Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 23, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 8/9/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#22-046 - 1237 N. Walnut Ave. - SF/Teardown

B. DC#22-050 - 1627 N. Yale Ct. - SF/Teardown

C. DC#22-056 - 215 W. Orchard St. - SF/Addition

D. DC#22-027 - Raising Cane's - 225 E. Palatine Rd. / Sign Variation

E. Urban Street Development-International Plaza - 4-214 E. Golf Rd, 15 and 139 E. Golf Ter, 1665 S. Arlington Heights Rd. - Preliminary Review

VII. OTHER BUSINESS

A. Alan F. Bombick Award - Discussion of Nominations

B. Public Comment

VIII. ADJOURNMENT

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

(847)368-5791.

Design Commission
8/23/2022

Item: Minutes - 8/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 8/9/22	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.

AUGUST 9, 2022

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	None
Also Present:	Greg Howe, Searl Lamasler Howe Architects for *903 N. Dunton Ave.* Chris Bogojevic & Cambria Sobolewski, Owners of *903 N. Dunton Ave.* Michi Mho, Neri Architects for *4 N. Douglas Ave. Apartments* Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR JULY 12, 2022

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JULY 12, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-041 – 903 N. Dunton Ave.

Greg Howe, representing *Searl Lamasler Howe Architects*, Chris Bogojevic and Cambria Sobolewski, the homeowners, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing two-story residence and two-car detached garage to allow construction of a new two-story residence with a two-car attached garage. The project requires minor corrections for front yard encroachments, but overall the plans comply with the R-3 zoning requirements.

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, and the existing house was included in a Community Preservation Report that was prepared by the School of the Art Institute of Chicago in 2004 to raise community awareness and promote the preservation of the historic character of certain neighborhoods in Arlington Heights. Homes in the report are rated in order of importance as "Exceptional", "Notable", or "Contributing". The subject house is rated as "Contributing". The Design Commission should discuss the feasibility of remodeling and expanding the existing historic house versus demolition and building new.

The proposed design raises concerns regarding fitting in with the character of the predominantly traditional and historic neighborhood. Per the Village's Single Family Design Guidelines, the design should take cues from the surrounding context regarding massing, roof form, materials, and architectural elements. The proposed modern aesthetic with low-sloped asymmetrical gable roof, large flat front wall, modern panel siding, modern window arrangement, and dark color palette are all concerns that should be evaluated.

It is recommended that the proposed design be revised to better fit with the character of the neighborhood. If a modern aesthetic is the goal, then it is recommended to revise the design to find a more appropriate balance of modern and traditional details. For example, consider a more traditional massing and composition for the home, combined with modern windows, materials, and details.

The proposed side load garage is a nice solution to incorporate the modern convenience of an attached garage while keeping the garage doors away from the front of the house, where the majority of the houses in this area have detached garages.

Staff recommends the Design Commission encourage revisions of the proposed design to better fit with the existing context of the neighborhood, including Staff's comments and recommendations.

Mr. Bogojevic said he grew up in Arlington Heights, has lived here most of his life, loves it here, and by no means is trying to change the charm of the neighborhood. They worked really hard to design a home that is not only unique to their style, but also fits in to a beautiful and very unique neighborhood.

Mr. Howe gave a slide presentation with the following comments. Looking at Arlington Heights was a key first step for this project, as well as looking at the Art Institute Study that was done. They were impressed by the eclectic nature of the buildings in the Village, where there is a variety but also a consistency in quality, which they definitely want to maintain relative to context. They also very much want to design a home that is of the spirit of 2022, with a mix of materials that were brought tonight to help with the interpretation of the proposed design. The decision to tear down the existing home instead of remodeling and expanding it was

made because the home has had many years of delayed maintenance, and it does not lend itself as well as it could to the site. It is located less than 4-feet from the south property line and the detached garage is almost in the middle of the property, which really limits renovation opportunities of the existing home.

Looking at the existing neighborhood, they quickly determined that a flat roof on a modern home would not be appropriate, and they started to see examples in the neighborhood of newer homes that were influenced by Prairie-style architecture, such as the homes at 930 N. Dunton and 920 N. Dunton Avenue, as well as other homes located outside this historic district. By taking that element and elevating it with modern design, they are respecting the neighborhood and responding to the context. The immediate neighborhood around the existing home consists of a mix of styles and ages, with a lot of homes on this block having frontload garages, which was a big discussion point with the homeowners. However, they felt that a frontload garage would be out of proportion to the rest of the facade, and moving the garage to the side of the home was a very important step for them. It is important to recognize that the homes on either side of the existing home are an interesting contrast, with the home to the south being a classic split-level modern home from the 1960's with hip roofs, and located relatively close to their north property line. The proposed new home will be located 9-feet further north on the site than the existing home, and an adjustment will be made to the front yard setback that shifts the new home back about 6-inches, and the back of the home will be 12-feet further back than currently shown. No major trees will be removed with the construction of the new home.

Mr. Howe reviewed some of the key attributes of the new home, such as the mix of materials and the shifting of planes. The front porch that extends off the front of the home is a direct reaction to other homes in Arlington Heights. The scale of the new home is only 55% of what could be built on this site, and bringing out some landscape walls in the front gives the home a little more presence to be on par with the neighbors. Extending into the landscape with hardscape and softscape elements was important. The rear of the home is broken up a little more in scale and has a strong connection to the inside of the home. Mr. Howe also reviewed the materials being proposed, which include the garage door on the north side of the home to be clad in solar material up to the eaves and a canopy that projects off the home towards the driveway, the lower left side of front elevation will be clad in brick and trimmed with brick joint details, cast pavers leading up to the front walk, a standing seam metal roof, accoya wood for the underside of the eaves, and natural wood at the front entry. Examples of the grey cement board product being proposed to clad the new home were also shown. Mr. Howe welcomed any questions the commissioners had.

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

The commissioners summarized their comments. Commissioner Fitzgerald said it was a well thought out home. He liked the details and said the scale is fine. He felt the design did not feel as modern as it might first appear, and that it would fit in well. In general, he was okay with the dark colors being proposed, and he appreciated the metal roof and that all four sides of the home are nicely detailed. Commissioner Fitzgerald was in favor of the design being proposed.

Commissioner Eckhardt said he is very familiar with this HANA neighborhood and the existing home. Initially, he felt the existing side yard setback that is so close to the property line presented a great opportunity to add on to the existing home; however, he was not aware of the deteriorating condition of the existing home. He appreciated the examples shown by the architect of this roofline, which he felt is an 'old' look, and he now sees that there are other homes that have this same kind of asymmetrical, low pitched shed roof. It appears as though it has been tied together on all four elevations, and he felt the rear elevation is as exciting as the other elevations.

Commissioner Eckhardt also asked about the siding on the upper level and how the construction joints where the materials come together will be expressed, because there appear to be different window head heights. The petitioner stated that 3/8-inch joints will be expressed with a James Hardie system that is color matched to form a crisp, deep profile at the reveals, and window frames will be set back relatively far into the wall, and the surrounds project out to create a shadow line.

Commissioner Eckhardt also asked for clarification regarding the corner window on the first-floor south elevation. The home looks rather heavy sitting on top of the glassy corner and is sort of out of character with the rest of the home. The other windows all have a strong mass on either side. Mr. Howe said the rendering is a more realistic representation of that detail, which will have some mass to it. Their goal is not to de-materialize that corner of the home. Commissioner Eckhardt liked the details of the front garden area and the attention to the landscape walls, and the entrance has a nice ceremonial detail; however, he cautioned the petitioner about the difference in elevation of the upper deck and the ground, because a rail might be required there. He asked about plans for additional planters or landscaping on the front of the home to soften the brick wall, and Mr. Howe replied that a balance could be done with landscaping and the home, although a formal landscape plan has not yet been developed.

Commissioner Eckhardt said that initially he had concerns about tearing down the existing home; however, he was now okay with that, although he acknowledged the sensitivity of teardowns in this neighborhood. He felt the design was a bit of a departure from the homes in very close proximity, but pointed out that the homes up and down Dunton Avenue have many different architectural styles within 3 blocks. He felt the new home would be okay as proposed.

Commissioner Seyer said he very much applauds and appreciates the efforts to do a more modern home because modern homes are much more difficult. The less you see the more important everything else becomes, so it has to be scrutinized a little bit more. If a modern home is not done and executed correctly, it will look very poor and will reflect badly on what this commission is here for. That is his dilemma with the proposed home, which is a nice modern home that could fit in if executed properly. He also pointed out the details of the gutters, which if not done correctly will impact the look of the home in a bad way. Mr. Howe agreed with the importance of executing details properly. Commissioner Seyer wanted to hear the commissioners' comments on this.

Commissioner Seyer also had concerns about the durability of the different wood products being proposed, which consist of a composite wood and a natural wood. The architect showed examples of homes where the natural wood material was used, but the areas were recessed and somewhat protected from the elements, as opposed to the front door area and surround where natural wood is proposed on this new home. This will result in a much higher opportunity for all weather conditions to really do some damage. Mr. Howe acknowledged the maintenance issues with a natural material; however, they feel that a healthy compromise was achieved by limiting its use to where it is largely protected on the eave and is easily accessible at the front door.

Commissioner Seyer also said that the proposed color palette is about the same color tone, and he was concerned that the reality of the colors will not give the same enhanced contrast that is shown in the rendering. He was okay with a darker color palette, but felt the proposed brick color should be lighter and cooler, and the details of the home should be reviewed by Staff during permit review to ensure proper execution. Commissioner Seyer was also concerned about the location of the a/c unit on the south elevation, which will be directly across from the recessed front door of the adjacent home. This should be moved further north if possible, and lighting would be a great component to add to this home.

Commissioner Kingsley appreciated Commissioner Seyer's comments, many of which she was going to touch on. She really appreciated the thoughtfulness of the modern design, and added that details are not typically known at the time of schematic designs like this, but after listening to the architect's presentation tonight, she was confident that attention will be given to details to ensure the design is successful. She asked that the existing home be documented with photographs prior to tearing it down, and that any floor plans be provided to the Village and/or the Historical Society.

Commissioner Kingsley said that she loves modern architecture and her first reaction to the proposed design was to go a little farther and do a flat roof; however, she felt the form that the home is in right now is a nice form and as long as the details are carried out, it could be a really nice home. She was glad to see the amount of push and pull of the second-floor, as well as coming down into the first-floor front entry and the dining room window, and that the rafter tails will be exposed on the front canopy and main roof, but she felt there should be some other kind of push and pull on the front façade. She also felt that there should be more variety in the colors being proposed, although she loves dark colors. She liked the panel system and the window colors being proposed, and commented that lighting up the home to accentuate some of the details could be nice. She suggested eliminating the gutters and finding a way to control water run off without them. She agreed with Commissioner Seyer's comment that lighting is going to be very important on the new home, and she strongly recommended no soffit lighting, and that the lighting be done subtle so it fits in with the neighborhood and does not look like a ship that has landed. She said the pitched roof is good and will work well as long as the details are properly executed.

Chair Kubow really liked the home that is simplistic yet bold, and he appreciated modern architecture that the Village needs more of. He loved the thoughtfulness on all sides of the home and he liked the rear elevation the most. He said it was very important for the petitioner to take into account the comments made by Commissioner Seyer about the materiality because the home needs a little more contrast and the color palette needs to be tweaked.

Commissioner Eckhardt compared the difference in colors between the rendering and the material samples provided tonight; the colors of the samples are very similar and will not contrast as much as the rendering. Mr. Howe said their intent is for the colors to contrast like the rendering, and the room lighting tonight did not accurately reflect the true dazzle in the colors. They are not opposed to revisiting the brick color to achieve more contrast with the other colors. Commissioner Seyer felt this could be easily resolved by taking a vertical picture of the brick sample in the daytime to ensure the correct color, otherwise another brick color should be considered. He also asked for feedback about his previous comment regarding the location of the a/c unit, and Mr. Howe said there is flexibility with moving it somewhere else. Commissioner Kingsley asked about the fence details and suggested the fence not be solid. Mr. Howe replied that the fence details have not yet been determined and Mr. Bogojevic added that they want privacy for their small dog but also want to be neighborly. Ms. Sobolewski responded to the previous comments about maintenance of the wood material being proposed and said that their builder is a member of their family who also cares very much about the details of their new home.

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A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT *903 N. DUNTON AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 6/30/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE MATERIAL FOR THE BRICK AND THE CEMENT BOARD SIDING BE SUBMITTED IN A VERTICAL PHOTOGRAPH WITH DAYLIGHT TO ILLUSTRATE THAT THERE IS A CONTRAST TO MATCH THE RENDERING, OR IF A NEW MATERIAL IS PROPOSED THAT A SIMILAR VERTICAL PHOTOGRAPH BE TAKEN WITH DAYLIGHT TO CONFIRM THAT THERE IS A GOOD LEVEL OF CONTRAST OF THE MATERIALITY.
2. A REQUIREMENT THAT THE DETAILING FOR THE NECESSARY BUILDING ELEMENTS SUCH AS GUTTERS, BE REVIEWED AND APPROVED BY STAFF AT THE TIME OF PERMIT, WITH THE ACKNOWLEDGMENT THAT THERE COULD BE SOME REFINEMENTS IF THEY ARE NOT DEEMED ACCEPTABLE BASED ON THE MODERN AESTHETIC OF THE HOME.
3. A REQUIREMENT THAT THE A/C UNIT CURRENTLY SHOWN ON THE SOUTH ELEVATION BE LOCATED FURTHER AWAY FROM THE ADJACENT NEIGHBOR'S FRONT DOOR, OR OBTAIN APPROVAL FROM THAT NEIGHBOR FOR THE CURRENT LOCATION PROPOSED.
4. A REQUIREMENT THAT THERE BE NO SOFFIT LIGHTING WITHIN THE EXTERIOR OF THE HOME.
5. A RECOMMENDATION THAT THE FENCE BE AN OPEN FENCE MATERIAL AND NOT SOLID.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger asked for clarification regarding the requirement for no soffit lighting. Commissioner Seyer said the eave of the home should not be lit from below; downlighting is encouraged but illumination of the soffit is not allowed. Commissioner Kingsley did not want to see downlighting from the soffits. Commissioner Seyer clarified that the home should not have the soffits illuminated, which he believes is not the petitioner's intent. The requirement is that no downlights be mounted on the eaves of the home and no lighting specifically to illuminate the eaves of the primary roof be attached to the home; landscape lighting is not part of this review.

A MOTION WAS MADE BY COMMISSIONER SEYER AND SECONDED BY COMMISSIONER KINGSLEY TO AMEND THE MOTION AS FOLLOWS:

4. A REQUIREMENT THAT NO DOWNLIGHTS BE MOUNTED ON THE EAVES OF THE HOME AND THAT NO LIGHTING SPECIFICALLY TO ILLUMINATE THE EAVES OF THE PRIMARY ROOF BE ATTACHED TO THE HOME; LANDSCAPE LIGHTING IS NOT PART OF THIS REVIEW.

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

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ITEM 2. MULTI-FAMIY REVIEW

DC#22-045 – 4 N. Douglas Ave. Apartments

Michi Mho, representing *Neri Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the architectural design for a new five-story multi-family building with 64 residential apartment units. This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD), a Land Use Variation to allow a Multi-Family residential-only building within the B-2 Zoning District, and Plat of Subdivision. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The subject property is currently improved with a surface parking lot that serves overflow parking for the nearby Mariano's grocery store. This project is located within the Hickory/Kensington redevelopment area, which has a unique set of Design Guidelines that were approved by the Design Commission in 2014. Per the Design Guidelines, the core of the Hickory/Kensington area is envisioned to have a clean and modern aesthetic that is unique to Arlington Heights, and shall include the following architectural features:

- Flat roofs with deep horizontal cornices.
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood.
- Clean details.
- Expansive use of glass.
- Simple geometric forms.
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design.

In 2018, the same petitioner received Design Commission approval for a five-story mixed-use building with 76 residential apartment units located directly to the east of the subject property at 4 N. Hickory Avenue, which is currently under construction. The current proposal is designed to match the architectural style of 4 N. Hickory using the same materials, colors, and details.

This project received a preliminary Design Commission review back on May 14, 2019, at which time Staff and the Design Commissioners were supportive of the overall design concept to match the architectural design of 4 N. Hickory. However, the Design Commissioners had concerns about two items:

- Due to the lack of commercial space on the first floor, there was some concern about the lack of fenestration at the first floor on the south end of the building. False spandrel glass storefronts were suggested to enhance the design.
- North Elevation. The Design Commissioners felt the north elevation of 4 N. Douglas will be more visible than the north elevation of 4 N. Hickory, and they encouraged further design development of the first floor wall to be more pedestrian friendly.

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In response to the feedback received at the preliminary review, the petitioner has enlarged the first floor windows along the south end of the building to be full height windows. However, there is still the option to make larger faux spandrel glass storefronts to match the size of the commercial storefronts at 4 N. Hickory. An example of a false storefront can be seen at Park View apartments located at 212 N Dunton in Downtown Arlington Heights, with a photo of this in the Staff report.

In regards to the north elevation, the petitioner has not addressed the Design Commission's concerns about the lack of interest along the first floor sidewalk level. Staff recommends adding windows or spandrel glazing in this location to break up the blank wall.

All rooftop mechanical equipment will be screened by the building's parapet walls. With regards to signage, the design includes a dark bronze, back lit "FOUR NORTH" wall sign adjacent to the main entry on the west elevation. The proposed sign matches the sign design approved at 4 N. Hickory, and the petitioner has indicated that "FOUR NORTH" will be the name of the development. The sign is approximately 50 sf, and appears to comply with code. Separate permits are required for all signage.

With this new building being a twin building to the previously approved multi-family building to the east, Staff has no objections to the proposed design and recommends approval tonight, with recommendations as stated.

Mr. Mho presented revised drawings for the south and west elevations, in response to Staff's comments. On the south elevation larger windows were added to match the storefront windows on the 4 N. Hickory building, except for the areas where the tall skinny windows remain on the south and southwest corner. On the north elevation, spandrel glass was added on either side of the garage, and also on the west elevation in that same corner. Because this building is up against the lot line and the planting bed is not large enough to accommodate larger plantings, the spandrel glass will help articulate that corner a little better. The upper glass panels will be clear to allow light into the garage, but the lower panels would be obscure. For the most part, this 5-story building is a copy of the previously approved building at 4 N. Hickory, with both buildings being designed at the same time. The materials are the same, with metal panels on the upper floors, stone and brick and on the lower floors with Hardie board and fiber cement towers that come down to the ground to help anchor the building. Due to a structural issue and aesthetics, the dark brown aluminum balconies were changed from cantilevered to hanging balconies, and on the south elevation where the balconies were previously enclosed in a fiber cement panelized wall system, the balconies were changed to hanging balconies with frosted glass as the railing, which still gives tenants a sense of enclosure yet not completely closed in, and helps in terms of weight and water run-off.

The commissioners summarized their comments. Commissioner Kingsley liked the changes that were made, but had concerns about the clear glass at the tops of the first-floor windows into the parking garage. She suggested frosted/obscured glass instead, so the ceiling of the parking garage is not visible, and she asked if the small square windows on the north elevation are the same proportion as the top portion of the first-floor windows. Mr. Mho said the windows are the same size. Commissioner Kingsley also had concerns about the long brick wall near the garage door on the east elevation that she felt needed something to help soften it. She wanted to her the other commissioner's comments on this.

Commissioner Seyer liked the revised design that was presented by the petitioner tonight and felt it would be very nice; however, with respect to the first-floor windows at the parking garage, he tends to like windows that illustrate an honest design of what is behind them, so spandrel glass is nice but not necessarily at eye level and below. He preferred the windows shown in the previous design, but if the other commissioners

agree that the current windows are better, then he was okay with that as well. He was a bit troubled about why the red pier on the north elevation did not come down to the ground, similar to the red walls on the other sides of the building. Instead of being truthful to the red piers, more faux windows are being added on the north elevation, even if it is just a slight plane change and nothing more. He wanted to see more depth in the wall above the parapet, similar to all the other forms, although he understood the added costs in doing so.

Commissioner Eckhardt referred to drawing AC-20 that shows the red panel going down to the ground, and felt there was a precedent to continue that same detail on the north elevation. With regards to the windows into the parking garage, he agreed with Commissioner Kingsley's concerns about using clear glass at the tops of the windows and her suggestion to use frosted glass instead. Other than these comments, he liked the building as presented tonight.

Commissioner Fitzgerald liked the commissioners' comments so far and had nothing else to add. Chair Kubow agreed and asked Staff if there is a requirement for this building to have retail. Mr. Hautzinger said that this site is zoned for mixed-use, and this project does require a land use variation to allow an all residential building, which is part of the Plan Commission process. Mr. Mho added that this corner is a little challenging in terms of pedestrian friendliness, and the Design Guidelines touch on this with street lighting and sidewalk material to encourage this area to be more pedestrian.

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

PUBLIC COMMENT

Keith Moens asked if this new building will be all rental units, if it is inside a TIF district, and if the inclusionary housing ordinance would apply to it. Mr. Mho said that at this point the building will be rental units, it is part of the TIF district, and he believed that the inclusionary housing aspect will be discussed as part of the Plan Commission review.

Commissioner Kingsley said the commissioners discussed the matter of no commercial in this building at the preliminary review and the Village created design guidelines for this area to include mixed-use with commercial on the first-floor. This building is getting by without having commercial because of its unique location; however, she was glad to hear that a couple of the commissioners, including herself, want to see this building follow through on the design guidelines that were created to be mixed-use. Chair Kubow noted that minutes from this Design Commission meeting will be included as part of the Plan Commission review.

Commissioner Kingsley said there is still no consensus from the commissioners regarding the spandrel panels in the parking garage, and in light of Commissioner Seyer's previous comments, she was okay with eliminating them or doing something different than currently shown. However, if these windows remain, she would suggest frosted glass instead of clear. Commissioner Seyer reiterated that he was not in favor of the revised drawings presented tonight, and preferred the drawings that show the smaller square windows at the first-floor garage that he felt were more truthful to the use of the building and could be translucent. He liked the difference between the smaller windows and the larger retail windows, and felt the larger windows in the most recent revision are a much more expensive design that will not get the achieved result.

Commissioner Eckhardt was in support of the suggestion to bring the red wall down to the ground on the north elevation because there is a precedent for it and it will look nice. Commissioner Seyer felt there was also a precedent to add the same cap detail at the top of the red wall on the left side of drawing AC-17

(looking northwest) to the top of the red wall shown on the drawing looking southwest, and the red wall brought down to the ground and the windows eliminated. Commissioner Fitzgerald agreed. Mr. Hautzinger pointed out that the sister building currently under construction does not match this detail.

Mr. Mho said that he liked the intent of the suggestion to lower the red wall on the north end of the building, but he would need to look at that detail to be sure that it is something they want to do. There would be a minimal change in plane between the red wall and the stone material. With regards to the windows in the parking garage, the reason commercial storefronts are not proposed there is because it is not commercial space; he agreed and preferred to go in that direction. He also agreed that the north elevation could use something, and the bringing the red wall panels down to grade could be the solution, possibly combined with spandrel windows as well.

