



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 14, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 7/24/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#18-071 - 734 N. Chestnut Ave. - SF/Addition
- B. DC#18-072 - 2315 N. Arlington Heights Rd. - SF/New
- C. DC#18-073 - 420 N. Derbyshire Ave. - SF/Teardown
- D. DC#18-077 - Arby's Restaurant - 100 W. Rand Rd. - Commercial

VII. OTHER BUSINESS

- A. 2019 Budget

VIII. ADJOURNMENT

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



Item: Minutes - 7/24/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 7/24/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 24, 2018

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

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

Members Absent: None

Also Present: Gary & Joe Wronkiewicz, Stonefield Group for 905 N. Hickory Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 26, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 26, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#18-043 – 905 N. Hickory Ave.

Gary & Joe Wronkiewicz, representing *Stonefield Group* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story home with an attached, two-car garage on an existing vacant lot. A single-story home and detached garage were recently demolished on this site. The proposed 3,266 square foot house slightly exceeds the maximum allowed 3,126 square footage, which will need to be corrected prior to building permit approval. Otherwise, the project complies with the R-3 zoning requirements.

The existing neighborhood consists of primarily smaller scale, single-story homes with detached garages. However, there have been numerous teardowns previously completed in the neighborhood and on this block, two of which have attached front loading garages.

The proposed design has a traditional appearance and a similar scale as other newer homes in this neighborhood; however, the following revisions are recommended to enhance the design:

Front Elevation. The garage wall is tall with a steep roof pitch that dominates the front of the house.

- Consider clipping the top of the gable above the windows with a hip to visually reduce the height of the garage wall.
- It is recommended to extend the front porch forward in front of the garage wall to shift the focus away from the garage, and to make the porch more usable.

Side Elevations:

- The side gables look out of balance. It is recommended to change the 8:12 back slope of the gable to 12:12 for a more balanced appearance.
- Consider wrapping the full height brick down the side of the garage to avoid an awkward transition detail at the outside corner.
- It is recommended to add a window on the side of the garage to break up the blank wall.
- The right side elevation is large and lacking detail. Consider adding a window in the stairwell to add interest to the design and help break up the large wall area.

Rear Elevation:

- For a more cohesive appearance, it is recommended to add the vertical siding detail in the top of the gable to match the side elevations.

Staff recommends approval of the project, with consideration of the comments in the Staff report.

Joe Wronkiewicz responded to the comments in the Staff report. He presented a photograph of a home used as inspiration with regards to the design of the gable roof above the garage on the front elevation. This gable was intentionally designed this way, and changing it would really change the design that they want to do. The front porch was already brought out as far as possible and is located very close to the garage; bringing it out any further would result in a change to the slope of the front elevation, causing the dormer windows to become shorter and changing the look of the front elevation. Changing the slope on the side elevation to 12:12 as suggested, would cut into the windows on both elevations. They considered full brick on the side of the garage, but ultimately chose brick at only the base because it was a better transition from the brick on the front of the home. They would consider adding a window in the garage as suggested, but had privacy concerns about adding a window in the stairwell on the right side elevation. The petitioner felt that adding more details on the north side of the home would not be visible because of the close proximity of the adjacent home. He was not opposed to the suggestion to add the vertical siding detail in the top of the gable on the rear elevation.

Chair Fitzgerald noted that there was nobody in the audience at this time other than the petitioner.

Commissioner Kubow said that overall he liked the design of the new home, and it was refreshing to see some brick on the home. In terms of Staff's suggestions, he was in agreement with almost everything, but as suggestions and not requirements. His biggest issue was the overall mass of the garage; it is very large and takes away from the rest of the home. He suggested lowering the garage so the gutter line is consistent with the other side where the porch is, which would not affect the window in the laundry room. In terms of the front porch, he was okay with how it is being proposed, if the garage was brought down. He was also okay with the brick base on the side of the garage as proposed, and he agreed with the suggestion to add the vertical siding detail on the side and rear elevations.

Commissioner Kingsley also agreed with Staff's comments for the most part, and Commissioner Kubow's comments as well. She completely agreed with Commissioner Kubow's suggestion to lower the eave height of the garage, which she felt was the biggest issue with the new home. She felt the petitioner did a good job with the inspiration photo submitted tonight; however, she suggested doing a little more to help accentuate the look in the proposed design, such as flaring the eaves on the front if possible, and changing the double window above the garage to a single window, more in the vertical dimension similar to the inspiration photo. She asked the petitioner how the brick would be terminated on the front of the home at the corner, as well as where the brick meets the siding at the right side of the rear elevation; these areas should be looked at more closely by the petitioner. She suggested adding some type of cover over the back door if space allowed, or over both the back door and the adjacent window. She also commented that when the garage eave is lowered, the interior of the porch should be made a minimum 6-feet deep to make it usable.

Commissioner Eckhardt felt the proposed design picked up on a lot of the charm seen in the Stonegate neighborhood that has Tudor homes with super steep roofs, which he really likes. He was not in favor of clipping the roof as suggested. He liked the trim details as proposed, and questioned why the head height of the window above the garage is taller than the dormer window. Gary Wronkiewicz replied that it is a taller window. Commissioner Eckhardt felt that the flared roof in the inspiration photo was a great detail that the petitioner should replicate, and he suggested doing the same thing at the front porch. He also suggested the petitioner study how the porch slightly wraps around the front of the garage, which would pull the garage and the porch together. He felt the new home was not a traditional home; it was an effort to create a period home, something special, but the current design was not quite there. He urged the petitioner to go back to a flared roof on the gable over the garage, and possibly at the front porch, and he felt that the inconsistent window design was odd. Commissioner Eckhardt agreed with the suggestion to add a window in the garage, and encouraged the petitioner to reconsider adding a window in the stairwell on the right side elevation, even if it is a small fixed window, it would be welcoming and bring in light. He also agreed with the suggestion to add a covering over the rear entrance, and incorporating the adjacent window as well.

Chair Fitzgerald really liked the new home. He liked the materials, the colors, and the massing over the garage, which for him, pulls the eye away from the garage doors and up. He was okay if the eave height of the garage was brought down to match the gutters, but he liked that piece of it too. He felt that adding a window in the stairwell should be left up to the petitioner, although it would be great to have a window there, and adding a window in the garage was a nice element as well. He also agreed with Staff's suggestion to brick the entire garage side elevation because seeing it half and half looks like a budget issue. Chair Fitzgerald also agreed with the suggestion to bring the vertical gable detail to the back of the home.

PUBLIC COMMENT

Jillian Daugerdas, 901 N. Hickory Avenue, lives directly north of the site in a home built by the same petitioner. She had concerns about privacy issues on the south side of her home with the amount and placement of windows on the left side of the new home.

Commissioner Eckhardt asked if the petitioner had any comments at this time. Gary Wronkiewicz presented a 3-D model that demonstrated his concerns about adding a window in the stairwell. Commissioner Eckhardt replied that privacy would not be an issue if a window was added in the stairwell because the window could be located up high on the gable and would not be seen from the stair landing. The purpose of the window is to bring light into the stairwell, which he felt was very valuable, and he suggested two fixed windows together, 2' x 4' in size. Gary Wronkiewicz said

that because of the close proximity of the home next door, he was concerned about the amount of light that would actually come through the window. He also discussed the details of the brick transition at the corner and the trim.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 905 N. HICKORY AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 6/25/18, 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 THAT THE GUTTER LINE OF THE GARAGE ROOF EAVE BE LOWERED APPROXIMATELY 1-FOOT OR MORE, TO ALIGN WITH THE GUTTER BELOW.
2. A RECOMMENDATION TO STRONGLY CONSIDER FLARING THE EAVES OF THE ROOF OVER THE GARAGE, SIMILAR TO THE INSPIRATION PHOTO.
3. A RECOMMENDATION TO ENLARGE THE FRONT PORCH WITH A FLARED ROOFLINE, PICKING UP ON THE SAME DESIGN OF THE ROOF OVER THE GARAGE.
4. A REQUIREMENT TO ADD A WINDOW IN THE GARAGE ON THE LEFT SIDE ELEVATION.
5. A RECOMMENDATION TO PROVIDE FOR A COVER OVER THE DOOR ON THE REAR ELEVATION.
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 RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kubow wanted to add a suggestion that vertical siding be added in the top of the gable on the rear elevation. Commissioner Kingsley felt strongly about lowering the garage eave on the front elevation, since the petitioner is not being asked to clip the roof, and she wanted to make that item a requirement. Commissioner Eckhardt was okay with making it a requirement, but he questioned how far it would come down, because he liked the fact that the gutter over the front is higher. Commissioner Kingsley preferred that the eaves align, which would also help with water issues. Chair Fitzgerald liked that they were separated, but also understood the gutter situation. Whatever was decided, he wanted Staff to have final review. Commissioner Eckhardt asked about the location of the gutters on the steep roof above the garage. Gary Wronkiewicz said that there appears to be a drafting error on the side elevation submitted, and he explained how the gutter would come out behind the eave and then empty onto the lower roof and travel down to the porch gutter. Commissioner Kingsley did not believe this to be true based on the roof plan. She suggested it be a requirement to lower the eave height in the hopes that it can be at the same level, and to have Staff review the final design.

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

7. A RECOMMENDATION THAT THE VERTICAL SIDING DETAIL BE ADDED IN THE TOP OF THE GABLE ON THE REAR ELEVATION.
1. A REQUIREMENT TO LOWER THE GUTTER LINE OF THE GARAGE ROOF TO EITHER ALIGN OR BE SLIGHTLY ABOVE THE PORCH GUTTER, TO BE REVIEWED AND APPROVED BY STAFF.

Commissioner Kingsley felt the petitioner should be given flexibility if the style of the windows change on the front elevation. Commissioner Eckhardt did not have a strong feeling on this, and agreed to add a recommendation that the petitioner explore windows that would be compatible with the front elevation so they are the same, or make them substantially different so it looks like it is on purpose.

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

8. A RECOMMENDATION TO EXPLORE WINDOWS THAT WOULD BE COMPATIBLE WITH THE FRONT ELEVATION SO THEY ARE THE SAME OR MAKE THE WINDOWS SUBSTANTIALLY DIFFERENT SO IT LOOKS LIKE IT IS ON PURPOSE.

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

ITEM 2. GENERAL MEETING

An update was given to the commissioners regarding the presentation of the 2018 Alan F. Bombick award, which will be presented at the Village Board meeting on August 20th, with the family of Alan Bombick in attendance.

Mr. Hautzinger stated that a new Design Commission member will be appointed by the Village Board on August 6th.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#18-071 - 734 N. Chestnut Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 734 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 7/30/18, and the following:

1. Evaluate the option to restore and expand the existing house.
2. Consider raising the first floor of the new house a few steps above grade.
3. It is recommended that the oval window be rotated to a vertical orientation.
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

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Sieron Residence
Project Address: 734 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 9, 2018

PETITION INFORMATION:

DC Number: 18-071
Petitioner Name: Carole Wisniewski
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: August 14, 2018

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 two-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 11,809 square feet and the proposed residence will have 3,723 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25.5 feet Side: 9.5 feet Exterior Side: 15.4 feet Rear: 30 feet	Front: 25.5 feet Side: 15 feet Exterior Side: 24.3 feet Rear: 30.3 feet
Building Height	25 feet to the midpoint	24.2 feet to the midpoint
FAR	5,162 SF	3,727 SF
Building Lot Coverage	4,133 SF	2,968 SF
Impervious Surface Coverage Total	5,905 SF	3,781 SF

The subject property is located within the Historic Arlington Neighborhood Association (HANA) area of Arlington Heights. This neighborhood is known for having a variety of historic homes with very nice character. The existing house, proposed to be demolished, was built in 1908 (according to Cook County records) and has a nice farmhouse appearance that contributes to the character of the neighborhood. Based on the exterior appearance of the existing house, it looks like a nice candidate for restoration and expansion in order to preserve the historic character.

In regards to the proposed new house, the design has a very nice traditional appearance that will fit well in this location. The overall massing and combination of materials is nicely done, and the placement of the new attached garage (facing the exterior side) is ideal. Raising the first floor a few steps above grade is encouraged to give the design an even more authentic appearance. A minor comment on the design is that the oval window above the front door looks sideways, and it is recommended that it be rotated to a vertical orientation.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 734 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received 7/30/18, and the following:

1. Evaluate the option to restore and expand the existing house.
2. Consider raising the first floor of the new house a few steps above grade.
3. It is recommended that the oval window be rotated to a vertical orientation.
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 9, 2018

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-071

r



MURRY AND MOODY, LTD.

Land Surveyors

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

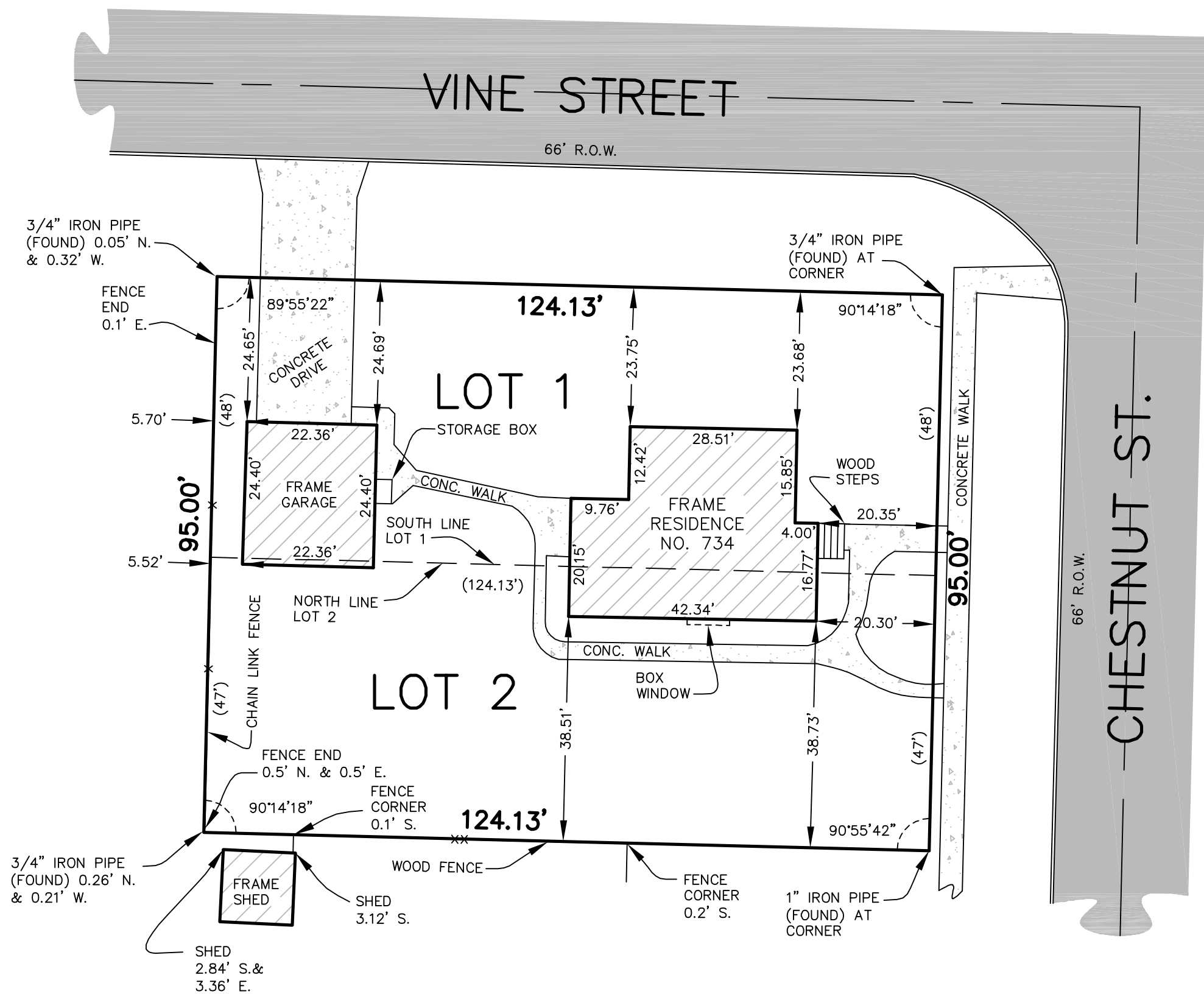
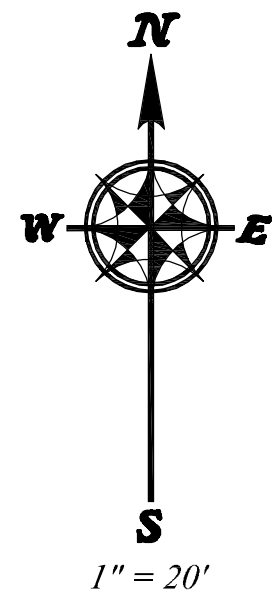
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067

www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

PLAT OF SURVEY OF

LOT 1 AND LOT 2 IN BLOCK 5 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION OF THE EAST 28 ACRES IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 11,799± S.F. / 0.271 ACRES



LEGEND AND NOTES

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

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

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

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

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

Order Number: 17-1075

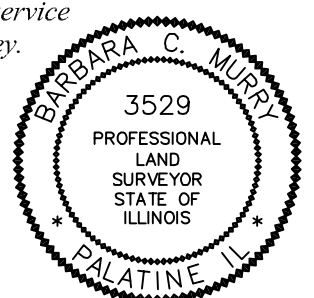
Survey Made For: Gerald Rinella

STATE OF ILLINOIS } s.s. COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: April 19, 2017

