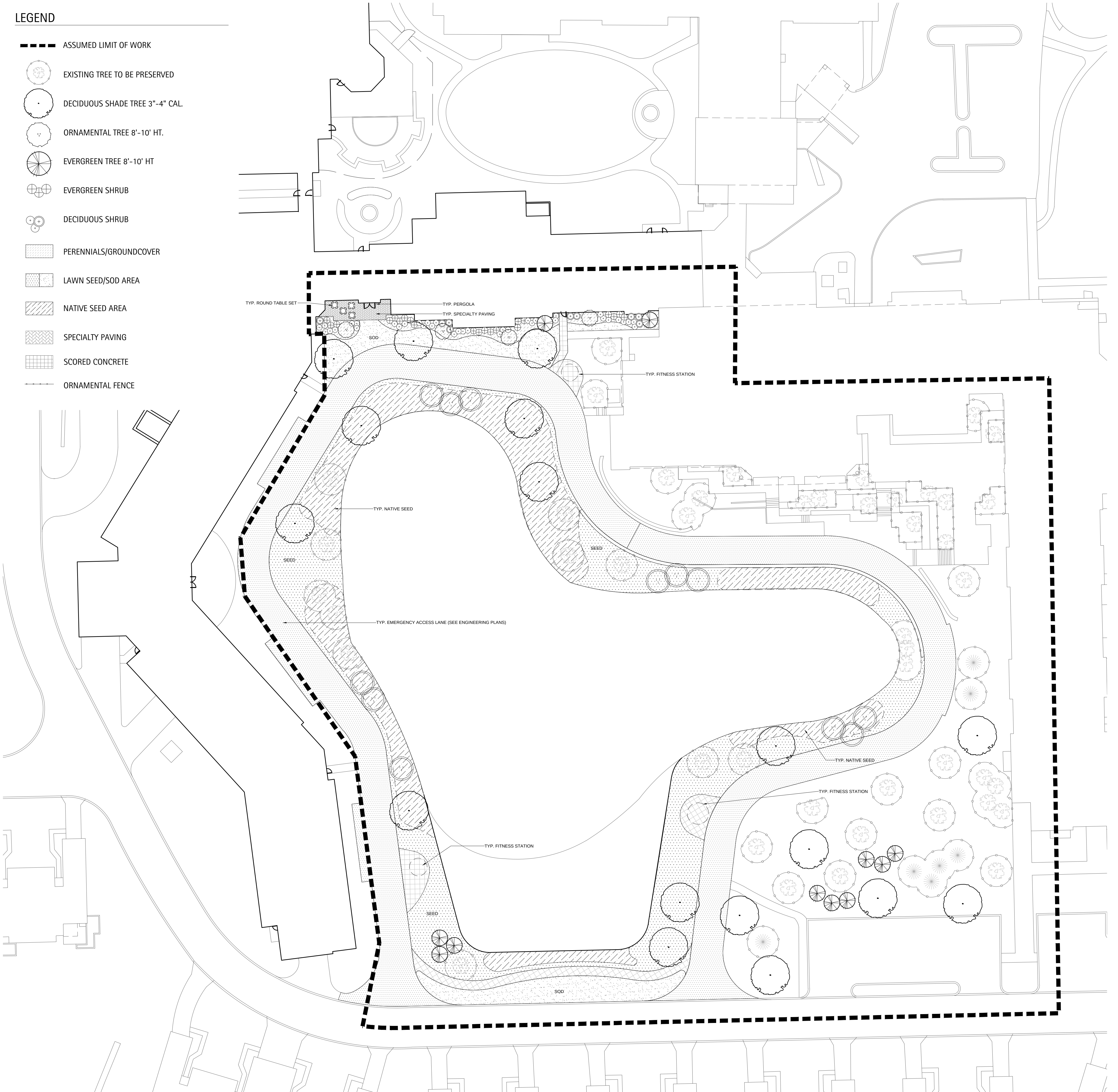
L-03



LEGEND

ASSUMED LIMIT OF WORK

- EXISTING TREE TO BE PRESERVED
- DECIDUOUS SHADE TREE 3"-4" CAL.
- ORNAMENTAL TREE 8'-10' HT.
- EVERGREEN TREE 8'-10' HT
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- PERENNIALS/GROUNDCOVER
- LAWN SEED/SOD AREA
- NATIVE SEED AREA
- SPECIALTY PAVING
- SCORED CONCRETE
- ORNAMENTAL FENCE