Commissioner Fitzgerald was okay with the smaller windows on the south end of the building and preferred them to be smaller than a retail window that is false. He liked the windows that were added to the west side near the garage underneath the balconies, and he was torn about whether to bring the red wall down to the ground on the north elevation; he liked it, but he also liked the stone that is currently proposed there.

Mr. Hautzinger asked for clarification on what 'frosted' meant for the glass windows on the building. He pointed out that the windows as shown on the rendering all look black, and if the glass cannot be clear vision glass, then his recommendation is to use black spandrel glass to coordinate with the look of clear vision glass on the rest of the building which looks black in the daytime. Mr. Mho said the window glass would be a white colored frosted glass similar to the balconies, and Mr. Hautzinger replied that white frosted glass is a totally different look and will always look white regardless of the time of day. Mr. Mho said to a certain extent he would agree that spandrel glass would work better in the garage; however, he felt that black spandrel glass would not match the other windows on this building or on the sister building at 4 N. Hickory which are all clear anodized and clear glass. His suggestion was to use clear anodized frames with frosted glass.

Commissioner Seyer presented an exhibit he drew showing how the north elevation would look if the red wall was brought down to the ground and the faux windows on either side of the garage door were eliminated. Although he liked this idea, he would recommend it be a suggestion for the petitioner to consider, and not a requirement. Commissioner Kingsley agreed, but recommended that if the red wall is brought down, then windows should not be added on the north elevation. She suggested using this same approach on the south elevation also, without having any windows.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW MULTI-FAMILY BUILDING TO BE LOCATED AT *4 N. DOUGLAS AVENUE*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 7/14/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO GO BACK TO THE SMALLER WINDOWS AT THE PARKING LEVEL AS SHOWN ON THE ORIGINAL PRELIMINARY DRAWINGS, AND THAT THOSE WINDOWS BE DARK SPANDREL GLASS.
2. A RECOMMENATION THAT THE PETITIONER CONSIDER A FENESTRATION CHANGE ON THE NORTH ELEVATION TO CONTINUE THE RED SIDING MATERIAL DOWN TO THE GROUND AND OVER THE GARAGE DOOR, AND IF THIS IS DONE, TO PREPARE AND SUBMIT DETAILED

ELEVATIONS AND DRAWINGS TO STAFF FOR REVIEW AND FINAL APPROVAL, TO BE IN THE SPIRIT OF COMMENTS FROM THE COMMISSIONERS TONIGHT.

3. A REQUIREMENT TO ADD A WINDOW ON THE WEST SIDE OF THE GARAGE UNDERNEATH THE BALCONY, AND THAT THE WINDOW GLASS BE DARK SPANDREL.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer clarified that the condition of the design on the north facade and how it comes down to the ground is tied to the windows on the north elevation, and if the petitioner decides to bring the red pier down to the ground, there is no need for additional windows around the northeast and northwest corners of the building, because the commissioners want to see more stone there. If the petitioner prefers to keep the north elevation as shown, then there is a recommendation to add windows to mimic the south facade so it is not a blank wall. Commissioner Seyer also had a strong recommendation to bring the red pier down and give it a cap to replicate the red pier on the south elevation.

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

5. IF THE PETITIONER DECIDES TO BRING THE RED WALL DOWN TO THE GROUND ON THE NORTH ELEVATION, THEN THERE IS NO NEED FOR ADDITIONAL WINDOWS AROUND THE NORTHEAST AND NORTHWEST CORNERS OF THE BUILDING, AND A CAP IS RECOMMENDED TO BE ADDED TO THE TOP OF THE RED WALL, SIMILAR TO THE CAP ON THE SOUTH RED WALL.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

Mr. Hautzinger asked if the petitioner had any concerns with the options in the motion, and Mr. Mho said he agreed with eliminating the faux windows on the north elevation and bringing the red wall down to the ground, if it all works out with the setbacks.

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

DRAFT

ITEM 3. OTHER BUSINESS

2023 Budget

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED BUDGET FOR YEAR 2023.

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

2022 Alan F. Bombick Award – Discussion of Nominations

Mr. Hautzinger presented nominations for the commissioners to consider for the 2022 award for excellence in design. A notable list of single-family and commercial projects are kept by Staff as projects come through for review each year, and nominations are based on completed projects. Nominations from last year are also being considered again this year. The commissioners agreed to take more time to review the nominations presented tonight and to provide Staff with any additional nominations they might have before the next meeting in two weeks.

DRAFT

ITEM 5. PUBLIC COMMENT

There was no public comments made at this time.

DRAFT

ITEM 6. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:45 P.M. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

Design Commission
8/23/2022

Item: DC#22-046 - 1237 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new (teardown) single-family residence to be located at 1237 N Walnut Avenue. This recommendation is based on the architectural plans received 7/21/22, and the following:

1. Evaluate the proposed two-story design with attached garage against the character of the primarily single-story context with detached garages.

2. Consider reducing the pitch of the roof to minimize the height and scale to better fit with the surrounding context.

3. Evaluate the bold dark gray siding against the character of the block.

4. Omit the corner trim boards at the stone garage walls.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Lepuzanovic Residence
Project Address:	1237 N Walnut Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	August 18, 2022

PETITION INFORMATION:

DC Number:	22-046
Petitioner Name:	Edin Lepuzanovic
Petitioner Address:	924 N Walnut Avenue Arlington Heights, IL 60004
Meeting Date:	August 23, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story house and detached two-car garage to build 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 3,538 square feet. The proposed design complies with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 32 feet Side: 7.5 feet Side: 7.5 feet Rear: 46.8 feet
Building Height	25 feet maximum	25 feet to top of wall
FAR	3,564 SF	3,538 SF
Building Lot Coverage	2,772 SF	2,349 SF
Impervious Surface Coverage Total	3,960 SF	3,089 SF

The subject property is located on a block that has primarily single-story homes with detached garages. There are a few other teardowns previously completed on this block, but the proposed new two-story house with attached garage should be evaluated against the context of this location. The single-story porch and garage roof do help the design to relate to the scale of the surrounding single-story homes, and the hipped main roof works well to minimize the massing. However, it should be considered to reduce the pitch of the roof to minimize the height and scale to better fit with the surrounding context. Also, the proposed dark gray siding is a bold color that should be evaluated with the character of the block.

The proposed design does have a nice level of detail on all sides of the house. However, the use of corner trim boards at the stone garage walls is unusual, and it is recommended to omit the trim in this location.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new (teardown) single-family residence to be located at 1237 N Walnut Avenue. This recommendation is based on the architectural plans received 7/21/22, and the following:

1. Evaluate the proposed two-story design with attached garage against the character of the primarily single-story context with detached garages.
2. Consider reducing the pitch of the roof to minimize the height and scale to better fit with the surrounding context.
3. Evaluate the bold dark gray siding against the character of the block.
4. Omit the corner trim boards at the stone garage walls.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In

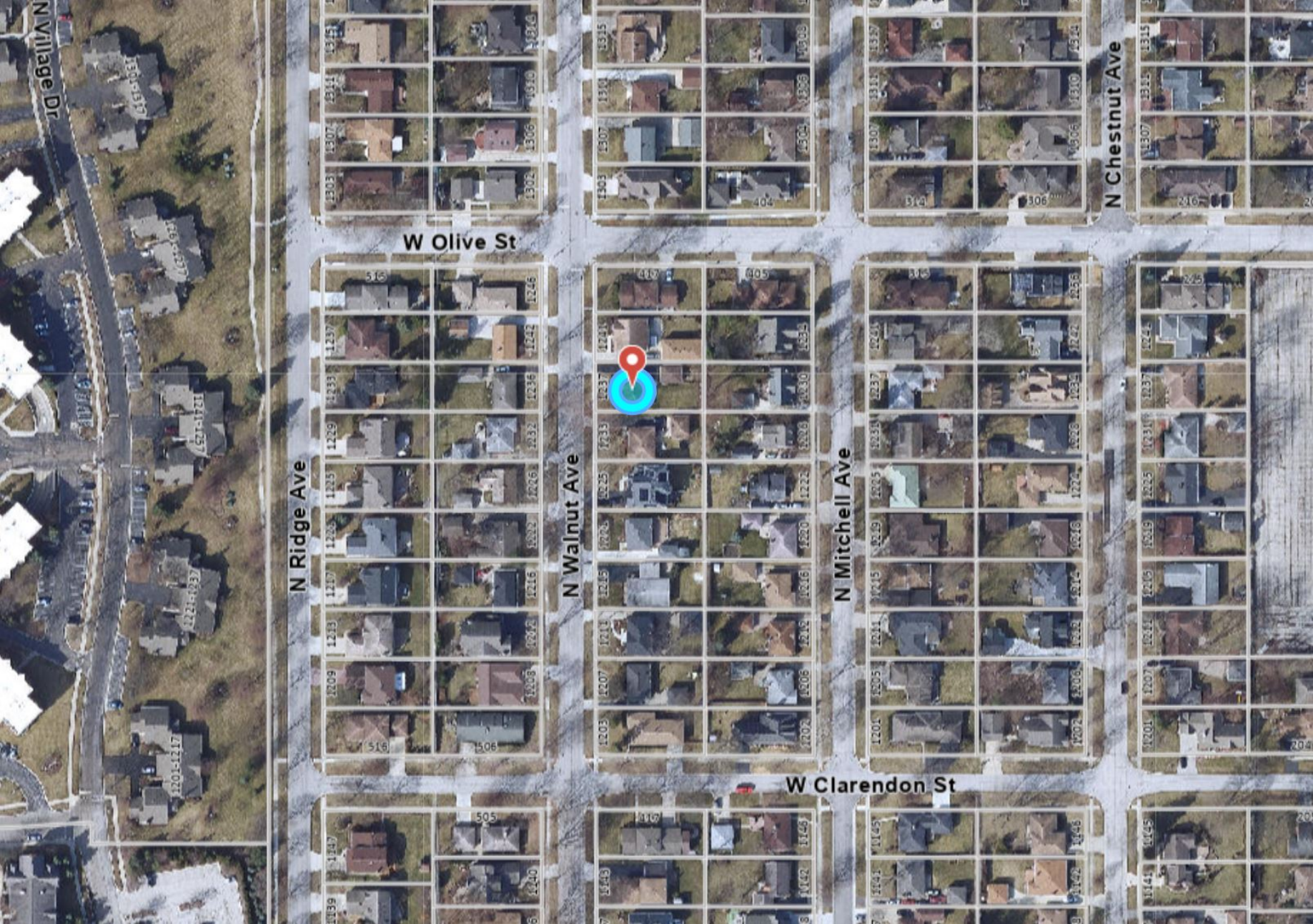
addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit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

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

August 18, 2022

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-046


W Olive St
W Clarendon St
N Ridge Ave
N Walnut Ave
N Mitchell Ave
N Chestnut Ave
N Village Dr

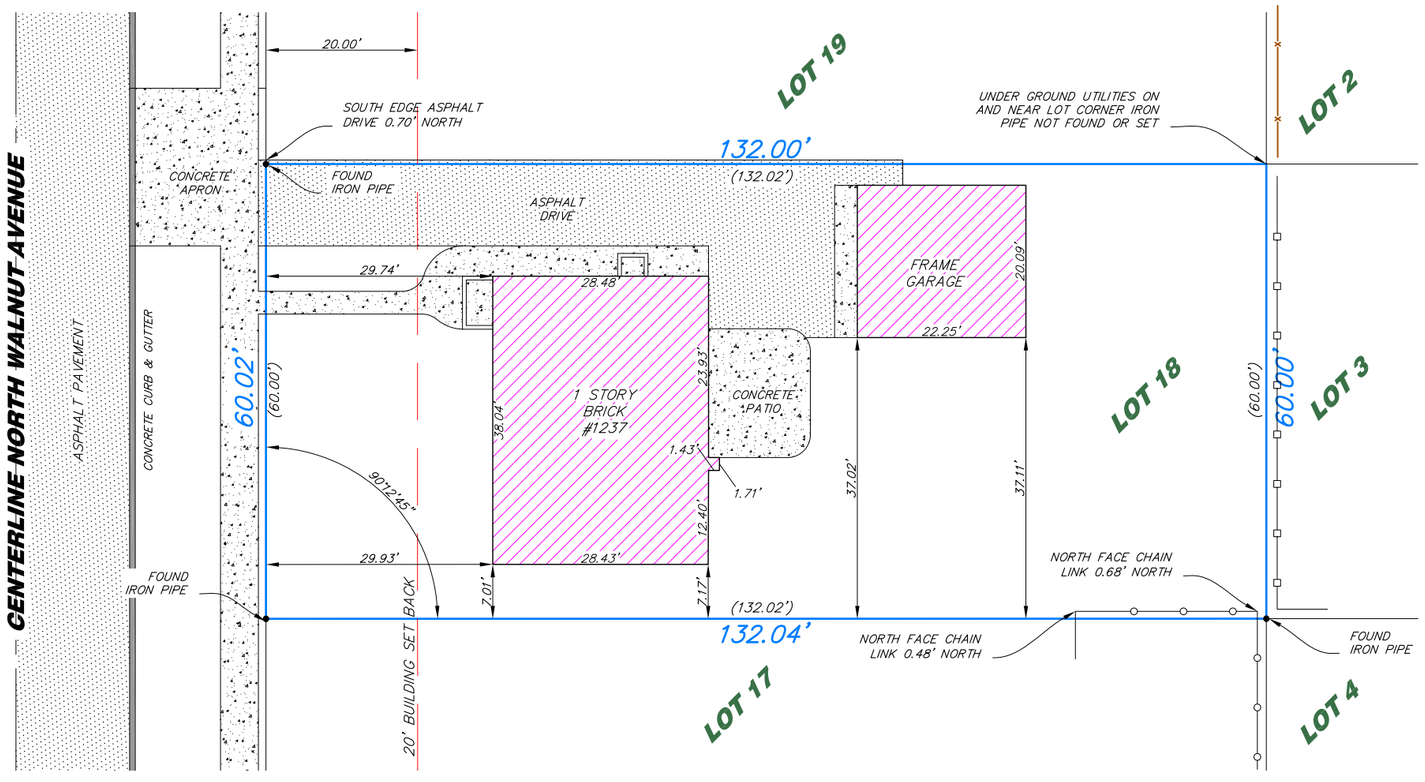
BOUNDARY SURVEY

of

LOT 18 IN BLOCK 11 IN NORTHWEST HIGHLANDS, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER (EXCEPT THE 2 ACRES IN THE SOUTH EAST CORNER) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

±7,920 SQUARE FEET

NORTH



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

DESIGN FIRM: #184-002898

MEASURED DISTANCE

(RECORDED DISTANCE)

LEGAL DESCRIPTION PROVIDED BY CLIENT

STATE OF ILLINOIS)
COUNTY OF COOK) C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL Friday, March 25, 2022

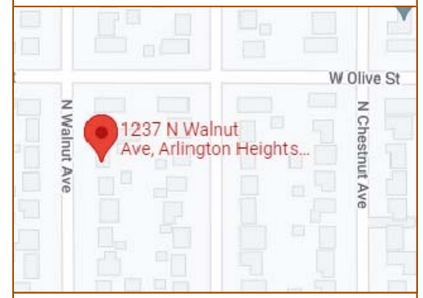
Gene Scola

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2022

ORDERED BY

Ms. Joanne Gleason, Esq.
Law Office of Joanne Gleason
1523 North Walnut Avenue
Arlington Heights, Illinois 60004
(847) 421-3900
(847) 961-1340 -E-Fax

VICINITY MAP



1237 NORTH WALNUT AVENUE

PIN# 03-13-410-003-0000

PYRAMID LAND SURVEYORS
Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE
SOUTH BARRINGTON ILLINOIS, 60010
PHONE 630-497-1832 FAX 847-428-6419

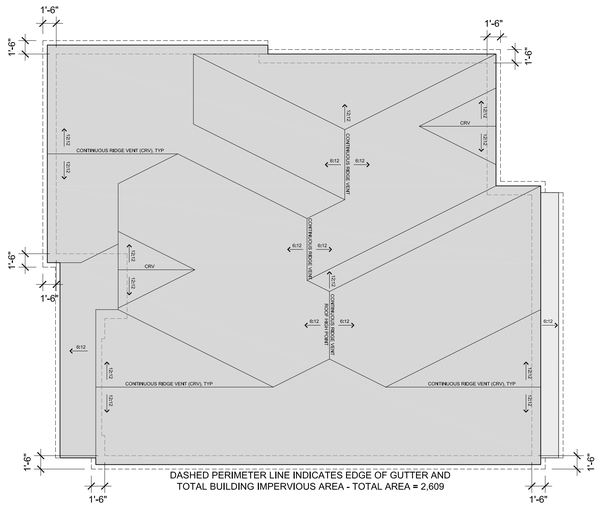
FIELD WORK COMPLETED: MARCH 21, 2022

DRAWN BY: G.V.S. | SCALE : 1"=20'

BOOK NUMBER: 2204-01

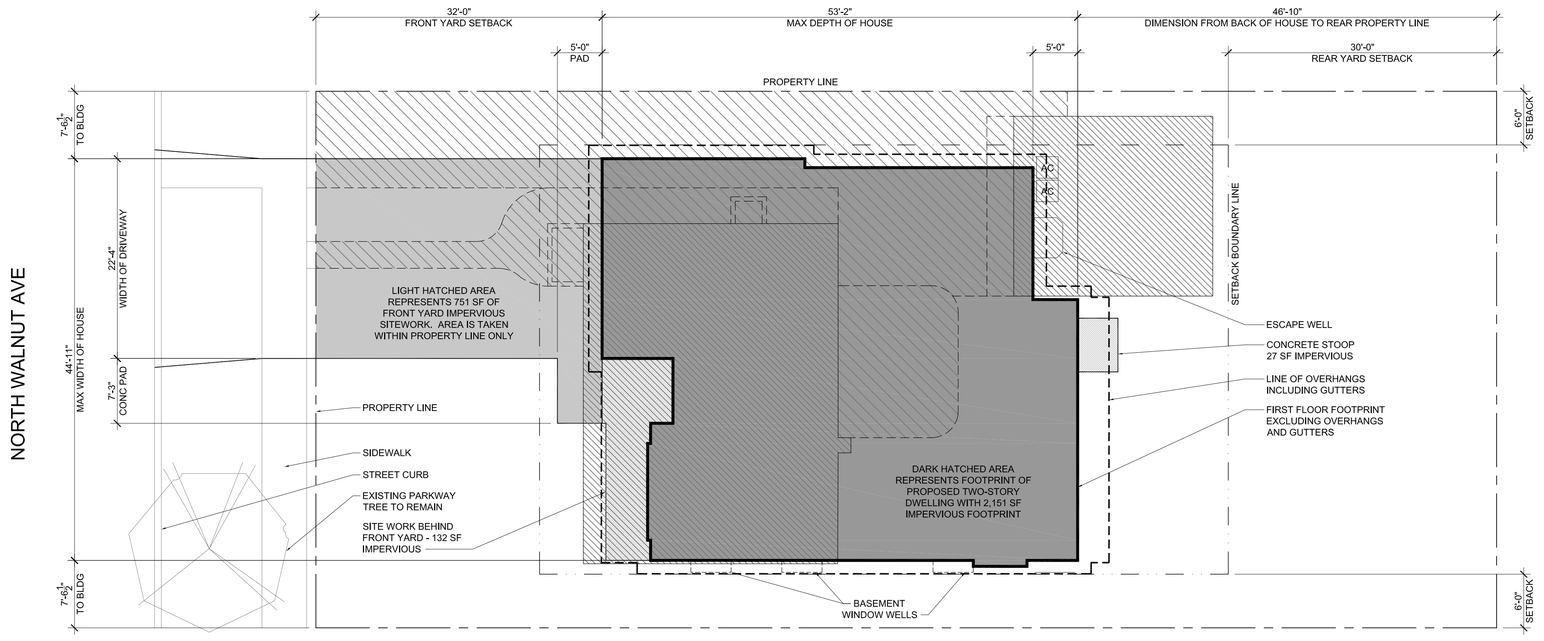
DRAWING NUMBER: 117-220404

pyramidpls@yahoo.com



2 ROOF PLAN
SCALE : 1/8" = 1'-0

DRAWING SHEET INDEX	
LABEL	DRAWING TITLE
A0.1	COVER SHEET
A0.2	DRAWING INDEX, SITE AND ROOF PLANS
	SURVEY
A1.0	BASEMENT PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR CONTEXT ELEVATIONS
A3.3	CONTEXT PHOTOS



1 SITE PLAN
SCALE : 1/8" = 1'-0

PROPERTY LINE

SETBACK BOUNDARY LINE

LINE OF OVERHANGS INCLUDING GUTTERS

2,151 SF FIRST FLOOR BUILDING FOOTPRINT

751 SF - FRONT YARD PROPOSED IMPERVIOUS SITE WORK, INCLUDING DRIVEWAY AND WALKWAYS

159 SF - PROPOSED IMPERVIOUS SITE WORK, BEHIND FRONT YARD IMPERVIOUS WORK

EXISTING 1,085 SF ONE-STORY RESIDENCE AND 447 SF DETACHED GARAGE TO BE DEMOLISHED

EXISTING 1,575 SF OF IMPERVIOUS CONCRETE AND ASPHALT SITE WORK TO BE DEMOLISHED

EXISTING PARKWAY TREE TO REMAIN

ZONING CALCULATIONS PER R-3 ZONED SITE

IMPERMEABLE AREA CALCULATION:

7,920 SF	PROPERTY AREA (PER SURVEY)
2,772 SF	TOTAL MAX PERMITTED BUILDING FOOTPRINT AREA (.35 X 7,920)
2,151 SF	TOTAL PROPOSED BUILDING FOOTPRINT AREA
3,960 SF	TOTAL MAX ALLOWABLE IMPERVIOUS AREA (.50 X 7,920 SF)
3,061 SF	TOTAL PROPOSED IMPERVIOUS AREA (2,151 SF BUILDING FOOTPRINT + 910 SF SITE WORK)
960 SF	TOTAL MAX ALLOWABLE FRONT YARD IMPERVIOUS AREA (.50 X 32' X 60')
751 SF	TOTAL PROPOSED FRONT YARD IMPERVIOUS AREA

OTHER NOTES:

- EXISTING PARKWAY TREE TO REMAIN
- NO OTHER TREES EXIST ON THE SITE
- NO NEIGHBORING TREES WILL BE IMPACTED
- LANDSCAPING OR IMPERVIOUS MATERIALS TO BE INSTALLED IN ALL AREAS OUTSIDE OF PROPOSED NEW WORK.