Palatine, Illinois: April 25, 2017

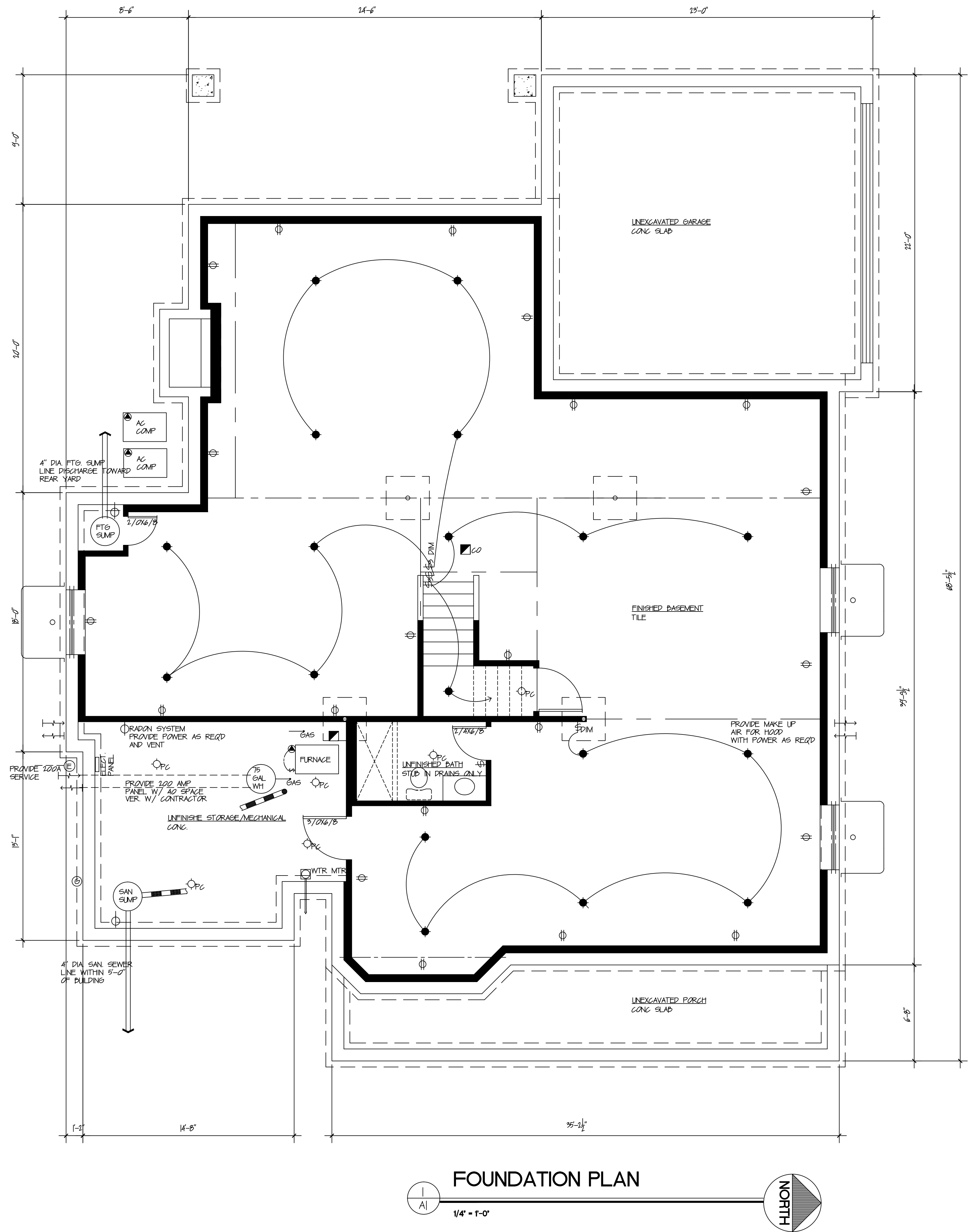
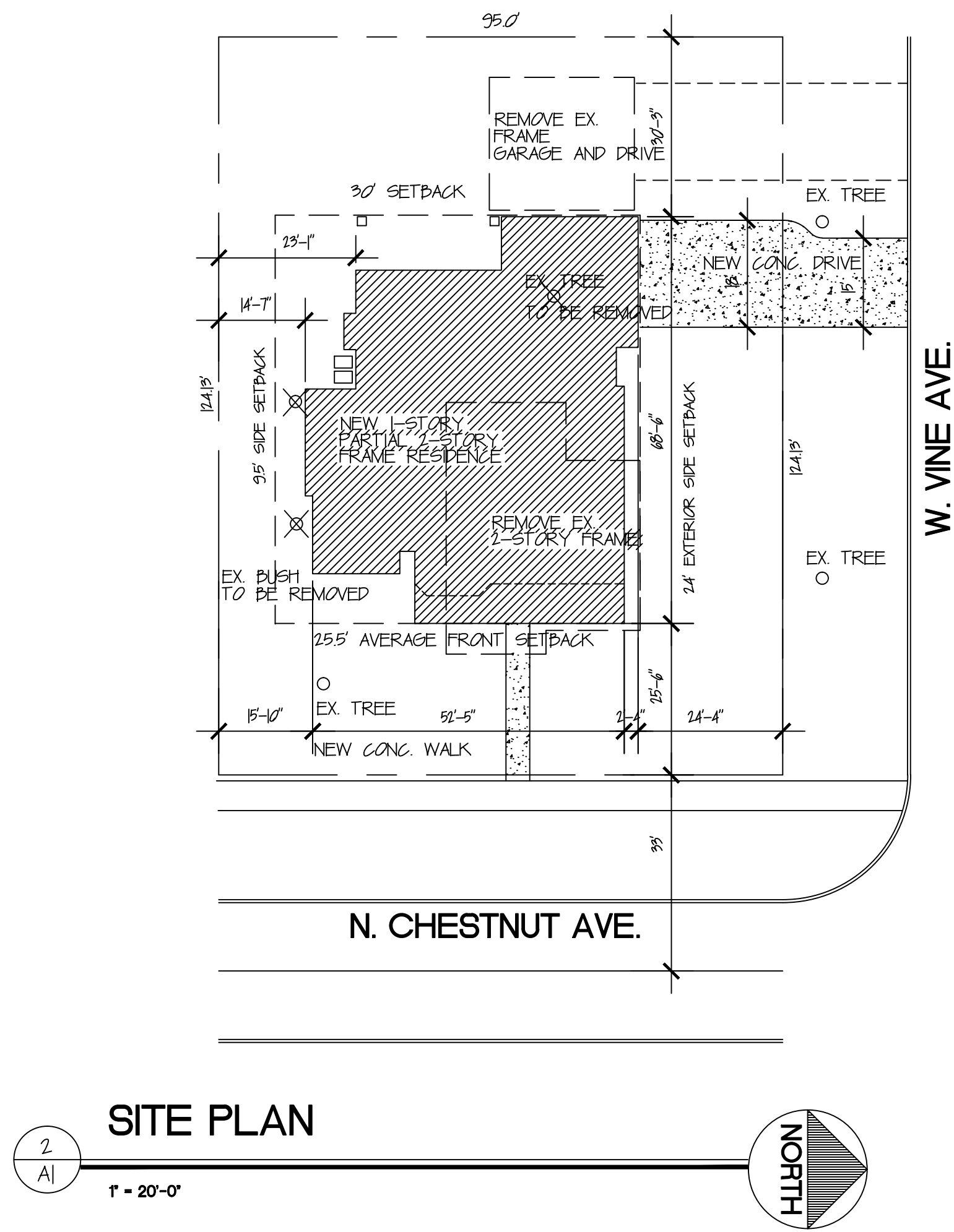


Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2018

Project Number: 17107500

Field Book: 308L22-23

Drawing File: 17107500.dwg



JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



03.20.17

CW Design Group
carole gainer wisniewski
ARCHITECT
847-489-1703
e mail: cwdesign@gmail.com
922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwdesign@gmail.com
DESIGN REG #184.007566-001

CUSTOM SINGLE FAMILY HOME
FOR:

MARK AND JOAN SIERON
734 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	07.09.18	DESIGN COMM
2		
3		
4		
5		
6		

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PROJECT NUMBER
18005.00

FOUNDATION
PLAN
A1



712 N. CHESTNUT AVE.



720 N. CHESTNUT AVE.



730 N. CHESTNUT AVE.



734 N. CHESTNUT AVE.



302 W. VINE ST.



810 N. CHESTNUT AVE.



818 N. CHESTNUT AVE.

N. CHESTNUT AVE.



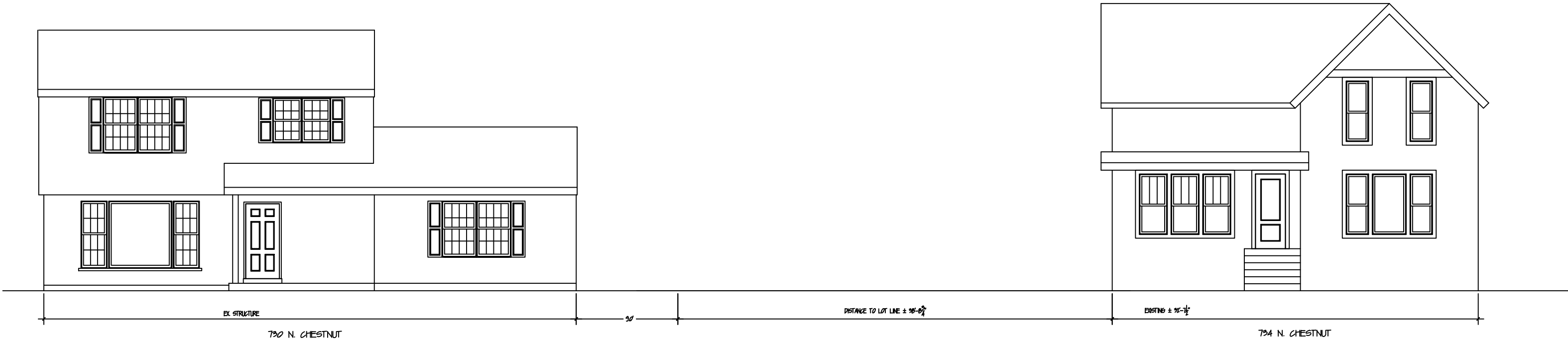
803 N. CHESTNUT AVE.



735 N. CHESTNUT AVE.



727 N. CHESTNUT AVE.



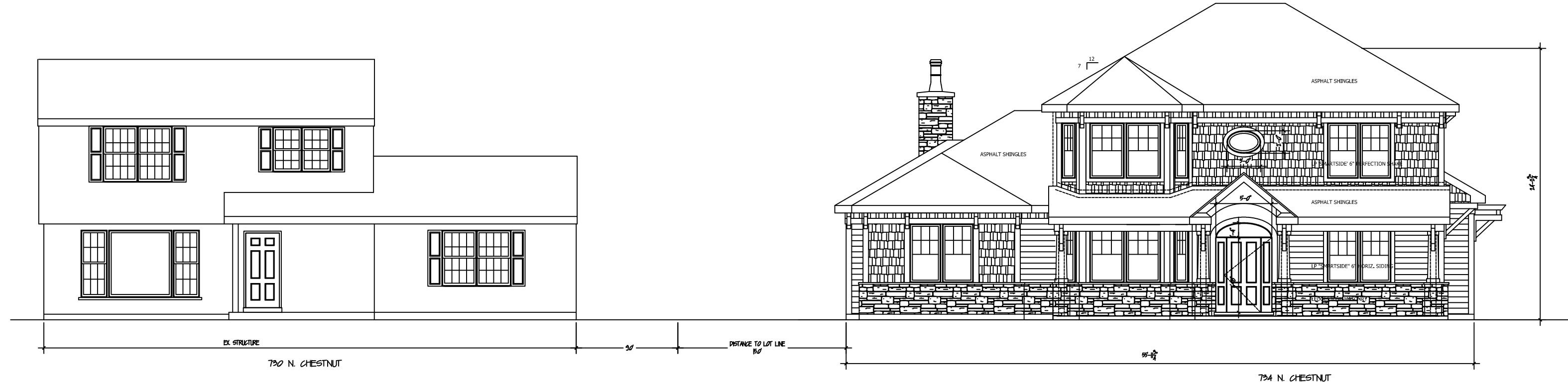
EXISTING CONTEXT FRONT ELEVATION

1
1

NOT TO SCALE

SINGLE FAMILY CUSTOM HOME
MARK AND JOAN SIERON
734 N. CHESTNUT
ARLINGTON HEIGHTS, IL 60004

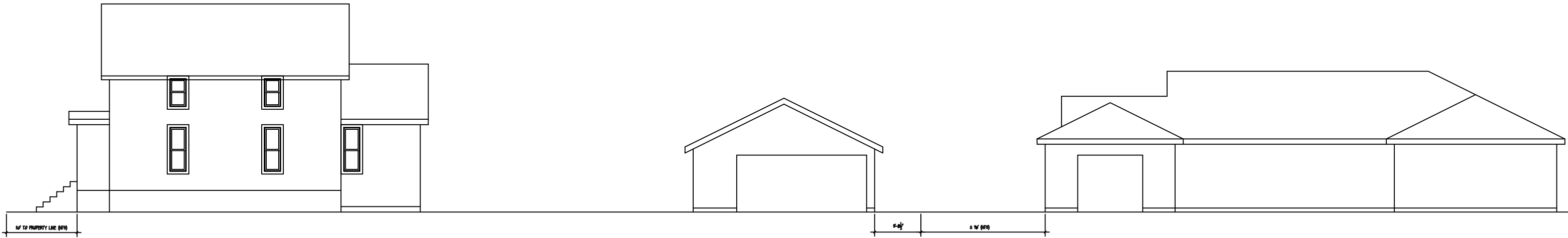
07.15.10B



PROPOSED CONTEXT FRONT ELEVATION

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NOT TO SCALE



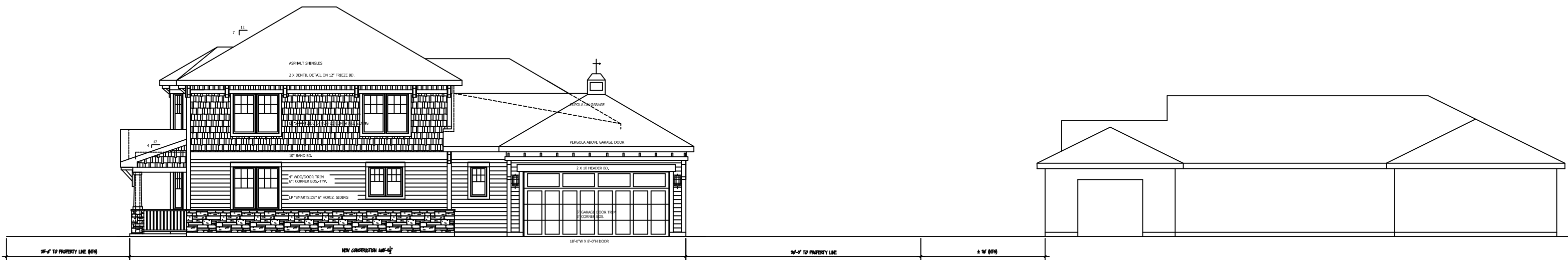
EXISTING CONTEXT NORTH ELEVATION

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NOT TO SCALE

01.15.2016

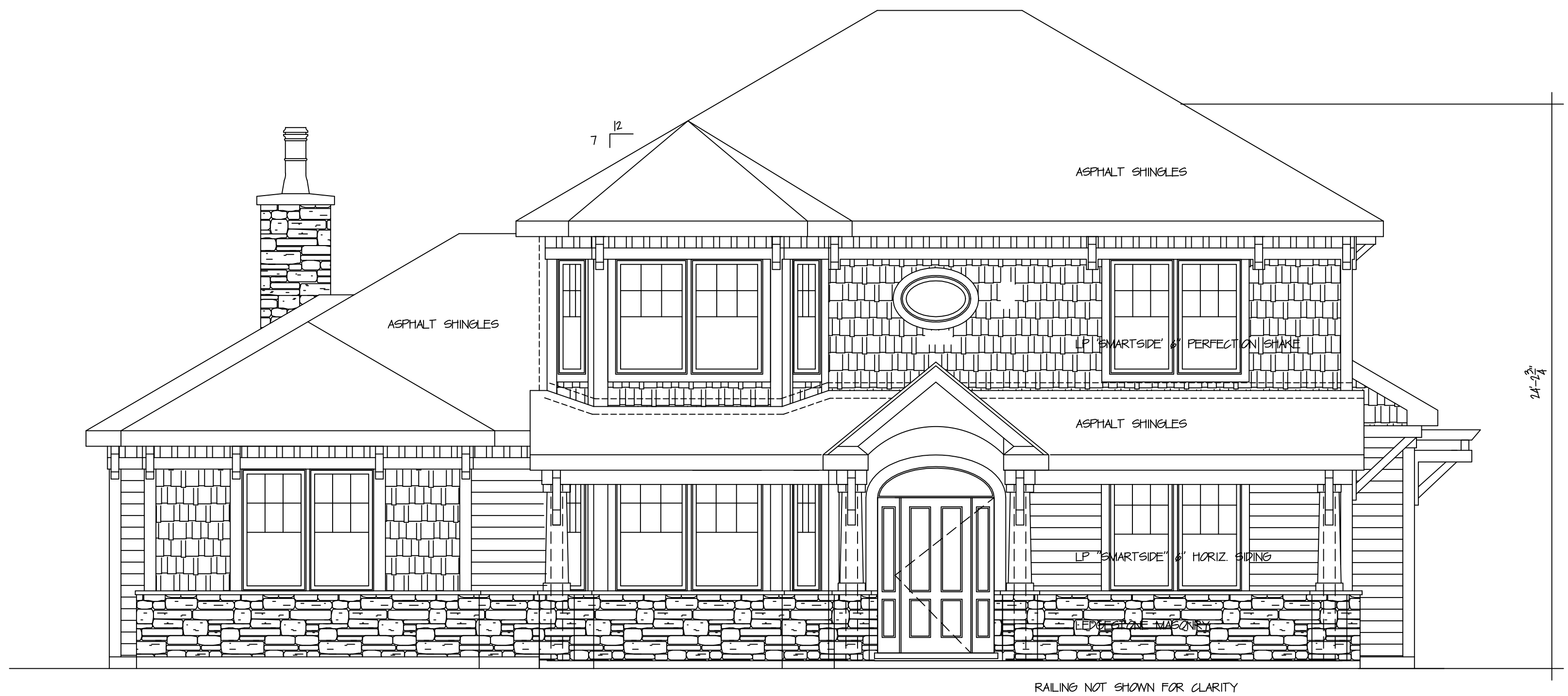
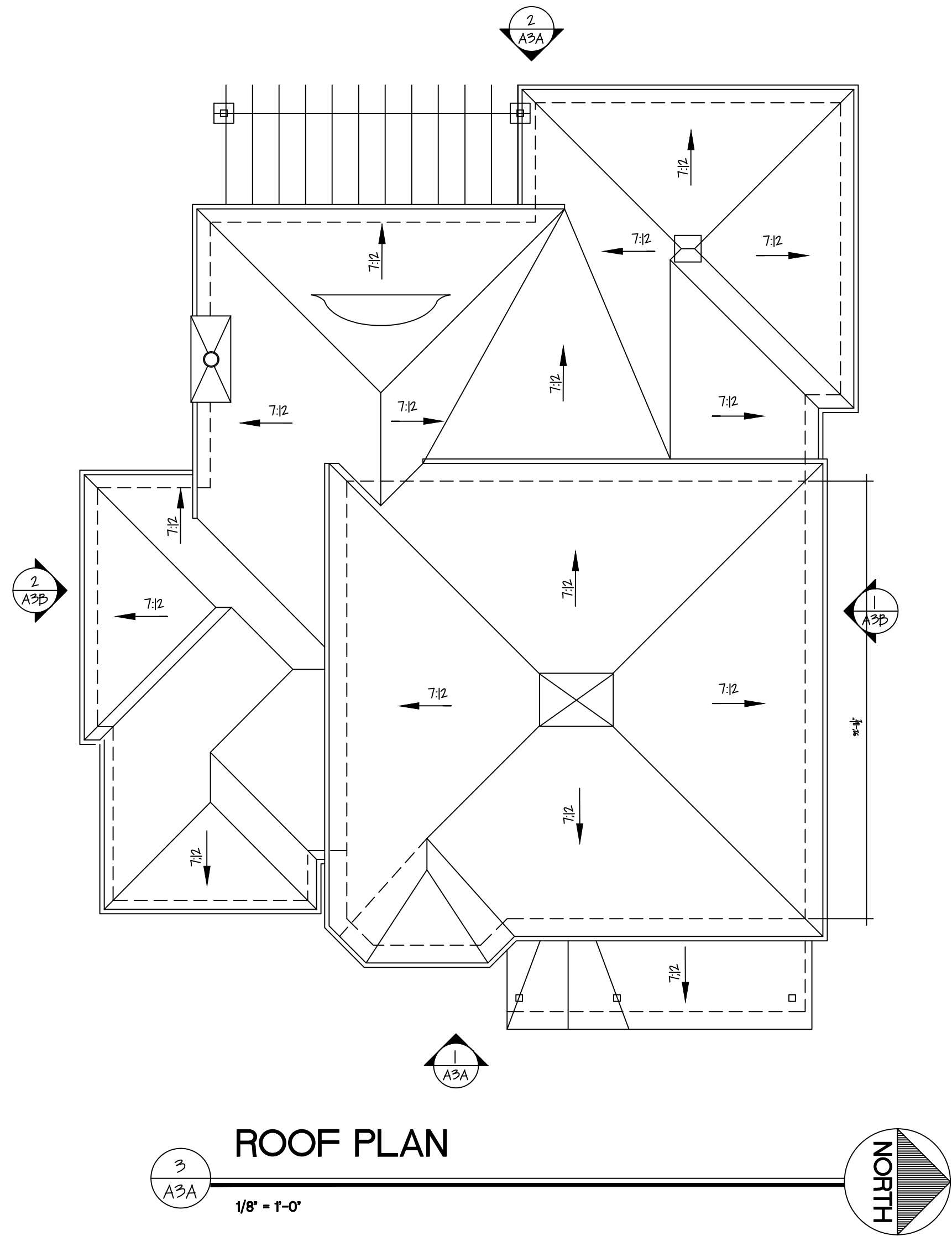
SINGLE FAMILY CUSTOM HOME
MARK AND JOAN SIERON
774 N. CHESTNUT
ARLINGTON HEIGHTS, IL 60004