ZONE D: RETENTION POND LANDSCAPE PLAN

ELEMENT	QUANTITY	UNIT			
SITE PREPARATION	1,773	SY			
FINE GRADING	1,773	SY			
SOD	498	SY			
WIDESPREAD LAWN AND BED TOPSOIL COMPOST MIX	63	CY	12" Depth		
NATIVE SEED	1,393	SY			
LAWN SEED	1,542	SY			
DECIDUOUS SHADE TREES	17	units			
Acer rubrum 'Red Sunset'		Red Sunset Red Maple	10' ht.	B&B, Multi-Stem	See Plans
Acer x 'freemanii' 'Autumn Blaze'		Freemanii Maple	4" caliper	B&B	See Plans
Ginkgo biloba		Ginkgo (Male)	4" caliper	B&B	See Plans
Gleditsia triacanthos inermis 'Skyline'		Skyline Thornless Honeylocust	4" caliper	B&B	See Plans
Gleditsia triacanthos inermis 'Skyline'		Skyline Thornless Honeylocust	5" caliper	B&B	See Plans
Gymnocladus dioica		Kentucky Coffee Tree	4" caliper	B&B	See Plans
Pyrus calleryana 'Aristocrat'		Aristocrat Pear	3" caliper	B&B	See Plans
Quercus rubra		Red Oak	3" caliper	B&B	See Plans
Tilia cordata 'Greenspire'		Littleleaf Linden	14' ht.	B&B, Multi-Stem	See Plans
Ulmus 'Accolade'		Accolade Elm	3" caliper	B&B	See Plans
EVERGREEN TREES	11	units			
Abies Concolor		Concolor Fir	10' ht.	B&B	See Plans
Picea abies		Norway Spruce	10' ht.	B&B	See Plans
Picea glauca 'Densata'		Black Hills Spruce	8' ht.	B&B	See Plans
Picea glauca 'Densata'		Black Hills Spruce	10' ht.	B&B	See Plans
Picea pungens		Green Colorado Spruce	10' ht.	B&B	See Plans
Picea pungens 'Glaucia'		Colorado Blue Spruce	12' ht.	B&B	See Plans
Pseudotsuga menziesii		Douglas Fir	8' ht.	B&B	See Plans
Pseudotsuga menziesii		Douglas Fir	10' ht.	B&B	See Plans
ORNAMENTAL TREES	16	units			
Amelanchier canadensis		Shadblow Serviceberry	8' ht.	B&B, Multi-Stem	See Plans
Betula nigra 'Heritage'		Heritage River Birch	8' ht.	B&B, Clump	See Plans
Betula nigra 'Heritage'		Heritage River Birch	10' ht.	B&B, Clump	See Plans
Carpinus caroliniana		American Hornbeam	6' ht.	B&B, Clump	See Plans
Cercis canadensis		Red Bud	8' ht.	B&B, Single Stem	See Plans
Cornus mas		Cornelian Cherry Dogwood	5' ht.	B&B or CG	See Plans
Cornus mas		Cornelian Cherry Dogwood	8' ht.	B&B	See Plans
Crataegus crusgalli 'Inermis'		Thornless Cockspur Hawthorn	8' ht.	B&B, Multi-Stem	See Plans
Magnolia stellata 'Royal Star'		Royal Star Magnolia	4' ht.	B&B, Multi-Stem	See Plans
Magnolia stellata 'Royal Star'		Royal Star Magnolia	5' ht.	B&B, Multi-Stem	See Plans
Magnolia x loebneri 'Merril'		Dr. Merrill Magnolia	5' ht.	B&B, Multi-Stem	See Plans
Magnolia x loebneri 'Merril'		Dr. Merrill Magnolia	8' ht.	B&B, Multi-Stem	See Plans
Malus sargentii x 'Tina'		Tina Sargent Crab 'Dwarf'	2" caliper	B&B, Single Stem	See Plans
Malus sargentii x 'Tina'		Tina Sargent Crab 'Dwarf'	5' ht.	B&B, Clump	See Plans
Malus x 'Snowdrift'		White Crabapple	8' ht.	B&B, Clump	See Plans
Malus x 'Snowdrift'		White Crabapple	10' ht.	B&B, Clump	See Plans
Syringa reticulata 'Violet Silk'		Japanese Tree Lilac	10' ht.	B&B, Multi-Stem	See Plans
EVERGREEN SHRUBS	74	units			
Buxus microphylla 'Wintergreen'		Wintergreen Boxwood	3 gal.	B&B or CG	See Plans
Juniperus chinensis 'Sea Green'		Sea Green Juniper	5 gal.	B&B or CG	See Plans
Juniperus horizontalis 'Plumosa Compacta'		Youngstown Andorra Juniper	15-18" ht.	CG	See Plans
Pinus mugo 'Erici'		Erici Mugo Pine	18-24" spr.	B&B or CG	See Plans
Taxus media 'Densiformis'		Dense Yew	36" spr.	B&B or CG	See Plans
Taxus media 'Hicks'		Hicks Yew	30" ht.	B&B or CG	See Plans
Thuja occidentalis 'Mission'		Mission Arborvitae	6' ht.	B&B	See Plans
DECIDUOUS SHRUBS	45	units			
Aronia melanocarpa		Glossy Black Chokeberry	24-30" ht.	B&B or CG or BR	See Plans
Berberis thunbergii 'Atrorubra Nana'		Crimson Pygmy Barberry	5 gal.	B&B or CG	See Plans
Cornus alba 'marginala'		Variegated Tatarian Dogwood	36-42" ht.	B&B or CG	See Plans
Cornus sericea 'Ketchikan'		Redtwig Dogwood 'Dwarf'	24-30" ht.	B&B or CG or BR	See Plans
Cotoneaster horizontalis 'Hessei'		Hessei Rockspray Cotoneaster	5 gal.	B&B or CG	See Plans
Eucalyptus alata 'Compactus'		Dwarf Winged Eucalyptus	24-30" ht.	B&B or CG	See Plans
Eucalyptus alata 'Compactus'		Dwarf Winged Eucalyptus	30-36" ht.	B&B or CG	See Plans
Eucalyptus fortunei 'Emerald Gaiety'		Emerald Gaiety Eucalyptus	15-18" spr.	B&B	See Plans
Eucalyptus fortunei 'Emerald 'N' Gold'		Emerald 'N' Gold Eucalyptus	15-18" spr.	B&B	See Plans
Eucalyptus fortunei 'Sarcocoe'		Sarcocoe Eucalyptus	3 gal.	B&B or CG	See Plans
Fothergilla gardenii 'Beaver Creek'		Beaver Creek Dwarf Bottlebrush	5 gal.	B&B or CG	See Plans
Hamamelis virginiana		Common Witch Hazel	42" ht.	B&B or CG	See Plans
Hamamelis virginiana		Common Witch Hazel	42-48" ht.	B&B or CG	See Plans
Hamamelis virginiana		Common Witch Hazel	42-48" ht.	B&B or CG	See Plans
Hydrangea arborescens 'Annabelle'		Annabelle Smooth Hydrangea	5 gal.	B&B or CG	See Plans
Hydrangea paniculata 'Tardiva'		Tardiva Hydrangea	5 gal.	B&B or CG	See Plans
Kerria japonica 'Variegata'		Variegated Japanese Kerria	18-24" ht.	B&B or CG	See Plans
Prunus x cistena		Purple Sand Cherry	48" ht.	B&B or CG	See Plans
Rhus aromatica 'Gro-Low'		Fragrant Sumac	5 gal.	B&B or CG	See Plans
Rhus typhina 'Laciniata'		Staghorn Sumac	5-6' ht.	B&B or CG	See Plans
Ribes alpinum 'Greenmound'		Greenmound Alpine Currant	15-18" spr.	B&B or CG	See Plans
Rosa 'Flower Carpet Pink'		Flower Carpet Pink Shrub Rose	5 gal.	CG	See Plans
Rosa 'Knock Out'		Knockout Rose	5 gal.	CG	See Plans
Spiraea japonica 'Lemon Princess'		Lemon Princess Spirea	15-24" spr.	B&B or CG	See Plans
Syringa meyeri		Dwarf Korean Lilac	5 gal.	B&B or CG	See Plans
Syringa patula 'M. Kim'		M. Kim Lilac	18-24" ht.	B&B	See Plans
Viburnum carlesii		Karcan Spice Viburnum	36" ht.	B&B or CG	See Plans
Viburnum dentatum		Arrowwood Viburnum	30-36" ht.	B&B	See Plans
Viburnum lentago		Nannyberry Viburnum	3" ht.	B&B	See Plans
Viburnum prunifolium		Blackhaw Viburnum	4" ht.	B&B	See Plans
Viburnum trilobum 'Halls'		Halls American Cranberrybush Viburnum	24-30" ht.	B&B or CG	See Plans
Viburnum trilobum 'Wentworth'		Wentworth American Cranberrybush	24-30" ht.	B&B or CG	See Plans
Weigela florida 'Wine and Roses'		Wine and Roses Weigela	24-30" ht.	B&B or CG	See Plans
Weigela 'Java Red'		Red Java Weigela	24-30" ht.	B&B or CG	See Plans
PERENNIALS/GROUNDCOVERS	511	SF			
Alchemilla mollis		Lady's Mantle	1 gal.	CG	18" o.c. spacing
Anemone dioica		Goat's Beard	1 gal.	CG	36" o.c. spacing
Aster novae-angliae		Purple Dome New England Aster	1 gal.	CG	18" o.c. spacing
Astilbe 'Peach Blossom'		Peach Blossom Astilbe	1 gal.	CG	18" o.c. spacing
Bergenia robtium		Robtium Bergenia	1 gal.	CG	16" o.c. spacing
Brunnera macrophylla		Siberian Bugloss	1 gal.	CG	16" o.c. spacing
Calamagrostis x acutiflora 'Karl Foerster'		Feather Reed Grass	1 gal.	CG	24" o.c. spacing
Carex verticillata 'Moonbeam'		Moonbeam Carex	1 gal.	CG	18" o.c. spacing
Dianthus 'Helen'		Helen Dianthus	1 gal.	CG	18" o.c. spacing
Echinacea purpurea 'Magnus Pink'		Purple Coneflower	1 gal.	CG	18" o.c. spacing
Eupatorium maculatum 'Gateway'		Joe Pye Weed	1 gal.	CG	36" o.c. spacing
Geranium sanguineum		Bloody Red Cranesbill	1 gal.	CG	18" o.c. spacing
Hemerocallis 'Happy Returns'		Happy Returns Daylily	1 gal.	CG	18" o.c. spacing
Hemerocallis 'Stella de Oro'		Yellow Daylily	1 gal.	CG	18" o.c. spacing
Heuchera micrantha 'Purple Palace'		Purple Palace Coral Bells	1 gal.	CG	18" o.c. spacing
Hosta 'Patriot'		Patriot Hosta	1 gal.	CG	36" o.c. spacing
Hosta sieboldiana 'Elegans'		Elegans Hosta	1 gal.	CG	36" o.c. spacing
Hosta sieboldiana 'Frances William'		Frances William Hosta	1 gal.	CG	36" o.c. spacing
Hosta Sum and Substance		Sum and Substance Hosta	1 gal.	CG	36" o.c. spacing
Iris siberica 'Caesar's Brother'		Caesar's Brother Iris	1 gal.	CG	18" o.c. spacing
Liatris spicata 'Kobold'		Purple Gayfeather	1 gal.	CG	24" o.c. spacing
Ligularia dentata 'Desdemona'		Leopard Plant	1 gal.	CG	24" o.c. spacing
Ligularia stenocephala 'The Rocket'		Rocket Ligularia	1 gal.	CG	24" o.c. spacing
Miscanthus sinensis 'Purpureus'		Purple Maiden Grass	1 gal.	CG	24" o.c. spacing
Negeta x 'faasseni' 'Walkers Low'		Walkers Low Catmint	1 gal.	CG	24" o.c. spacing
Pennisetum apeloceyroides 'Hammie'		Dwarf Fountain Grass	1 gal.	CG	24" o.c. spacing
Pennisetum apeloceyroides 'Hammie'		Dwarf Fountain Grass	1 gal.	CG	24" o.c. spacing
Perviskia atriplicifolia		Russian Sage	1 gal.	CG	24" o.c. spacing
Rudbeckia fulgida 'Goldstrum'		Black-eyed Susan	1 gal.	CG	18" o.c. spacing
Salvia nemorosa 'East Friesland'		East Friesland Salvia	1 gal.	CG	18" o.c. spacing
Sedum 'Autumn Joy'		Autumn Joy Sedum	1 gal.	CG	18" o.c. spacing
Sporobolus heterolepis		Prairie Dropseed	1 gal.	CG	24" o.c. spacing
Stachys byzantina 'Silver Carpet'		Lambsear Silver Carpet	1 gal.	CG	18" o.c. spacing
Euonymus fortunei 'Colobata'		Purpleleaf Wintercreeper	3" pot	CG	10" o.c. spacing
Pachysandra terminalis		Japanese Flowering Spurge	3" pot	CG	8" o.c. spacing
Vinca minor 'Bowles'		Bowles Periwinkle	3" pot	CG	8" o.c. spacing
Walsteinia ternata		Barren Strawberry	quant	CG	16" o.c. spacing
MULCH	16	CY			
ROUND TABLE SETS	4	units			
PERSONA	1	allowance			
SPECIALTY PAVING	495	SF			
CONCRETE PAVING	2,533	SF			
STONE OUTCROPPING	30	TONS			
FITNESS STATIONS	3	units			
IRRIGATION	1	LUMP SUM			

LAKOTA
THE LAKOTA GROUP INC

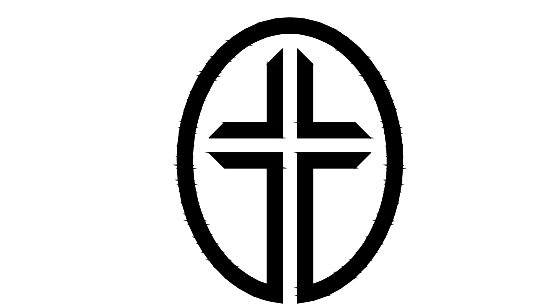
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Chicago, Illinois 60654
p 312.467.5445
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Planning
Urban Design
Landscape Architecture
Community Relations

THE MOORINGS
OF ARLINGTON
HEIGHTS

Arlington Heights,
Illinois

Presbyterian
Homes



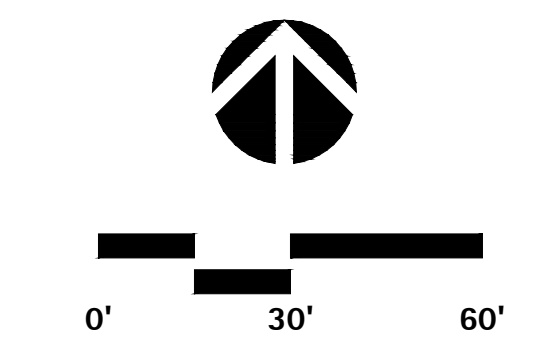
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ZONE D -
RETENTION POND
LANDSCAPE PLAN