JSL DESIGN
CHICAGO, IL
4226 N ALBANY AVE
CHICAGO, ILLINOIS 60618
P: 414.213.3166

REVISION	ISSUED FOR	DATE
1	DESIGN COMMISSION	06.29.2022

STAMP:
LICENSED ARCHITECT
JOSEPH
LESCH
001-025152
STATE OF ILLINOIS

PROJECT:
1237 N WALNUT AVE RESIDENCE
ARLINGTON HEIGHTS IL 60004

DRAWING TITLE:
DRAWING INDEX, SITE AND ROOF PLANS

PROJECT NUMBER: 22.101
SHEET NUMBER: A0.2
DATE: 05.23.2022

EXISTING HOUSE

PROPERTY TO THE LEFT 3
1303 N WALNUT AVE

PROPERTY TO THE LEFT 2
417 W OLIVE ST

PROPERTY TO THE LEFT 1
1241 N WALNUT AVE

SUBJECT PROPERTY
1237 N WALNUT AVE

PROPERTY TO THE RIGHT 1
1233 N WALNUT AVE

PROPERTY TO THE RIGHT 2
1225 N WALNUT AVE

PROPERTY TO THE RIGHT 3
1221 N WALNUT AVE

W OLIVE STREET

N WALNUT AVENUE

PROPERTY ACROSS 1
1232 N WALNUT AVE

PROPERTY ACROSS 2
1236 N WALNUT AVE

PROPERTY ACROSS 3
1242 N WALNUT AVE

COLOR PHOTOS OF SURROUNDING PROPERTIES

05.31.2022

JSL DESIGN
CHICAGO, IL
4226 N ALBANY AVE
CHICAGO, ILLINOIS 60618
P: 414.213.3166

REVISION	ISSUED FOR	DATE
1	DESIGN COMMISSION	06.29.2022

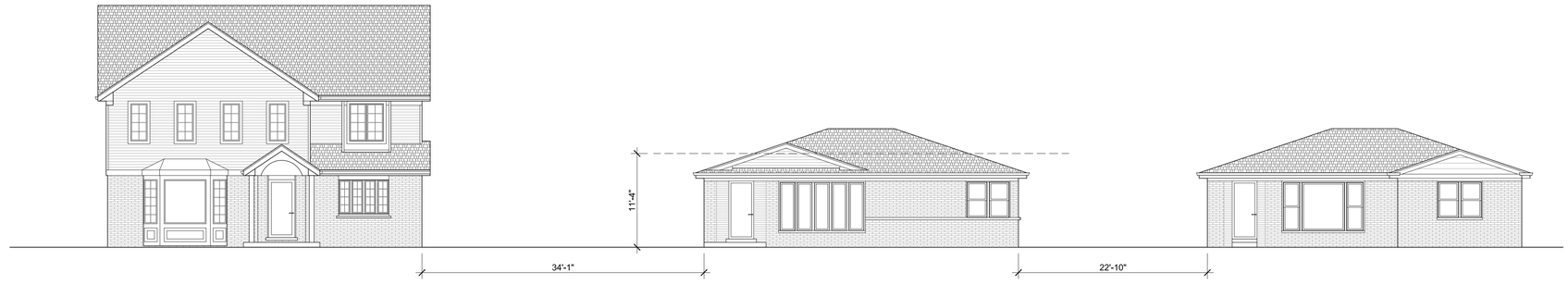
STAMP:

LICENSED ARCHITECT
JOSEPH
LESCH
001-025152
STATE OF ILLINOIS

PROJECT:
1237 N WALNUT AVE
RESIDENCE
ARLINGTON HEIGHTS IL 60004

DRAWING TITLE:
CONTEXT PHOTOS

PROJECT NUMBER: 22.101
DATE: 05.23.2022
SHEET NUMBER: A3.3



2 EXISTING CONTEXT ELEVATION

SCALE : 1/8" = 1'-0

1 PROPOSED CONTEXT ELEVATION

SCALE : 1/8" = 1'-0

JSL DESIGN
CHICAGO, IL
4226 N ALBANY AVE
CHICAGO, ILLINOIS 60618
P: 414.213.3166

REVISION	ISSUED FOR	DATE
1	DESIGN COMMISSION	06.29.2022

STAMP:

LICENSED ARCHITECT
JOSEPH LESCH
001-025152
STATE OF ILLINOIS

PROJECT:

1237 N WALNUT AVE RESIDENCE

ARLINGTON HEIGHTS IL 60004

DRAWING TITLE:

EXTERIOR CONTEXT ELEVATIONS

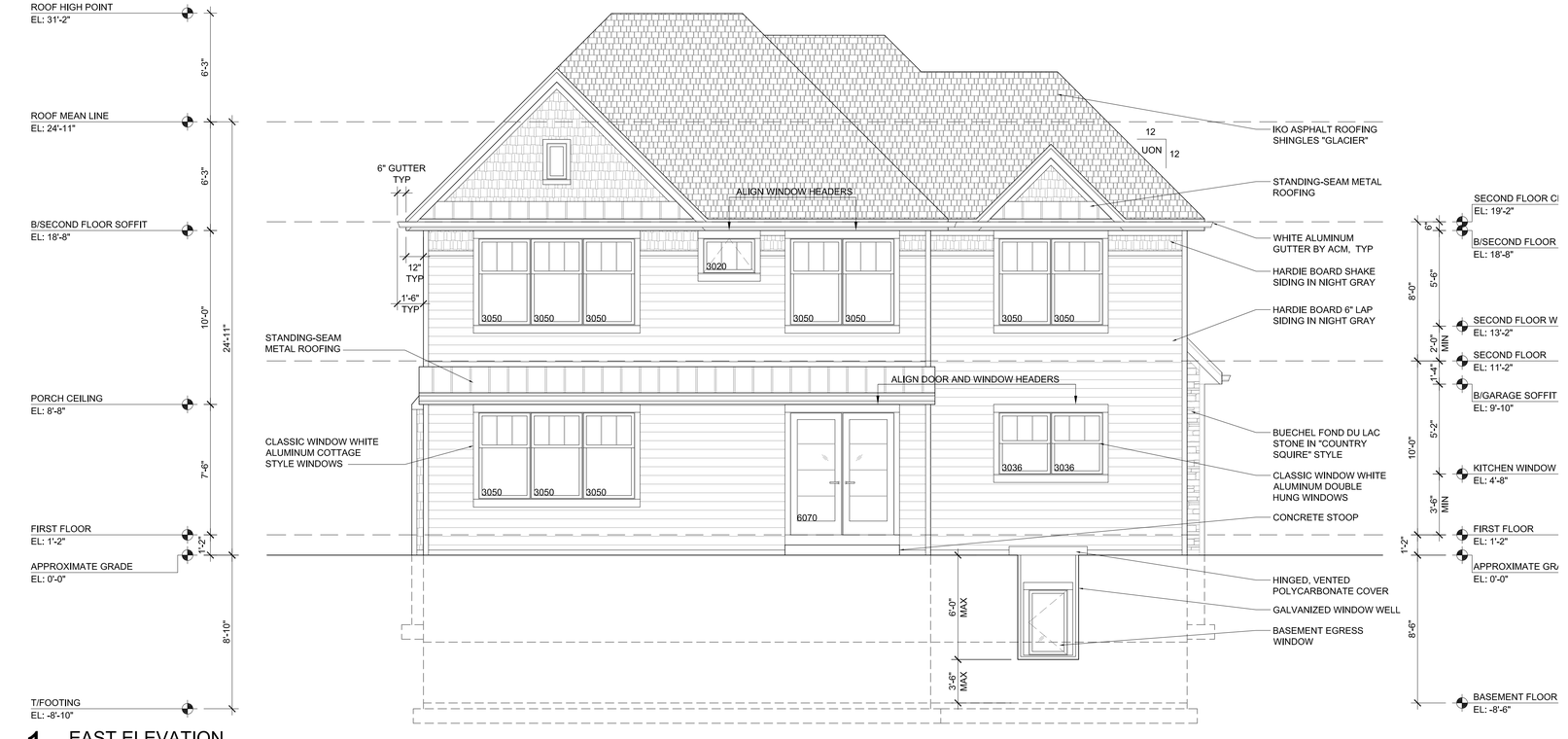
PROJECT NUMBER: 22.101

SHEET NUMBER: A3.2

DATE: 05.23.2022

2 WEST ELEVATION

SCALE : 1/4" = 1'-0



1 EAST ELEVATION

SCALE : 1/4" = 1'-0

JSL DESIGN
CHICAGO, IL
4226 N ALBANY AVE
CHICAGO, ILLINOIS 60618
P: 414.213.3166

REVISION	ISSUED FOR	DATE
1	DESIGN COMMISSION	06.29.2022

STAMP:

LICENSED ARCHITECT
JOSEPH LESCH
001-025152
STATE OF ILLINOIS

PROJECT:

1237 N WALNUT AVE RESIDENCE

ARLINGTON HEIGHTS IL 60004

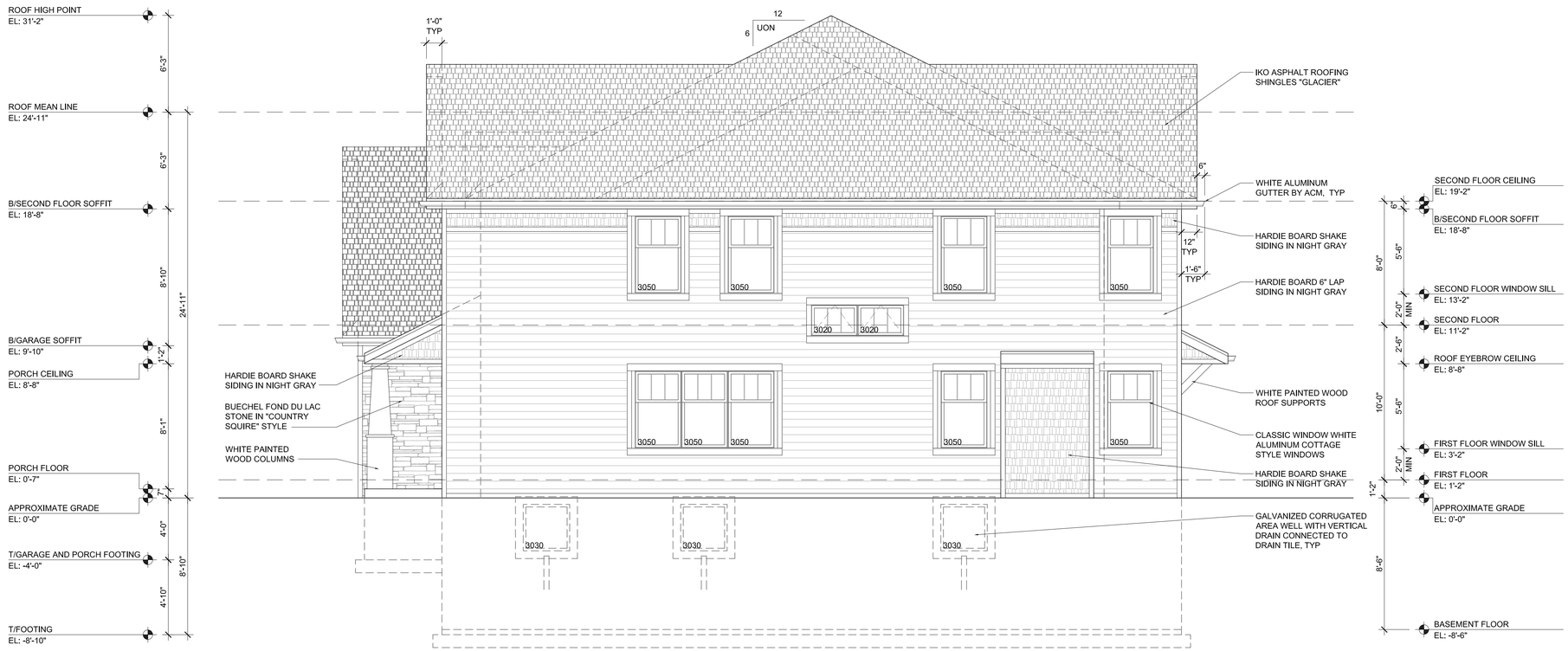
DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT NUMBER: 22.101

SHEET NUMBER: A3.0

DATE: 05.23.2022



2 SOUTH ELEVATION

SCALE : 1/4" = 1'-0

1 NORTH ELEVATION

SCALE : 1/4" = 1'-0

JSL DESIGN
CHICAGO, IL
4226 N ALBANY AVE
CHICAGO, ILLINOIS 60618
P: 414.213.3166

REVISION	ISSUED FOR	DATE
1	DESIGN COMMISSION	06.29.2022

STAMP:

LICENSED ARCHITECT
JOSEPH LESCH
001-025152
STATE OF ILLINOIS

PROJECT:

1237 N WALNUT AVE RESIDENCE

ARLINGTON HEIGHTS IL 60004

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT NUMBER: 22.101

SHEET NUMBER: A3.1

DATE: 05.23.2022

EVSTONE.NET
1237 N. WALNUT

1237 N. WALNUT (SAMPLE MATERIAL SCHEDULE)			
ITEM	**MATERIAL**	**MANUFACTURER**	**COLOR**
Roof	Asphalt Shingle	IKO	Glacier
Siding	Hardin Plank	JamesHardie	Night gray
Gutter/Trim/Facia	Aluminum	ACM	white
Windows	Wood/Aluminum	Classic Window	white
Garage Door	Fiberglass	Clopay	white
Stone	Fond Du Lac	Buechel	Country Squire

Design Commission
8/23/2022

Item: DC#22-050 - 1627 N. Yale Ct. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

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

1. Evaluate the proposed design for monotony concerns with the home across the street at 1649 N Yale Court.

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

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

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

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

ATTACHMENTS:

Description	**Type**

Staff Report
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

PETITION INFORMATION:

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

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

ANALYSIS:

Summary

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

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

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

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

RECOMMENDATION:

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

1. Evaluate the proposed design for monotony concerns with the home across the street at 1649 N Yale Court.
2. Evaluate the unfinished appearance of the proposed weathered barn wood siding.
3. A recommendation for further design development of the side elevations, such as continuing the stone base from the front elevation to break up the large amount of stucco siding.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

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

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

August 17, 2022

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

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

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

NEW HOUSE AT 1627 N YALE

PROJECT DATA

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

DESIGN CRITERIA

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

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

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

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

APPLICABLE CODES

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

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

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

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

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

ABBREVIATIONS

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

PROPOSED 3D RENDERING

ENERGY CODE COMPLIANCE NOTES

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

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

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

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

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

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

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

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

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

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

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

EXISITNG SITE SURVEY

SHEET INDEX - ARCHITECTURAL

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

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ARLINGTON HEIGHTS, IL

DATE
1- 07/21/2022

ISSUE DATE
1- 07/21/2022 1 - DESIGN REVIEW

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SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

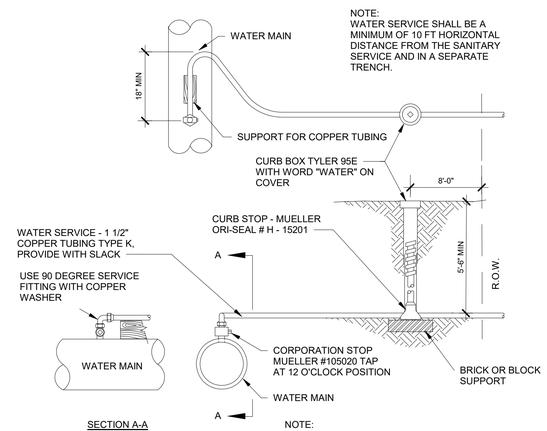
SITE SETBACKS (R-E)

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

SITE PLAN LEGEND & NOTES

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

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



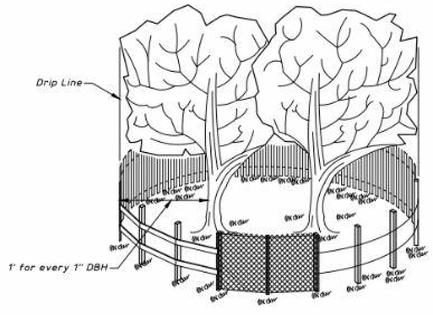
SECTION A-A

NOTE:
WATER SERVICE SHALL BE A MINIMUM OF 10 FT HORIZONTAL DISTANCE FROM THE SANITARY SERVICE AND IN A SEPARATE TRENCH.

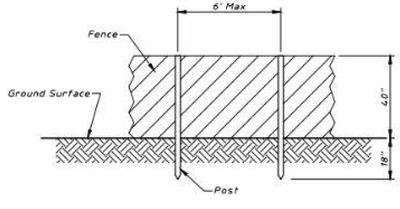
NOTE:
ALL BUFFALO BOXES SHALL BE LOCATE WITHIN PUBLIC RIGHT OF WAY, 8 FT FROM PROPERTY LINE THE WATER SERVICE SHALL BE CONTINUOUS FROM MAIN TO CURB BOX AND FROM CURB STOP TO THE METER IN HOUSE

1 / A1.0 TYPICAL 1 1/2" WATER SERVICE DIAGRAM

1/8" = 1'-0"



SIDE VIEW

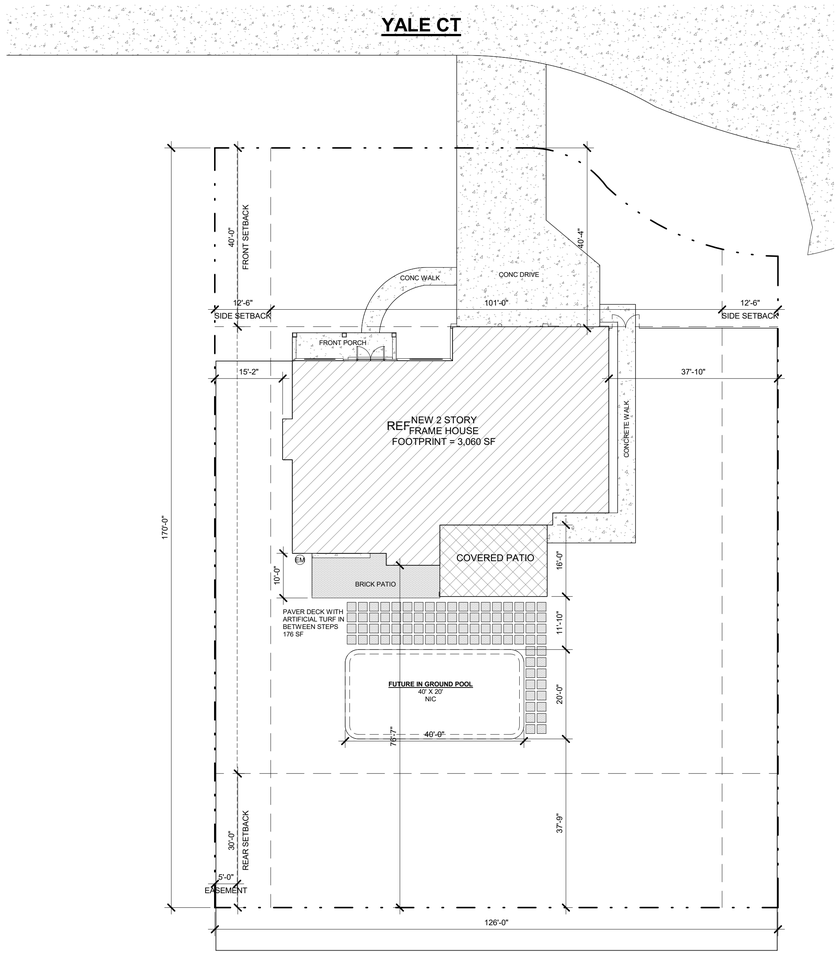


POST AND FENCE DETAIL

NOTES:

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

TREE PROTECTION - FENCING



2 / A1.0 SITE PLAN - PROPOSED

1/16" = 1'-0"

N

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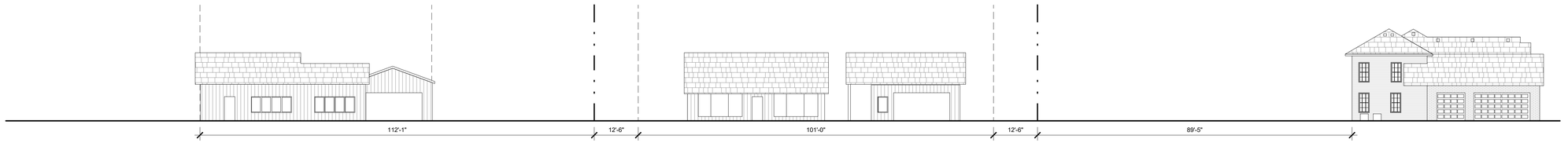
SHEET TITLE
SITE PLAN

SHEET NUMBER

A1.0



1633 N YALE CT
PROPERTY TO LEFT

1627 N YALE CT
EXISTING HOUSE AND GARAGE TO BE REMOVED

1621 N YALE CT
PROPERTY TO RIGHT

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

1633 N YALE CT
PROPERTY TO LEFT

1627 N YALE CT
SUBJECT PROPERTY

1621 N YALE CT
PROPERTY TO RIGHT

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

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SHEET TITLE
ELEVATION STUDIES & NOTES