PROPOSED CONTEXT FRONT ELEVATION

2
1

NOT TO SCALE



JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



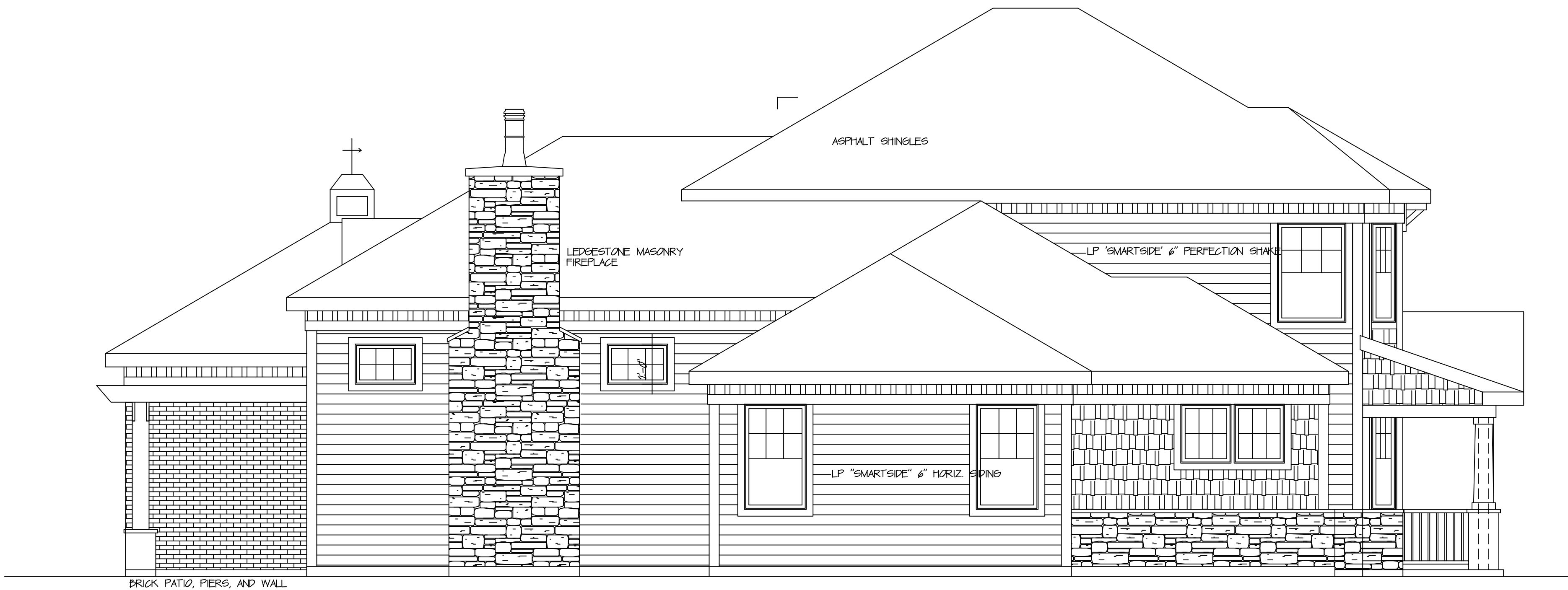
CW Design
carole wisniewski
ARCHITECT
847-489-1703
email: cwdesign@gmail.com
922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwdesign@gmail.com
DESIGN REG #184.007566-001

CUSTOM SINGLE FAMILY HOME
FOR:
MARK AND JOAN SIERON
734 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, ILLINOIS

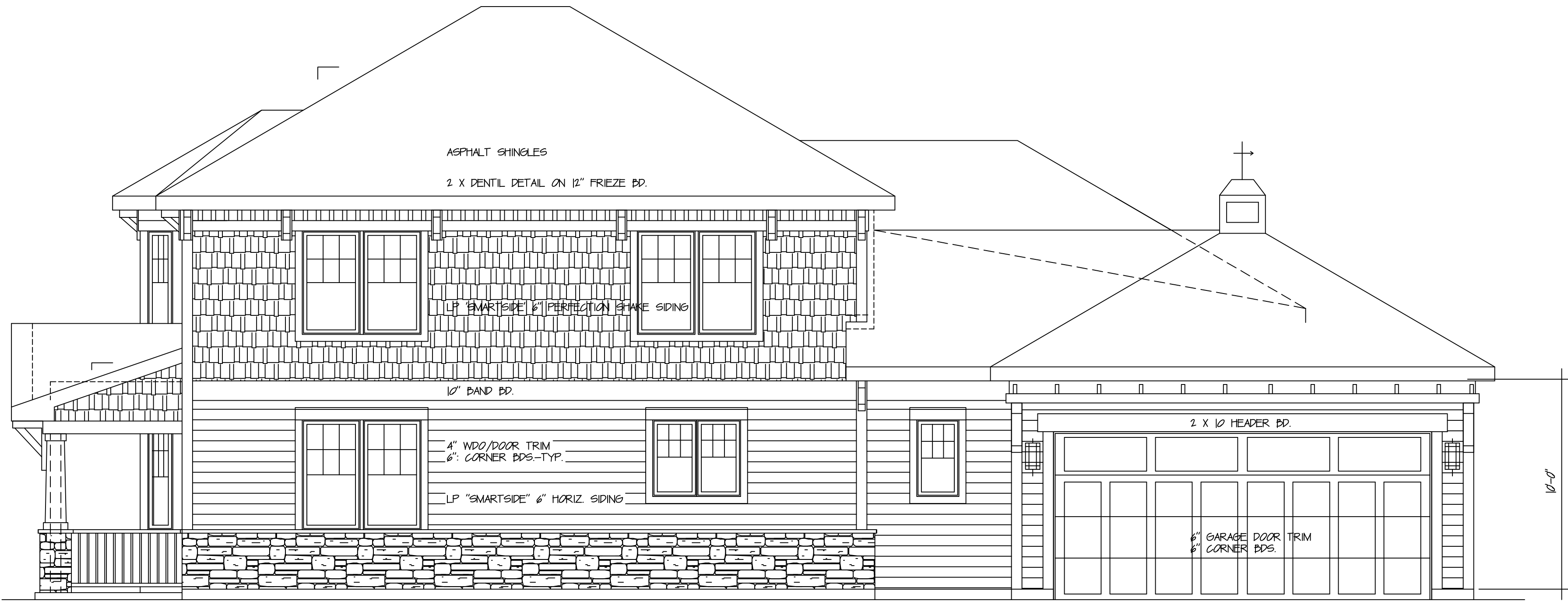
NO.	DATE	DESCRIPTION
1	07.09.18	DESIGN COMM
2		
3		
4		
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6		

PROJECT NUMBER
18005.00

EXTERIOR
ELEVATIONS
A3A



2
A3B
LEFT SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



1
A3B
RIGHT SIDE ELEVATION (NORTH)
1/4" = 1'-0"

JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



03.20.17
CW Design
carole gainer wisniewski
ARCHITECT
847-489-1703
e mail: cwdesign@gmail.com
922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwdesign@gmail.com
DESIGN REG #184.007566-001

CUSTOM SINGLE FAMILY HOME
FOR:
MARK AND JOAN SIERON
734 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	07.09.18	DESIGN COMM
2		
3		
4		
5		
6		

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PROJECT NUMBER
18005.00

EXTERIOR
ELEVATIONS
A3B

HORIZ. SIDING →

LP Wheat

SHAKE ↗
ROOFING →
WINDOWS ↓



Sand Castle®



LP Khaki



STONE

CHILTON LEDGESTONE
Sky • Earth •
SS

← TRIM

MATERIAL SCHEDULE

734 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

MATERIAL TYPE	MANUFACTURER	COLOR
STONE	CHILTON LEDGESTONE	EARTH/SKY
ROOF	OWNES CORNING	SAND CASTLE
HORIZ. 6" SIDING	LP SMARTSIDE	KHAKI
PERFECTION SHAKE	LP SMARTSIDE	WHEAT
TRIM/FASCIA/SOFFIT	LP SMARTSIDE	WHITE
WINDOWS	MARVIN ULTIMATE	CASHMERE
GUTTERS/DS	MASTIC	WHITE ALUMINUM



Item: DC#18-072 - 2315 N. Arlington Heights Rd. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 2315 N. Arlington Heights Road. This recommendation is based on the architectural plans dated 6/29/18 and received 7/16/18, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: John Residence
Project Address: 2315 N. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: August 8, 2018

PETITION INFORMATION:

DC Number: 18-072
Petitioner Name: Joe John
Petitioner Address: 2315 N. Arlington Heights Road
Arlington Heights, IL 60005
Meeting Date: August 14, 2018

Requested Action(s): Approval of the proposed architectural design for a new 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 build a new two-story residence with a detached three-car garage on an existing vacant lot. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 21,517 square feet, and the new house is proposed to have approximately 6,202 sf. The project does comply with the primary R-E zoning requirements as summarized below, but the following corrections will be required prior to building permit approval:

- The proposed garage is encroaching into a 10-foot utility easement.
- The driveway is required to be setback a minimum of three feet from the side lot line. 2'-6" is proposed.
- The driveway must maintain a minimum width of nine feet.
- The driveway location needs to be coordinated and revised to avoid the two existing parkway trees and street light.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 12 feet Side: 12 feet Rear: 30 feet	Front: 50 feet Side: 15.5 feet Side: 12.7 feet Rear: 39.3 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	6,455 SF	6,202 SF
Building Lot Coverage	6,455 SF	6,437 SF
Impervious Surface Coverage Total	10, 758 SF	10, 724 SF

The subject property is located in an R-E Zoning District where the minimum lot size requirement is 20,000 sf, and the property is facing Arlington Heights Road. The original homes along this residential section of Arlington Heights are smaller scale single-story homes, but there have been numerous teardowns completed in this area, including the houses on each side of the subject property.

The proposed house is large, but the overall massing generally fits with the scale of the adjacent newer homes. However, the proposed front entrance design has a very grand scale and appearance that does not fit the character of the neighborhood. The large front entrance has a more commercial appearance, such as a church or banquet facility. The Design Commission should evaluate the proposed design for compatibility with the character of the area.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 2315 N. Arlington Heights Road. This recommendation is based on the architectural plans dated 6/29/18 and received 7/16/18, and the following:

1. Evaluate the character and scale of the front entrance with the character of the area.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other

Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

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

August 8, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-072

PLAT OF TOPOGRAPHY

OF

LOT EIGHT (8) IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

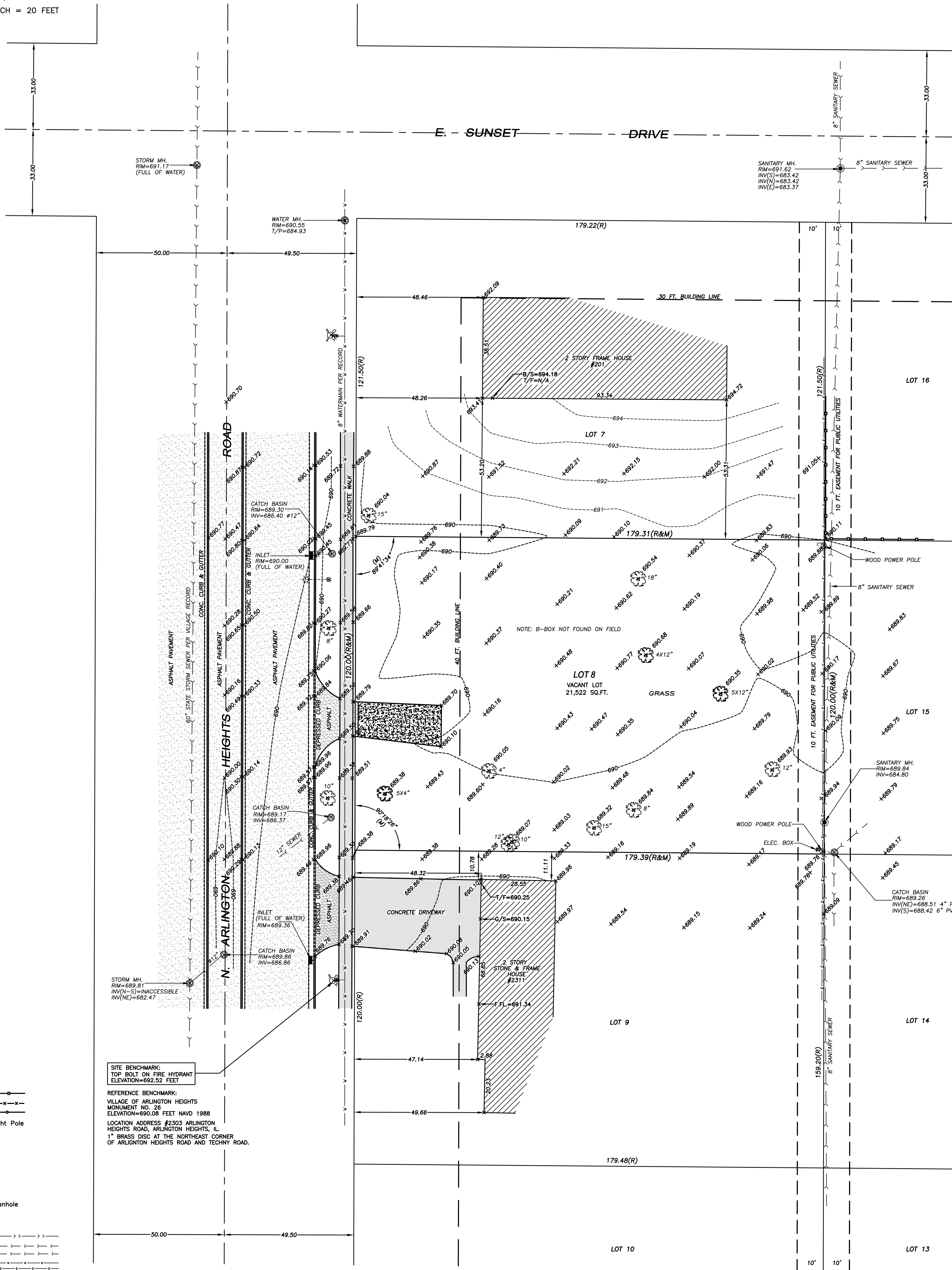
PIN: 03-17-105-002-0000

TOTAL LAND AREA: 21,522 SQ.FT.

COMMONLY KNOWN AS: 2315 N. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004



SCALE: 1 INCH = 20 FEET



- LEGEND:
- N. = North
 - S. = South
 - W. = West
 - E. = East
 - T/F = Top of Foundation
 - B/S = Bottom of Siding
 - F.F.L. = Finish Floor
 - G/S = Garage Slab
 - TC = Top of Curb
 - G = Gutter
 - TW = Top of Wall
 - T/P=Top of Pipe
 - Conc. = Concrete
 - Tree
 - Wood Fence
 - Chain Link Fence
 - Iron Fence
 - Single-Arm Light Pole
 - Fire Hydrant
 - Water Valve
 - B-Box
 - Water Manhole
 - Storm Manhole
 - Catch Basin
 - Inlet
 - Sanitary/Combined Manhole
 - Wood Power Pole
 - Down Spout
 - Combined Sewer
 - Storm Sewer
 - Sanitary Sewer
 - Water Main
 - Overhead Wires

SITE BENCHMARK:
TOP BOLT ON FIRE HYDRANT
ELEVATION=692.52 FEET

REFERENCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT NO. 26
ELEVATION=690.08 FEET NAVD 1988
LOCATION ADDRESS #2303 ARLINGTON
HEIGHTS ROAD, ARLINGTON HEIGHTS, IL
1" BRASS DISC AT THE NORTHEAST CORNER
OF ARLINGTON HEIGHTS ROAD AND TECHNYY ROAD.

ORDER NO.: 18-181-T
ORDERED BY: JOE JOHN

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION AND LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

NOTE: Location of underground utilities where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E.
01-800-892-0123 BEFORE DIGGING

GENERAL NOTES:

- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.