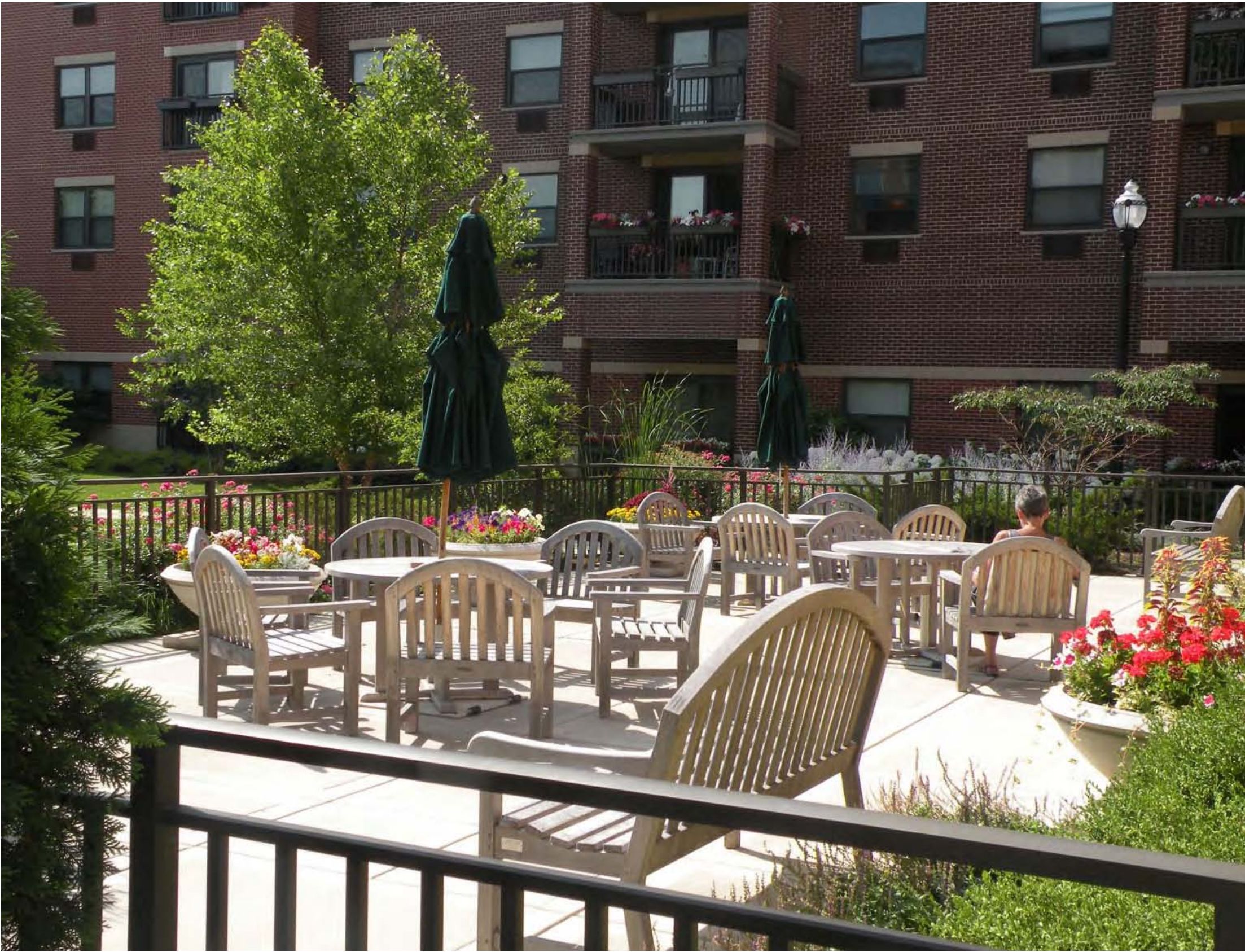
Revisions
DESIGN COMMISSION 07/21/15

Date: 07/21/15
Drawn By: JW
Checked By: DG



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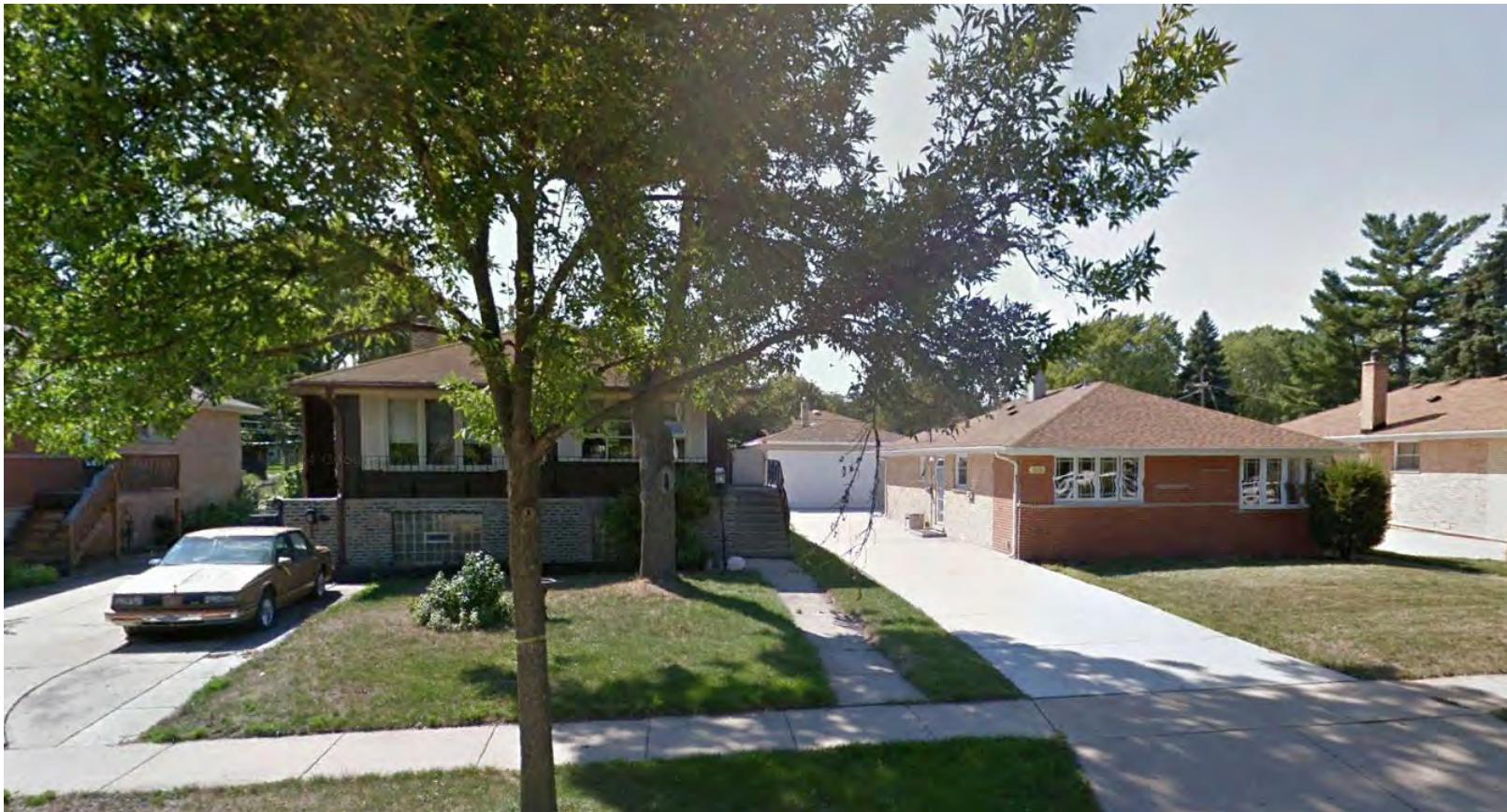




NEIGHBORS TO THE NORTH: ACROSS CENTRAL ROAD



NEIGHBORS TO THE WEST: ACROSS DOUGLAS AVENUE



NEIGHBORS TO THE SOUTH



NEIGHBORS TO THE EAST: AUDREY AVENUE



SKILLED CARE AND SERVICE AREA



INDEPENDENT LIVING / COMMONS



SHELTERED CARE



COTTAGES (ORIGINAL)





AERIAL IMAGE OF CAMPUS

VOLUME: DRAWING NO: 2014104		RENDERING		DATE: 07/24/2015	
COMMISSIONED BY: 2014104		SCALE: AS NOTED		DATE: 07/24/2015	
REVISIONS		DESCRIPTION			
NO.	DATE				
THE MOORINGS OF ARLINGTON HEIGHTS FOR PRESBYTERIAN HOMES 811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005 DESIGNED BY: J.S.D. CONSULTED BY: C.S.L. CHECKED BY: J.F.H. APPROVED BY: C.P.K.					
rtps architects® architecture • master planning • interior design 250 VALLEYBROOK DRIVE, LANCASTER, PA 17601 717-560-9501 FAX: 717-560-2373 RLPs, LLP		DESIGN COMMISSION FORMAL SUBMISSION		THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. PERMISSION AND UNLESS SPECIFICALLY NOTED OTHERWISE, THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR AT ANY OTHER LOCATION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	



RESIDENT FELLOWSHIP HALL VIEW FROM THE SOUTH

VOLUME III REF & COMMONS PROJECT NUMBER 2014104		RENDERING		DATE 07/24/2015	
THE MOORINGS OF ARLINGTON HEIGHTS FOR PRESBYTERIAN HOMES 811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005		S.J.M.		C.S.L.	
RENOVATIONS & ADDITIONS TO:		J.P.H.		C.P.K.	
DESIGN COMMISSION FORMAL SUBMISSION		r ps architects® architecture • master planning • interior design 250 VALLEYBROOK DRIVE, LANCASTER, PA 17601 717-560-9501 • FAX: 717-560-2373 R PS, LLP		NOTES: 1. THIS DRAWING IS A PART OF A SET OF DRAWINGS. 2. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET. 3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF R PS ARCHITECTS.	



MEMORY CARE VIEW FROM THE NORTH WEST

VOLUME IV AL. MEMORY CARE PROJECT NUMBER: 2014104		RENDERING		THE MOORINGS OF ARLINGTON HEIGHTS FOR PRESBYTERIAN HOMES		 rtps architects® architects • master planning • interior design 250 VALLEYBROOK DRIVE, LANCASTER, PA 17601 717-560-9501 • FAX: 717-560-2373 RLPs, LLP		DESIGN COMMISSION FORMAL SUBMISSION	
DATE: 07/24/2015		AS NOTED	DATE: 07/24/2015	DATE: 07/24/2015	DATE: 07/24/2015	DATE: 07/24/2015			
OREN		2014104	811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005		architect • master planning • interior design				
			L.A.C.		C.S.L.				
					J.F.H.				
					C.P.K.				



A WEST ELEVATION
1/8" = 1'-0"

B WEST ELEVATION
1/8" = 1'-0"



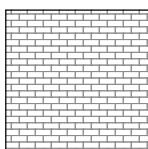
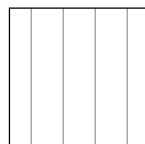
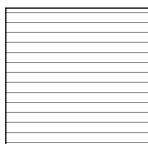
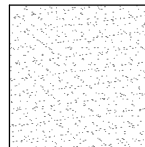
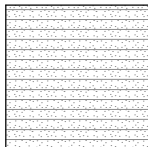
C WEST ELEVATION
1/8" = 1'-0"