SHEET NUMBER

A5.0

PROPERTY TO ACROSS 3
1703 N YALE AVE

PROPERTY TO ACROSS 2
1649 N YALE CT

PROPERTY ACROSS 1
1645 N YALE CT

YALE AVE

YALE CT

PROPERTY TO LEFT 2
1639 N YALE CT

PROPERTY TO RIGHT
1621 N YALE AVE

SUBJECT PROPERTY
1627 N YALE CT

PROPERTY LEFT 1
1633 N YALE CT

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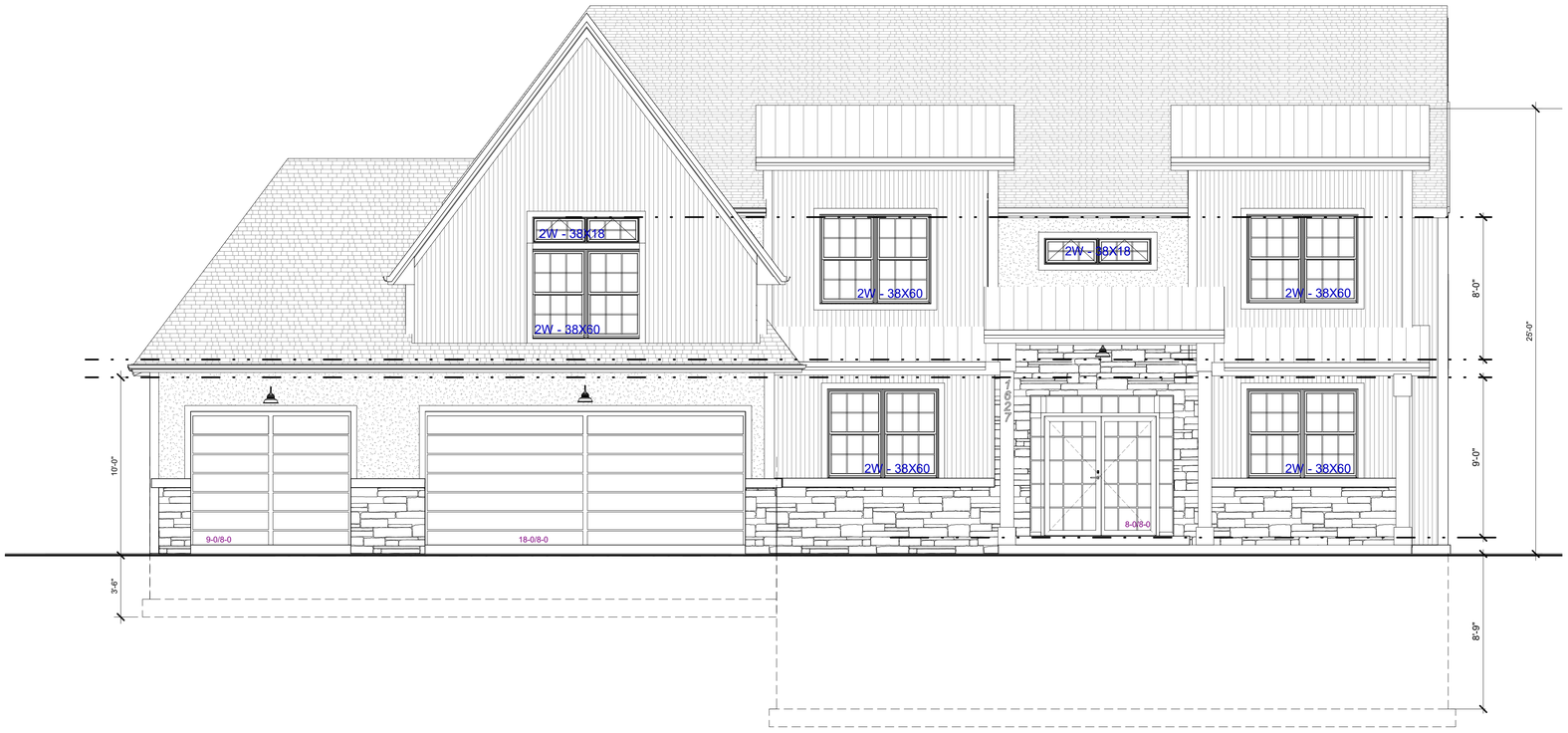
SHEET TITLE
SURROUNDING PROPERTIES

SHEET NUMBER

A5.1

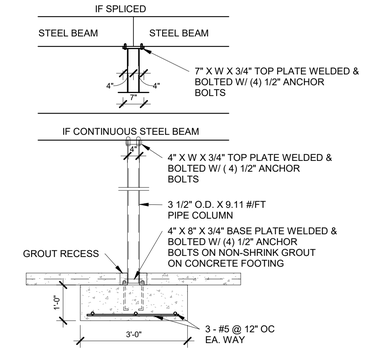
1649 N Yale Court - Similar Design Under Construction Across the Street

1627 N Yale Court - Proposed Design



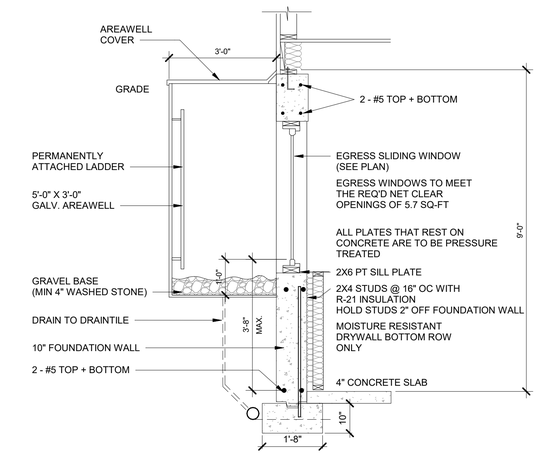
1 A3.0 NORTH ELEVATION - FRONT

1/4" = 1'-0"



2 A3.0 COLUMN, BEAM & FOOTING DETAIL

1/2" = 1'-0"



3 A3.0 WALL SECTION - WINDOW WELL

1/2" = 1'-0"

ELEVATION MATERIALS

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

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

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EMAIL: KEVINJCDB@GMAIL.COM

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NEW SINGLE FAMILY RESIDENCE

1627 N YALE AVE
ARLINGTON HEIGHTS, IL

DATE

1- 07/21/2022

ISSUE DATE

1- 07/21/2022 1 - DESIGN REVIEW

NOT FOR CONSTRUCTION

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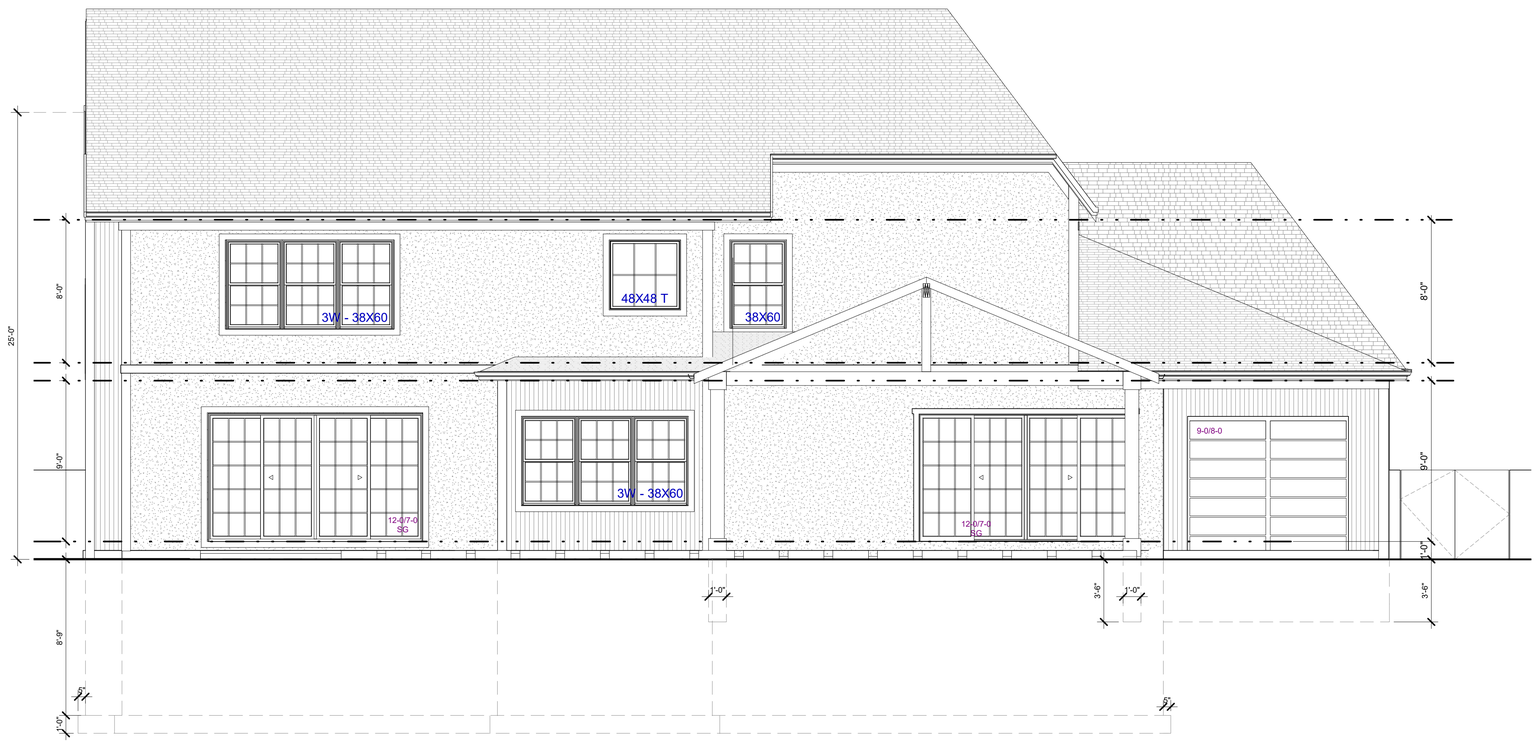
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.0



1 A3.1 SOUTH ELEVATION - REAR

1/4" = 1'-0"

ELEVATION MATERIALS

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

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

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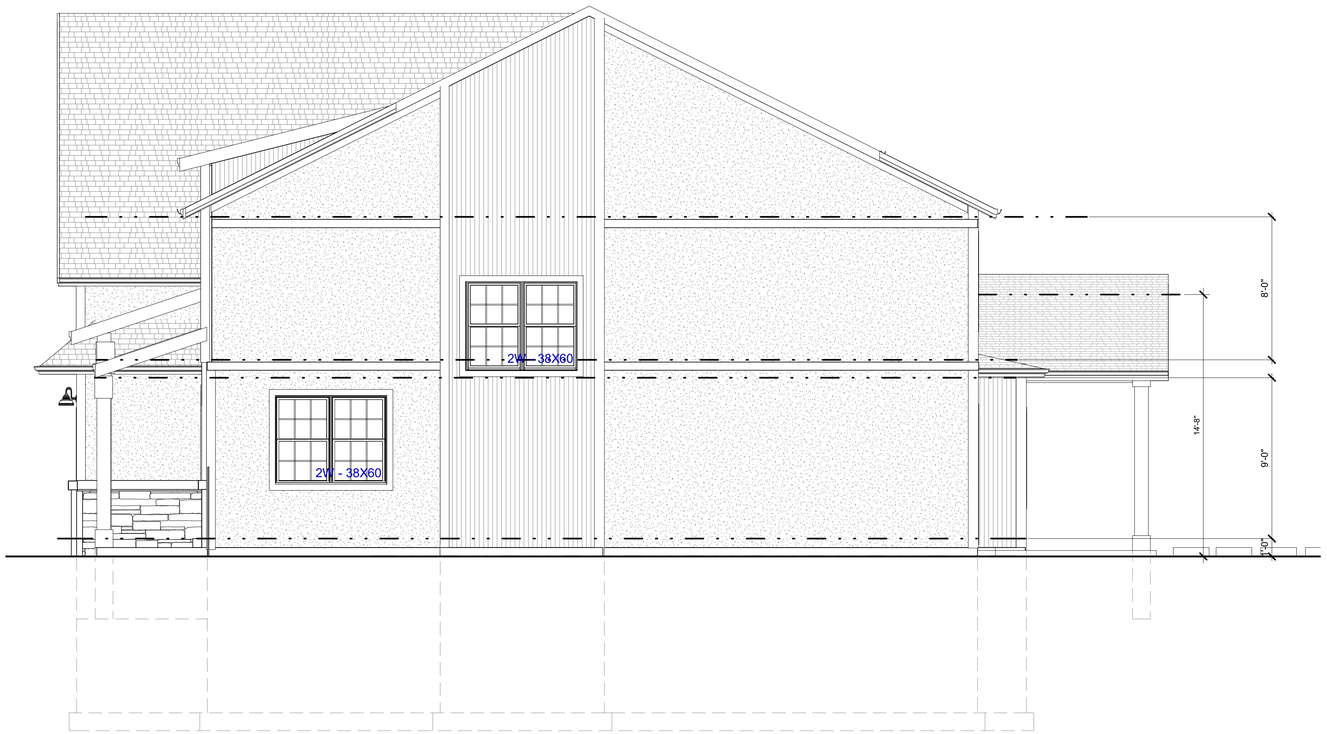
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.1



1 A3.2 WEST ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

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

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

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

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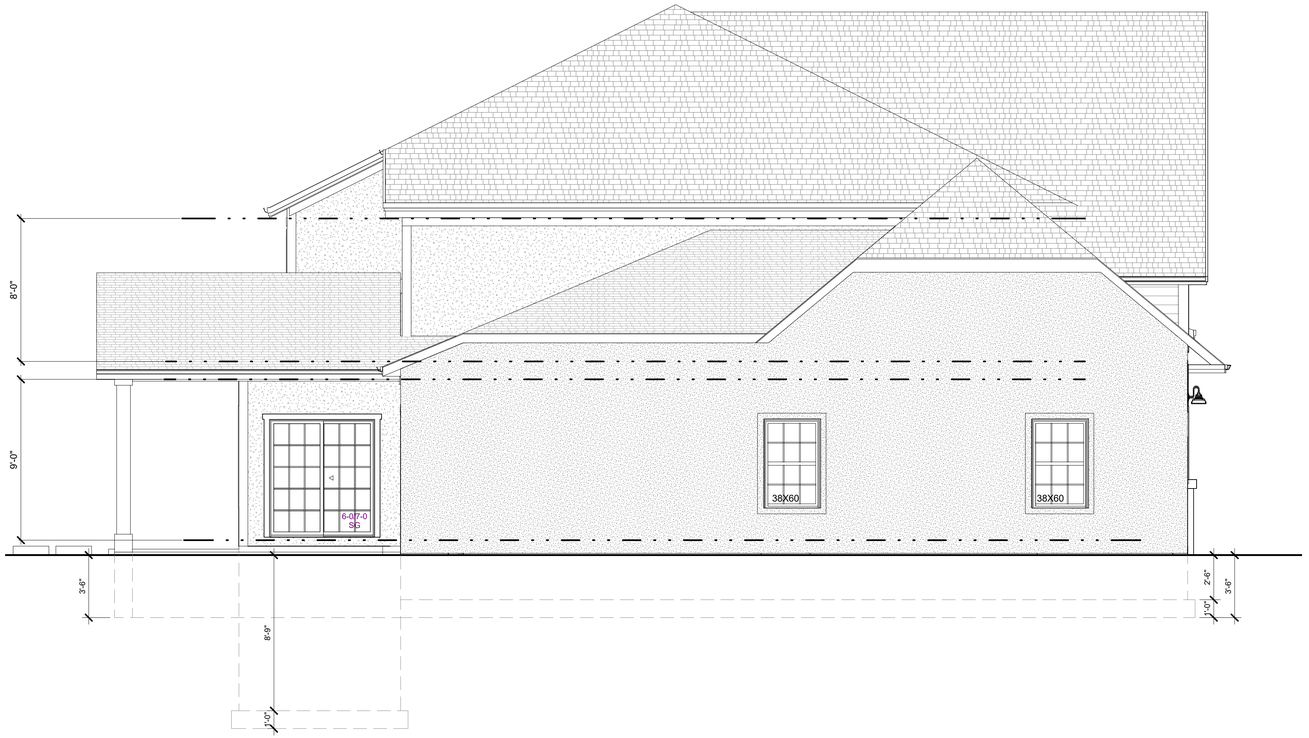

1 A3.3 EAST ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

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

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   A SILL HEIGHT OF LESS THAN 44" AFF
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A3.3

Example of Proposed Barn Wood Siding and Stucco Exterior

BLACK STANDING SEAM METAL ROOF
PAC-CLAD

OAKRIDGE ONYX BLACK
ASPHALT SHINGLES

BARN WOOD - VERTICAL SIDING

STUCCO SIDING- CREAM

COMMON BRICK - WHITE IN COLOR OR PAINTED WHITE

JRC DESIGN • BUILD SINCE 1985

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ARLINGTON HEIGHTS, IL

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A5.2

1- 07/21/2022

Design Commission
8/23/2022

Item: DC#22-056 - 215 W. Orchard St. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for 215 W. Orchard Street. This recommendation is subject to compliance with the architectural plans received on 8/4/22, and the following:

1. Evaluate the proposed colorful siding panels on the north elevation.

2. Evaluate the appearance of the proposed rooftop addition. Consider the following options to enhance the appearance:

a. Make the addition smaller or shorter.

b. Add more windows, or enlarge the proposed windows.

c. Consider alternative siding options to better fit with the house design.

d. Consider other massing options, such as a butterfly roof, to better fit with the existing house.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Mendoza Residence
Project Address:	215 W. Orchard Street
Prepared By:	Steve Hautzinger
Date Prepared:	August 17, 2022

PETITION INFORMATION:

DC Number:	22-056
Petitioner Name:	Denny Burke
Petitioner Address:	Tom Bassett-Dilley Architects, Ltd. 216 Harrison Street Oak Park, IL 60304
Meeting Date:	August 23, 2022

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete interior and exterior renovation of an existing single-story house, as well as a rooftop addition. The property has a total land area of 11,836 square feet and the proposed residence with addition will have 2,966 square feet. The project does comply with the R-3 single-family zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 31 feet Side: 8.8 feet Exterior Side: 20 feet Rear: 30 feet	Front: 61.5 Side: 12 feet Exterior Side: 21 Rear: 9.8 feet (existing, no change)
Building Height	25 feet to the midpoint	21 feet to the midpoint
FAR	5,172 SF	2,966 SF
Building Lot Coverage	4,143 SF	2,237 SF
Impervious Surface Coverage Total	5,918 SF	3,621 SF

The existing house is a mid-century modern style that was advertised in Better Homes and Gardens magazine in 1953. The petitioner is proposing a complete interior and exterior renovation, with new siding, windows, and doors. The footprint of the house is not being changed, but a rooftop "doghouse" addition is proposed to house new mechanical equipment and clerestory windows.

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

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

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

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for 215 W. Orchard Street. This recommendation is subject to compliance with the architectural plans received on 8/4/22, and the following:

1. Evaluate the proposed colorful siding panels on the north elevation.
2. Evaluate the appearance of the proposed rooftop addition. Consider the following options to enhance the appearance:

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

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

August 17, 2022

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 22-036

S Mitchell Ave
915
911
909
907
839
835
831
310
305
916
910
904
844
838
832
S Chestnut Ave
915
909
905
215
837
833
829
216
205
204
201
206
914
838
832
S Highland Ave
919
913
907
901
843
837
831
W Orchard St

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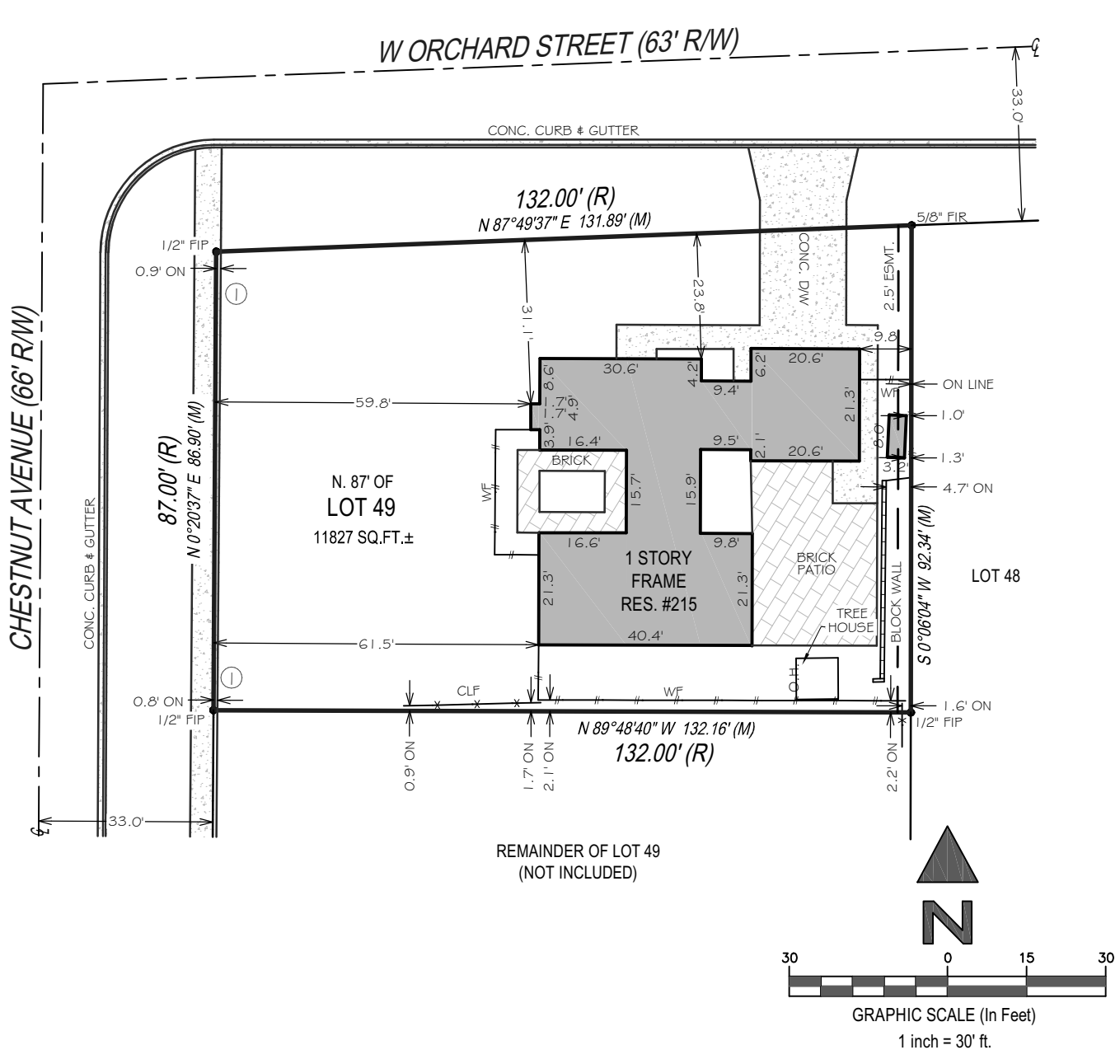
EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011

PROPERTY ADDRESS: 215 W ORCHARD STREET, ARLINGTON HEIGHTS, ILLINOIS 60005 **SURVEY NUMBER:** 2205.1109

2205.1109
BOUNDARY SURVEY
COOK COUNTY



REMAINDER OF LOT 49
(NOT INCLUDED)

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

STATE OF ILLINOIS
COUNTY OF GRUNDY } SS

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

Kenneth Kennedy

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. CONCRETE OVER PROPERTY LINE