EVERGREEN AVE

2315
EVERGREEN
AVE
ROAD

2401
EVERGREEN
AVE
ROAD

2405
EVERGREEN
AVE
ROAD

ARLINGTON HEIGHTS ROAD

2303
ARLINGTON
HEIGHTS
ROAD

2307
ARLINGTON
HEIGHTS
ROAD

2311
ARLINGTON
HEIGHTS
ROAD

2315
ARLINGTON
HEIGHTS
ROAD

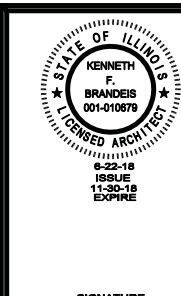
201 SUNSET
AVE

SUBJECT PROPERTY

SUNSET AVE

202 SUNSET
AVE

2411
ARLINGTON
HEIGHTS
ROAD



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**JAKL BRANDEIS
ARCHITECTS LTD.
LICENSE NO. 184.0018:**

**1800 W HAWTHORN
LANE SUITE Q
WEST CHICAGO,
ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570**

**NEW RESIDENCE FOR
JOE JOHN**
2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL

[illegible]

SHEET TITLE

SHEET NUMBER



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WEST CHICAGO,
ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570

2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL.

SHEET TITLE

SHEET NUMBER

OF 8



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

1/8" = 1'-0" WILL NOT FIT ON A D SIZE SHEET



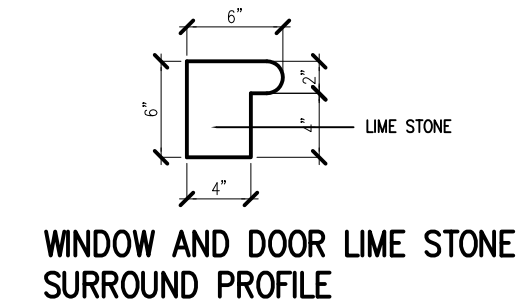


1800 W HAWTHORNE
LANE SUITE Q
WEST CHICAGO,
ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570

**NEW RESIDENCE FOR
JOE JOHN**
2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL.

SHEET TITLE

OF 8



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

ITEM	MATERIAL	MANUFACTURER	COLOR
BRICK	CLAY	BELDEN	MODULAR ALASKA WHITE VELOUR
ROOF	ENGINEERED SLATE	PLYGEN	GRAY
GUTTER AND DOWN SPOUTS	ALUM	ACM	WHITE
WINDOWS	WOOD/ALUMINUM	PELLA	WHITE
GARAGE DOORS	ALUMINUM	CLOPAY	WHITE
STONE WINDOW SURROUND/ SILLS	LIMESTONE	INDIANA LIMESTONE	NATURAL
COLUMNS	SYNTHETIC STONE	ROYAL CORINTHIAN	WHITE
GUARD RAIL SYSTEM	SYNTHETIC STONE	ROYAL CORINTHIAN	WHITE



1800 W HAWTHORNE
LANE SUITE Q
WEST CHICAGO,
ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570

2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL.

OF 8



1800 W HAWTHORNE
LANE SUITE Q
WEST CHICAGO,
ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570

2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL

SHEET TITLE

OF 8





jb

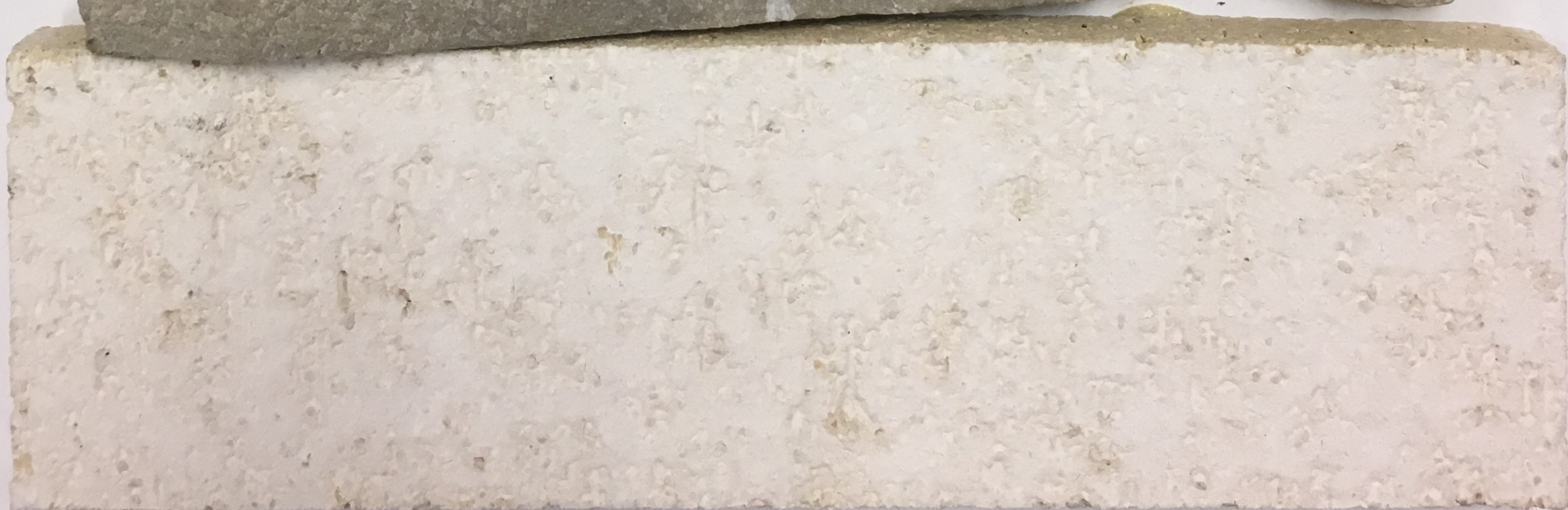
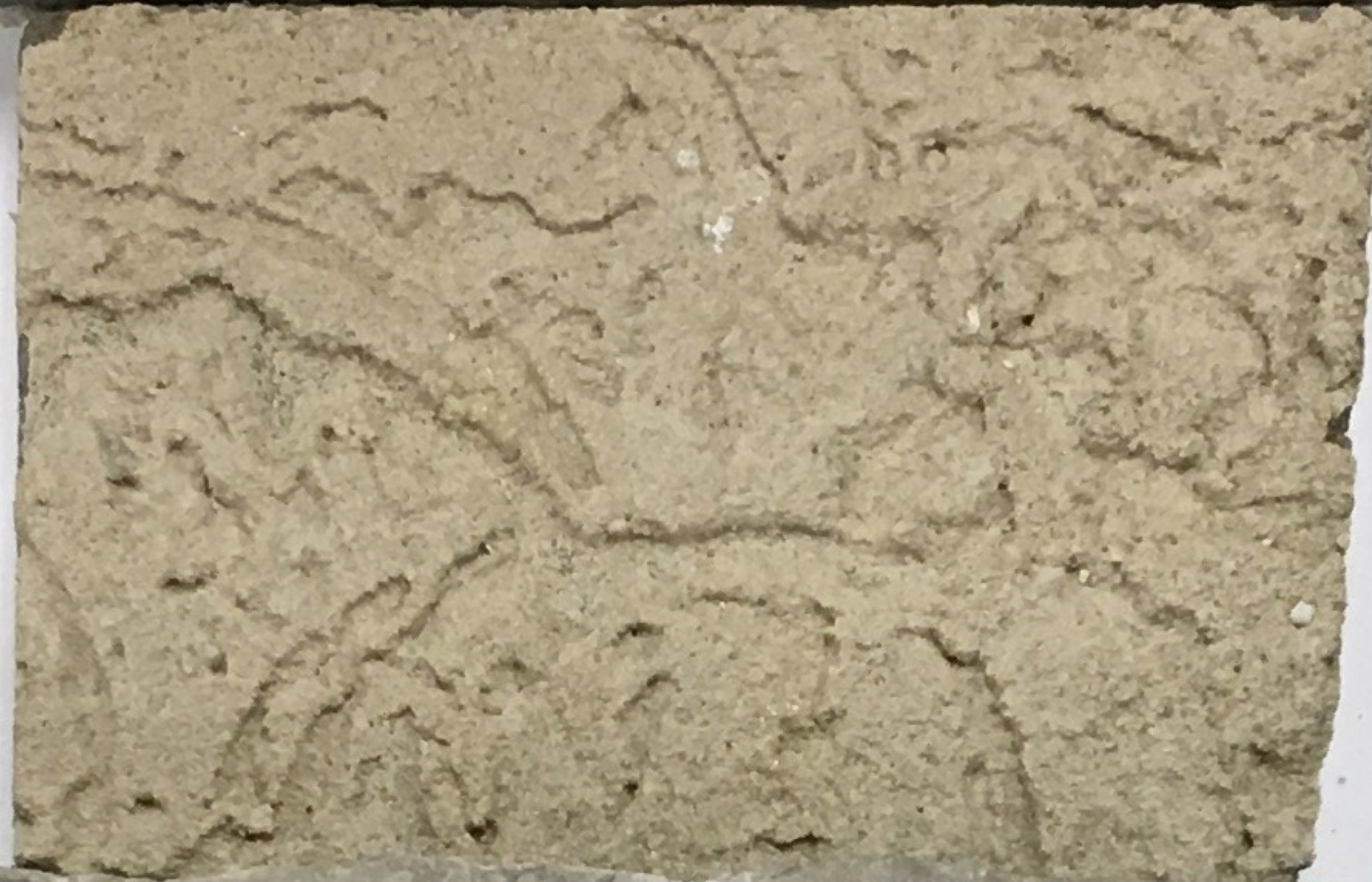
**1800 W HAWTHORNE
LANE SUITE Q
WEST CHICAGO,
ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570**

2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL.

SHEET TITLE

OF 8

203 DOVER WHITE





Item: DC#18-073 - 420 N. Derbyshire Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 420 N. Derbyshire Lane. This recommendation is subject to compliance with the architectural plans dated 6/21/18 and 7/17/18, and the following:

1. A recommendation to recess the garage behind the front porch.
2. A recommendation to reduce the garage roof pitch from 10:12 to 8:12.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 420 N. Derbyshire Lane
Project Address: 420 N. Derbyshire Lane
Prepared By: Steve Hautzinger

Date Prepared: August 9, 2018

PETITION INFORMATION:

DC Number: 18-073
Petitioner Name: Robert Lisk
Petitioner Address: Lisk Homes
914 Valley Road
Lake Forest, IL 60045
Meeting Date: August 14, 2018

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 with one-car attached 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 9,326 square feet and the proposed residence will have 3,633 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5.7 feet Exterior Side: 5.7 feet Rear: 30 feet	Front: 31 feet Side: 6.9 feet Exterior Side: 6.9 feet Rear: 67 feet
Building Height	25 feet to the midpoint	23.5 feet to the midpoint
FAR	4,168 SF	3,633 SF
Building Lot Coverage	3,264 SF	2,591 SF
Impervious Surface Coverage Total	4,663 SF	3,436 SF

The existing neighborhood consists of primarily smaller scale, single-story homes with a mix of attached and detached garages. The proposed teardown will be the first on this block. Although, there is one house across the street that was recently expanded with a second floor addition.

The proposed house has a traditional style that will generally fit well in this location, and the proposed materials will complement the existing houses that also have partial siding and partial masonry. The single-story garage roof and full front porch help the proposed design to relate to the scale of the adjacent single-story homes, and the hipped main roof helps to keep the height of the side walls from being too tall.

The issue with the design is that the garage projects forward in front and becomes the focal point of the design. A better arrangement would have the garage recessed behind the front porch. Additionally, the garage roof looks large when compared to the scale of the neighborhood. It is recommended that the pitch of the garage roof be reduced from 10:12 to 8:12 to match the main roof pitch on the house and to better fit with the scale of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 420 N. Derbyshire Lane. This recommendation is subject to compliance with the architectural plans dated 6/21/18 and 7/17/18, and the following:

1. A recommendation to recess the garage behind the front porch.
2. A recommendation to reduce the garage roof pitch from 10:12 to 8:12.

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

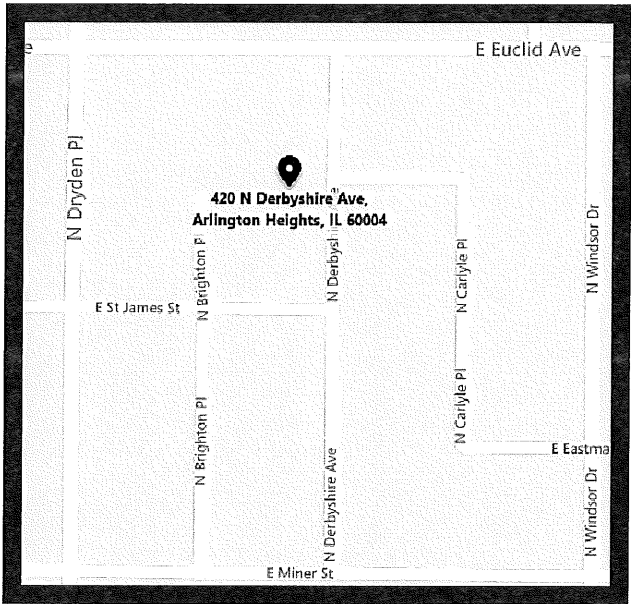
August 9, 2018

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-073

PLAT OF SURVEY

LOT 6 IN ARTHUR C. JACOB'S EASTWOOD TERRACE, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

AREA

9,326 Sq. Ft. OR 0.21 ACRES (MORE OR LESS)

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

WE, GREENGARD INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 15TH DAY OF JUNE, 2018.
Joseph R. Sadoski

GREENGARD, INC. 111 BARCLAY BOULEVARD, SUITE 310 LINCOLNSHIRE, ILLINOIS 60069
JOSEPH R. SADOSKI ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3316 MY RENEWABLE LICENSE EXPIRES 11-30-18.



LEGEND

- POWER POLE
- OH — OVERHEAD LINES

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- ROBERT LISK
- ORIGINAL FIELD WORK COMPLETED- 05-25-18

DESIGNED BY: AN DATE: 05-29-18
CHECKED BY: JRS DATE: 05-31-18
APPROVED BY: DATE:



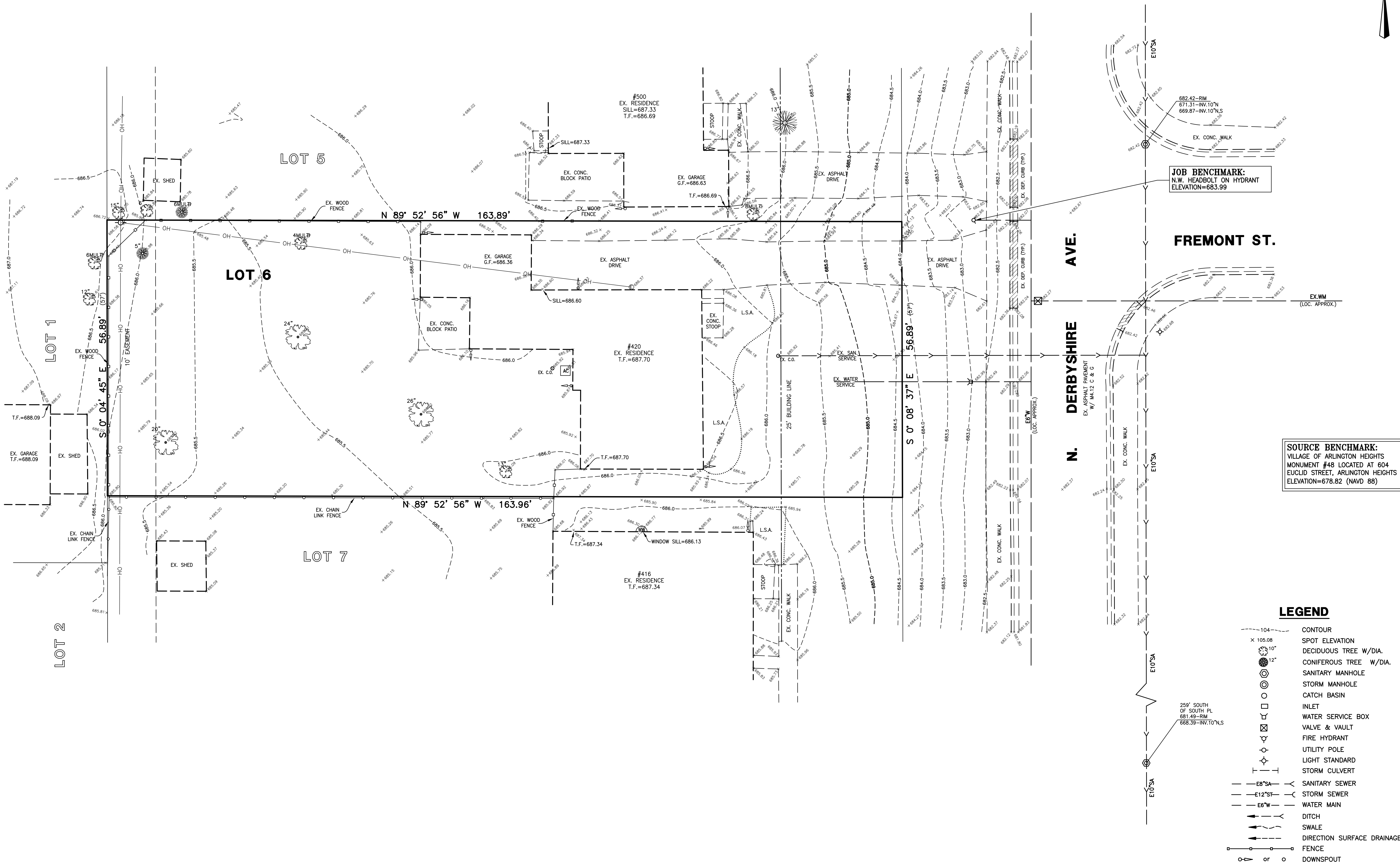
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE: 1"=20'
DRAWING No. 64110
SHEET 1 OF 1