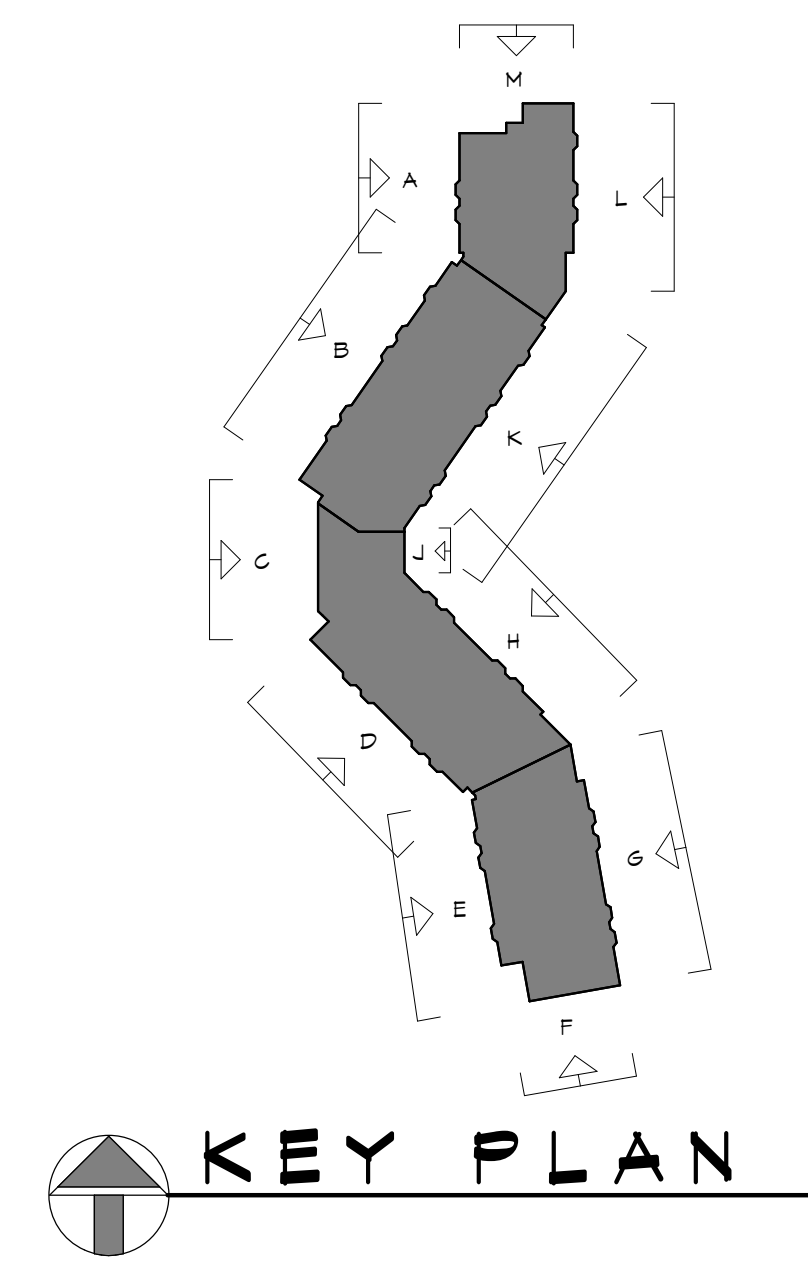
D WEST ELEVATION
1/8" = 1'-0"



E WEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND					
	ASPHALT SHINGLES		BRICK TYPE - 1: STANDARD FACE BRICK		FIBER CEMENT PANELS
	STANDING SEAM ROOF		FIBER CEMENT SIDING - 1: 6" EXPOSURE		
	EXTERIOR INSULATION FINISH SYSTEM		FIBER CEMENT SIDING - 2: 6" EXPOSURE		

EXTERIOR ELEVATION KEYED NOTES	
— 3B —	STANDARD BRICK VENEER
— 4A —	CAST STONE WATER TABLE
— 1A —	ALUMINUM FASCIA
— 3B —	ALUMINUM STOREFRONT SYSTEM
— 9A —	ASPHALT SHINGLES
— 1B —	RIDGE VENT
— 1C —	STANDING SEAM METAL ROOF



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REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

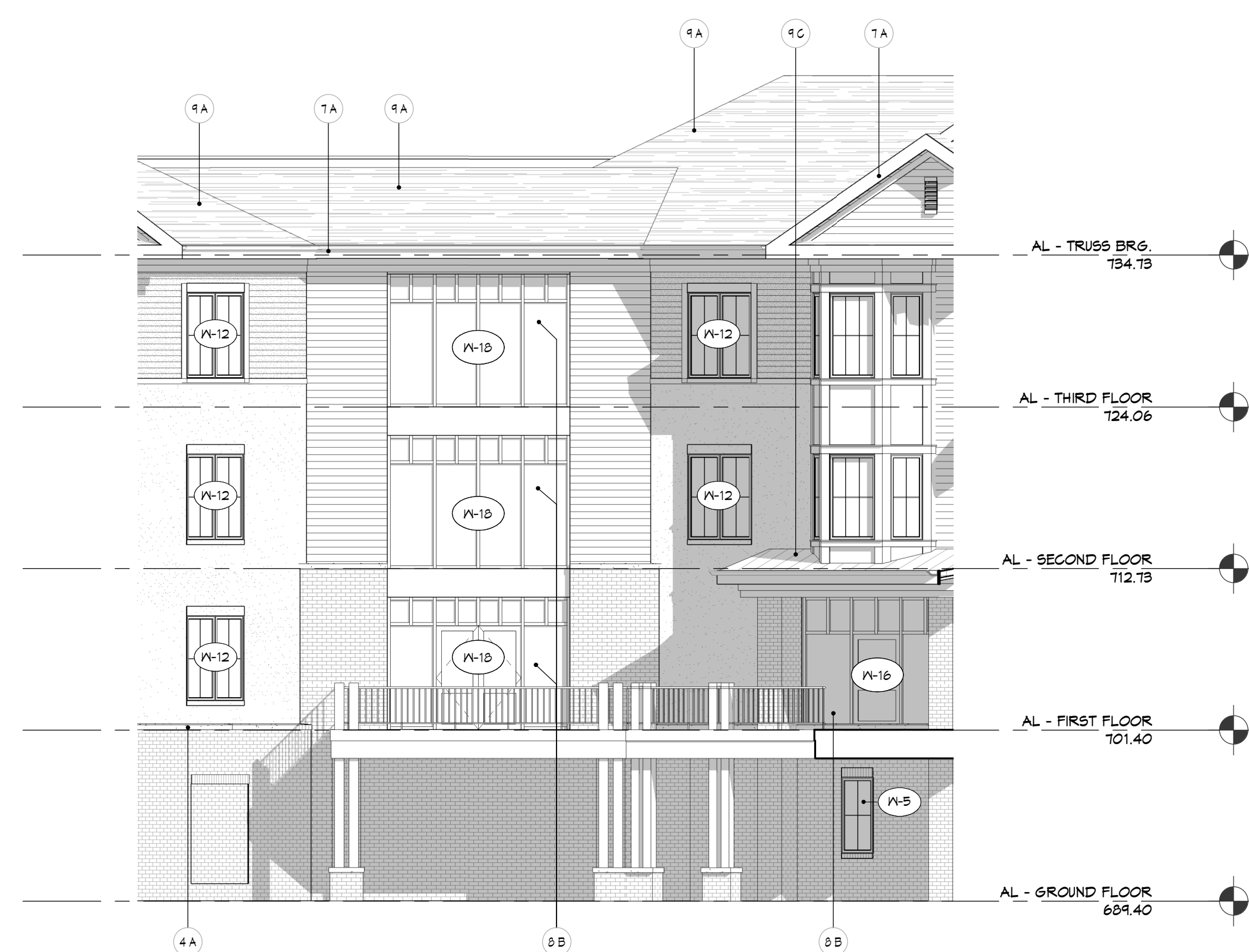
VOLUME II
ASSISTED LIVING
DRAWING NO: **A201**
COMMISSION NO: 2014104

DATE: 07/24/2015
SCALE: AS NOTED



G EAST ELEVATION
1/8" = 1'-0"

H EAST ELEVATION
1/8" = 1'-0"



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



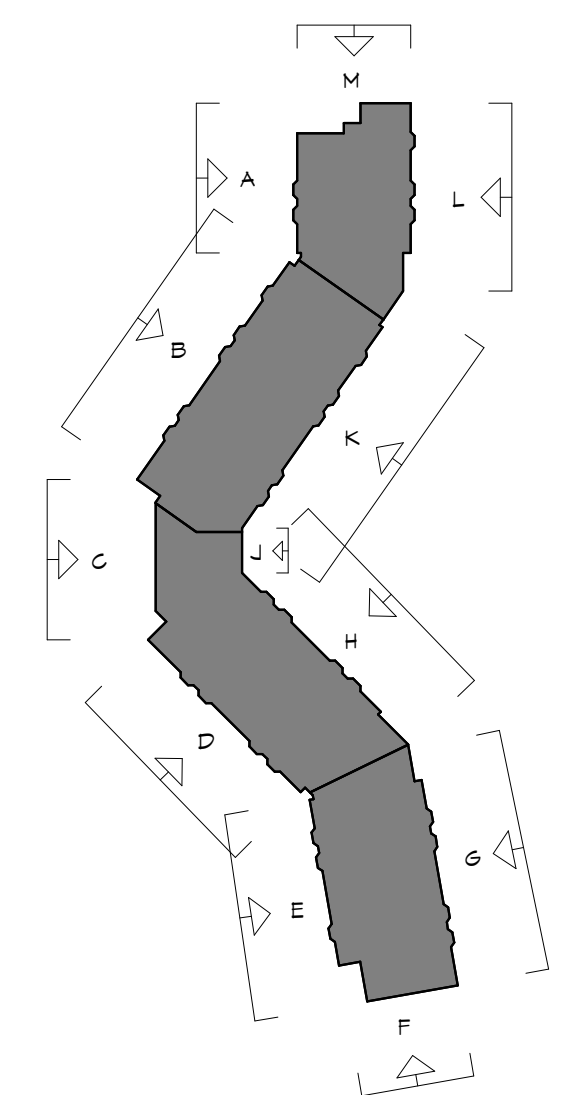
K EAST ELEVATION
1/8" = 1'-0"



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

	ASPHALT SHINGLES		BRICK TYPE - 1: STANDARD FACE BRICK		FIBER CEMENT PANELS
	STANDING SEAM ROOF		FIBER CEMENT SIDING - 1: 6" EXPOSURE		
	EXTERIOR INSULATION FINISH SYSTEM		FIBER CEMENT SIDING - 2: 6" EXPOSURE		

- **3 B** STANDARD BRICK VENER
- **4 A** CAST STONE WATER TABLE
- **7 A** ALUMINUM FASCIA
- **8 B** ALUMINUM STOREFRONT SYSTEM
- **4 A** ASPHALT SHINGLES
- **6 B** RIDGE VENT
- **4 C** STANDING SEAM METAL ROOF



KEY PLAN

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RENOVATIONS & ADDITIONS TO:

THE MOORINGS OF ARLINGTON HEIGHTS

FOR

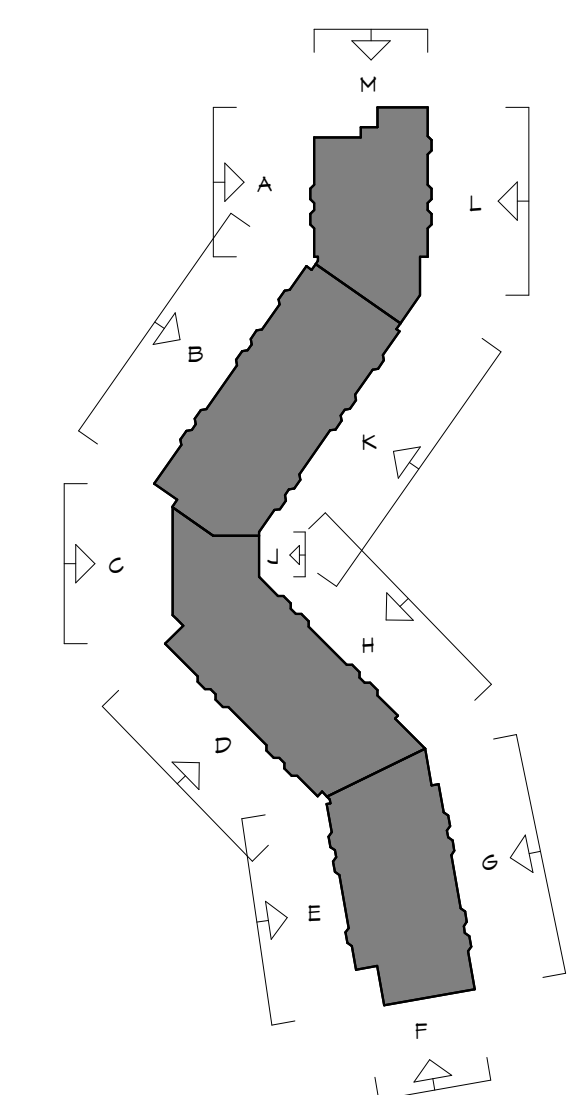
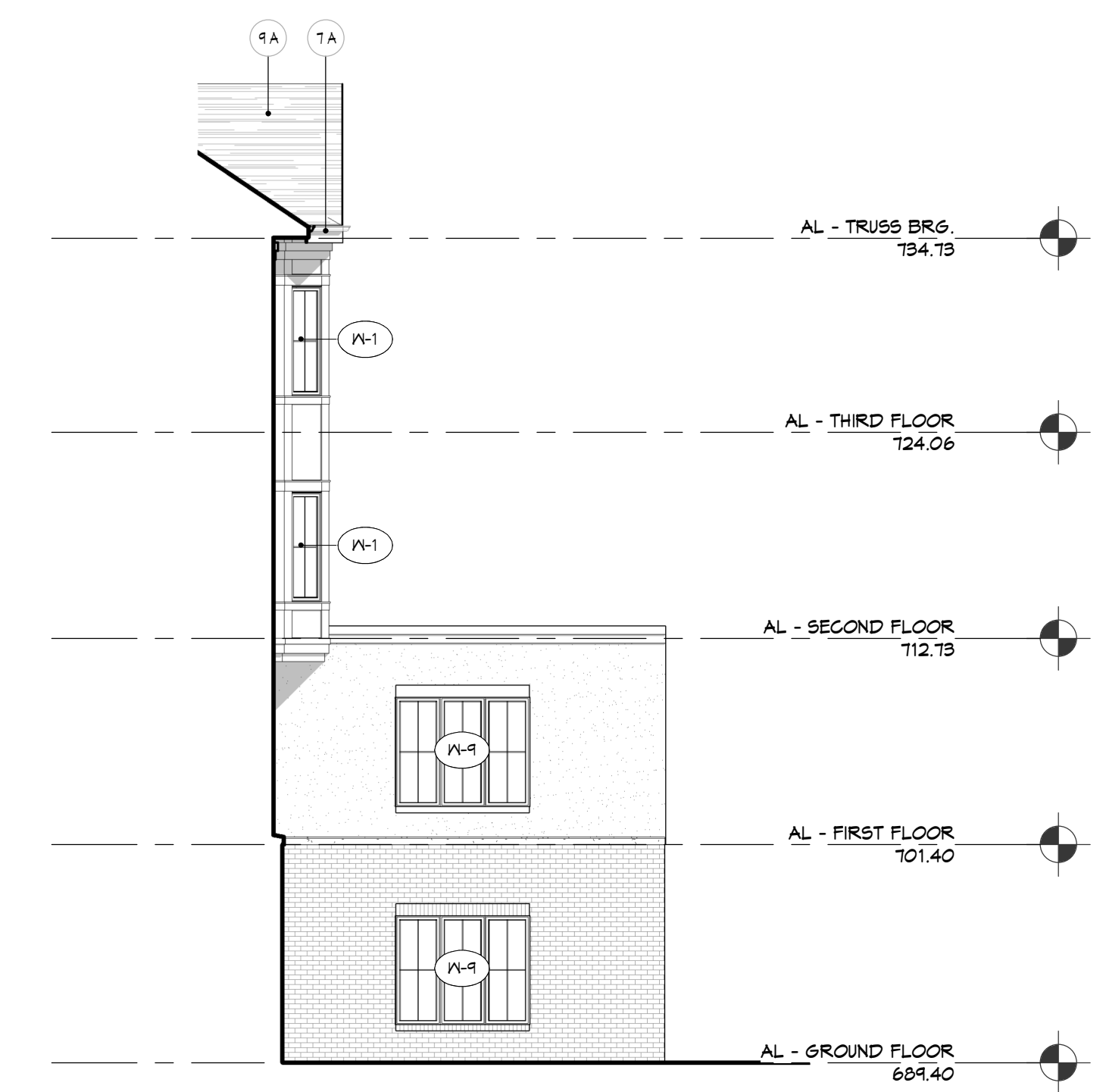
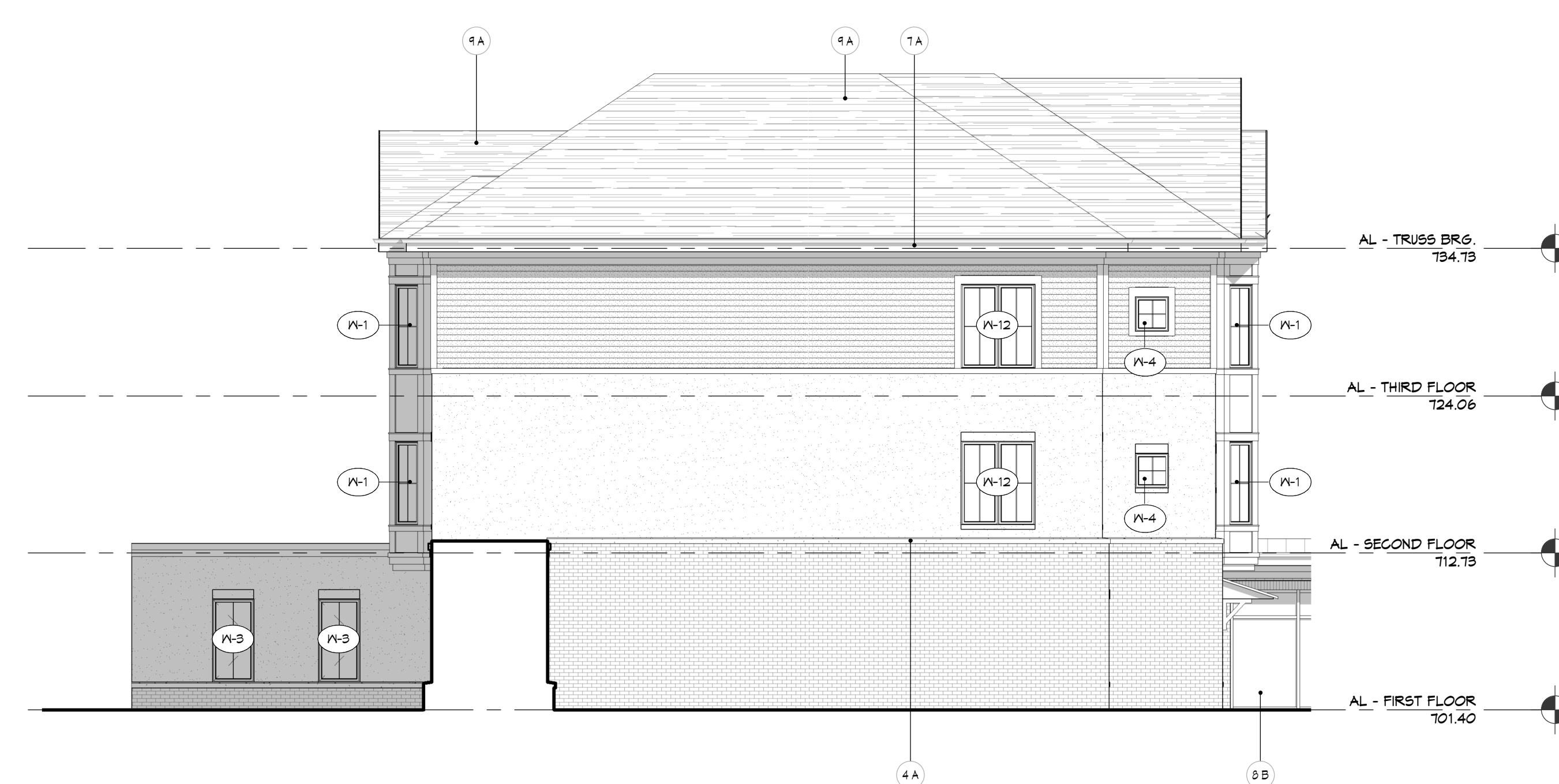
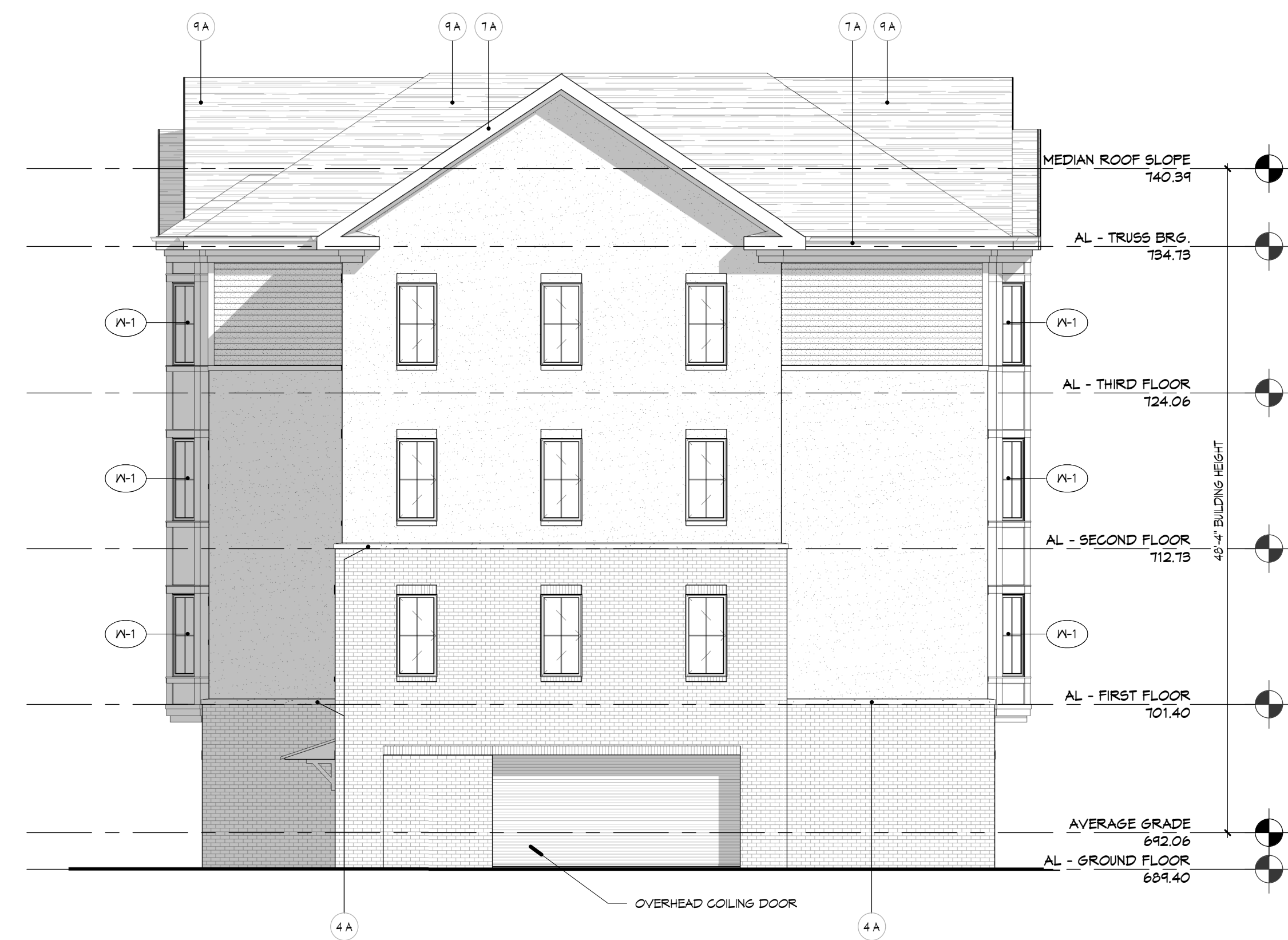
PRESBYTERIAN HOMES