EXACTA
Land Surveyors, LLC

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

SurveySTARS

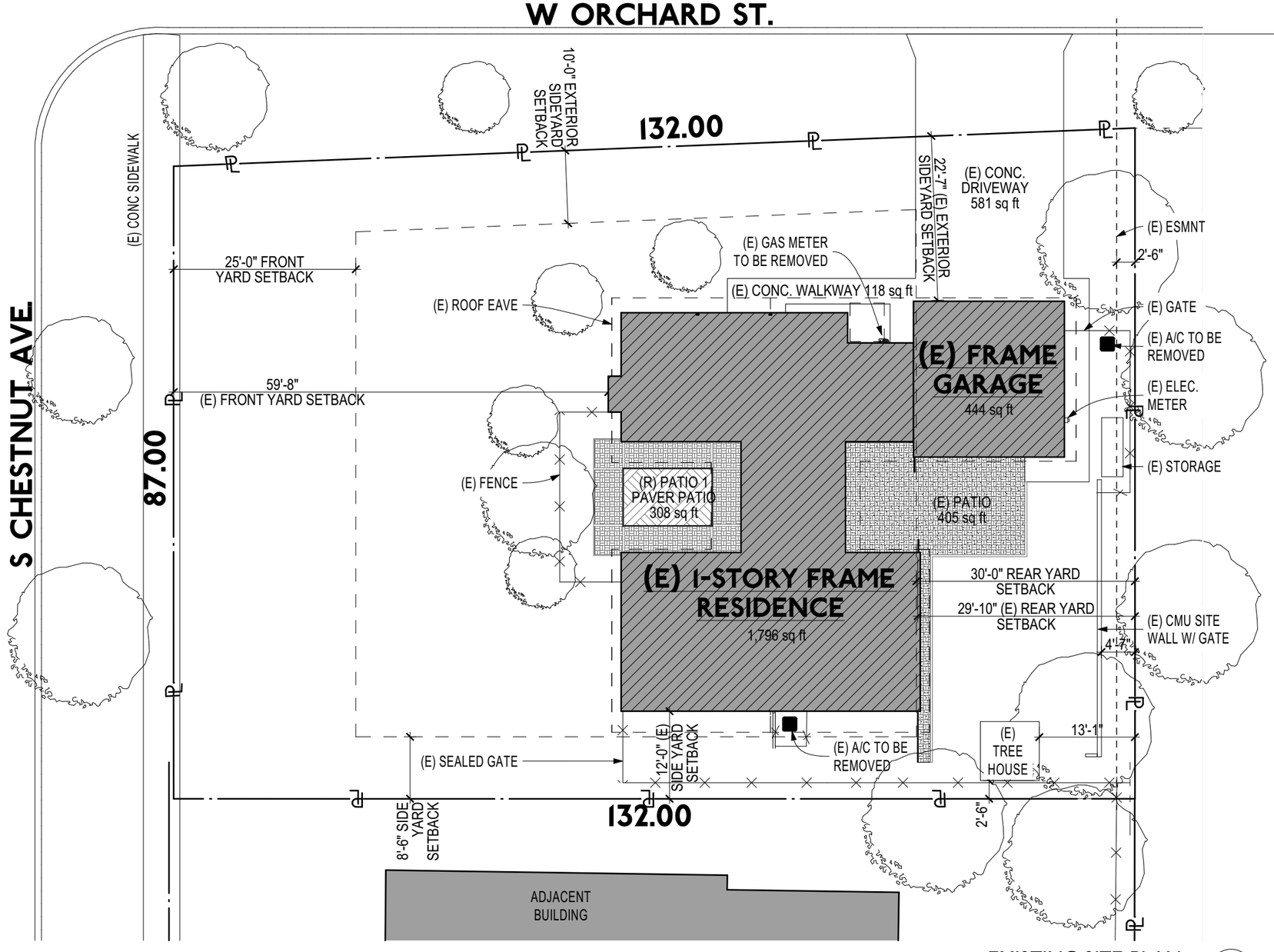
DATE OF SURVEY: 05/18/22
FIELD WORK DATE: 5/18/2022
REVISION DATE(S): (REV.1 5/19/2022) (REV.1 5/18/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

SURVEY PT-I

TBDA
TOM BASSETT-DILLEY ARCHITECTS
216 HARRISON STREET OAK PARK ILLINOIS 60304
TBDARCHITECTS.COM P 708 434 0381

MENDOZA RESIDENCE FOR APPROVAL - NOT FOR CONSTRUCTION R.236
215 W ORCHARD ST.
ARLINGTON HEIGHTS, IL 60005
08.04.2022 | DESIGN COMMISSION PLOTTED 8/4/2022



EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

1

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EXISTING SITE PLAN

DC.1

MENDOZA RESIDENCE
215 W ORCHARD ST.
ARLINGTON HEIGHTS, IL 60005

08.04.2022 DESIGN COMMISSION
PLOTTED 8/4/2022

FOR APPROVAL - NOT FOR CONSTRUCTION R.236

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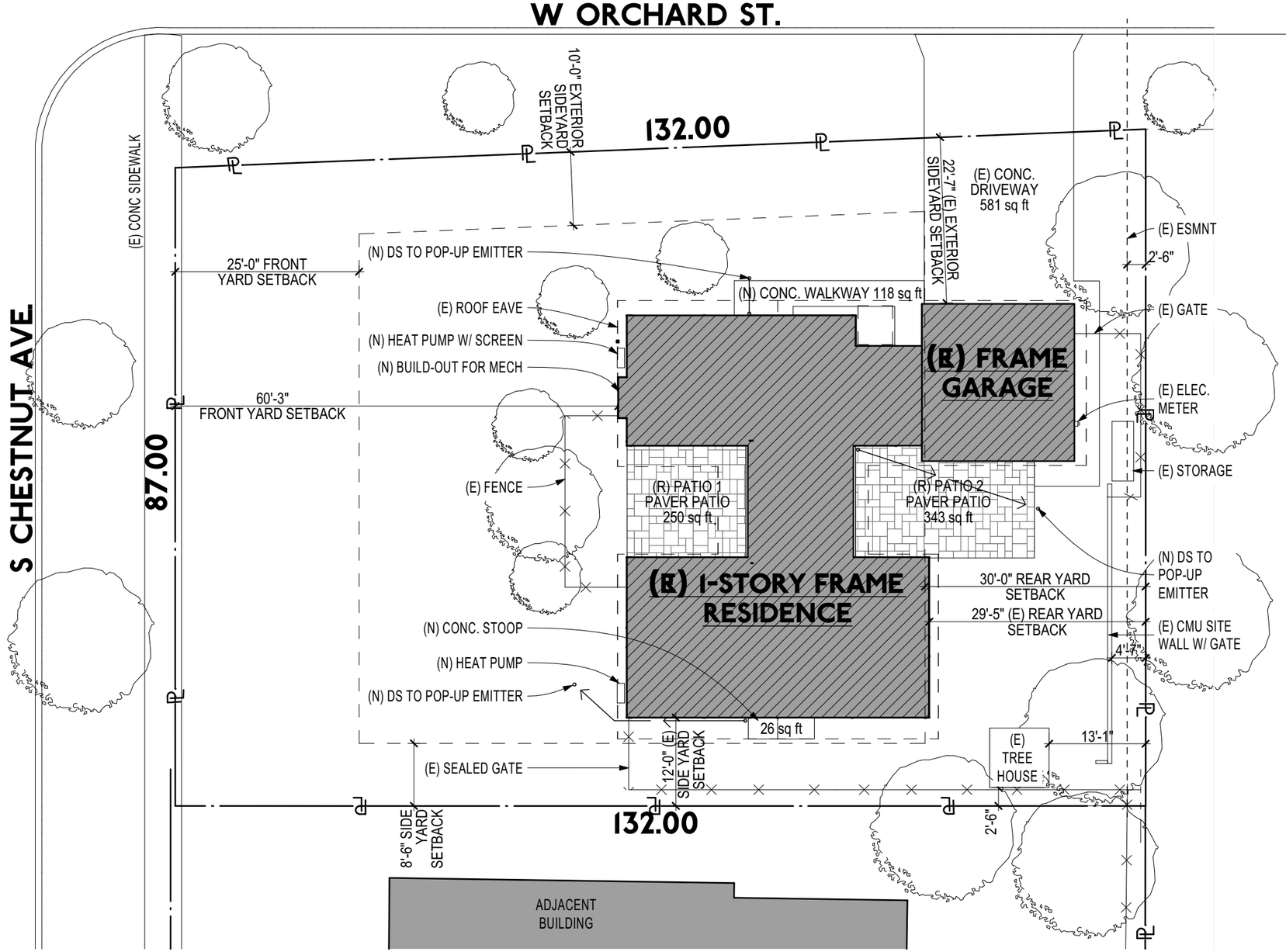

PROPOSED SITE PLAN

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

1

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PROPOSED SITE PLAN

DC.2

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08.04.2022 DESIGN COMMISSION
PLOTTED 8/4/2022

838 CHESTNUT

844 CHESTNUT

904 CHESTNUT

KIRCHHOFF ROAD

CHESTNUT AVENUE

838 CHESTNUT

216 ORCHARD

206 ORCHARD

ORCHARD STREET

215 ORCHARD

201 ORCHARD

905 CHESTNUT

905 CHESTNUT (FROM KIRCHHOFF)

HIGHLAND AVENUE

MENDOZA RESIDENCE FOR APPROVAL - NOT FOR CONSTRUCTION R.236
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ARLINGTON HEIGHTS, IL 60005

08.04.2022 DESIGN COMMISSION
PLOTTED 8/4/2022

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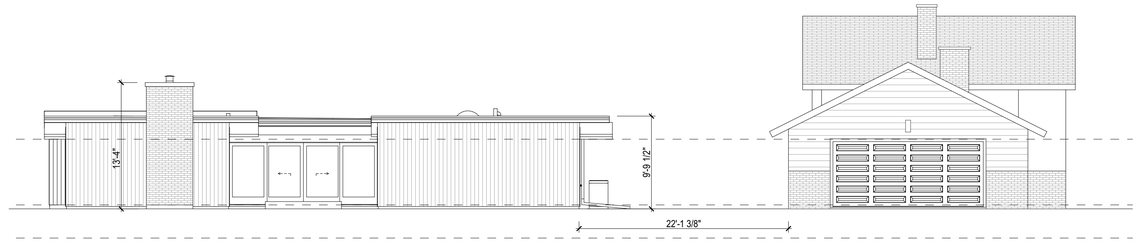
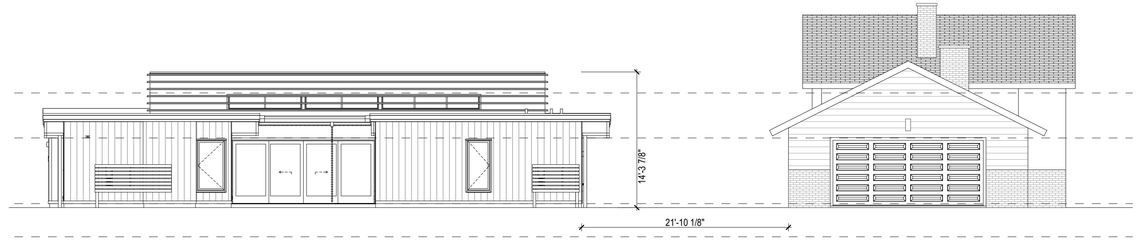
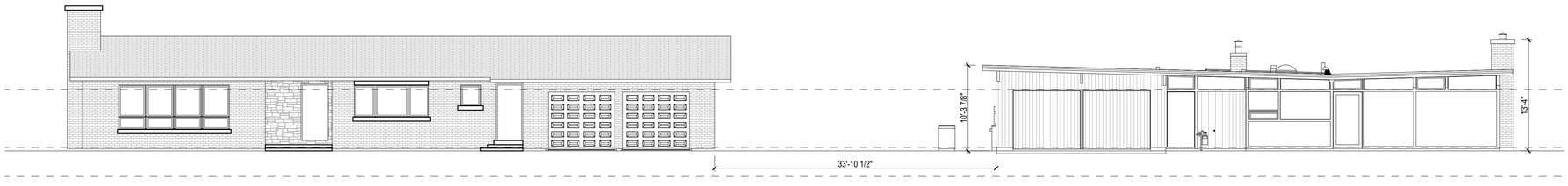
SURROUNDING PROPERTIES



EXISTING WEST ELEVATION - CONTEXT STUDY
SCALE: 1/8" = 1'-0" 4



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



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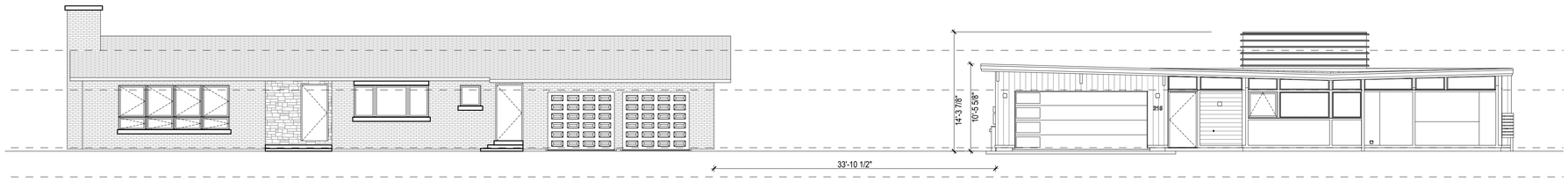
SCALE: 1/8" = 1'-0" 2



PROPOSED NORTH ELEVATION - CONTEXT STUDY
SCALE: 1/8" = 1'-0" 1

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ELEVATION STUDY

DC.16

PLOTTED
8/5/2022

08.04.2022 DESIGN COMMISSION

R.236

FOR APPROVAL - NOT FOR CONSTRUCTION

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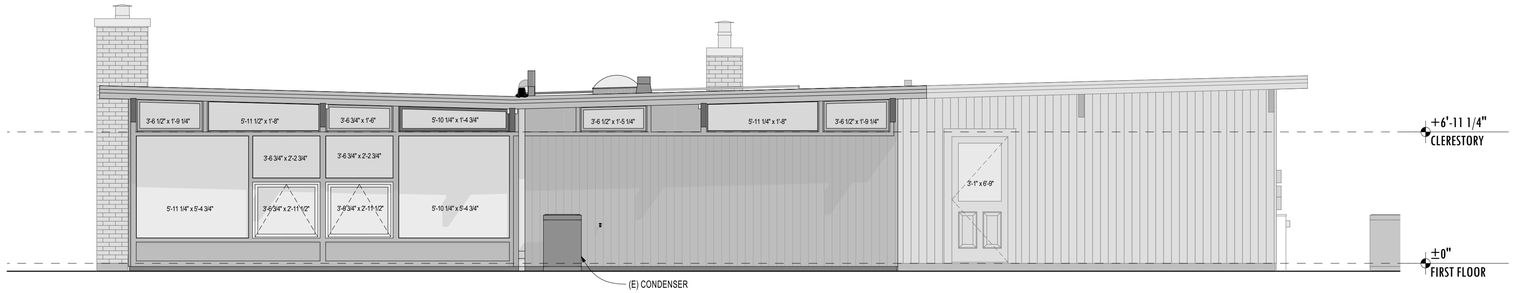
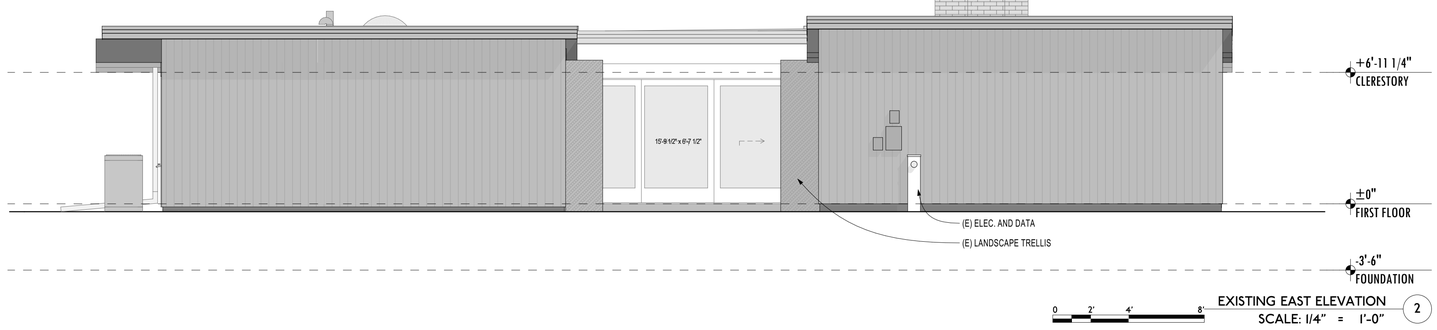
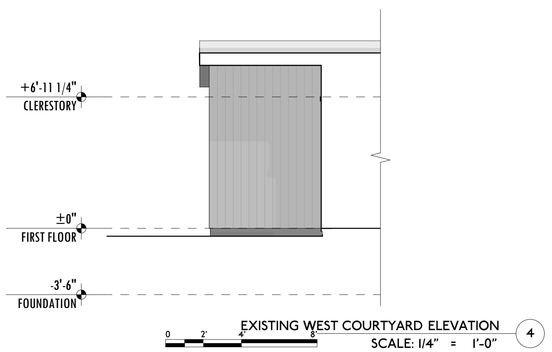


EXISITNG SOUTH ELEVATION 3
SCALE: 1/4" = 1'-0"

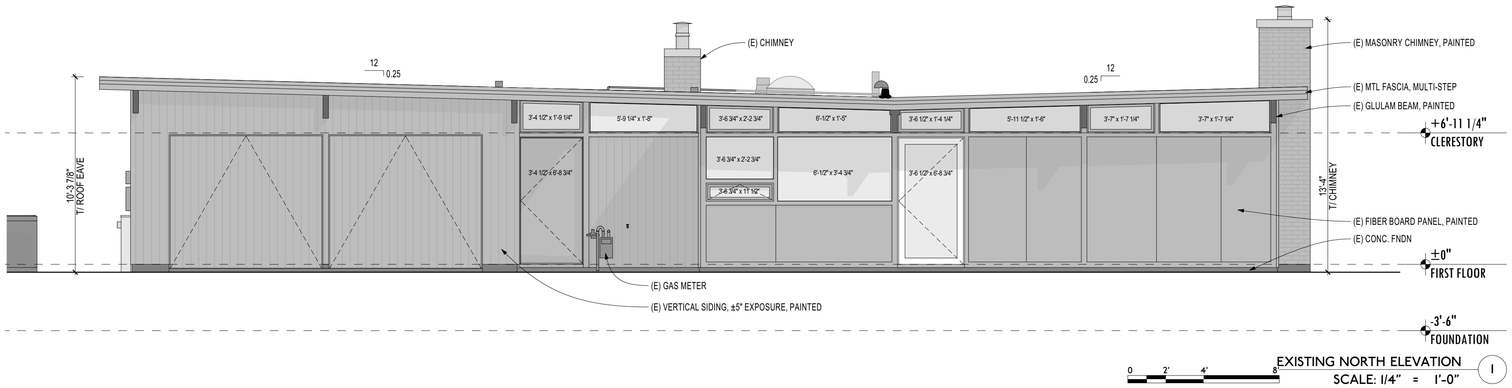
EXISTING EAST COURTYARD ELEVATION 5
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



EXISTING WEST COURTYARD ELEVATION 4
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"

PLOTTED
8/4/2022

DESIGN COMMISSION
08.04.2022

R.236

FOR APPROVAL - NOT FOR CONSTRUCTION

MENDOZA RESIDENCE
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ARLINGTON HEIGHTS, IL 60005

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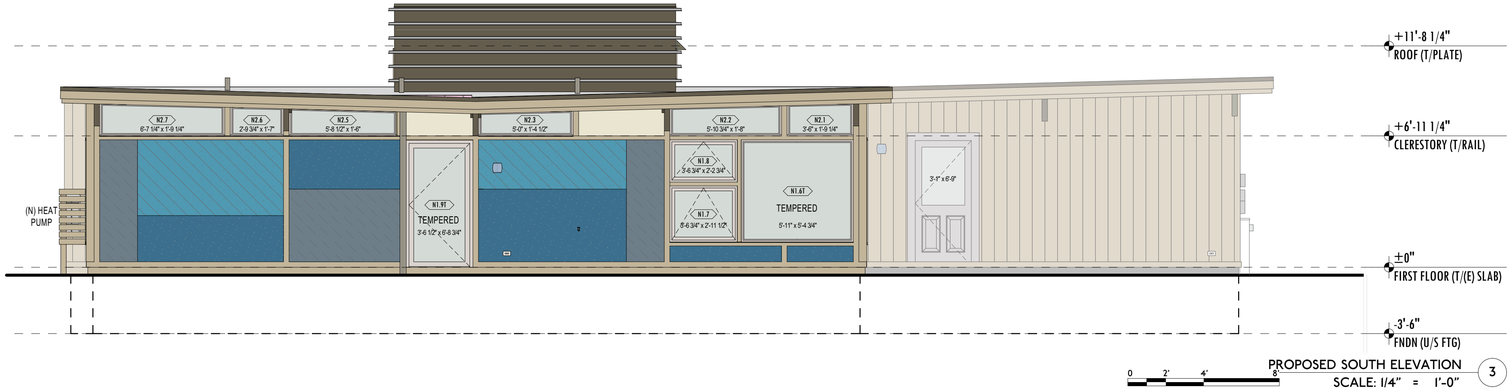
EXISTING ELEVATIONS

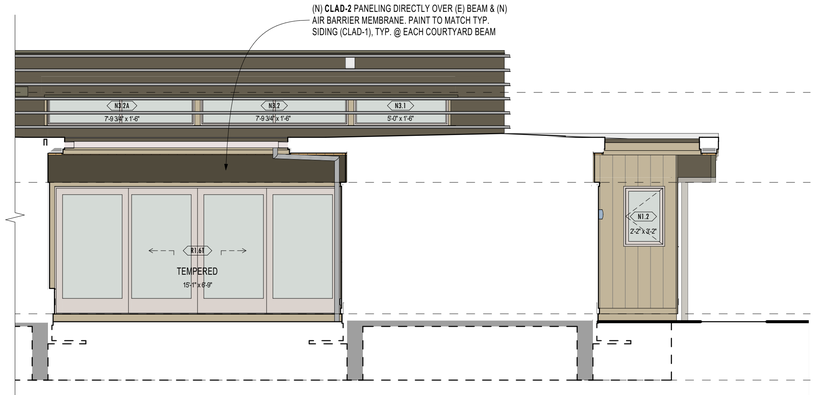
DC.5

LEGEND
HATCH SHOWN FOR CLARITY

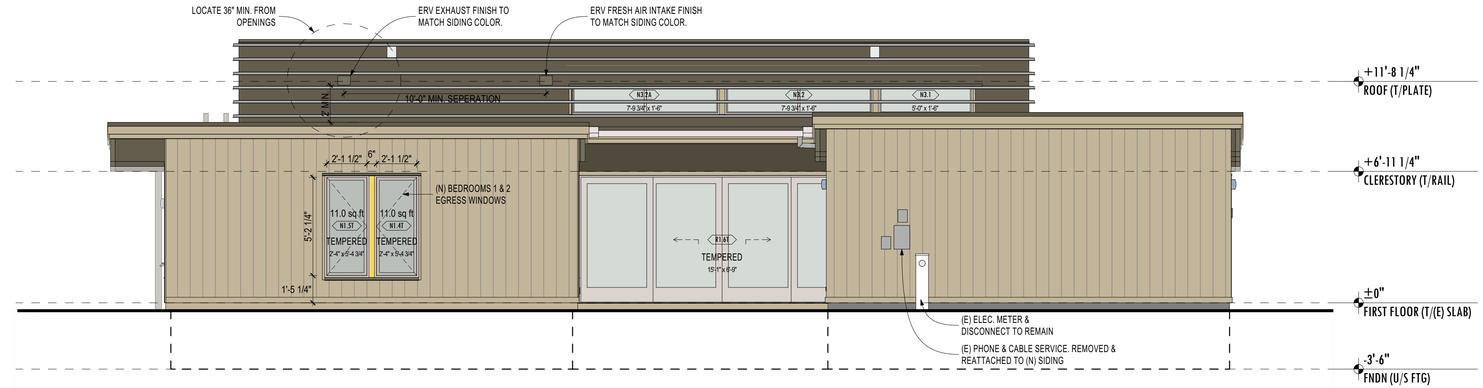
CLAD-2A | CLAD-2B | CLAD-2C



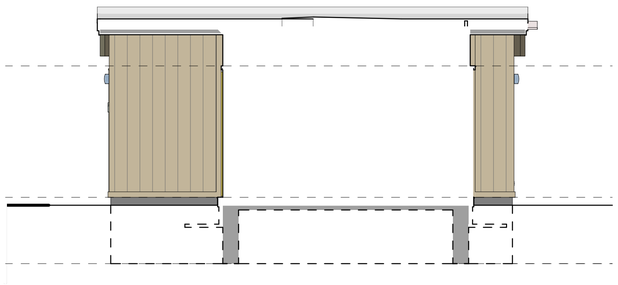
PROPOSED SOUTH ELEVATION 3
SCALE: 1/4" = 1'-0"