420 N DERBYSHIRE AVE. - ARLINGTON HEIGHTS, IL

PLAT OF SURVEY

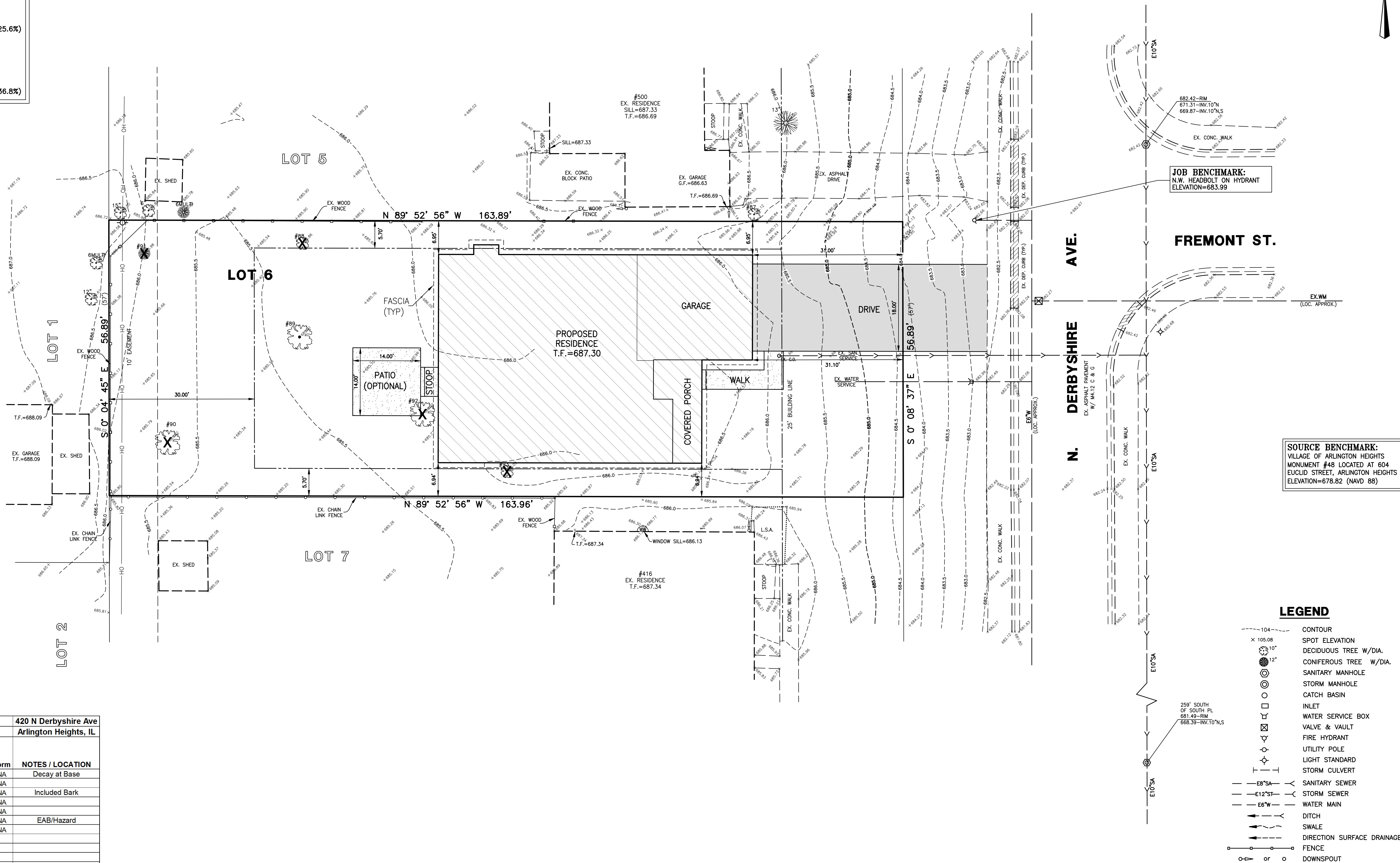
LEGAL DESCRIPTION
LOT 6 IN ARTHUR C. JACOB'S EASTWOOD TERRACE, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGAL DESCRIPTION
LOT 6 IN ARTHUR C. JACOB'S EASTWOOD TERRACE, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT COVERAGE TABLE

LOT AREA	=	9,326 S.F.
EXISTING IMPERVIOUS AREAS		
HOUSE	=	1,500 S.F.
DRIVE	=	737 S.F.
WALK	=	44 S.F.
PATIO	=	111 S.F.
TOTAL EXISTING	=	2,392 S.F. (25.6%)
PROPOSED IMPERVIOUS AREAS		
HOUSE	=	2,576 S.F.
DRIVE	=	559 S.F.
WALK/SOOP	=	105 S.F.
PATIO (OPTIONAL)	=	196 S.F.
TOTAL PROPOSED	=	3,436 S.F. (36.8%)



Tree Preservation Survey				420 N Derbyshire Ave Arlington Heights, IL	
TAG #	SIZE	SPECIES	CONDITION 1 - 6 (1=BEST - 6= DEAD)	Form	NOTES / LOCATION
87	11	Crabapple	4	NA	Decay at Base
88	10	Mulberry	3	NA	
89	21	Norway Maple	3	NA	Included Bark
90	19	Silver Maple	3	NA	
91	5	Spruce	3	NA	
92	24	Ash	5	NA	EAB/Hazard
93	13	Silver Maple	3	NA	
Thank you, Lou Leggett Certified Arborist #177 847-561-7061					

0 10 20 30 40
SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: AC/MS DATE: 07-16-18
CHECKED BY: AC DATE: 07-16-18
APPROVED BY: DMW DATE: 07-16-18



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING NO. 64110
SHEET 2 of 2

420 N DERBYSHIRE AVE. - ARLINGTON HEIGHTS, IL

SITE PLAN

SURROUNDING PROPERTIES

420 N Derbyshire Ave.



406 N Derbyshire



410 N Derbyshire



416 N Derbyshire



420 N Derbyshire
Subject Property



506 N Derbyshire



510 N Derbyshire



516 N Derbyshire

N DERBYSHIRE AVE.



417 N Derbyshire



E Fremont St.



501 N Derbyshire



DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	08-14-18 BUI					
PRELIMINARY DESIGN	08-14-18 BUI					
DESIGN DEVELOPMENT	09-15-18 BUI					
RELEASE FOR BID						
FINAL REVIEW						
RELEASE FOR PERMIT						
REVISION						

420 N. DERBYSHIRE AVE
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

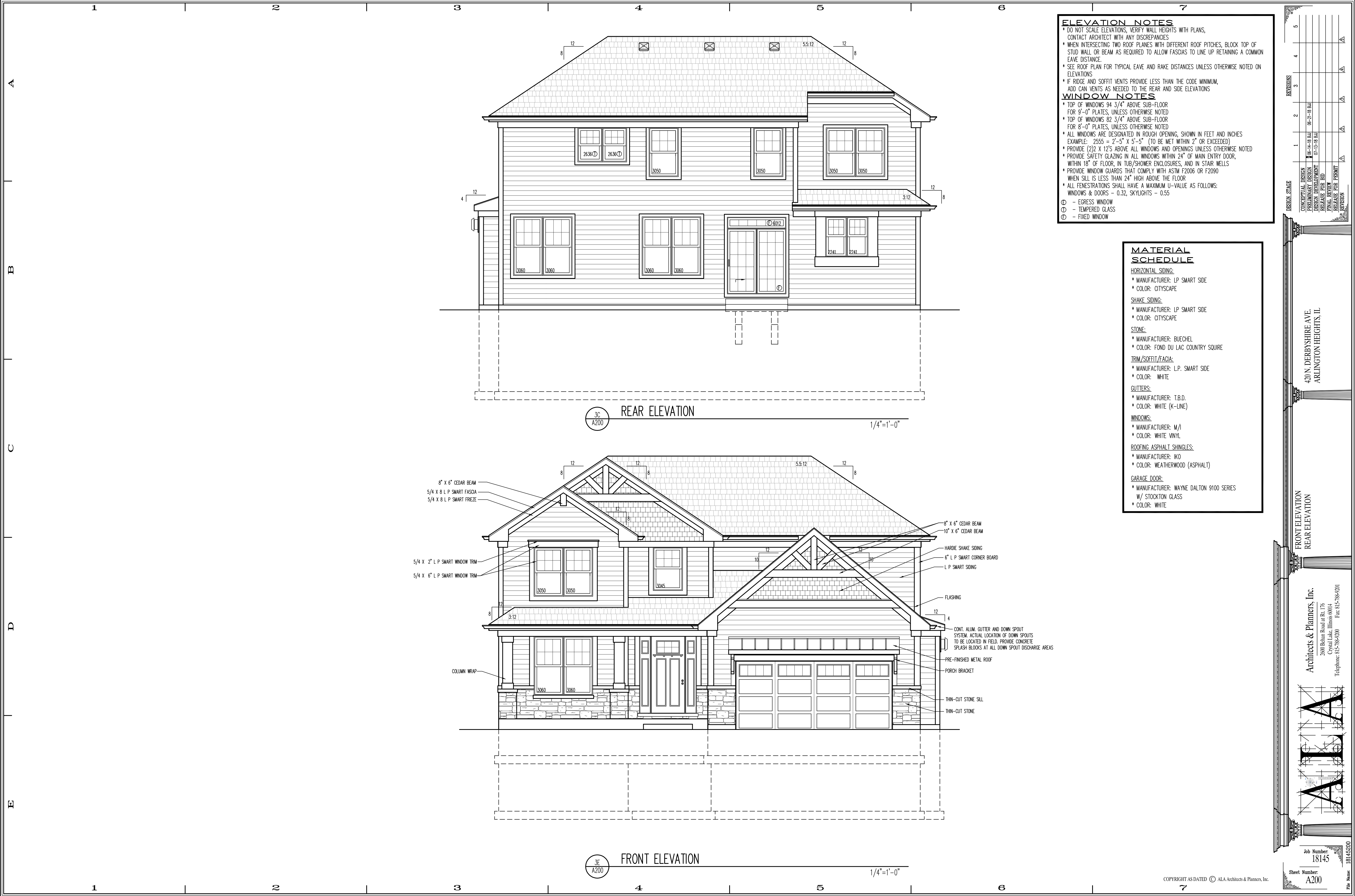
Architects & Planners, Inc.
2900 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

ALA

Job Number:
18145

Sheet Number:
A202

18145/202



DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
PRELIMINARY DESIGN	2
DESIGN DEVELOPMENT	3
FINAL DESIGN	4
FINAL REVIEW	5
RELEASE FOR PERMIT	
REVISION	

420 N. DERBYSHIRE AVE.
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2900 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

ALA

Job Number: 18145
Sheet Number: A200
Date: 10/14/2000

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3C
A201
RIGHT SIDE ELEVATION

1/4"=1'-0"

3E
A201
LEFT SIDE ELEVATION

1/4"=1'-0"

420 N. DERBYSHIRE AVE.
ARLINGTON HEIGHTS, IL

Architects & Planners, Inc.
2900 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

ALA

Job Number:
18145
Sheet Number:
A200
Plot Name:
18145200

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	1
SCHEMATIC DESIGN	2
DESIGN DEVELOPMENT	3
FINAL REVIEW	4
RELEASE FOR PERMIT	5

420 N Derbyshire Ave.

Exterior Color Package



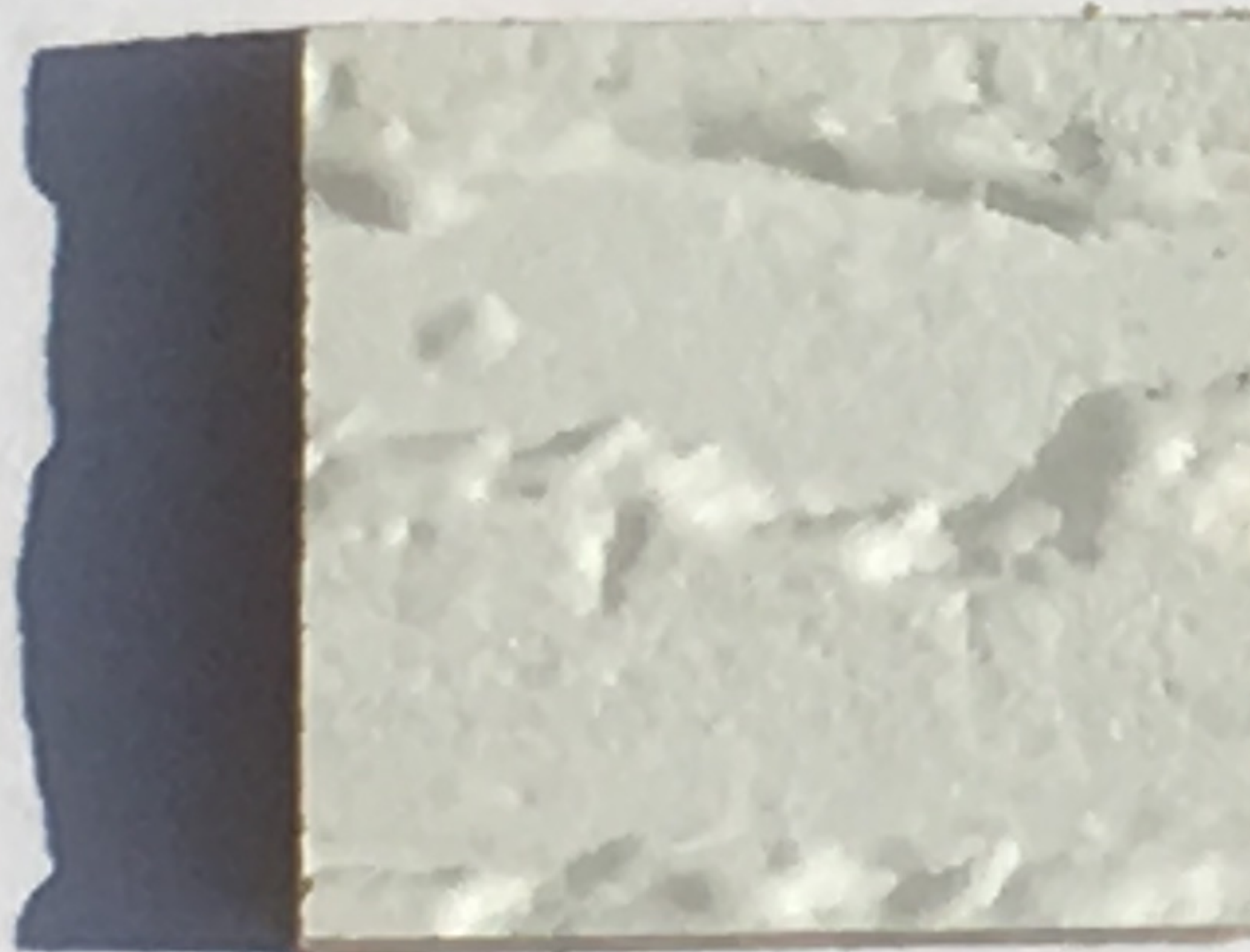
Stone

Fond Du Lac Country Squire



Siding
CityScape

Shakes
CityScape



Soffit, Board and Batten, Trims
SW7005 - Pure White



Roofing
Weatherwood

Gutters, Windows, and Garage Door
White

Exterior Materials
420 N Derbyshire

ITEM	MATERIAL	MANUFACTURER	COLOR
Siding	Treated engineered wood	LP	Cityscape
Stone	Natural stone	Beuchel	Fon du Lac Country Squire
Roof	Asphalt shingles	IKO	Weather Wood
Trim	Treated engineered wood	LP	White
Windows	Vinyl	Anderson	White
Garage door	Steel	Wayne Dalton	White
Gutters	Aluminum		White



Item: DC#18-077 - Arby's Restaurant - 100 W. Rand Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of an existing fast food restaurant building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Arby's to be located at 100 W. Rand Road. This recommendation is subject to compliance with the plans dated 7/30/18 and received 8/1/18, 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. Consider changing the small section of plain EIFS on the west elevation to painted brick or faux EIFS brick for a more cohesive appearance.
2. It is recommended that the drive-through canopy be widened for a better appearance and improved functionality.
3. Consider including a second "Arby's" sign on the east wall above the main entrance to call attention to the entry door.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arby's Restaurant
Project Address: 100 W. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: August 8, 2018

PETITIONER INFORMATION:

DC Number: 18-077
Petitioner Name: Robert Lodel
Petitioner Address: Excel Engineering Inc.
100 Camelot Drive
Fond Du Lac, WI 54935
Meeting Date: August 14, 2018

Requested Action(s):

Approval of the proposed architectural design for a facade renovation of an existing fast food restaurant building.

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

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

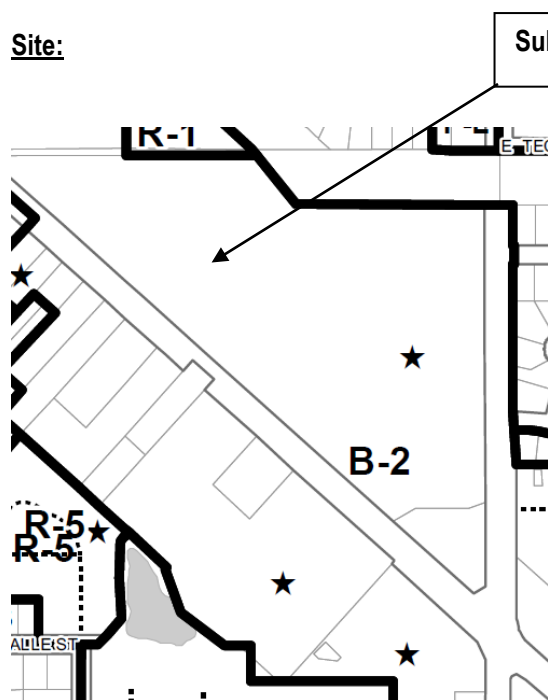
This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

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

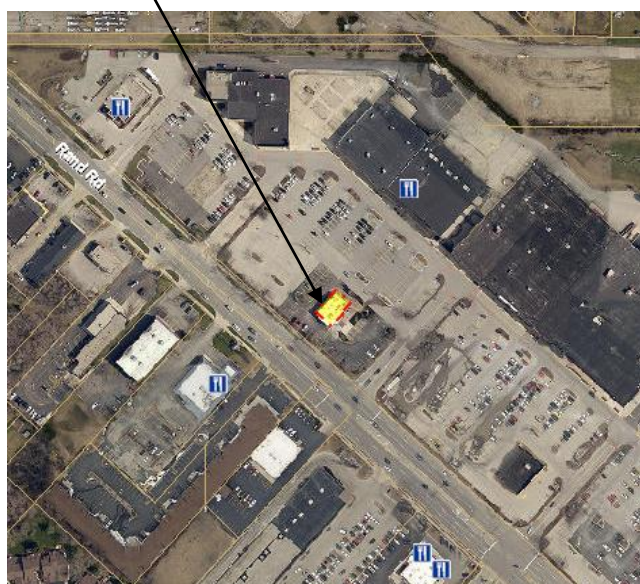
Summary:

The petitioner is proposing a complete exterior façade renovation of an existing restaurant building to create a new Arby's restaurant. The building was previously occupied by a Wendy's restaurant, but the building is currently vacant. The use of this building as a fast food restaurant with drive-through was originally approved in 1984, and the proposed Arby's will assume the previous zoning approval, so Plan Commission review is not required. Landscaping is required to comply with the previously approved landscape plans. The property is zoned B-2, General Business District.