811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005

DRAWN BY:	COORDINATED BY:	CHECKED BY:	APPROVED BY:
SJM	C.S.L.	J.F.H.	J.P.K.

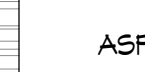
REVISIONS		DESCRIPTION
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VOLUME II: ASSISTED LIVING	EXTERIOR ELEVATIONS	
DRAWING NO: A202	SCALE: AS NOTED	DATE: 07/24/2015
COMMISSION NO: 2014104		

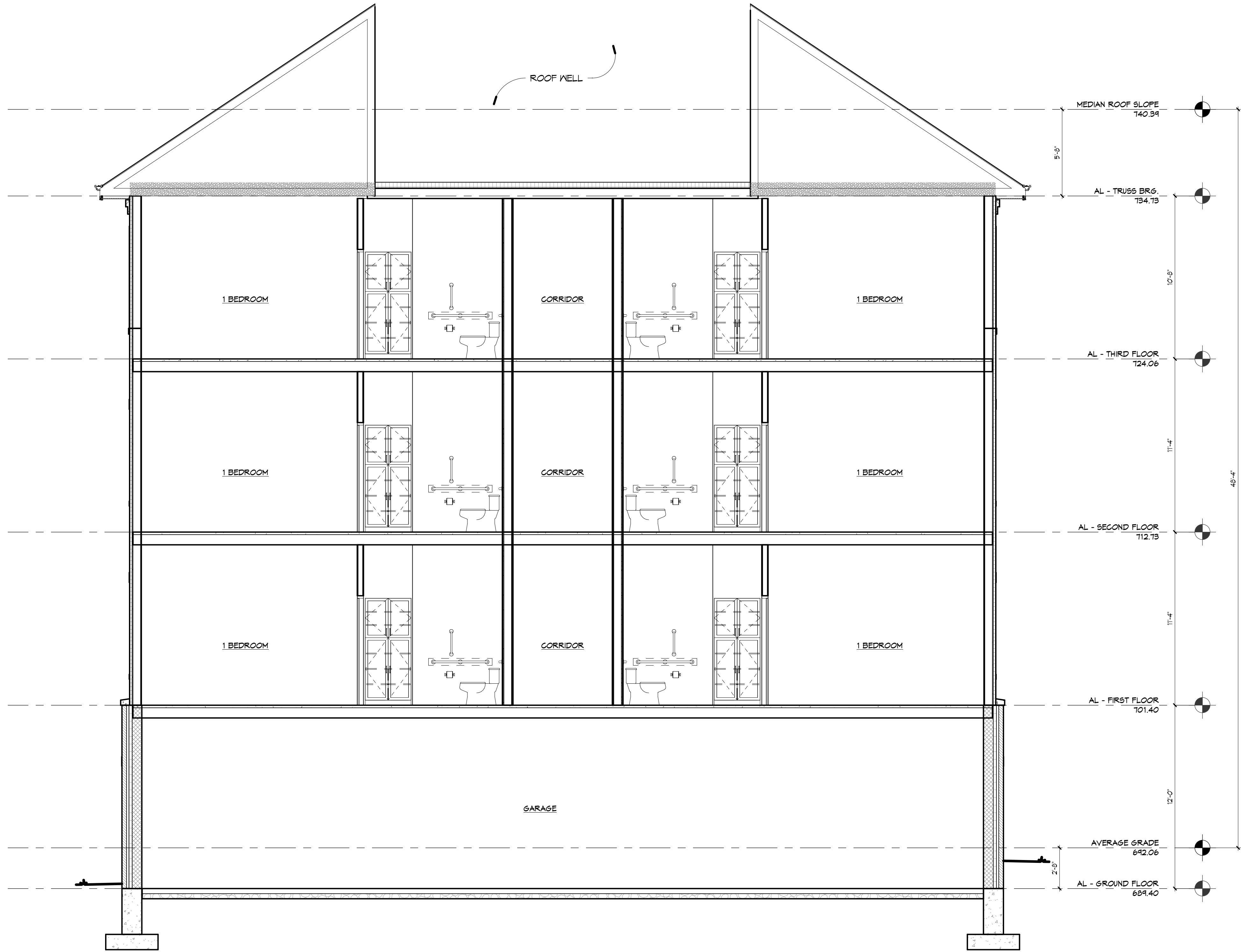


EXTERIOR ELEVATION KEYED NOTES

- 3 B STANDARD BRICK VENEER
- 4 A CAST STONE WATER TABLE
- 7 A ALUMINUM FASCIA
- 8 B ALUMINUM STOREFRONT SYSTEM
- 6 A ASPHALT SHINGLES
- 8 B RIDGE VENT
- 6 C STANDING SEAM METAL ROOF

EXTERIOR MATERIAL LEGEND			
	ASPHALT SHINGLES		BRICK TYPE - 1: STANDARD FACE BRICK
	STANDING SEAM ROOF		FIBER CEMENT SIDING - 1: 6" EXPOSURE
	EXTERIOR INSULATION FINISH SYSTEM		FIBER CEMENT SIDING - 2: 6" EXPOSURE
			FIBER CEMENT PANELS

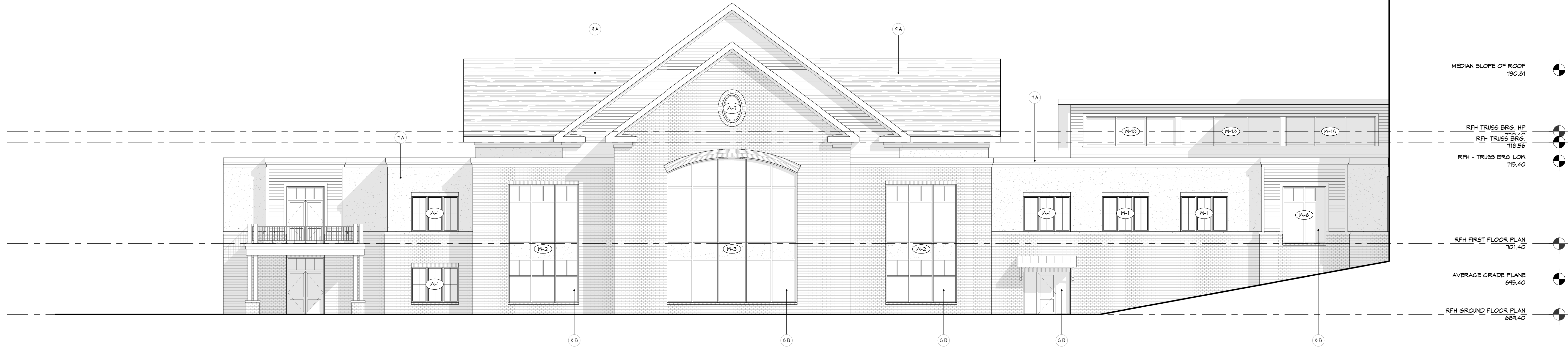
VOLUME II ASSISTING DRAWING NO: A203	EXTERIOR ELEVATIONS		R E V I S I O N S		THE MOORINGS OF ARLINGTON HEIGHTS FOR PRESBYTERIAN HOMES 811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005 DRAWN BY: C.S.J.M. COORDINATED BY: C.S.J.M. CHECKED BY: J.P.H. C.P.K.		 rlps architects® architecture • interior design 2500 W. 101ST STREET, SUITE 111 CHICAGO, IL 60643 773-560-9501 FAX: 773-560-2373 RLPS, LLP	DESIGN COMMISSION FORMAL SUBMISSION			THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ARCHITECT, AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION AND UNDER THE SIGNATURE OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE WORK UNLESS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING WORK BEFORE BEGINNING CONSTRUCTION.
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COMMISSION NO: 2014104											



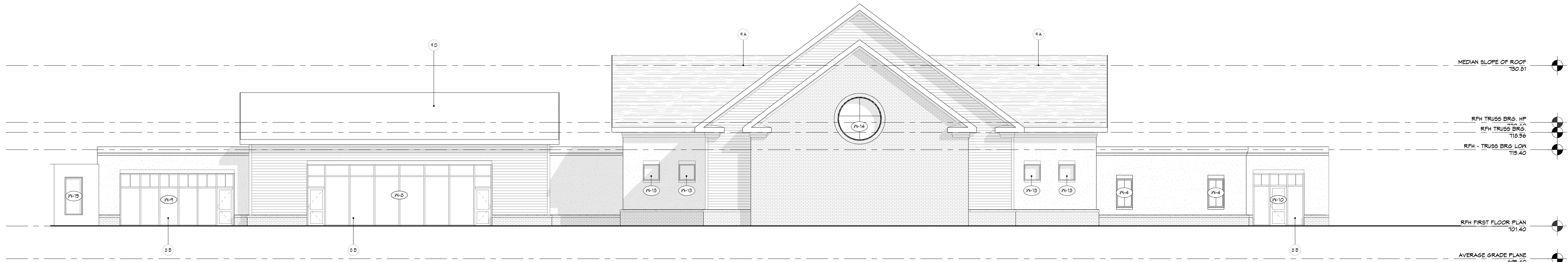
1 BUILDING SECTION

1/4" = 1'-0"