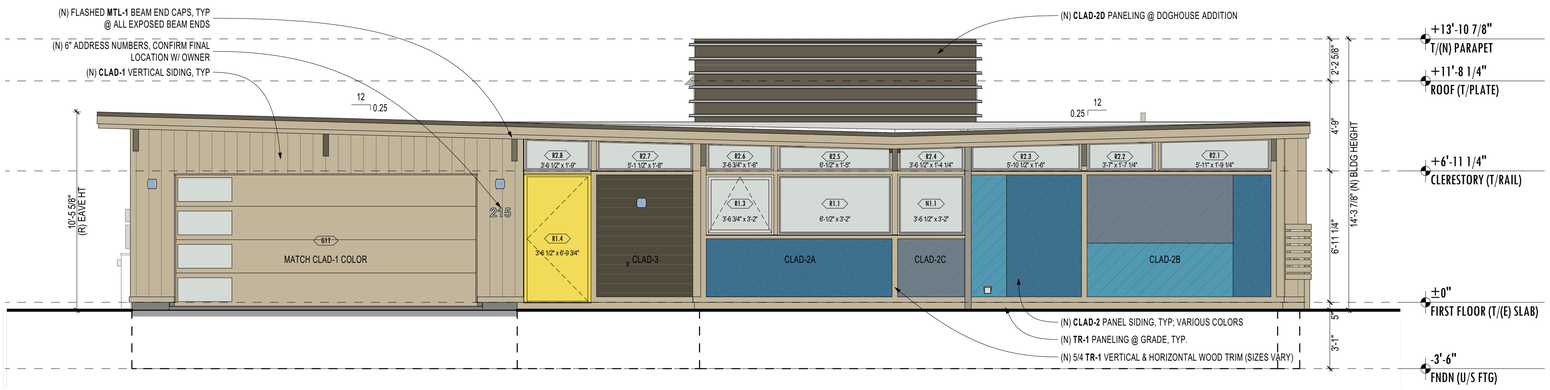
PROPOSED PARTIAL EAST ELEVATION 5
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION 2
SCALE: 1/4" = 1'-0"



PROLOSED PARTIAL WEST ELEVATION 4
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

DC.7

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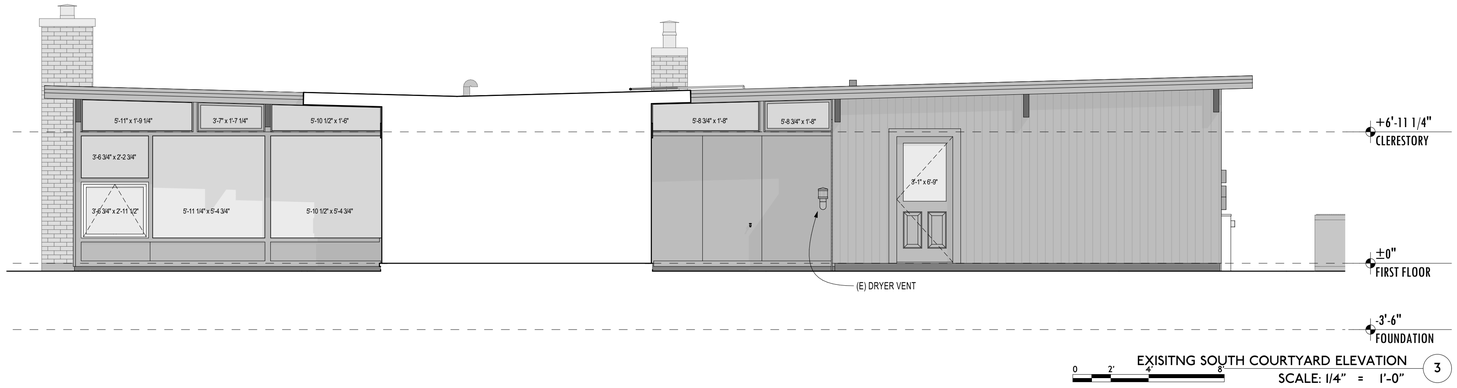
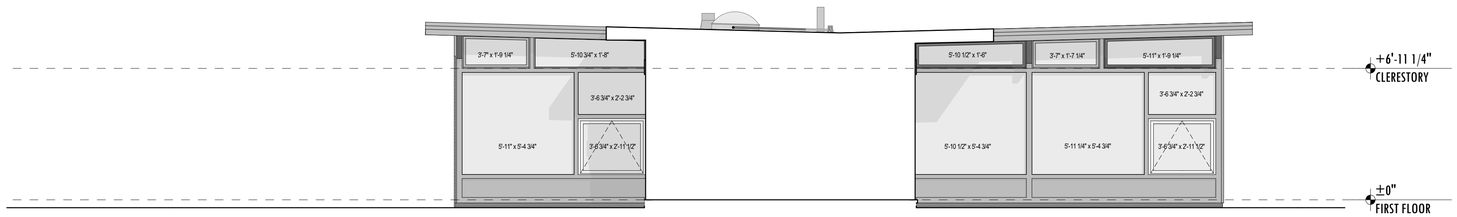
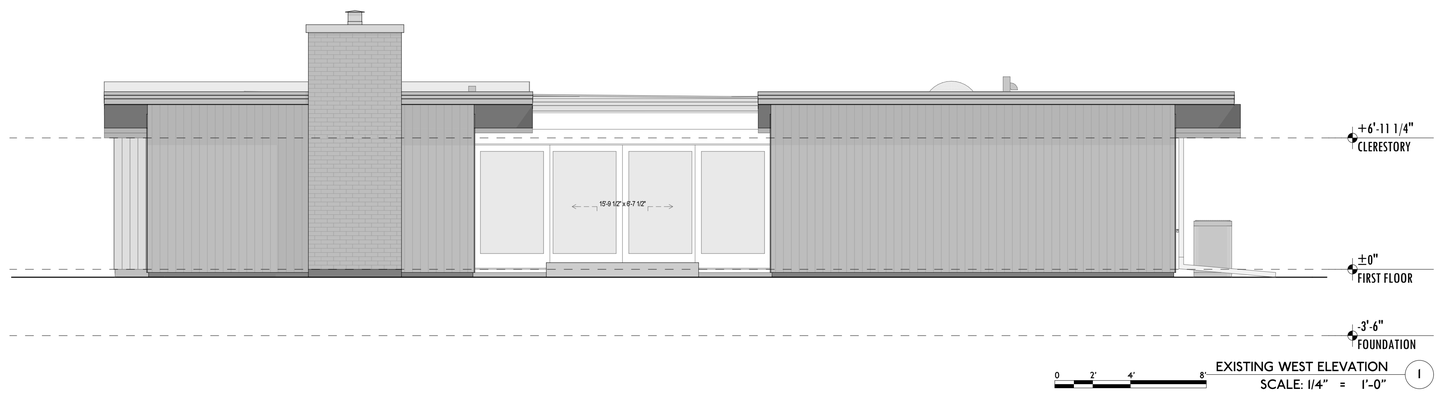


EXISITNG SOUTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0" 3



EXISTING NORTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0" 2



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0" 1

EXISTING ELEVATIONS

DC.6

PLOTTED
8/4/2022

DESIGN COMMISSION
08.04.2022

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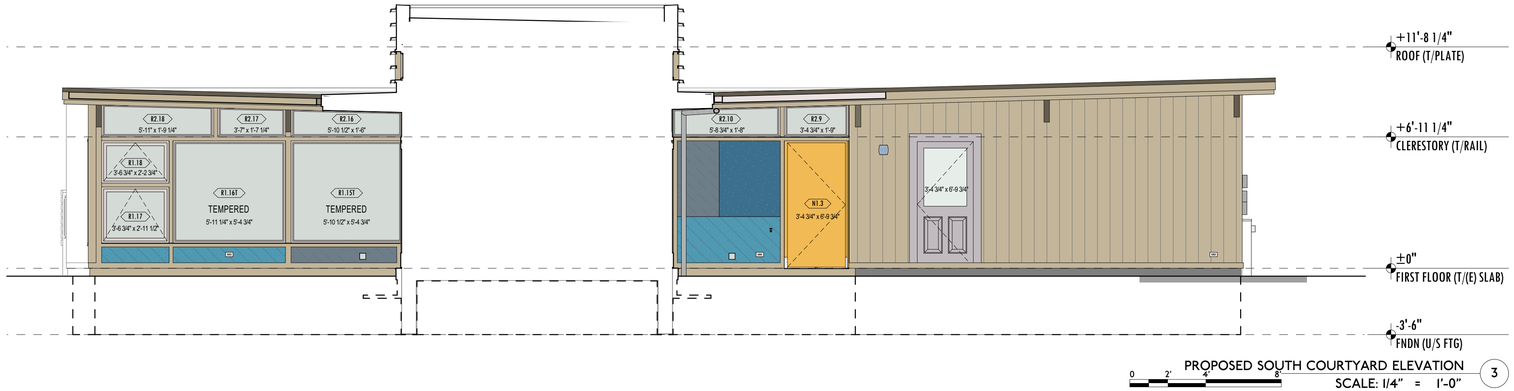
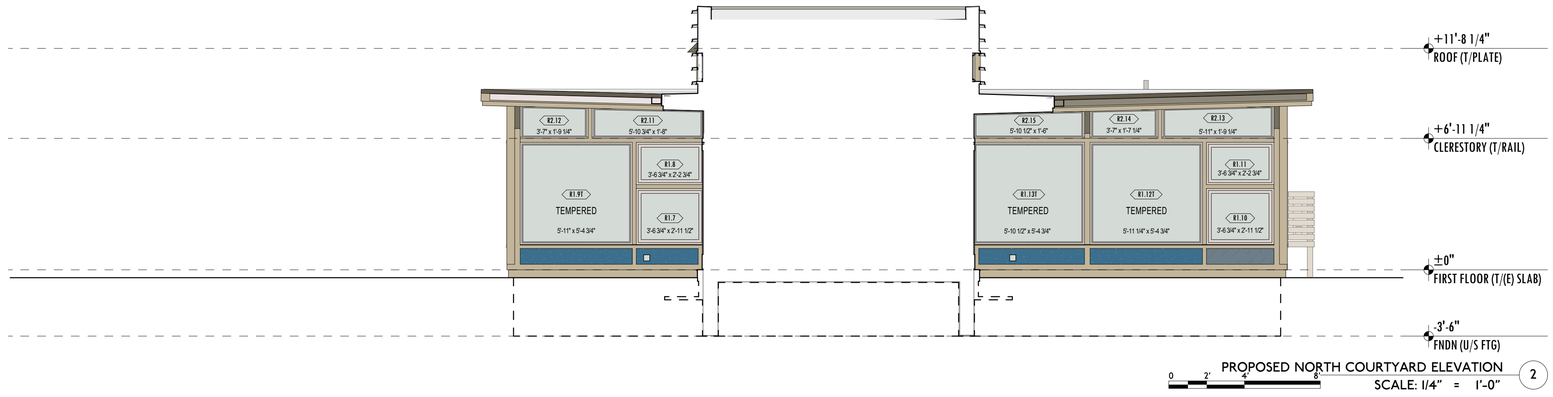
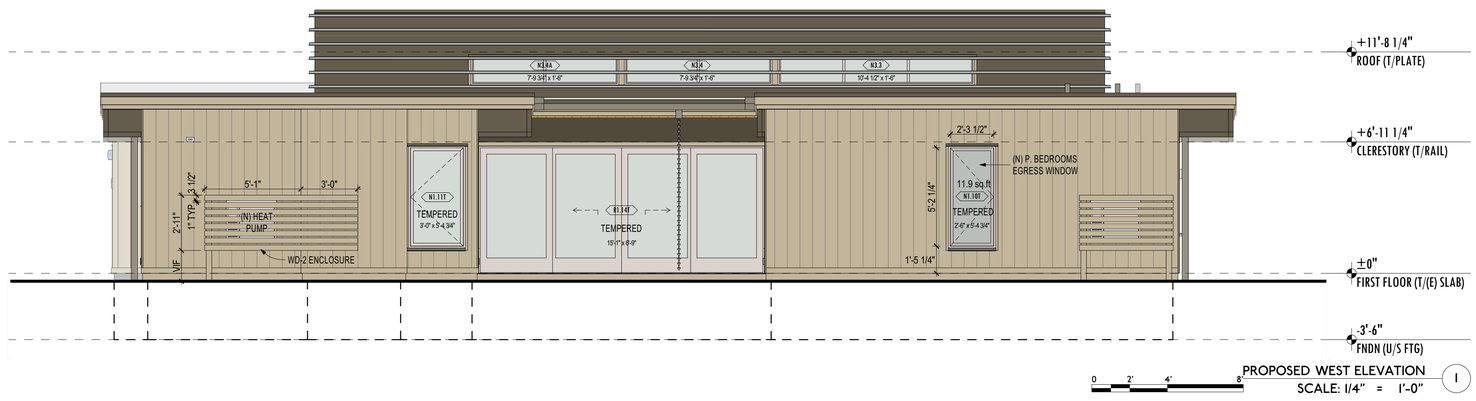
LEGEND
HATCH SHOWN FOR CLARITY

CLAD-2A | CLAD-2B | CLAD-2C







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PROPOSED ELEVATIONS

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PROPOSED 3D VIEW

DC.9

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PROPOSED 3D VIEW

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ITEM	MATERIAL	MANUFACTURER	COLOR
ROOFING	SINGLE PLY MEMBRANE	EPDM	BLACK / GRAY
ROOF / DOGHOUSE FLASHING	METAL	-	MEDIUM BRONZE
SIDING - VERTIAL (CLAD-1)	FIBER CEMENT	BORAL TRU EXTERIOR	BM HC-82 "BENNINGTON GRAY"
SIDING - PANEL (CLAD-2A)	ENGINEERED WOOD	LP SMARTSIDING	BM 776 "SANTA MONICA BLUE"
SIDING - PANEL (CLAD-2B)	ENGINEERED WOOD	LP SMARTSIDING	BM 775 "POOLSIDE"
SIDING - PANEL (CLAD-2C)	ENGINEERED WOOD	LP SMARTSIDING	BM 2129-40 "NORMANDY"
SIDING - PANEL (CLAD-2D)	ENGINEERED WOOD	LP SMARTSIDING	BM 2137-30 "DURANGO"
SIDING - T&G (CLAD-3)	MODIFIED WOOD	THERMORY	BENCHMARK ASH
EXISTING BEAMS	GLULAM (WOOD)	-	BM 2137-30 "DURANGO"
SIDING TRIM / FASCIA (TR-1)	FIBER CEMENT	BORAL TRU EXTERIOR	BM HC-82 "BENNINGTON GRAY"
WINDOWS / GLASS DOORS	FIBERGLASS	ALPEN	SANDSTONE
WINDOW FLASHING	METAL	-	SIERRA TAN
FRONT DOORS (SOLID)	FIBERGLASS	THERMATRU (SMOOTH STAR)	SW 6683 "BEE"
GARAGE DOOR	STEEL	CLOPAY	BM HC-82 "BENNINGTON GRAY"
SOFFIT	WOOD	-	DOUGLAS FIR (CLEAR STAIN)

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MATERIALS SCHEDULE

DC.17

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215 W ORCHARD ST.
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08.04.2022 DESIGN COMMISSION
PLOTTED 8/4/2022

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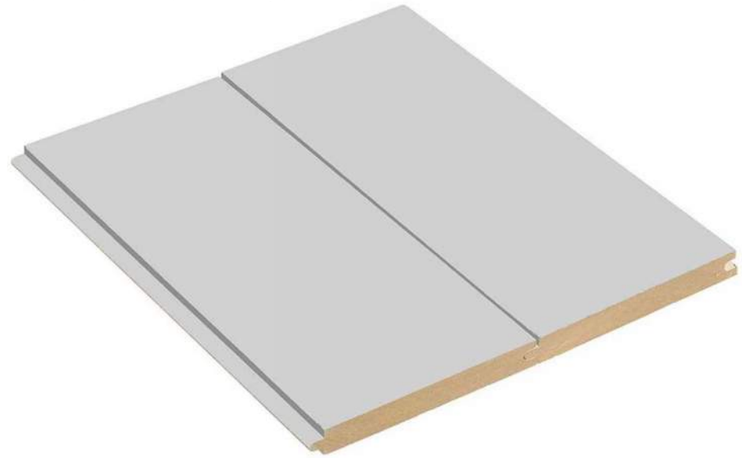
CLAD-1 (MAIN HOUSE BODY)
BORAL TRUEXTERIOR - NICKEL GAP
COLOR NOT REPRESENTATIVE, SEE ADJACENT



CLAD-2 (ACCENTS)
COLOR NOT REPRESENTATIVE, SEE ADJACENT

NEW LP® SMARTSIDE® SMOOTH PANEL

- No Groove, Square Edge design for easier use in channel applications
- Advanced Durability for Longer Lasting Beauty®
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty

From modern to historic New LP SmartSide Smooth Panel can help you accommodate a wide range of designs without compromising durability.

38 SERIES SMOOTH FINISH – NO GROOVE

CLAD-3 (WOOD ACCENTS)

APPLICATION: CLADDING

USE: INTERIOR, EXTERIOR

SPECIES: WHITE ASH

COLOR: BROWN

FINISH STRENGTH: UNFINISHED

FINISH: UNOILED

TEXTURE: SMOOTH

THICKNESS: .79 INCHES

WIDTH: 4.4 INCHES

COVERAGE: 4.2 INCHES

MENDOZA RESIDENCE FOR APPROVAL - NOT FOR CONSTRUCTION R.236
215 W ORCHARD ST.
ARLINGTON HEIGHTS, IL 60005
08.04.2022 DESIGN COMMISSION
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BETTER HOMES AND GARDENS DC.19

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BETTER HOMES AND GARDENS

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215 W ORCHARD ST.
ARLINGTON HEIGHTS, IL 60005

08.04.2022 DESIGN COMMISSION PLOTTED 8/4/2022

Design Commission
8/23/2022

Item: DC#22-027 - Raising Cane's - 225 E. Palatine Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

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

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 67.5 sf wall sign on the north wall of the building facing Palatine Road, where 0 sf is allowed

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

Recommendation

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

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

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 67.5 sf wall sign on the north wall of the building facing Palatine Road, where 0 sf is allowed.

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

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

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

1. No additional signage and no window signage shall be allowed.

2. The existing EIFS tower wall shall remain the same color as the adjacent walls.

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

ATTACHMENTS:

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Raising Cane's – Sign Variation
Project Address: 225 E. Palatine Road
Prepared By: Steve Hautzinger
Date Prepared: August 16, 2022

PETITION INFORMATION:

DC Number: 22-027
Petitioner Name: Erin Livingston
Petitioner Address: All Right Sign
3628 Union Avenue
Steger, IL 60475
Meeting Date: August 23, 2022

Requested Action(s):

1. A variation from Chapter 30, section 30-402.a Number, to allow three wall signs on the north wall of the building facing Palatine Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 67.5 sf wall sign on the north wall of the building facing Palatine Road, where 0 sf is allowed
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 127.2 sf wall sign on the north wall of the building facing Palatine Road, where 0 sf is allowed.