Site:



Zoning Map of Subject Property



Aerial of Subject Property

Architectural Design:

The design for the project is consistent with Arby's current prototype brand standards. Overall, the design has a nice fresh appearance, and it will be an excellent update for this property. Most of the existing exterior brick walls will remain and they will be painted per Arby's color scheme. Other new materials are also proposed including patterned EIFS and fiber cement lap siding.

The only comments on the design are as follows:

- The west elevation has one small section of plain EIFS that has a random appearance and does not match the rest of the design. Consider changing this area to painted brick or faux EIFS brick.
- The canopy above the drive-through window looks small in proportion with the brown brick wall. It is recommended that the canopy be widened for a better appearance and improved functionality.

Rooftop Mechanical Screening:

The existing building has exposed rooftop mechanical equipment, which has a poor appearance. The new design includes extending the existing walls up to create parapet walls that will fully screen all rooftop equipment. This will be a significant improvement to the existing conditions.

Signage:

The design includes one "Arby's" sign on the south wall facing Rand road, which works well with the design. The original 1984 zoning approval for this property included a sign variation to allow a second wall sign. Consider including a second "Arby's" sign on the east wall above the main entrance to call attention to the entry door.

Separate permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Arby's to be located at 100 W. Rand Road. This recommendation is subject to compliance with the plans dated 7/30/18 and received 8/1/18, 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. Consider changing the small section of plain EIFS on the west elevation to painted brick or faux EIFS brick for a more cohesive appearance.
2. It is recommended that the drive-through canopy be widened for a better appearance and improved functionality.
3. Consider including a second "Arby's" sign on the east wall above the main entrance to call attention to the entry door.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. All signage must meet code, Chapter 30.

____ August 8, 2018

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-077



FEDEX OFFICE



SURGERY CENTER & OFFICE



SUN SHUI

SURROUNDING PROPERTIES ACROSS THE STREET



JD'S Q & BREW

SURROUNDING PROPERTY TO THE LEFT



OLSON RUG & FLOORING

SURROUNDING PROPERTY TO THE RIGHT



STRIP MALL BUSINESS



STRIP MALL BUSINESS



STRIP MALL BUSINESS

SURROUNDING PROPERTIES BEHIND SUBJECT PROPERTY



STRIP MALL BUSINESS

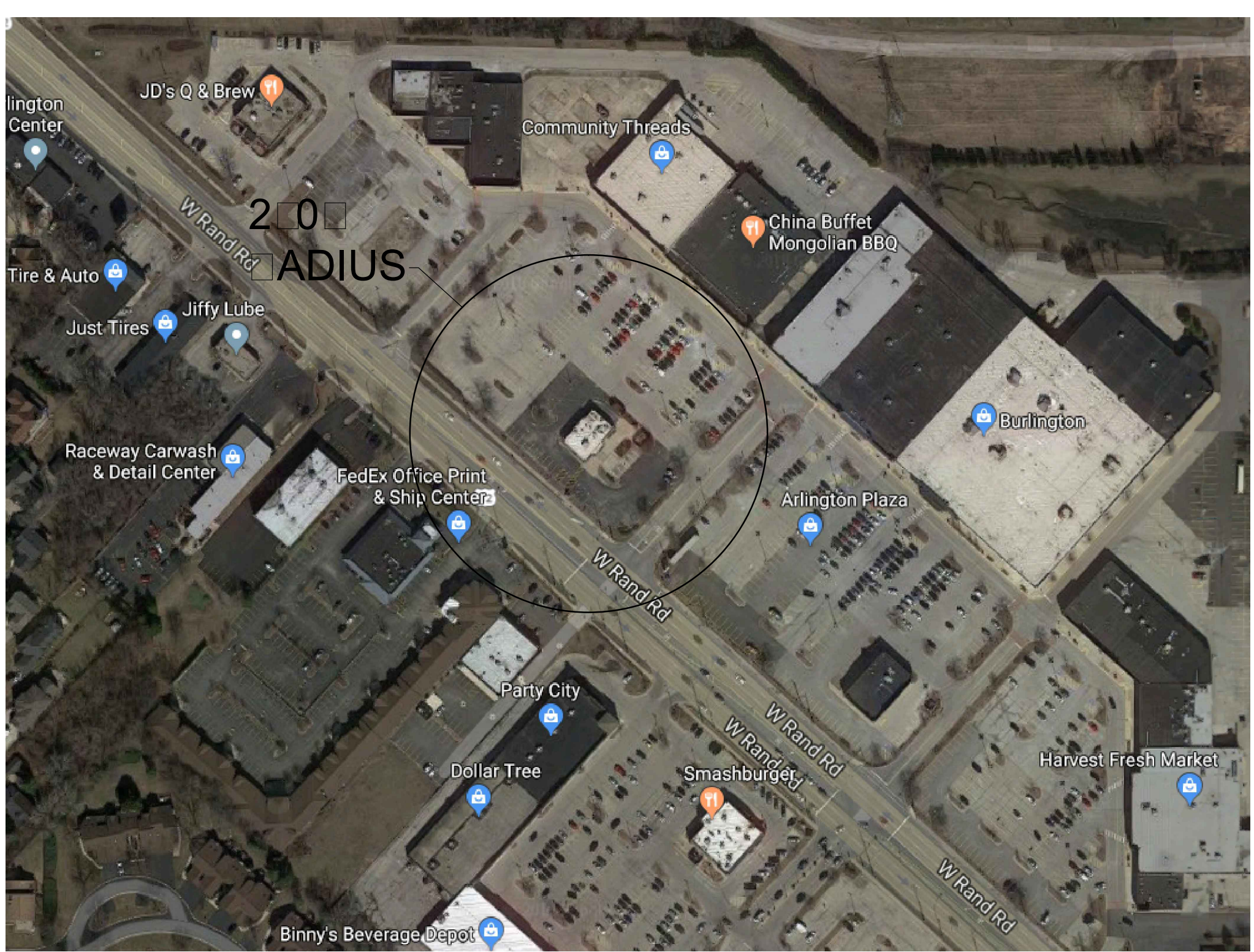


STRIP MALL BUSINESS



STRIP MALL BUSINESS

SURROUNDING PROPERTIES BEHIND SUBJECT PROPERTY



LOCATION MAP



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

SUBJECT PROPERTY



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

SUBJECT PROPERTY

PROJECT INFORMATION

PROJECT NUMBER 1822440

RENOVATIONS FOR:
ARBY'S
100 W. RAND ROAD • ARLINGTON HEIGHTS, IL 60004

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 30, 2018

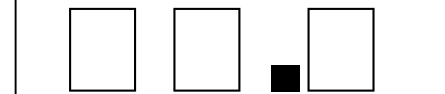
PHOTOGRAPHS

SHEET INFORMATION

LOCATION MAP

PHOTOGRAPHS

SHEET NUMBER FULL SIZE SHEET 24/36



CERTIFIED SURVEY CO.
PLAT OF SURVEY

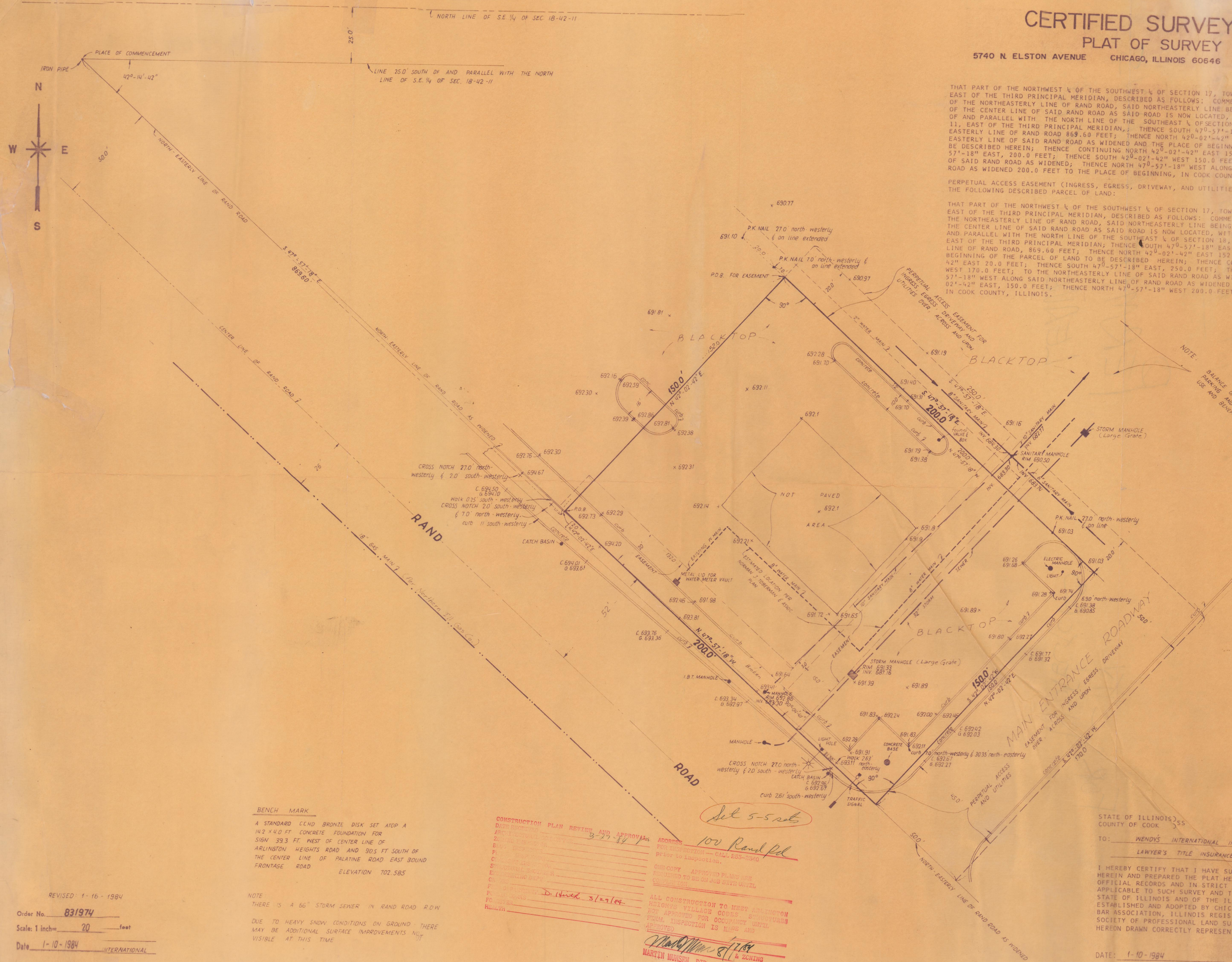
5740 N. ELSTON AVENUE CHICAGO, ILLINOIS 60646 PHONE 775-7755

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SAID RAND ROAD AS SAID ROAD IS NOW LOCATED, WITH A LINE 25.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 47°-57'-18" EAST 150.0 FEET TO THE NORTH-EASTERLY LINE OF SAID RAND ROAD AS WIDENED AND THE PLACE OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING NORTH 42°-02'-42" EAST 150.0 FEET TO THE PLACE OF SAID RAND ROAD AS WIDENED; THENCE SOUTH 42°-02'-42" WEST 150.0 FEET TO THE NORTHEASTLY LINE OF SAID RAND ROAD AS WIDENED; THENCE NORTH 47°-57'-18" WEST 200.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERPETUAL ACCESS EASEMENT (INGRESS, EGRESS, DRIVEWAY, AND UTILITIES) OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SAID RAND ROAD AS SAID ROAD IS NOW LOCATED, WITH A LINE 25.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 47°-57'-18" EAST 150.0 FEET TO THE PLACE OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING NORTH 42°-02'-42" EAST 20.0 FEET; THENCE SOUTH 47°-57'-18" EAST, 250.0 FEET; THENCE SOUTH 42°-02'-42" WEST 170.0 FEET; TO THE NORTHEASTLY LINE OF SAID RAND ROAD AS WIDENED; THENCE NORTH 47°-57'-18" WEST 200.0 FEET; THENCE NORTH 42°-02'-42" EAST, 150.0 FEET; THENCE NORTH 47°-57'-18" WEST 200.0 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

NOTE: BALANCE OF EASEMENT CENTER SUBJECT TO PARKING AND ACCESS EASEMENT FOR THE USE AND BENEFIT OF WENDY'S INTERNATIONAL INC.



BENCH MARK
A STANDARD CCHD BRONZE DISK SET ATOP A
14.2 X 4.0 FT. CONCRETE FOUNDATION FOR
SIGN 39.3 FT. WEST OF CENTER LINE OF
ARLINGTON HEIGHTS ROAD AND 90.5 FT SOUTH OF
THE CENTER LINE OF PALATINE ROAD EAST BOUND
FRONTAGE ROAD ELEVATION 702.585

NOTE
THERE IS A 66" STORM SEWER IN RAND ROAD R.O.W.
DUE TO HEAVY SNOW CONDITIONS ON GROUND THERE
MAY BE ADDITIONAL SURFACE IMPROVEMENTS NOT
VISIBLE AT THIS TIME

CONSTRUCTION PLAN REVIEW AND APPROVALS
DATE 3-27-84
ADDRESS 100 Rand Rd
FOR INSPECTION CALL 555-5555
prior to inspection.
ONE COPY APPROVED PLANS ARE
REQUIRED TO BE ON JOB SITE UNTIL
COMPLETION.
ALL CONSTRUCTION TO MEET ARLINGTON
HEIGHTS VILLAGE CODES & ORDINANCES
NOT APPROVED FOR OCCUPANCY UNTIL
FINAL INSPECTION IS MADE AND
APPROVED
MARTIN MUNSCH, DIR. BLDG.

STATE OF ILLINOIS
COUNTY OF COOK
TO: WENDY'S INTERNATIONAL INC.
LAWYER'S TITLE INSURANCE CORPORATION
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED
HEREIN AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE
OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS
APPLICABLE TO SUCH SURVEY AND TO SAID PLAT OF BOTH THE LAWS OF THE
STATE OF ILLINOIS AND OF THE ILLINOIS LAND SURVEY STANDARDS JOINTLY
ESTABLISHED AND ADOPTED BY CHICAGO BAR ASSOCIATION, ILLINOIS STATE
BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION, AND
SOCIETY OF PROFESSIONAL LAND SURVEYORS IN 1968, AND THAT THE PLAT
HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.
DATE: 1-10-1984
Paul F. Mistand
REGISTERED ILLINOIS LAND SURVEYOR

REVISED: 1-16-1984
Order No. 831974
Scale: 1 inch = 20 feet
Date 1-10-1984
Ordered by WENDY'S

PROJECT INFORMATION

PROJECT NUMBER1822440

RENOVATIONS FOR:
ARBY'S
100 W. RAND ROAD • ARLINGTON HEIGHTS, IL 60004

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 31, 2018

NOT FOR CONSTRUCTION

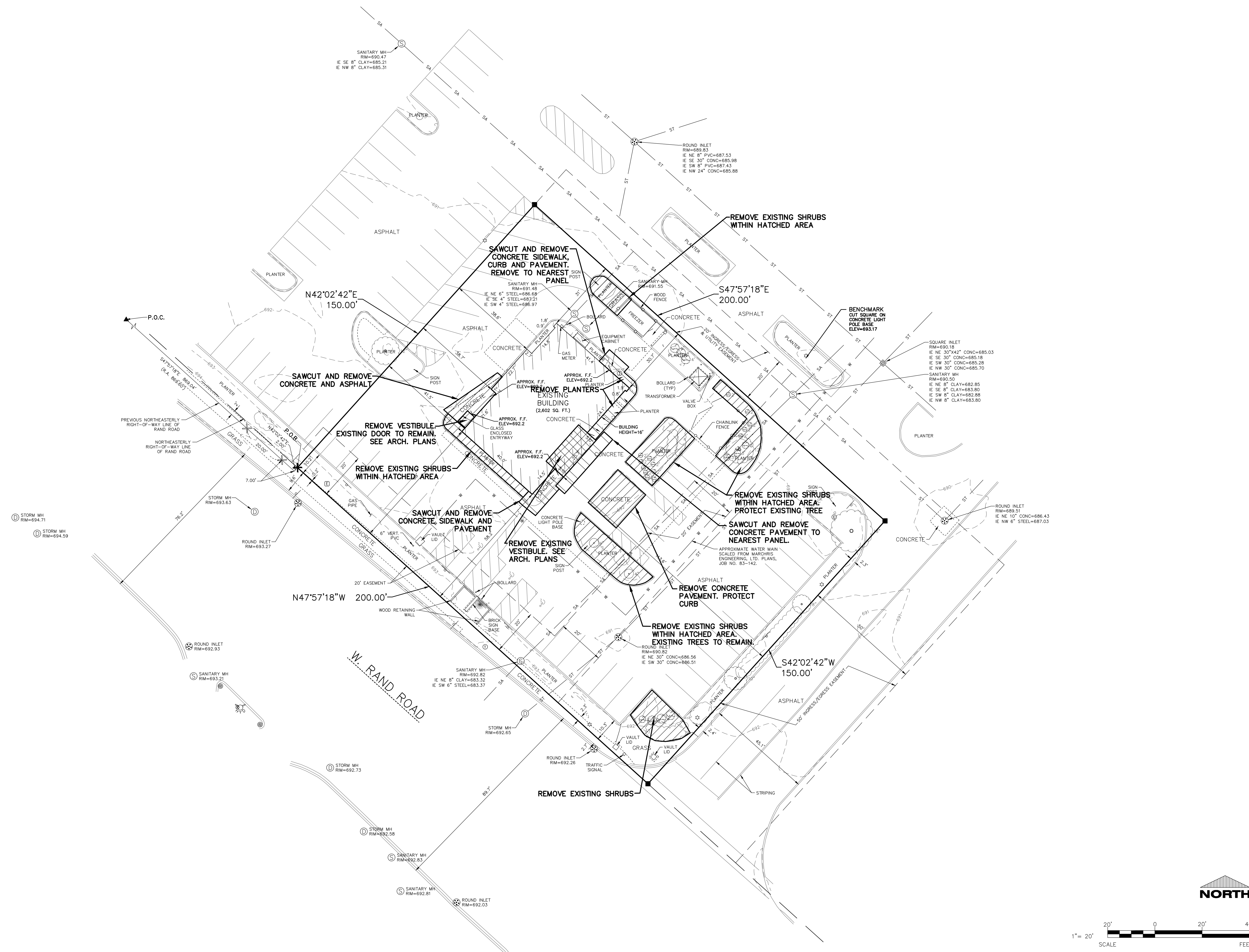
SHEET INFORMATION

EXISTING SITE AND DEMOLITION PLAN

SHEET NUMBERFULL SIZE SHEET 24/36

C1.1

2018 © EXCEL ENGINEERING, INC.