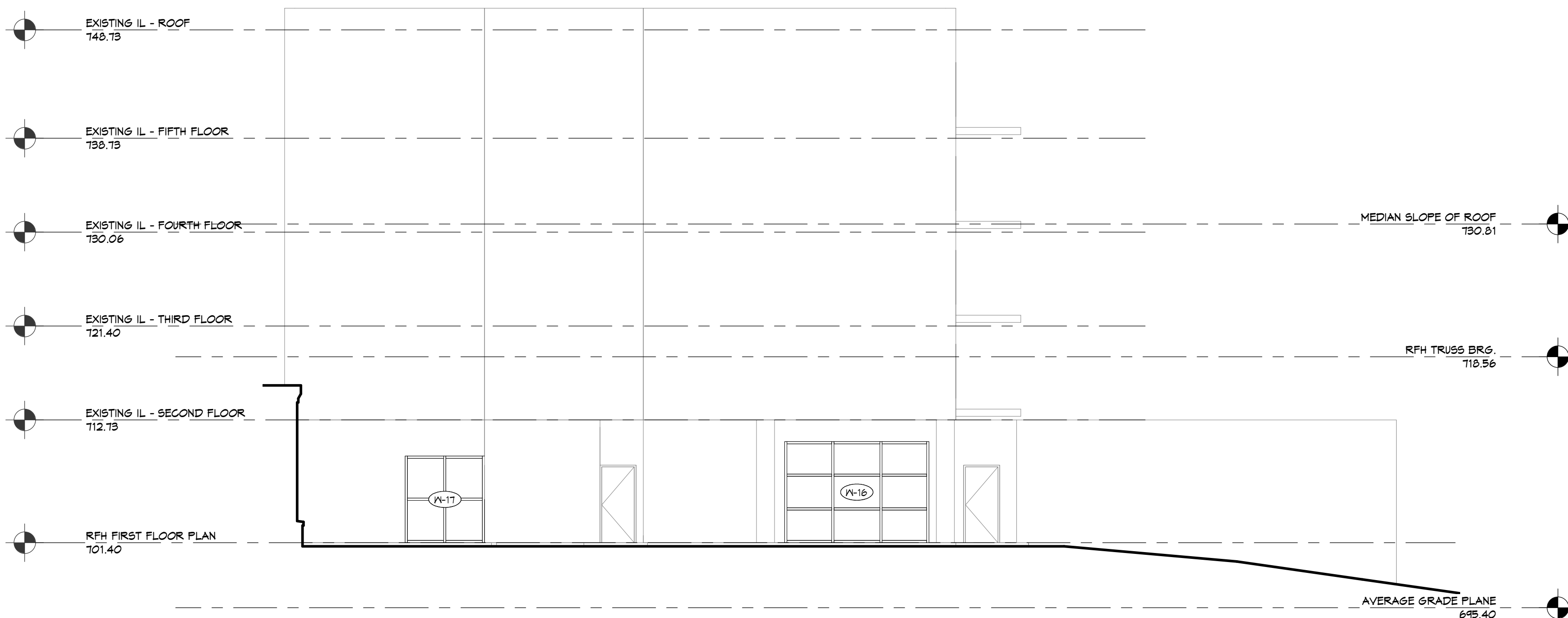
VOLUME II ASSISTED LIVING DRAWING NO: A401 COMMISSION NO: 2014104		BUILDING SECTIONS		REVISIONS			THE MOORINGS OF ARLINGTON HEIGHTS FOR PRESBYTERIAN HOMES 811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005 DRAWN BY: SJM COORDINATED BY: CS.L CHECKED BY: JFH APPROVED BY: CJK			 architects® architecture • master planning • interior design 250 VALLEYBROOK DRIVE, LANCASTER, PA 17601 717-560-9501 FAX: 717-560-2373 RLPs, LLP		DESIGN COMMISSION FORMAL SUBMISSION				THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF RPLS ARCHITECTS, LLP. IT IS TO BE REPRODUCED WITHOUT THE ARCH- ITECT'S PERMISSION AND UNLESS SPECIFICALLY NOTED OTHERWISE THE NAME OF THE ARCHITECT
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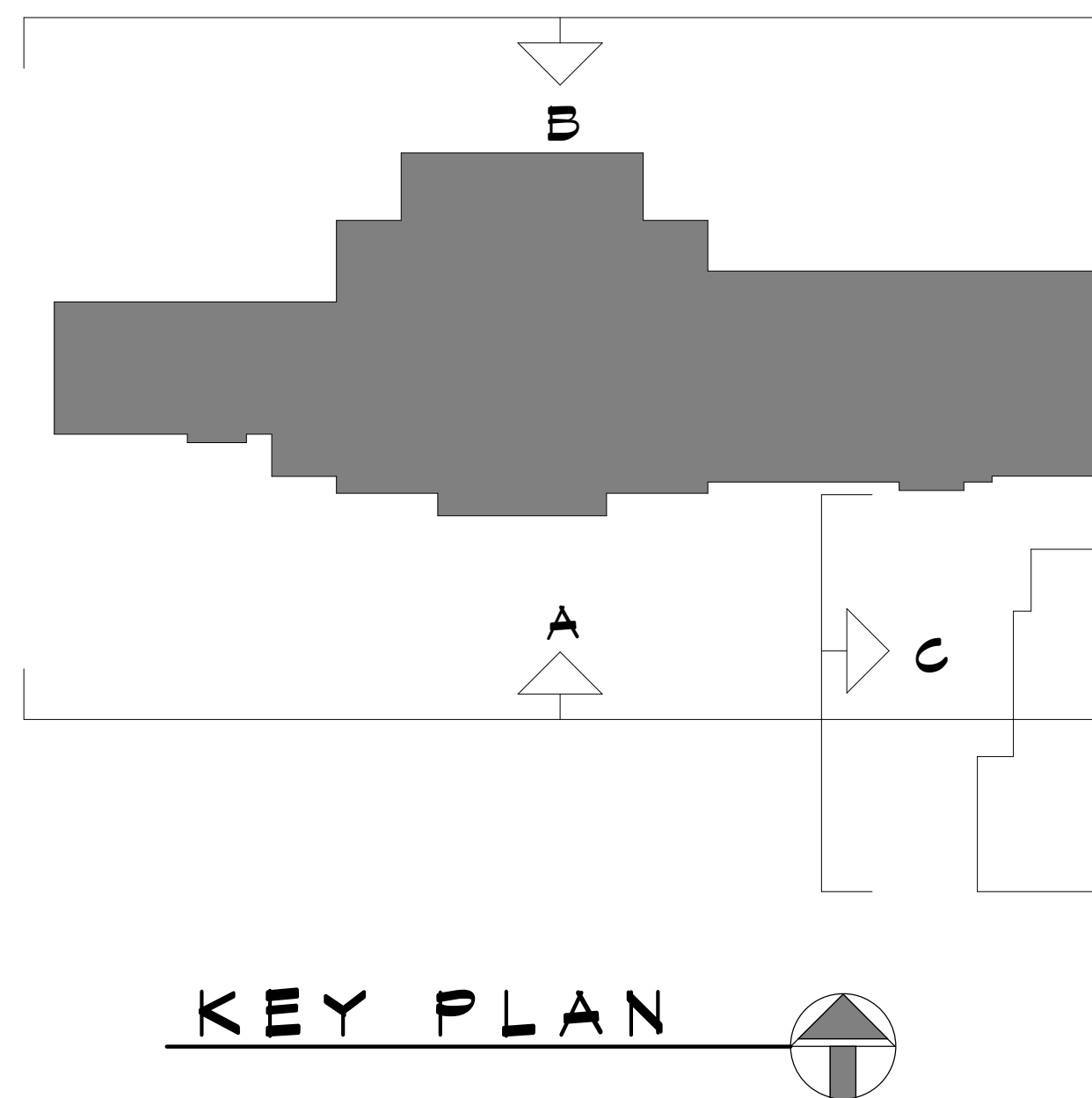
A SOUTH ELEVATION
1/8" = 1'-0"



B NORTH ELEVATION
1/8" = 1'-0"



C WEST - EXIST. COMMONS
1/8" = 1'-0"



KEY PLAN

EXTERIOR MATERIAL LEGEND

	ASPHALT SHINGLES		BRICK TYPE - 1: STANDARD FACE BRICK
	STANDING SEAM ROOF		FIBER CEMENT SIDING - 1: 6" EXPOSURE
	EXTERIOR INSULATION FINISH SYSTEM		FIBER CEMENT SIDING - 2: 6" EXPOSURE

EXTERIOR ELEVATION KEYED NOTES

- 4 A CAST STONE WATER TABLE
- 1 A ALUMINUM FASCIA
- 2 B ALUMINUM STOREFRONT SYSTEM
- 4 A ASPHALT SHINGLES
- 4 B RIDGE VENT
- 4 C STANDING SEAM METAL ROOF
- 4 D EPDM ROOFING SYSTEM

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717-560-9501 FAX: 717-560-2373 RLPS, LLP

RENOVATIONS & ADDITIONS TO:
THE MOORINGS OF ARLINGTON HEIGHTS
FOR
PRESBYTERIAN HOMES
811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005
DRAWN BY: SJM CHECKED BY: J.E.H. APPROVED BY: C.P.K.
COORDINATED BY: C.S.L.