ANALYSIS:

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

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

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

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	Raising Cane's
North	B-2, General Business District	Pepboys Auto
South	B-2, General Business District	Town & Country Multi-Tenant Retail
East	B-2, General Business District	Verizon Store
West	B-2, General Business District	BMO Bank

Zoning Map of Property:

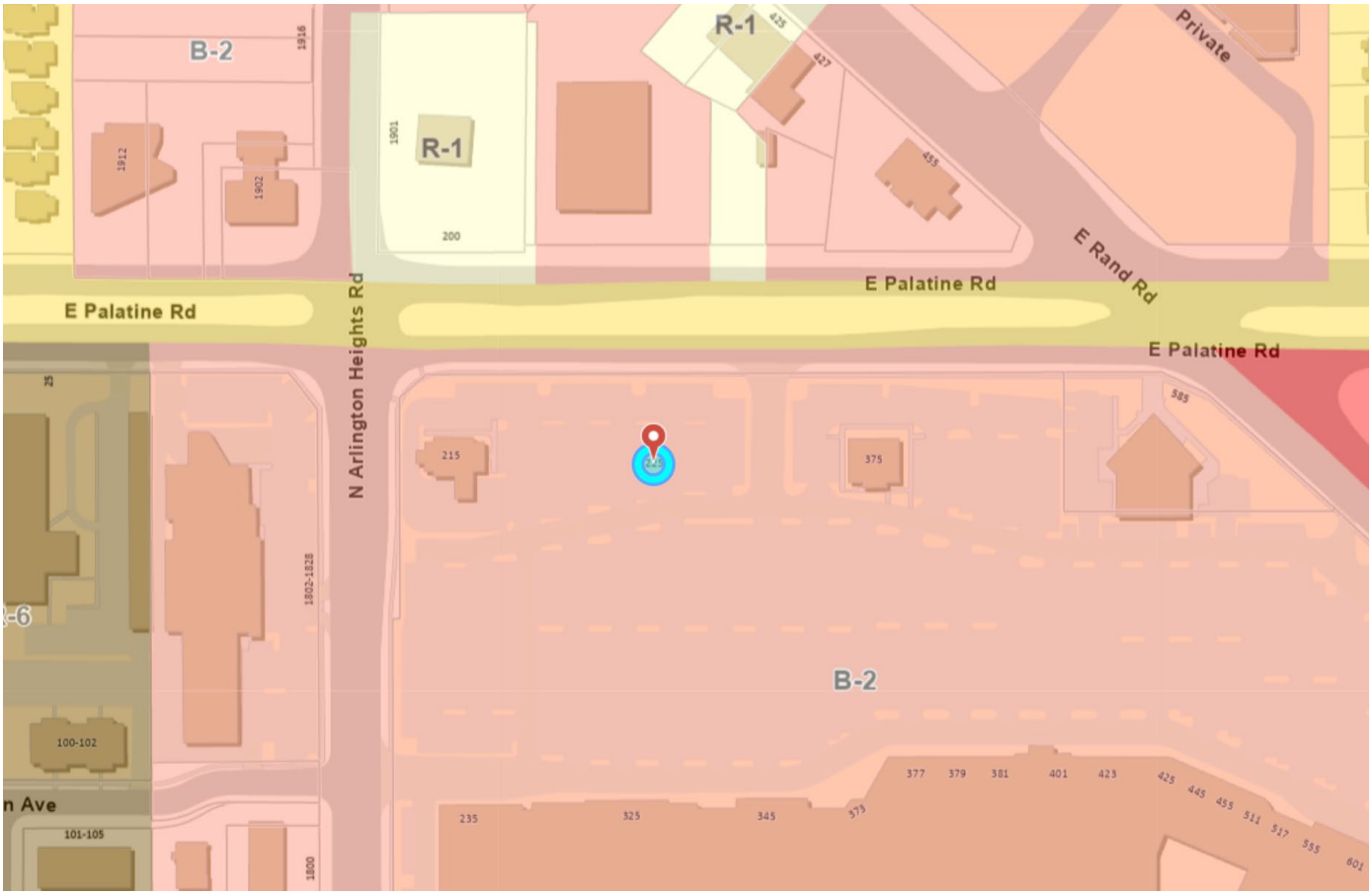


Table 1: Proposed Wall Sign Summary:

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
Sign 1. "Raising Cane's Chicken Fingers"	North / Palatine Road	100.5 sf	25.1 sf	17.3 sf	Existing Sign. Complies with code.
Sign 2. One Love Heart Sign	North / Palatine Road	376.8 sf	94.2 sf	67.5 sf	Only one wall sign is allowed per street frontage. Variations required.
Sign 3. Number "1" Tower	North / Palatine Road	127.2 sf	31.8 sf	127.2 sf	Only one wall sign is allowed per street frontage. Variations required.
TOTAL				212.1 sf	

Table 2: Summary of Previous Wall Sign Variations for Drive-Through Restaurants:

BUSINESS NAME, ADDRESS	STREET FRONTAGES / NUMBER OF WALL SIGNS PERMITTED	NUMBER OF WALL SIGNS APPROVED	TOTAL SQUARE FOOTAGE OF WALL SIGNAGE	REMARKS
McDonald's, 1920 N Arlington Heights Rd	1	4	82.8 sf	Variations Approved in 2006
McDonald's, 45 E Golf Rd	1	3	60.8 sf	Variations Approved in 2019
McDonald's, 15 E Dundee Rd	1	3	58.8 sf	Variations Approved in 2006
Arby's, 100 W. Rand Rd	1	2	51.6 sf	Variations Approved in 1984
Burger King, 675 E. Rand Rd	1	3	99.8 sf	Variations Approved in 2012
Taco Bell, 1530 W Algonquin Rd	1	2	55.4 sf	Variations Approved in 2019
Popeye's, 7 W Dundee Rd	1	2	85.2 sf	Variations Approved in 2017
Culver's, 2060 E. Northwest Hwy	1	3	85.5 sf	Variations Approved in 2012
CURRENT REQUEST				
Raising Cane's, 225 E Rand Rd	1	3	212.1 sf	

Sign Variation Criteria:

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

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

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

Staff Comments:

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

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

RECOMMENDATION

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

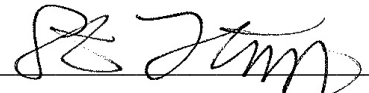
1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north wall of the building facing Palatine Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 67.5 sf wall sign on the north wall of the building facing Palatine Road, where 0 sf is allowed.

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

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

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

1. No additional signage and no window signage shall be allowed.
2. The existing EIFS tower wall shall remain the same color as the adjacent walls.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



August 16, 2022

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-027

April 6, 2022

Sign Variation Application for Raising Cane's RC0484

Located at 225 E. Palatine Rd.

Zoned B-2 General Business

To the Village of Arlington Heights' Design Commission and Village Board of Trustees:

Raising Cane's would like to request sign variations for their new drive thru restaurant located at 225 E. Palatine Rd. for the One Love Heart artwork and 1 Tower. These items are part of the nationally recognized brand image and can be found on a majority of the over 500 Raising Cane's sites. Below is a brief explanation of Raising Cane's and each sign/artwork that is being requested for consideration along with the fact findings for the property.

Founded by Todd Graves in 1996, Raising Cane's specializes in one thing… quality chicken finger meals. Todd Graves worked tirelessly as a young entrepreneur to open his first restaurant, which included jobs working as a boilermaker on a Louisiana refinery and salmon fisher in Alaska to earn the money to open Raising Cane's. When returning home to Baton Rouge, his work wasn't done as he then had to build the restaurant along with the help of his dog, Raising Cane. Raising Cane was around so much during construction that Todd's friends convinced him to name the restaurant after her. Although the building design has undergone changes, the essential quality of the building stills shares the same concept with the "Mothership" flag store that a man built his dream with his own hands. Raising Cane's supports others dreams through community involvement and gave back $9 million dollars in 2020 to the local communities that Cane's is apart of.

Raising Cane's image was inspired by a mural that was uncovered during construction of the Mothership (see photo 1). The stylization was so unique, Todd decided to incorporate it into the logo.

The One Love Heart is a piece of art that have been featured since 2016 (see photo 2). This artwork is on aluminum substrate that is painted red with white copy of the Village name "Arlington Heights". The heart is constructed of metal pieces that are pin-mounted on the aluminum substrate to give a 3D effect. The One Love Heart is comprised of cutouts of a salmon, construction hat, number "1", disco ball and a dog in a heart form, and is not internally illuminated.

Like the One Love Heart, the 1 Tower is also not internally illuminated and is in the shape of a "1" (see photo 3). This art feature has been integrated into Raising Cane's buildings almost from the start and now features car hood material to mimic the interior table design. The material used is an aluminum sheet that is painted in a multitude of red shades and other outlying complementary colors, and then "aged" to create a realistic car hood appearance. All the panels are mounted to a frame, which is securely attached to the face of the building.

Section 30-902 Standards. The Design Commission and the Village Board of Trustees will base their recommendation for a variation on the following facts:

A. The particular difficulty or peculiar hardship is not-self created by the petitioner; and
B. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, moral and welfare; and,
C. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses; and,
D. The variation will not alter the essential character of the locality; and,
E. The applicant's business cannot reasonably function under the standards of this Chapter.

Raising Cane's Responses:

The 1 shape and the One Love Heart should be classified as works of art rather than signage since it is either general copy (1) or has limited copy (One Love Heart has only city name) and aren't designed with advertising offsite but for customers already on the property in the drive thru or entranceway. There isn't advertising directly stating Raising Cane's, slogans or products sold on the premises and therefore, doesn't provide a competitive advantage. These items are similar to a specific lighting or architectural element and could be used by another tenant as they are not trademarked. As both the 1 and the One Love Heart are mounted on the building façade, they pose no traffic hazards, and do not depreciate of surrounding property values or detrimental to health, safety, etc.

Photo 1

Original Mural at the first Raising Cane's store

Photo 2

One Love Heart on substrate

Photo 3

1 Tower Examples

Gatsby's Pizza and Pub
lm Court
Dining • $$
Speedway
Bank of America (with Drive-thru ATM)
Amazon Hub Locker - Advik
E Palatine Rd
E Palatine Rd
12
Raising Cane's
Fast Food • $
Verizon
Cell phone store
AT&T Store
Cell phone store
Citi
BMO Harris Bank
N Arlington Heights Rd
og Grooming Spa
STSIGNS
Sign shop
E Lillian Ave
PNC Bank
JOANN Fabric and Crafts
Fabric store
Walgreens
Drug store
LA Fitness
Golden Corral Buffet & Grill
Buffet • $$
Best Buy
Electronics store
E Rand Rd
uity Group

SURROUNDING CONTEXT

AT&T (to the east)

VERIZON (to the east)

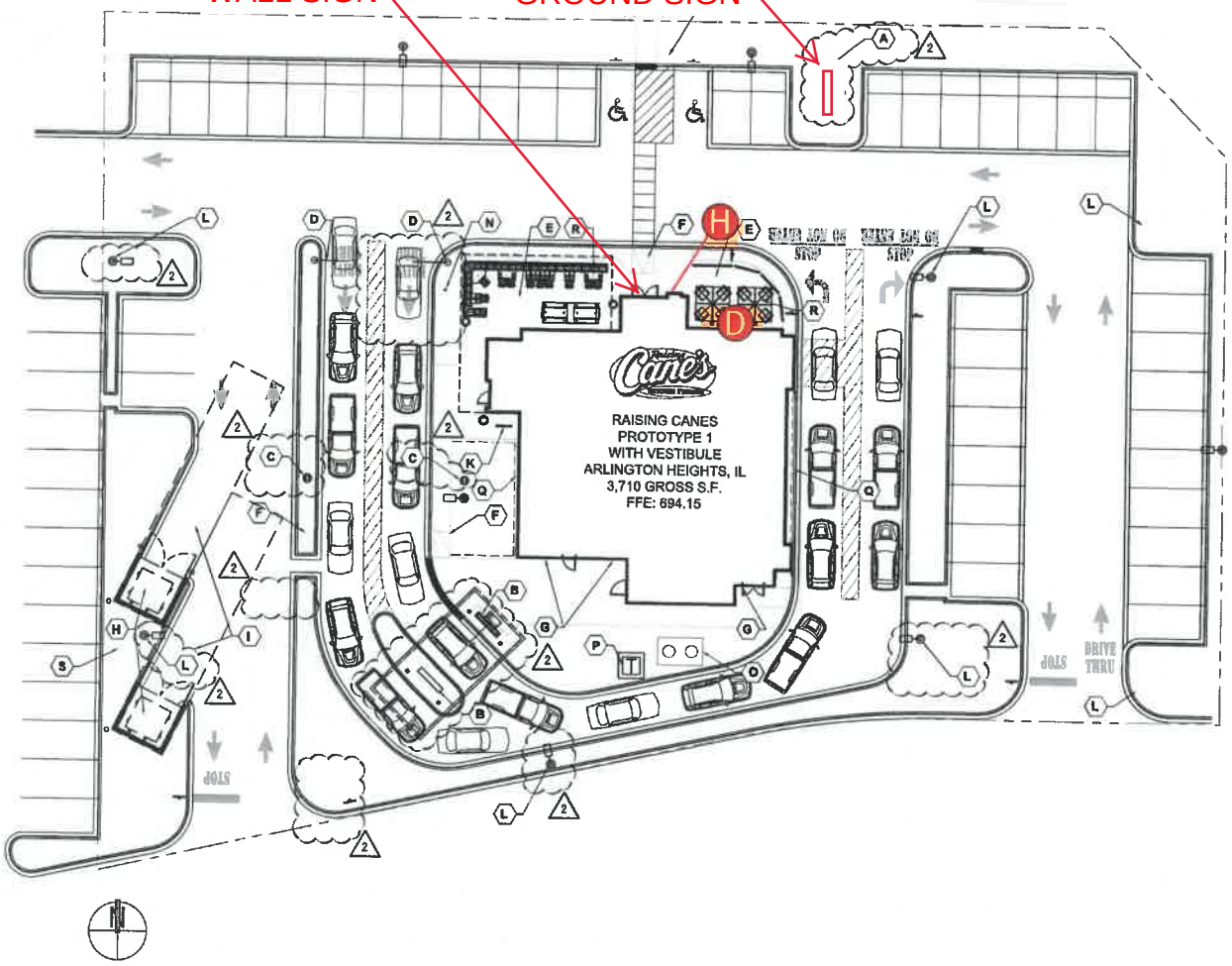
SUBJECT PROPERTY

BMO BANK (to the west)

CITIBANK (to the west)

PROPOSED SIGNS

	QTY.	CODE	DESCRIPTION
D	1	OLH	One Love Heart
H	1	1T	1 Tower



Raising Cane's Chicken Fingers	Location: Arlington Heights, IL	AGI Rep: S. Holmes	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	PAGE 2
	Site ID: RC0484	AGI PM: Briana Bennett		AGI
	Date: 11/14/2018	Drawn by: M. Folden		

Cane's
DO NOT ENTER
EXISTING BUILDING

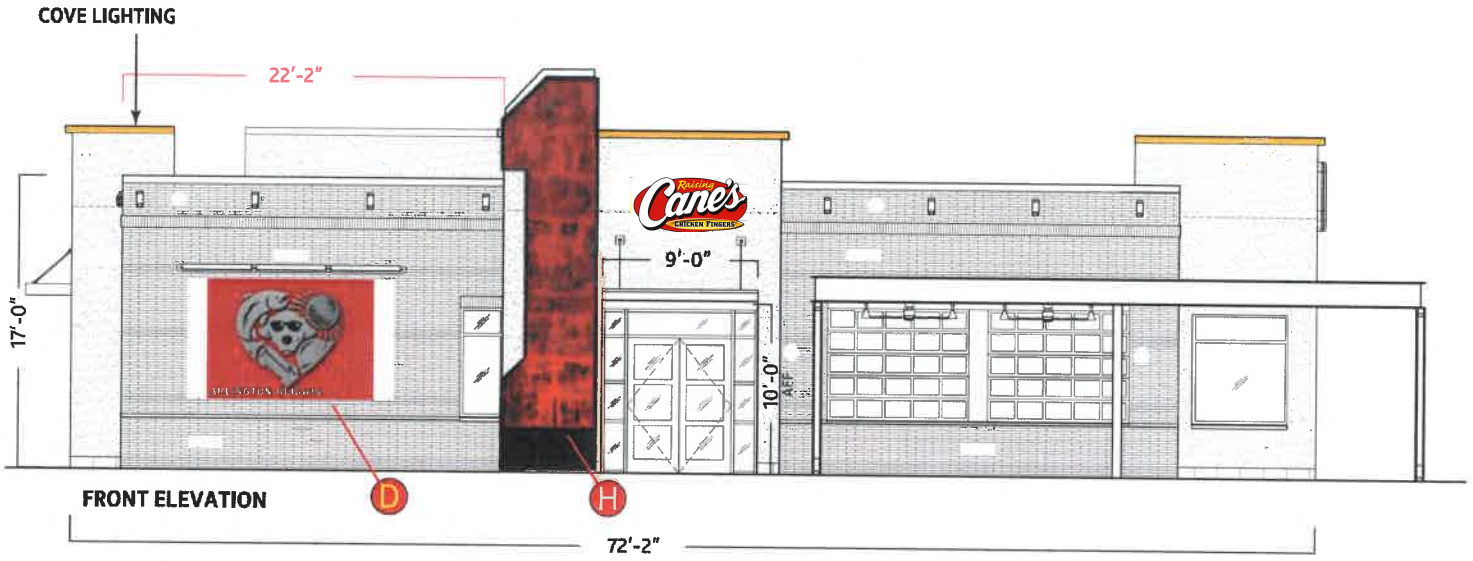
Raising
Cane's
CHICKEN FINGERS
EXISTING BUILDING

RENDERING (NTS)

PROPOSED SIGNS:

D. ONE LOVE HEART

H. "1" TOWER



FRONT ELEVATION

Scale: 3/32"=1'

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Site ID: RC0484	AGI PM: Briana Bennett		
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ARLINGTON HEIGHTS' DRIVE-THROUGH RESTAURANTS

SUBJECT PROPERTY

Arby's, Rand Road

McDonald's, Arlington Heights Road

Burger King, Rand Road

Taco Bell, Algonquin Road

McDonald's, Golf Road

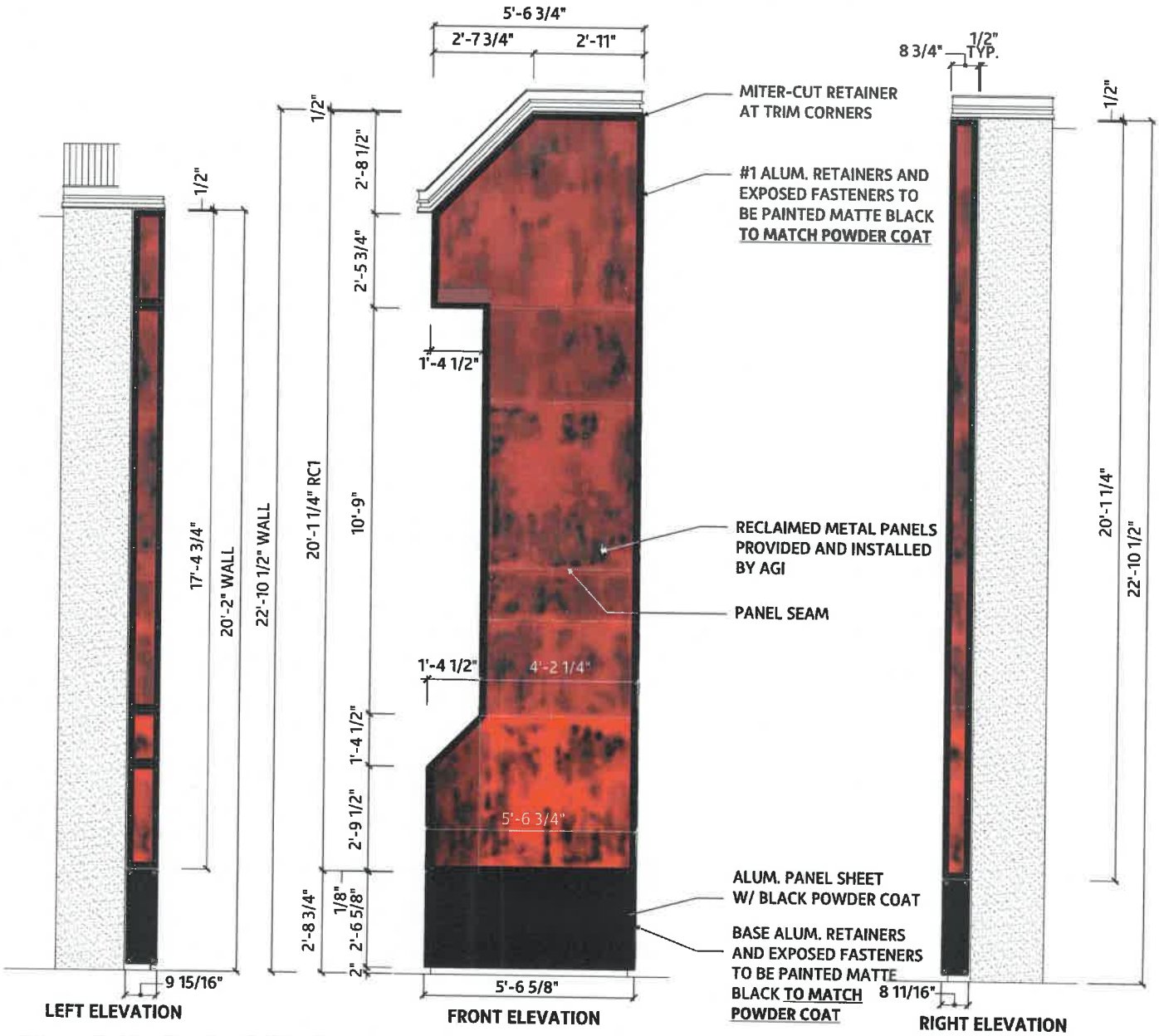
EXAMPLES OF TOWERS WITHOUT RED METAL SIGNAGE CLADDING

SUBJECT PROPERTY

EXAMPLES WITH NUMBER “1” TOWER SIGNAGE

H

CUTSHEET
1 Tower



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Site ID: RC0484	AGI PM: Briana Bennett		
Date: 11/14/2018	Drawn by: M. Folden		

(D)

CUTSHEET

One Love Heart

ON SUBSTRATE

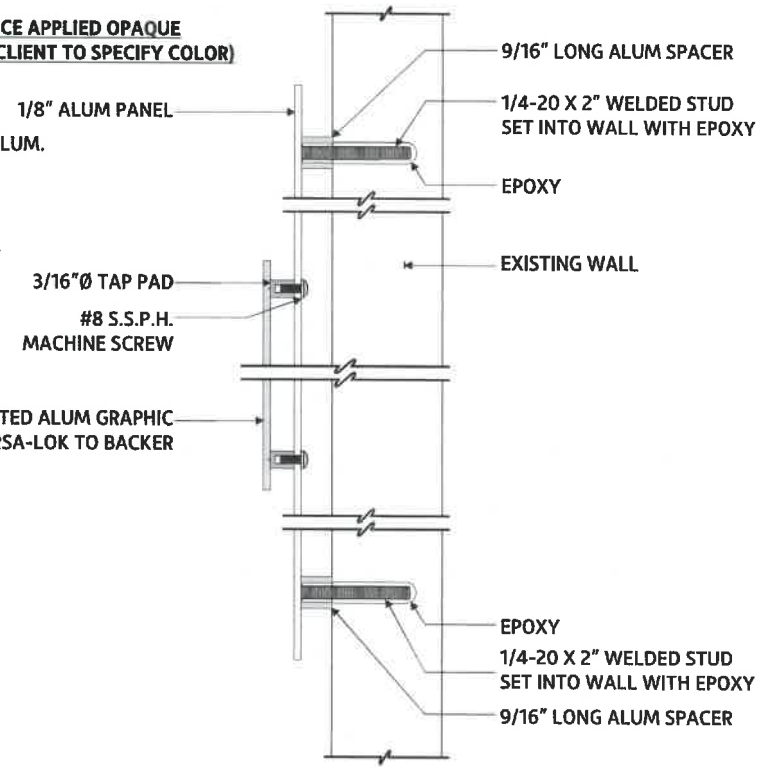
ALUMINUM PANEL IS PAINTED 'RED' (CLIENT TO SPECIFY COLOR)

DETAIL IS SURFACE APPLIED OPAQUE VINYL 'BLACK' (CLIENT TO SPECIFY COLOR)

MAP BRUSHED ALUM.

1/8" PRECISION ROUTED ALUM.