PROJECT INFORMATION

PROJECT NUMBER 1822440

RENOVATIONS FOR:
ARBY'S
100 W. RAND ROAD • ARLINGTON HEIGHTS, IL 60004

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 31, 2018

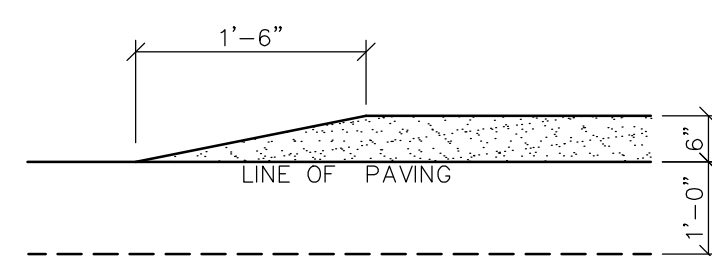
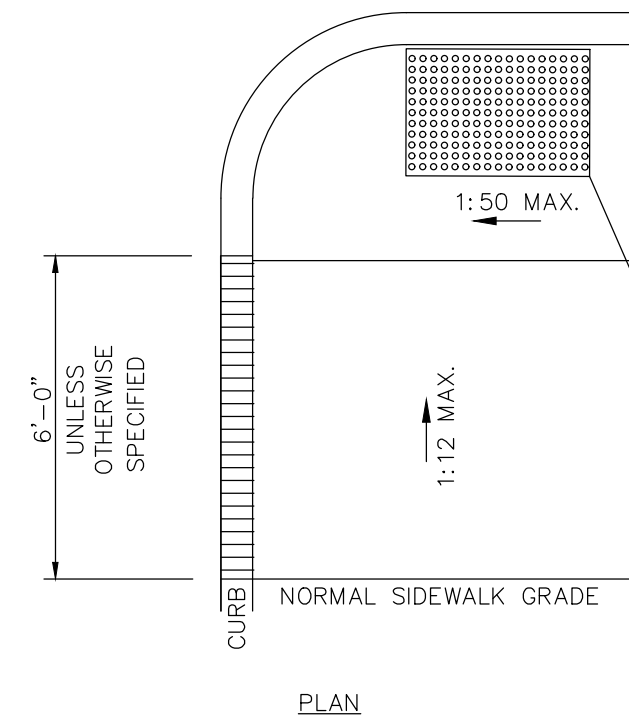
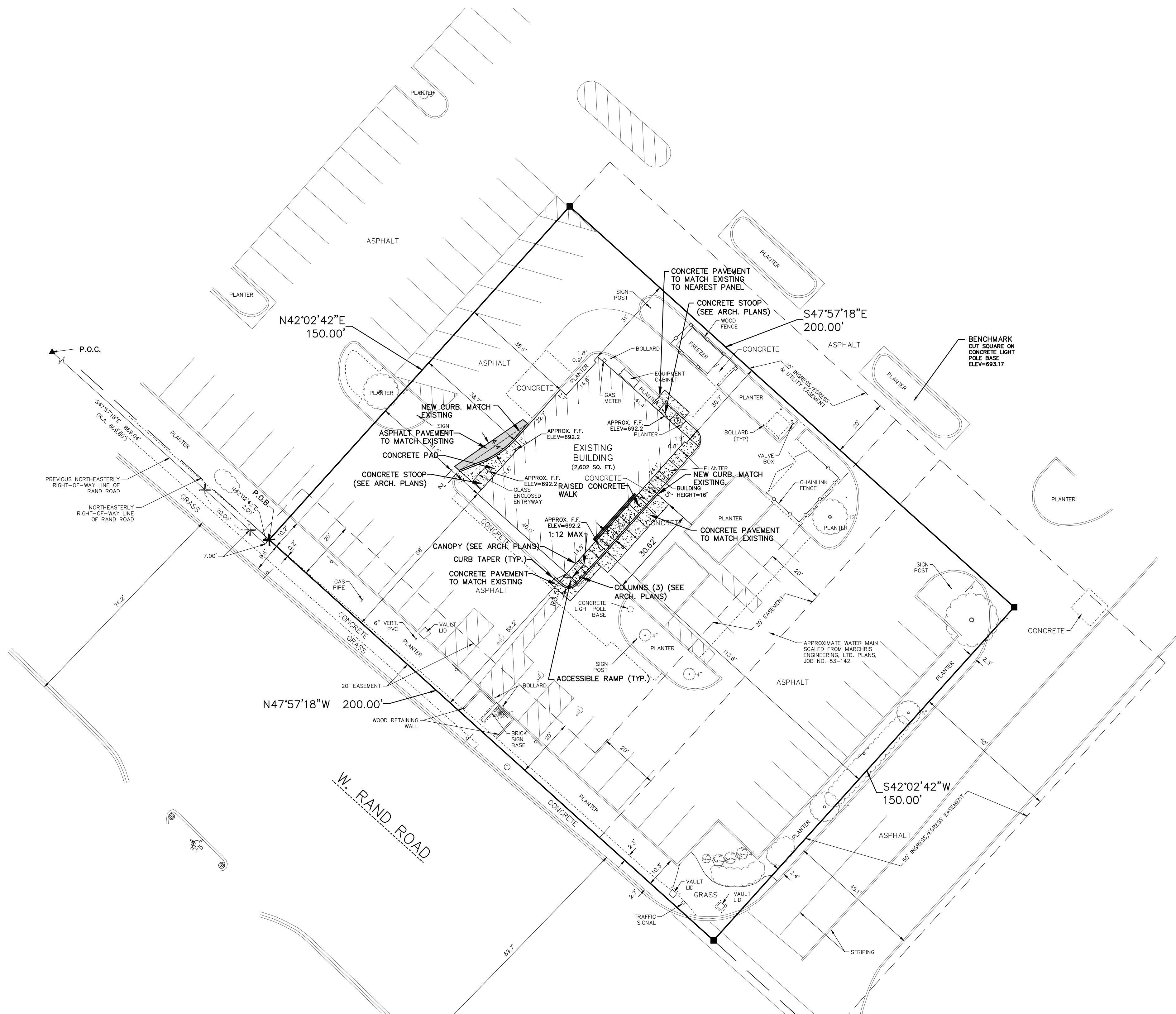
NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN

SHEET NUMBER FULL SIZE SHEET 24/36

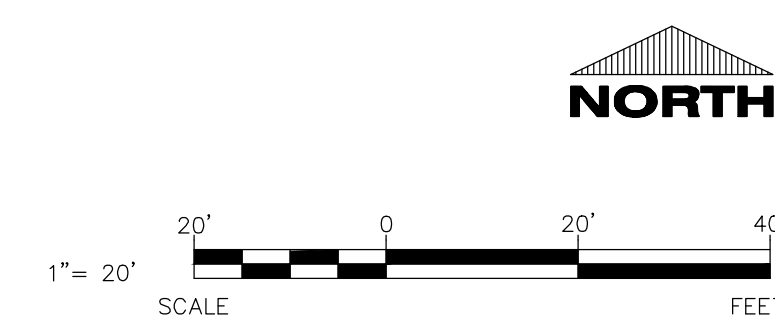
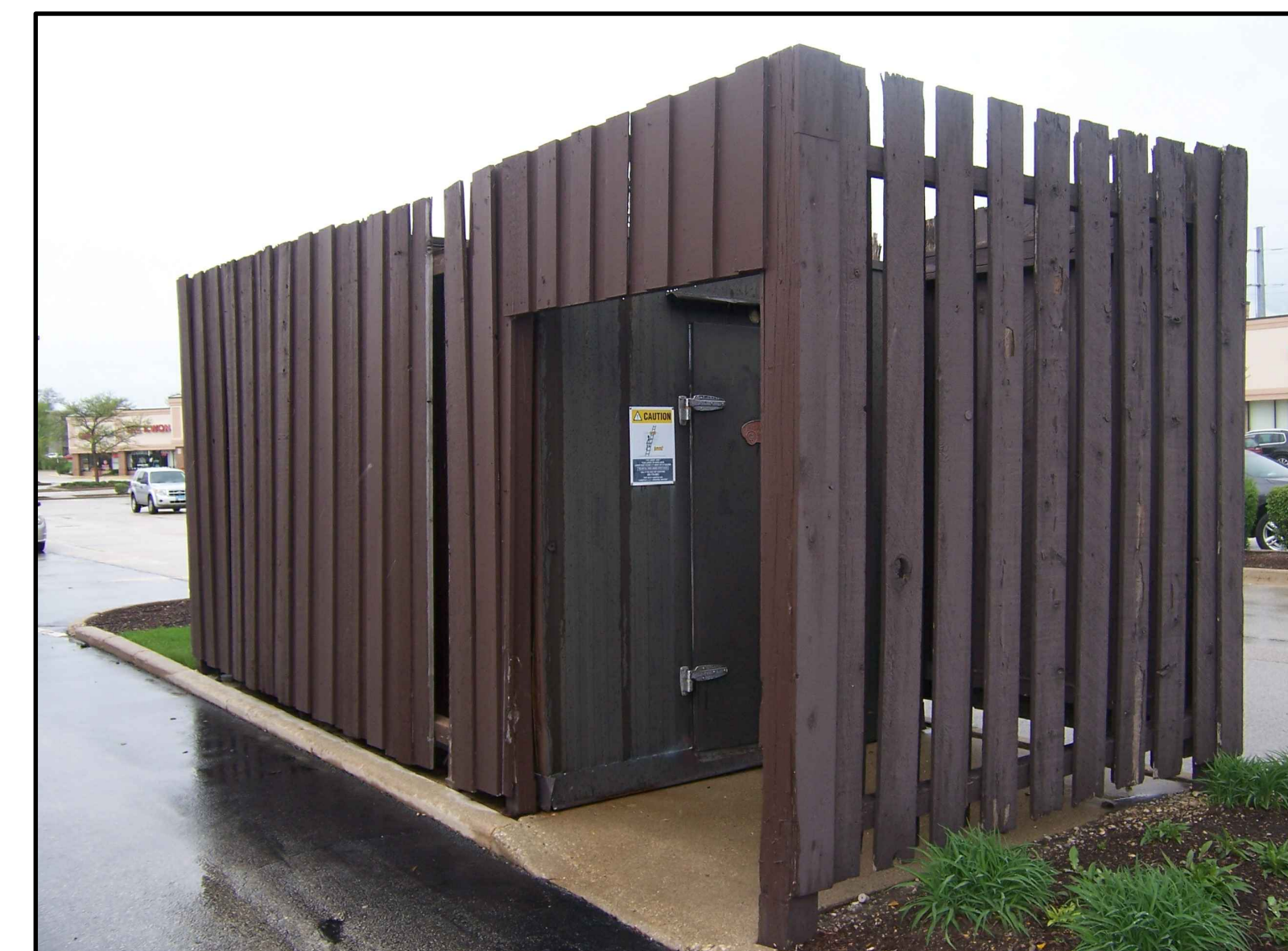
C1.

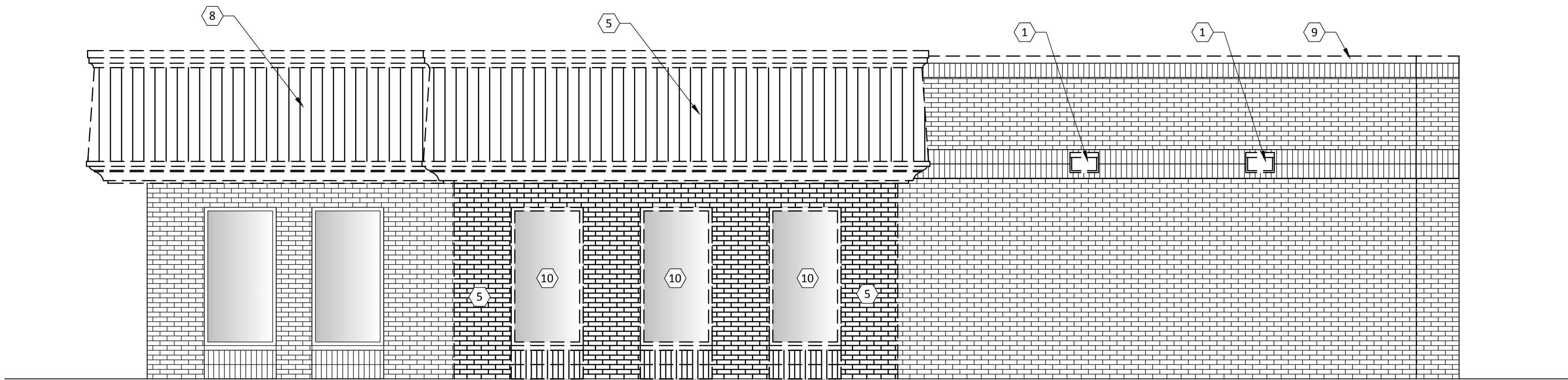


EXISTING DUMPSTER ENCLOSURE:



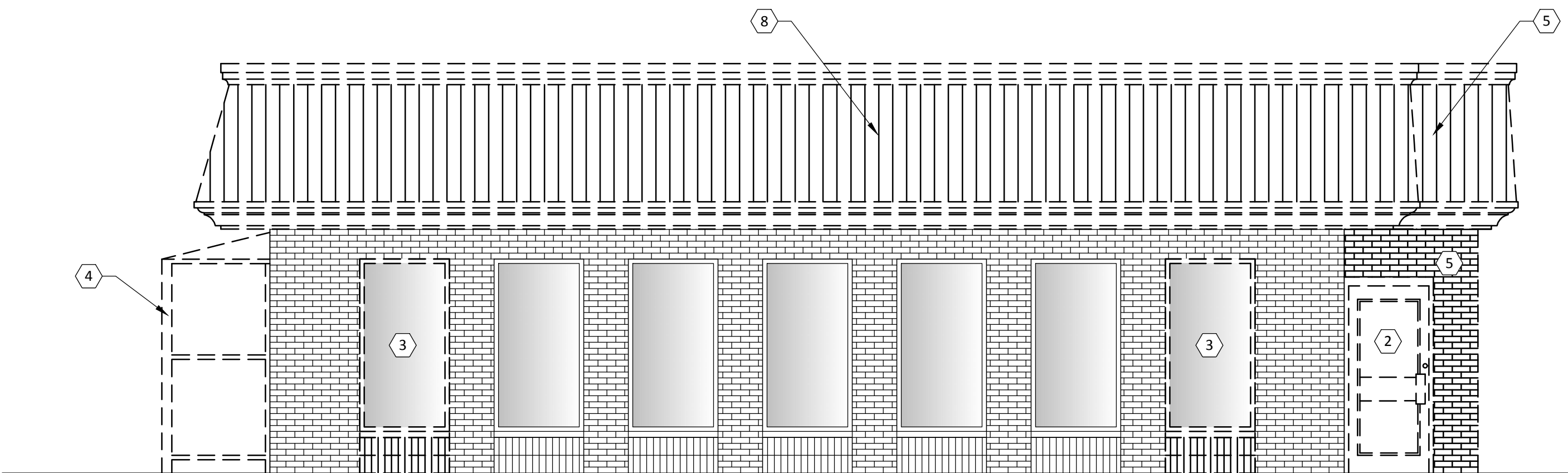
EXISTING FREEZER ENCLOSURE:





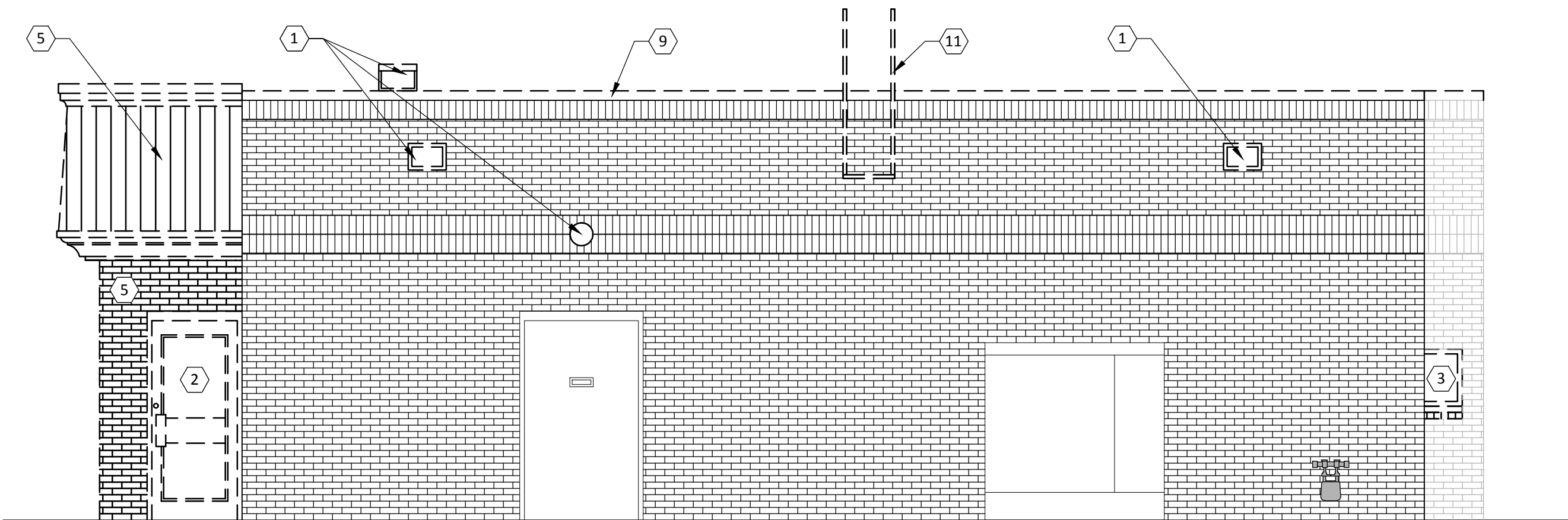
EAST ELEVATION

24:36 SCALE 1/4" = 1'-0"