REVISIONS

NO.	DATE	DESCRIPTION
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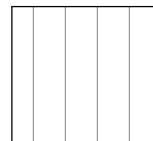
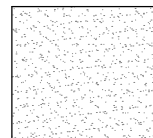
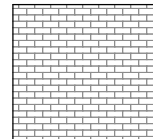
EXTERIOR ELEVATIONS

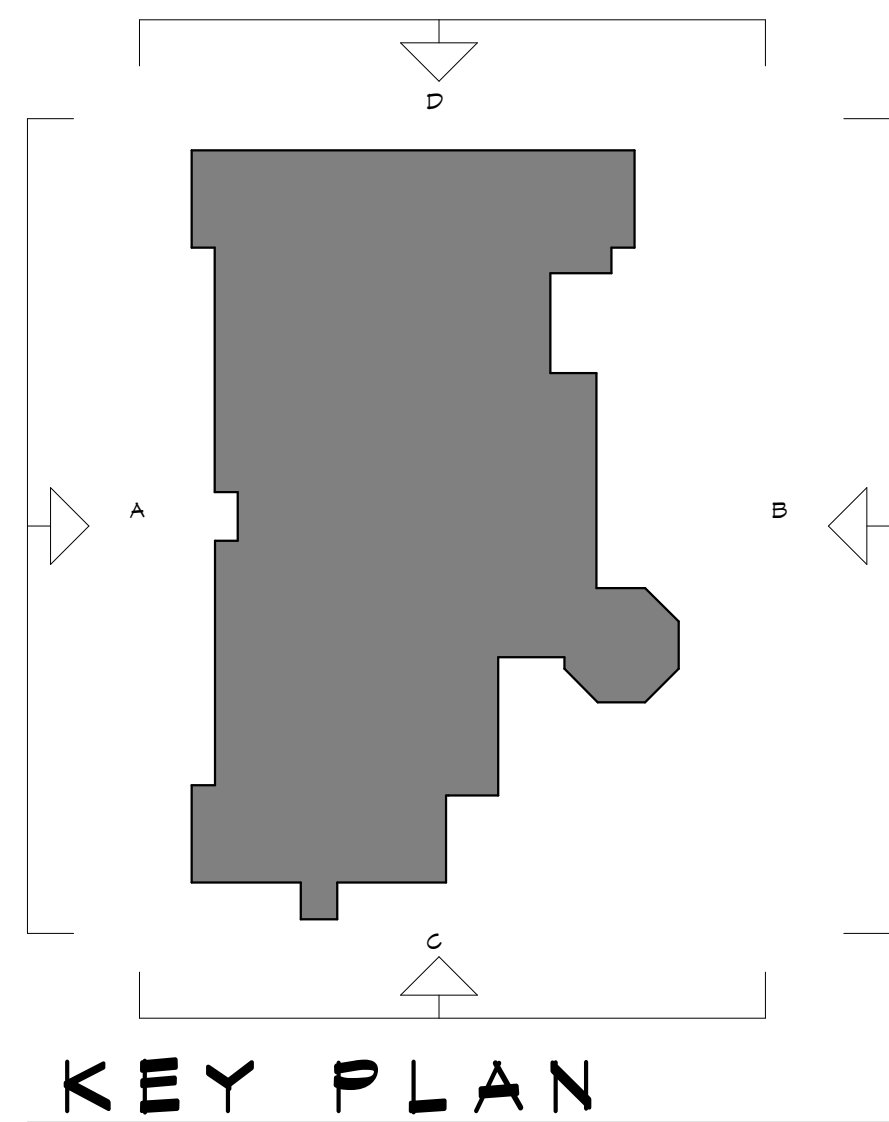
VOLUME III
REF. & COMMONS
DRAWING NO:
A201
COMMISSION NO:
2014104
SCALE:
AS NOTED
DATE:
07/24/2015



VOLUME II REF. & COMMENTS DRAWING NO:		BUILDING SECTIONS		R E V I S I O N S		THE MOORINGS OF ARLINGTON HEIGHTS FOR PRESBYTERIAN HOMES		DESIGN COMMISSION FORMAL SUBMISSION		THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF rlps architects® AND IS NOT TO BE REPRODUCED WITHOUT THE ARCHITECT'S PERMISSION AND UNLESS SPECIFICALLY NOTED OTHERWISE THE NAME OF THE ARCHITECT CONTRACTOR SHALL BE VERIFIED DATE OF REVISION AND CORRECTING WITH THE WORK	
COMMISSION NO:		SCALE:		DATE:		811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005		rlps architects®			
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EXTERIOR MATERIAL LEGEND		
	ASPHALT SHINGLES	
	STANDING SEAM ROOF	
	EXTERIOR INSULATION FINISH SYSTEM	
		
		BRICK TYPE - 1; STANDARD FACE BRICK
		
		FIBER CEMENT SIDING - 1; 6" EXPOSURE
		
		FIBER CEMENT PANELS



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RENOVATIONS & ADDITIONS TO:

THE MOORINGS OF ARLINGTON HEIGHTS

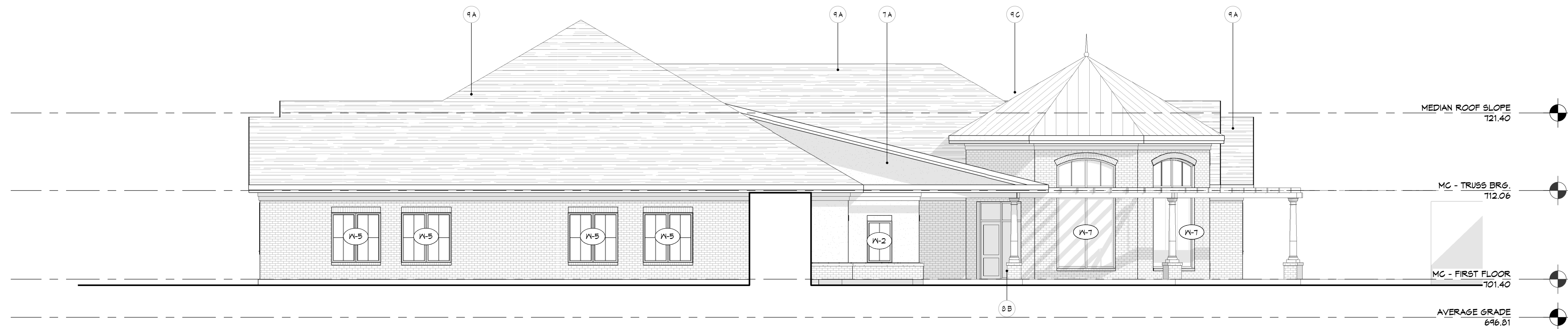
FOR

PRESBYTERIAN HOMES

811 EAST CENTRAL ROAD, ARLINGTON HEIGHTS, IL 60005

RANK BY:	COORDINATED BY:	CHECKED BY:	APPROVED BY:
L.A.C.	G.S.L.	J.F.H.	C.P.K.

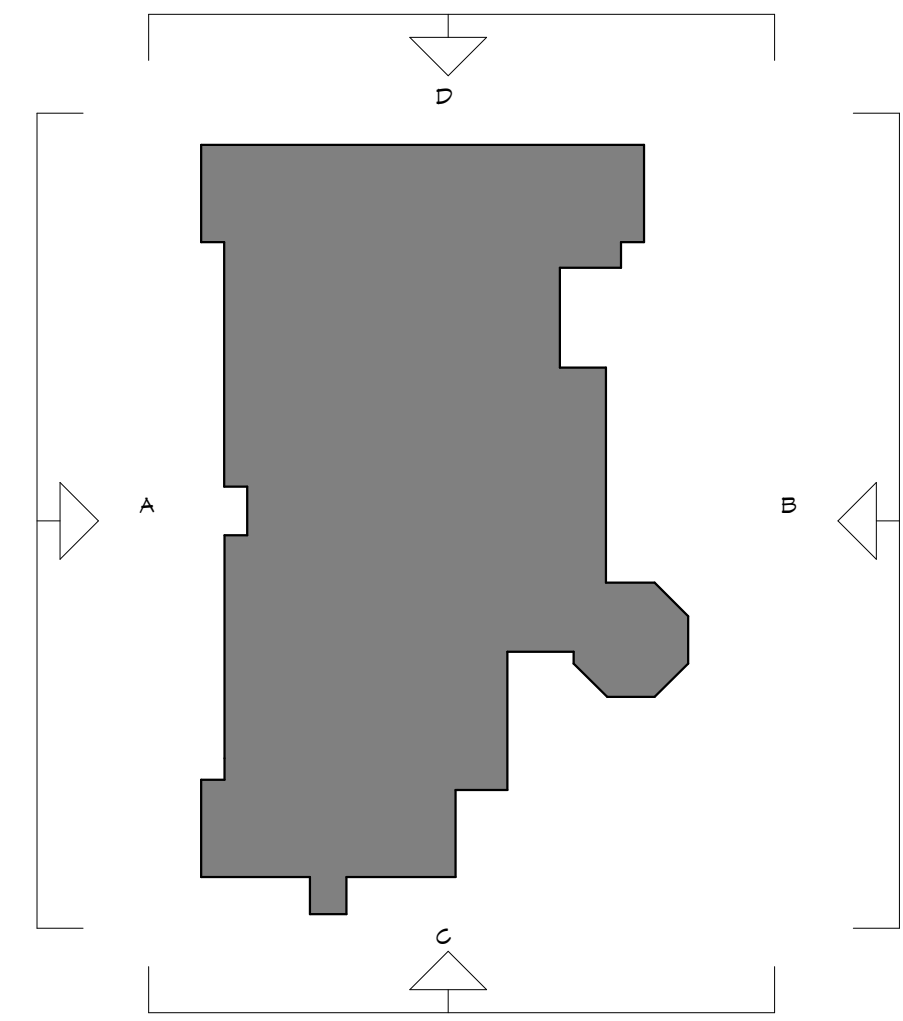
VOLUME IV A.I. MEMORY CARE DRAWING NO:		SCALE: AS NOTED		DATE: 07/24/2015	
A201		EXTERIOR ELEVATIONS			
NO.		DATE		REVISIONS	
DISCREPTION					
IT					



C SOUTH ELEVATION
1/8" = 1'-0"



D NORTH ELEVATION
1/8" = 1'-0"



KEY PLAN

EXTERIOR MATERIAL LEGEND

	ASPHALT SHINGLES		BRICK TYPE - 1: STANDARD FACE BRICK
	STANDING SEAM ROOF		FIBER CEMENT SIDING - 1: 6" EXPOSURE
	EXTERIOR INSULATION FINISH SYSTEM		FIBER CEMENT PANELS

EXTERIOR ELEVATION KEYED NOTES

- 4A CAST STONE WATER TABLE
- 1A ALUMINUM FASCIA
- 9B ALUMINUM STOREFRONT SYSTEM
- 9A ASPHALT SHINGLES
- 9B RIDGE VENT
- 9C STANDING SEAM METAL ROOF
- 9D EPDM ROOFING SYSTEM

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R E V I S I O N S	
NO.	DATE

EXTERIOR ELEVATIONS

VOLUME IV
ALL MEMORY CARE
DRAWING NO:
A202
COMMISSION NO:
2014104

DATE: 07/24/2015
SCALE: AS NOTED



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The Moorings of Arlington Heights

Village of Arlington Heights – Design Commission Submittal

July 24th, 2015

Exterior Building Material List

Petitioner Name: Nancy Tolan
Date: July 24th, 2015
Project: The Moorings of Arlington Heights
Location: 811 Central Road, Arlington Heights Illinois, 60005

1. Brick: Beldon Brick – Modular 503-505 A
2. EFIS: 113 Amarillo White in Quartzputz finish
3. Fiber Cement Siding: Horizontal Siding, 6” exposure (Wood Grain Finish) – Autumn Tan (Color 1)
4. Fiber Cement Siding: Horizontal Siding, 6” exposure (Wood Grain Finish) – Khaki Brown (Color 2)
5. Fiber Cement
Paneling and Trim: Smooth finish – White
6. Asphalt Shingles: 30 Year, High Definition – Weathered Wood
7. Standing Seam Metal
Roof: “Hemlock Green” aluminum
8. Glass: Solarban 60 Low E - Clear glass (SHGC 0.39)