ONE LOVE HEART MOUNTED ON ALUMINUM SUBSTRATE



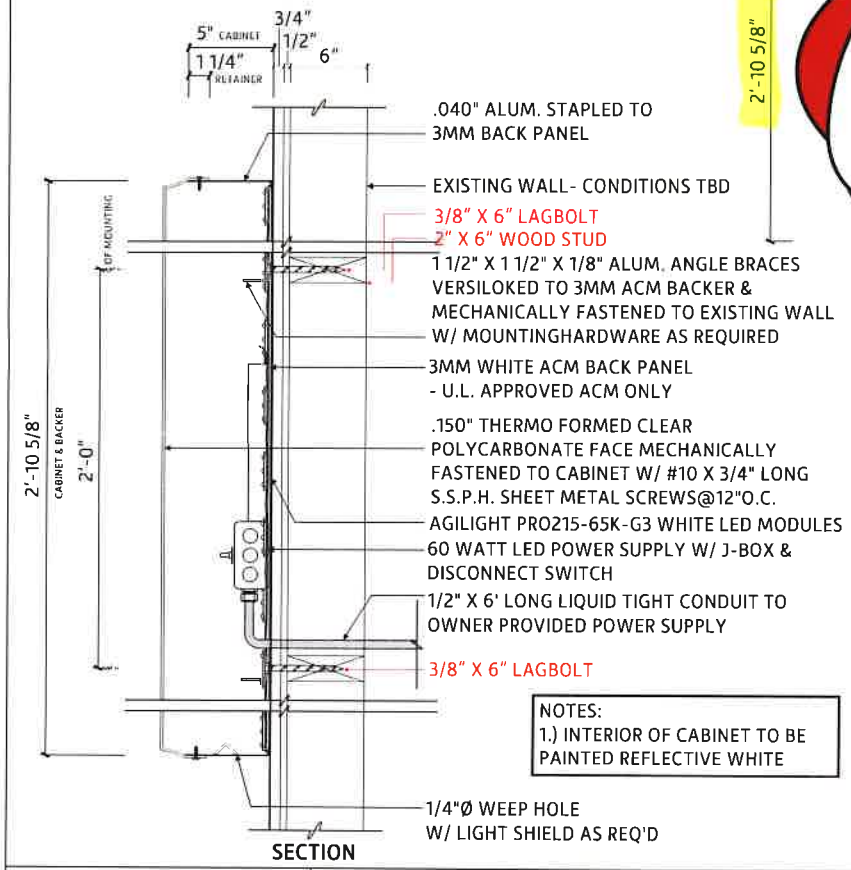
SECTION VIEW

Location: Arlington Heights, IL	AGI Rep: S. Holmes	This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.	PAGE 6
Site ID: RC0484	AGI PM: Briana Bennett		
Date: 11/14/2018	Drawn by: M. Folden		

A

EXISTING WALL SIGN

CUTSHEET
WS-6FT



SECTION

NOTES:
1.) INTERIOR OF CABINET TO BE PAINTED REFLECTIVE WHITE

COPY & DROP SHADOW ARE AS FOLLOWS: 'RAISING' IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-015 'YELLOW', DROP SHADOW IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-53 'CARDINAL RED'

BORDER IS PAINTED 'BLACK'

BACKGROUND IS SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-73 'RED'

.150" THERMO FORMED CLEAR POLYCARBONATE FACE
REGISTER MARK IS PAINTED 'BLACK'

DOUBLE EMBOSSED LETTERS ARE PAINTED SECOND SURFACE 'WHITE'

EMBOSS AROUND LETTERS IS PAINTED SECOND SURFACE 'BLACK'

EMBOSSED SURFBOARD IS AS FOLLOWS:
-SIDES ARE PAINTED TO MATCH PANTONE #109C 'YELLOW'
-GRAPHICS ARE SECOND SURFACE APPLIED DIGITAL PRINT

FRONT ELEVATION

17.31
Square Footage

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	1.8

COLOR CHART
3M #3630-15 'YELLOW'
3M #3630-73 'RED'
3M #3630-53 'CARDINAL RED'

Location: Arlington Heights, IL	AGI Rep: G.W.	
Site ID: RC0484	AGI PM: Kayla Urquhart	
Date: 11/14/2018	Drawn by: M. Folden	

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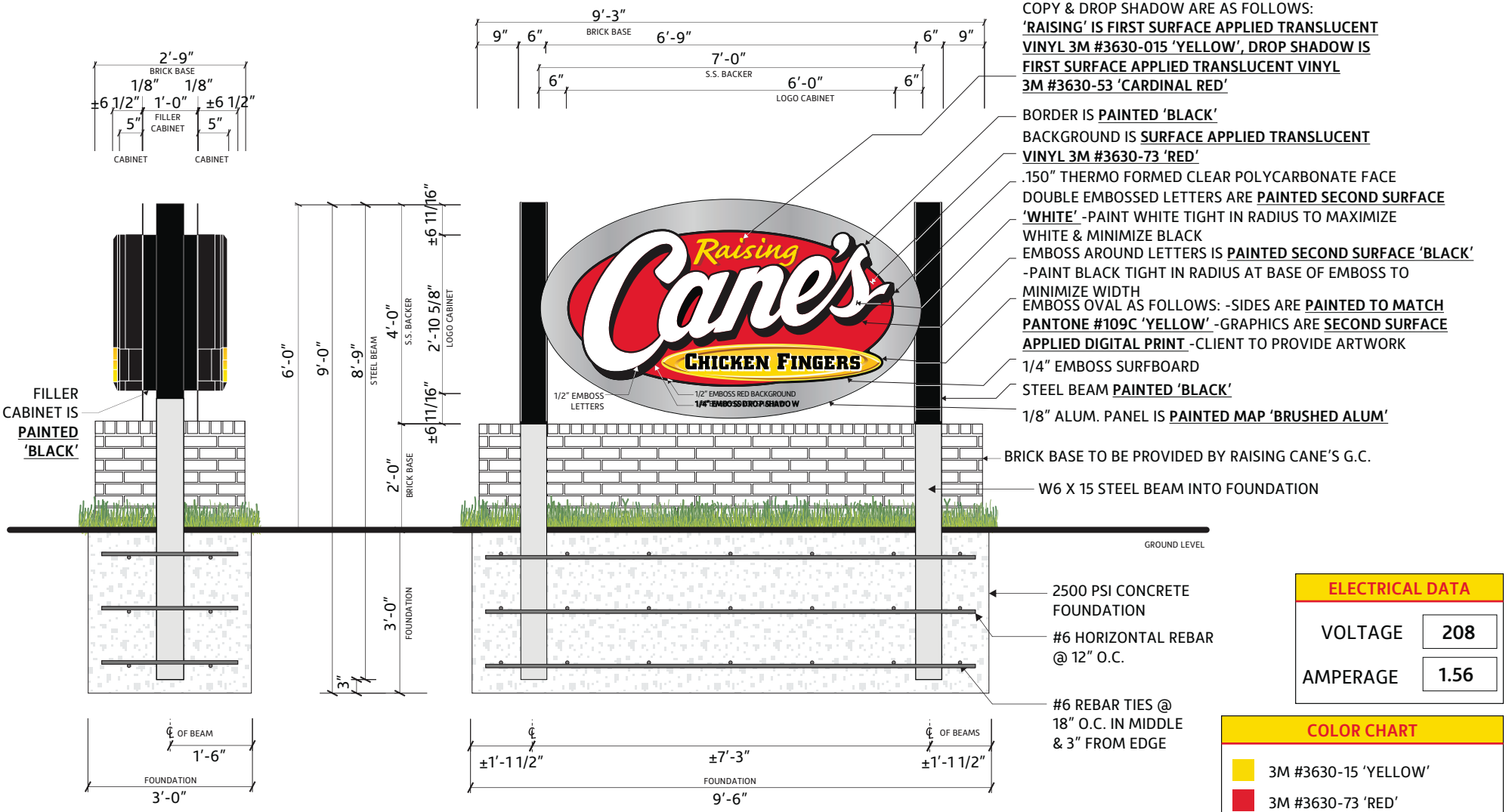
AGI

G

APPROVED
GROUND SIGN



COPY & DROP SHADOW ARE AS FOLLOWS: 'RAISING' IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-015 'YELLOW', DROP SHADOW IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-53 'CARDINAL RED'

BORDER IS PAINTED 'BLACK'

BACKGROUND IS SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-73 'RED'

.150" THERMO FORMED CLEAR POLYCARBONATE FACE

DOUBLE EMBOSSED LETTERS ARE PAINTED SECOND SURFACE 'WHITE' -PAINT WHITE TIGHT IN RADIUS TO MAXIMIZE WHITE & MINIMIZE BLACK

EMBOSS AROUND LETTERS IS PAINTED SECOND SURFACE 'BLACK' -PAINT BLACK TIGHT IN RADIUS AT BASE OF EMBOSS TO MINIMIZE WIDTH

EMBOSS OVAL AS FOLLOWS: -SIDES ARE PAINTED TO MATCH PANTONE #109C 'YELLOW' -GRAPHICS ARE SECOND SURFACE APPLIED DIGITAL PRINT -CLIENT TO PROVIDE ARTWORK

1/4" EMBOSS SURFBOARD

STEEL BEAM PAINTED 'BLACK'

1/8" ALUM. PANEL IS PAINTED MAP 'BRUSHED ALUM'

BRICK BASE TO BE PROVIDED BY RAISING CANE'S G.C.

W6 X 15 STEEL BEAM INTO FOUNDATION

2500 PSI CONCRETE FOUNDATION

#6 HORIZONTAL REBAR @ 12" O.C.

#6 REBAR TIES @ 18" O.C. IN MIDDLE & 3" FROM EDGE

ELECTRICAL DATA	
VOLTAGE	208
AMPERAGE	1.56

COLOR CHART

- 3M #3630-15 'YELLOW'
- 3M #3630-73 'RED'
- 3M #3630-53 'CARDINAL RED'

Scale: 3/8"=1'

Location: Arlington Heights, IL	**AGI Rep:** S. Holmes		
Site ID: RC0484	**AGI PM:** Briana Bennett		
Date: 11/14/2018	**Drawn by:** M. Folden		

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SAMPLE
MATERIAL LIST*

1. **Petitioner Name:** Raising Canes/All-Right Sign
2. **Date:** 4-19-2022
3. **Project:** New signage at Raising Canes
4. **Location:** 225 E. Palatine Rd.

Retail/Condominium Building:

Signage:
- Metal panels
- Aluminum panels painted red
- Vinyl - black
- Paint - matte black
- Aluminum retainers painted matte black

List of primary colors, textures and materials to be used.
- Aluminum panel sheet with black powder coat
- Base aluminum retainers

Design Commission
8/23/2022

Item:	Urban Street Development-International Plaza - 4-214 E. Golf Rd, 15 and 139 E. Golf Ter, 1665 S. Arlington Heights Rd. - Preliminary Review
Department:	Planning & Community Development

ATTACHMENTS:

Description	**Type**
Exhibits	Exhibits

SITE DATA

Market Rate Apartments Rental (Buildings 1-6)

Unit Typ	Units	RSF	Mix
Studio S1	0	569 sf	0 Studio Units 0%
1 BR Unit A1	43	765 sf	
1 BR Unit A2	96	915 sf	
1 BR Unit A3	24	982 sf	163 One BR Units 61.3%
2 BR Unit B1	18	1,113 sf	
2 BR Unit B2	67	1,258 sf	103 Two BR Units
2 BR Unit B3	18	1,115 sf	38.7%
Total Apts.	266		
		268,693 RSF total	
		1,010 avg RSF/unit	
Total FAR GSF Buildings 1-6		348,979 gsf Bldgs 1-6	

Workforce Housing Rental (Building 7)

Unit Typ	Units	RSF	Mix
Studio S1	0	569 sf	0 Studio Units 0%
1 BR Unit A1	6	747 sf	
1 BR Unit A2	8	903 sf	
1 BR Unit A3	4	963 sf	18 One BR Units 48.6%
2 BR Unit B1	7	1,114 sf	19 Two BR Units
2 BR Unit B2	12	1,260 sf	51.4%
Total Apts.	37		
Total RSF		38,476 RSF total	
		1,039 avg nsf./unit	
Total FAR GSF (Building 7)		50,351gsf total (Building 7)	

Total Units			303
Commercial Site Area	6.16 Ac.		
Residential Site Area	11.40 Ac	25.7 Du/Ac	
Total Site GSF			399,330 gsf
Total FAR (Residential)			.81

PARKING	
Surface Spaces	416
Garage -Apartments	50
Total Parking	466 (1.54:1 Ratio)

North

0 25 50 100 200

URBANSTREET GROUP LLC

Concept Site Plan- Commercial Plan #2

GOLF CROSSING

Arlington Heights, IL

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Date: August 18, 2022

206'-5"

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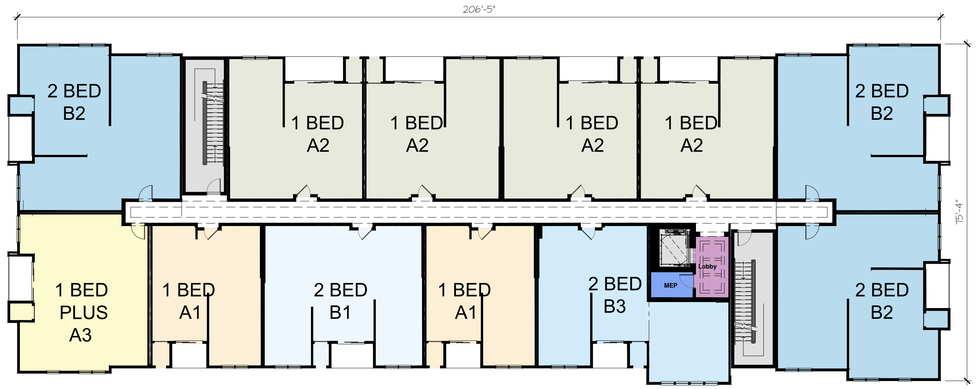
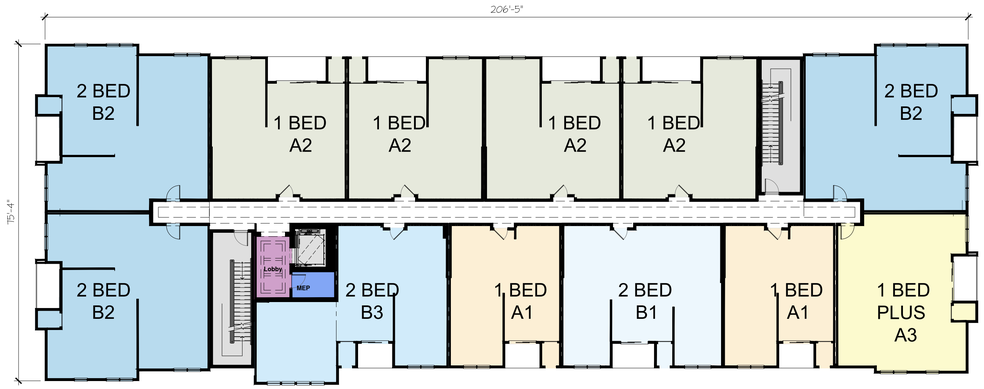


Building 1 Plan: Levels 3 & 4

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

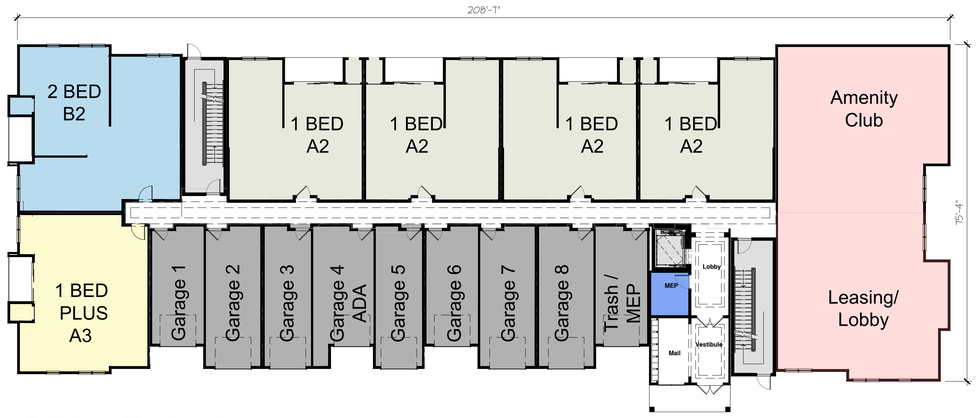


Building 2 Plan: Levels 3 & 4

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

Building 1 Plan: Level 2

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



Building 1 Plan: Level 1

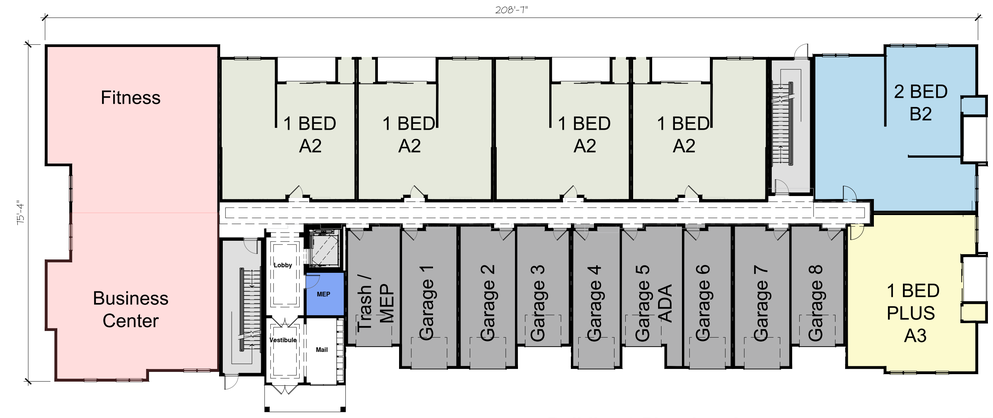
SCALE: 1/16"=1'-0"

BUILDING 1

41 Units

Building 2 Plan: Level 2

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



Building 2 Plan: Level 1

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

BUILDING 2

42 Units

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GOLF CROSSING

Arlington Heights, IL

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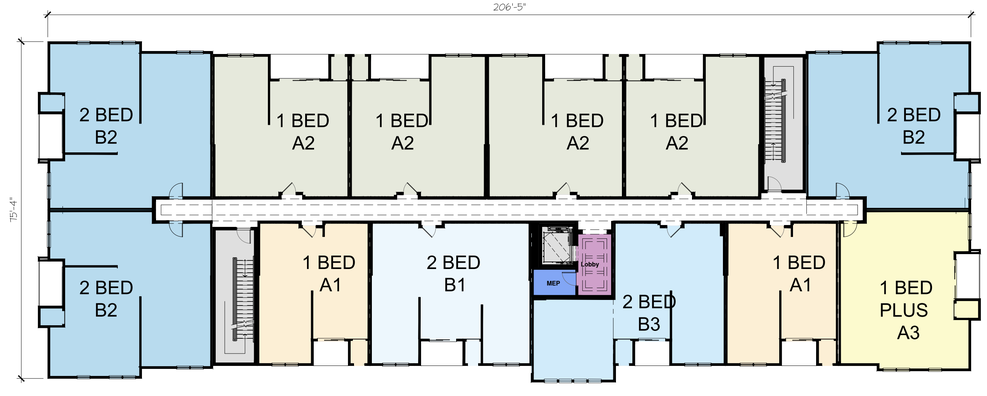
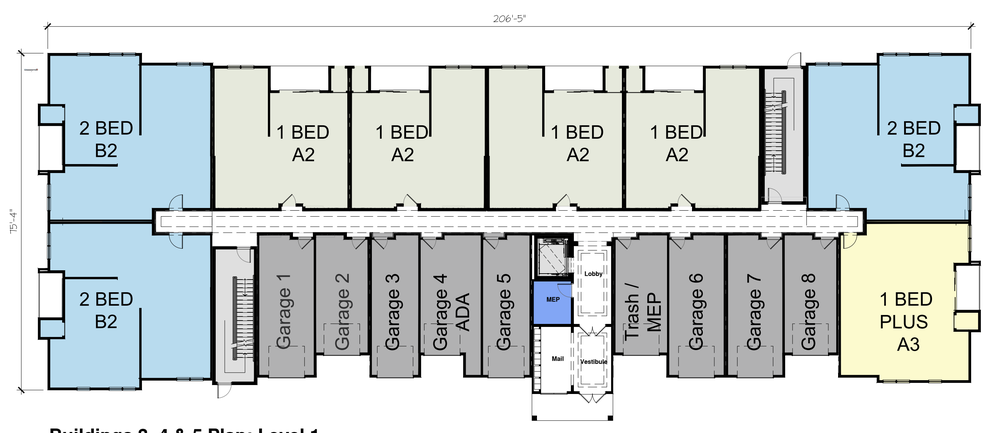


Buildings 3, 4 & 5 Plan: Levels 2-4

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

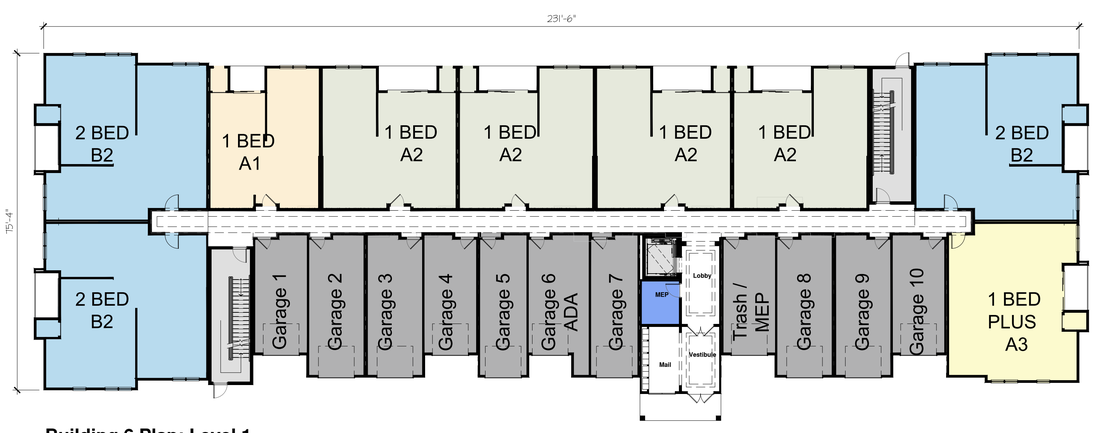
Building 6 Plan: Levels 2-4

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



Buildings 3, 4 & 5 Plan: Level 1

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



Building 6 Plan: Level 1

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

BUILDINGS 3, 4 & 5

44 Units ea. = 132 Units

BUILDING 6

51 Units

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GOLF CROSSING

Arlington Heights, IL

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Primary Elevation (Typical)
3/32" = 1'-0"

Side Elevation (Typical)
3/32" = 1'-0"

Side Elevation (Typical)
3/32" = 1'-0"

Rear Elevation (Typical)
3/32" = 1'-0"

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GOLF CROSSING
Arlington Heights, IL

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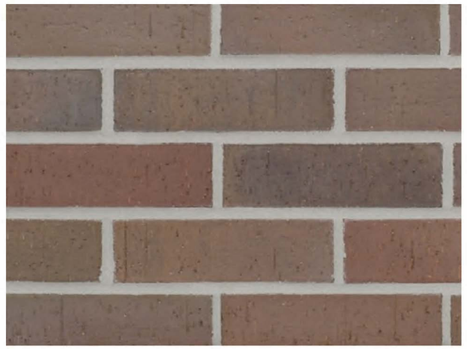
Brick
Brick Veneer - MFR TBD



Fiber Cement Panel
James Hardie - Rich Espresso or Similar Paint

Architectural Metals
Black

Vinyl Hung Windows
Black

Sliding Balcony Door
Black

Aluminum Storefront
Kawneer - Anodized Black (or similar) with Clear Glazing

Original Concept Rendering

URBANSTREET GROUP

Exterior Materials Selections

GOLF CROSSING
Arlington Heights, IL

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