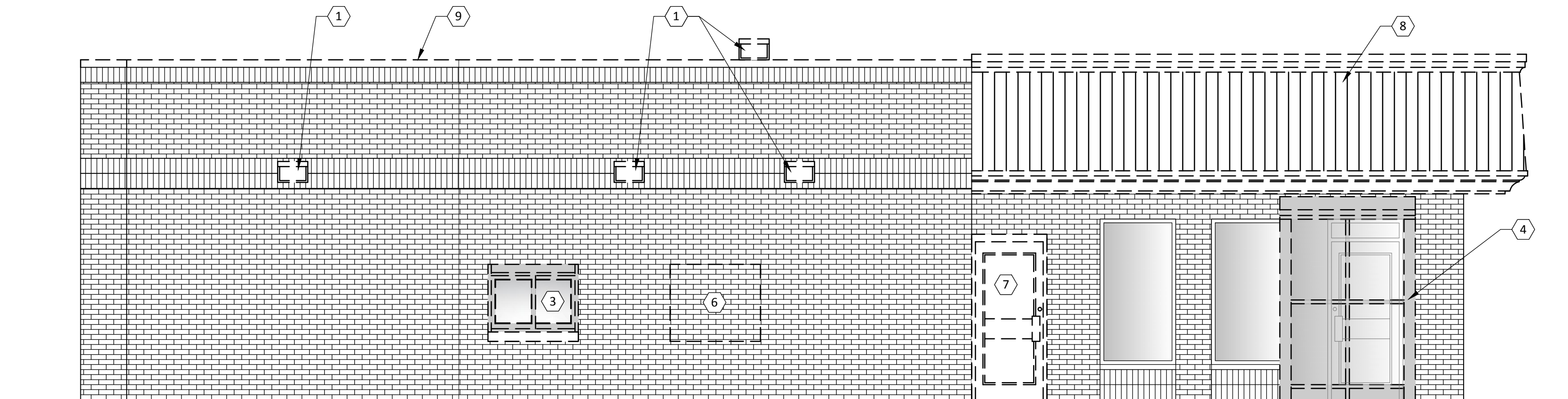
SOUTH ELEVATION

24:36 SCALE 1/4" = 1'-0"



NORTH ELEVATION

24:36 SCALE 1/4" = 1'-0"



WEST ELEVATION

24:36 SCALE 1/4" = 1'-0"



GENERAL DEMO NOTES

- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO EXCEL ENGINEERING FOR CLARIFICATION PRIOR TO THE START OF WORK.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- PATCH ALL WORK AT REMOVAL AND NEW CONNECTION POINTS AS REQUIRED TO MATCH ADJACENT NEW OR EXISTING FINISHES.
- BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW WITH THE OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLAN. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
- BEFORE COMMENCING WITH DEMOLITION WORK, VERIFY NO HAZARDOUS MATERIALS EXIST.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS PROVIDED BY G.C. FOR DESCRIPTION OF REQUIRED MECHANICAL DEMOLITION. VERIFY WHICH MEP EQUIPMENT IS TO REMAIN - PREP FOR NEW

CODED NOTES

- REMOVE EXISTING LIGHT FIXTURES, PATCH AND REPAIR EXISTING FINISHES AS REQUIRED.
- REMOVE EXISTING DOOR AND FRAME INCLUDING ALL HARDWARE AND ACCESSORIES.
- REMOVE EXISTING WINDOW AND ITS COMPONENTS. PREP OPENING FOR NEW INFILL.
- REMOVE EXISTING ALUMINUM FRAME VESTIBULE.
- REMOVE EXISTING VESTIBULE IN ITS ENTIRETY.
- REMOVE EXISTING WALL AS REQUIRED FOR NEW WINDOW OPENING, HEADER, AND SILL. PROVIDE ALL SHORING AND BRACING AS REQUIRED TO SUPPORT EXISTING STRUCTURE UNTIL NEW STRUCTURAL SUPPORT IS INSTALLED. PATCH WALL AS REQUIRED TO MATCH ADJACENT SURFACES OR TO RECEIVE NEW FINISH AS SHOWN IN THE ROOM FINISH SCHEDULE.
- REMOVE EXISTING DOOR & ITS COMPONENTS - PREP OPENING FOR NEW INFILL.
- REMOVE EXISTING WOOD SOFFIT FRAMING IN ITS ENTIRETY.
- REMOVE EXISTING WOOD PLATE AND METAL CAP.
- REMOVE EXISTING WINDOW.
- REMOVE EXISTING LADDER.

PROJECT INFORMATION

PROJECT NUMBER 1822440

RENOVATIONS FOR:
ARBY'S
100 W. RAND ROAD • ARLINGTON HEIGHTS, IL 60004

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 30, 2018

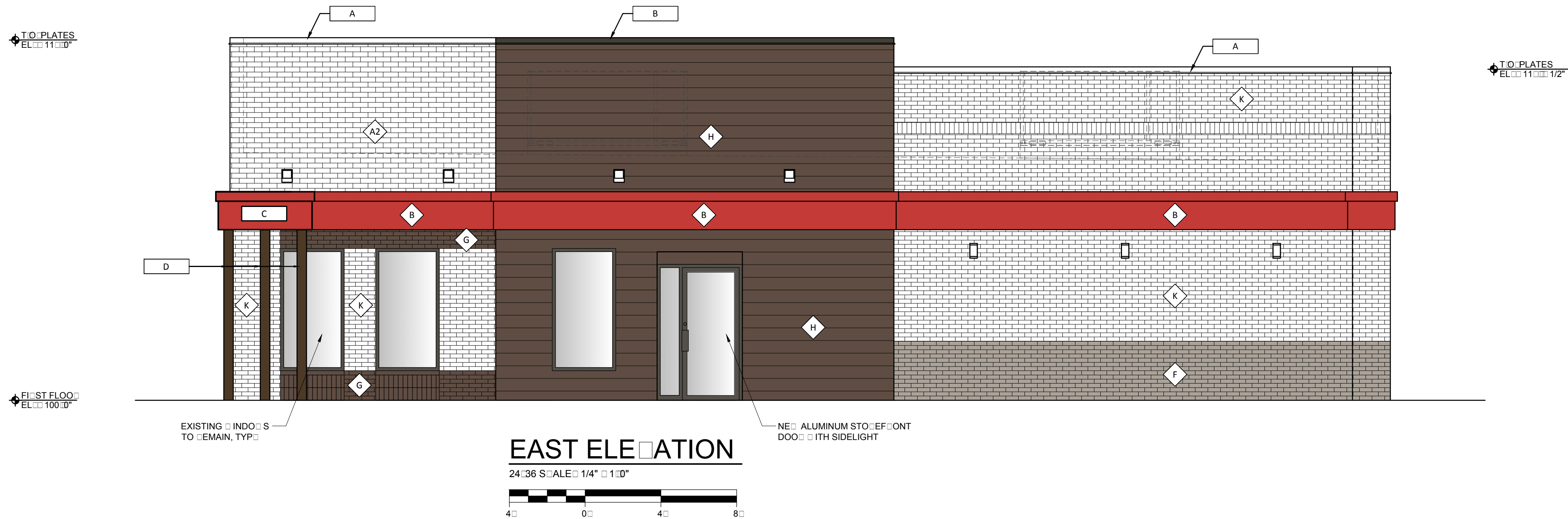
NOT FOR CONSTRUCTION

SHEET INFORMATION

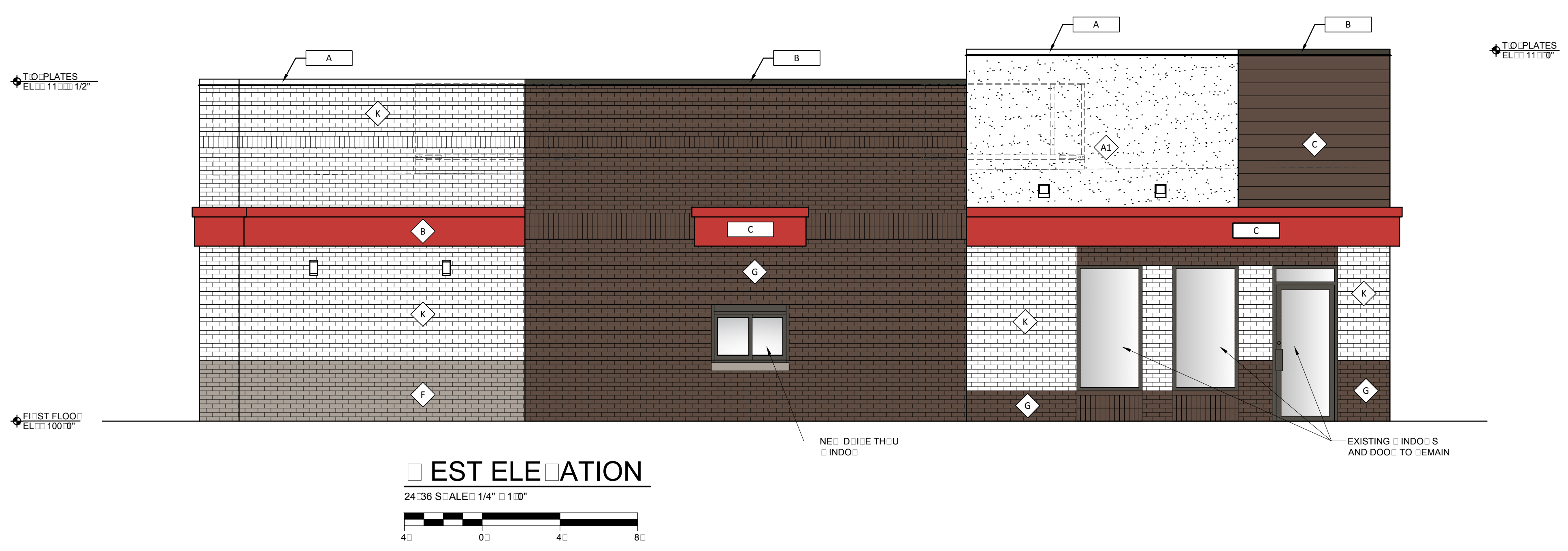
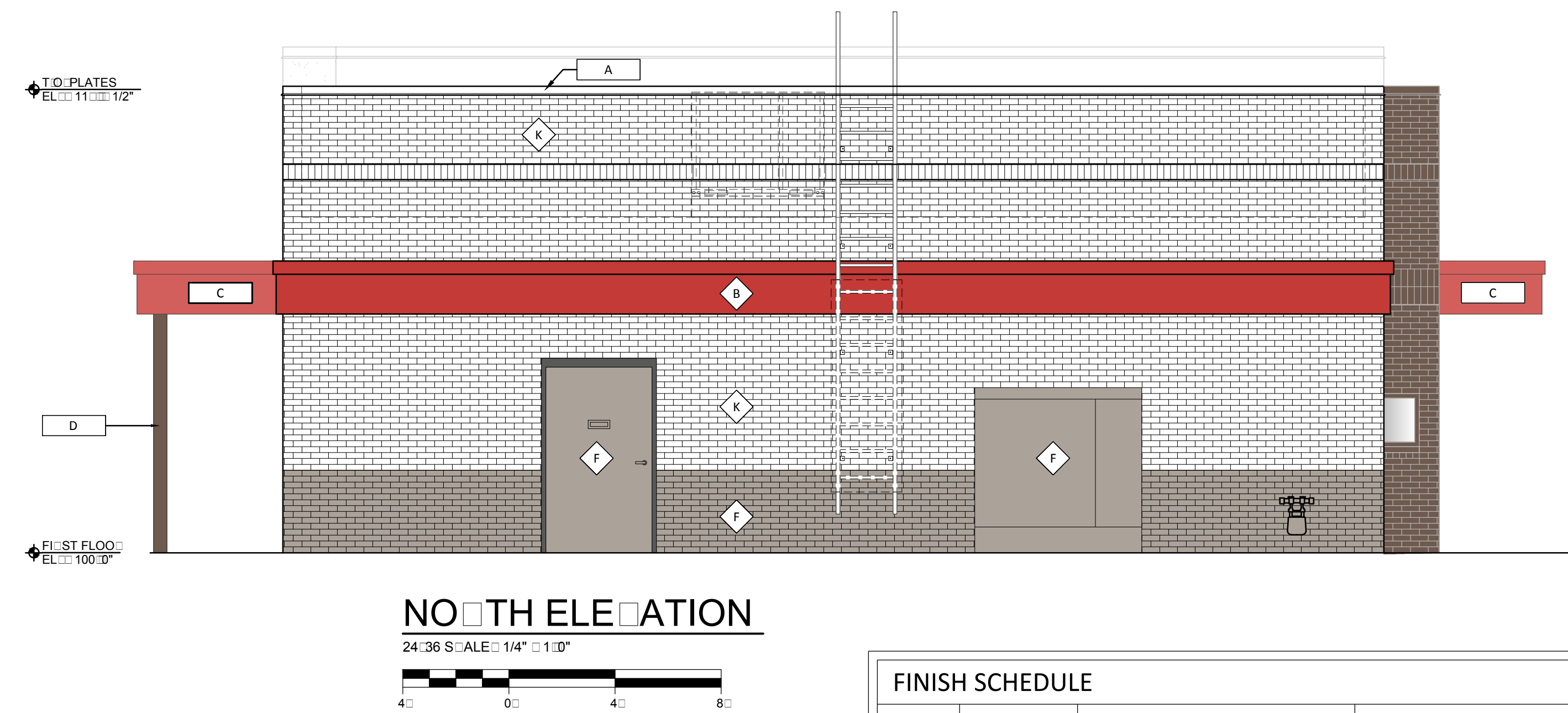
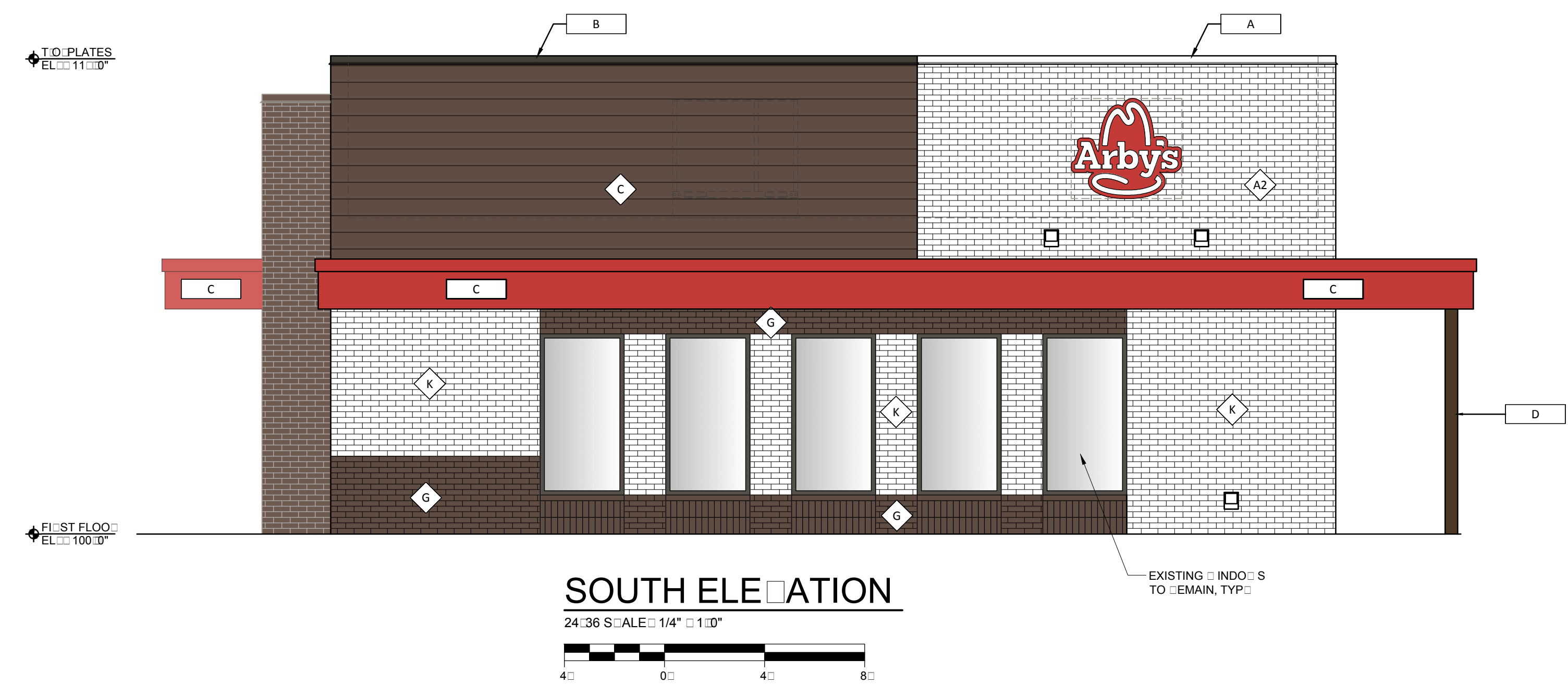
DEMOLITION EXTENSION
ELEVATIONS

SHEET NUMBER FULL SIZE SHEET 24:36

1



- NOTES**
1. INSTALL CANOPY/ACCENT BAND AT 9'-0" A.F.F.
 2. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
 3. INSTALL RED EIFS ACCENT BAND AT 9'-0" A.F.F.
 4. ARBY'S HAT SIGNAGE MOUNT ON BRICK WALL REFER TO SIGNAGE VENDORS DRAWINGS.
 5. INSTALL BRICK PATTERNED EIFS:
a. ON FRONT OF BUILDING, ALIGN WITH JAMB OF THE WINDOW BELOW,
b. WRAP CORNER OF BUILDING AND EXTEND TO MAIN ENTRANCE SIDE OF BUILDING,
c. USE WHITE METAL COPING AT TOP OF WALL.
 6. INSTALL BROWN EIFS WITH 8" O.C. V-GROOVES:
a. ON FRONT OF BUILDING FROM EDGE OF BRICK PATTERNED EIFS TO THE CORNER OF THE BUILDING,
b. ON SIDE OF BUILDING, ALIGN WITH JAMB OF THE WINDOW BELOW,
c. USE BROWN METAL COPING AT TOP OF WALL.
 7. PAINT 3'-0" TALL GRAY ACCENT BAND AT BOTTOM OF WALL AROUND BACK HALF OF BUILDING. PAINT ELECTRIC/GAS METERS AND DOOR.
 8. INSTALL WALL MOUNTED LIGHT FIXTURE:
a. (2) ON FRONT OF BUILDING, ABOVE THE ACCENT BAND AT 11'-6" AFF
b. (1) ON FRONT OF BUILDING, CENTERED ON THE BRICK LEG AT 12" AFF
c. ON MAIN ENTRY SIDE OF BUILDING, ABOVE THE THE ACCENT BAND AT 11'-6" AFF, (2) CENTERED ON THE BRICK EIFS AND (2) CENTERED ON THE BROWN EIFS AREA.
d. ON DRIVE THRU SIDE OF BUILDING (1-2) ABOVE ACCENT BAND AT 11'-6" AFF, CENTERED ON WHITE EIFS AREA
e. ON BACK HALF OF EACH SIDE OF BUILDING (3-4) AT 7'-6" AFF
 9. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
 10. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
 11. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.
 12. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.



FINISH SCHEDULE			
MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	DRYVIT	CUSTOM BRICK SPECIALTY FINISH WITH 23 PT. 1/2" GROUT, BROOKLYN STYLE TEMPLATE	BRICK LAYER: ARBY121020, QUARTZPUTZ GROUT LAYER: ARBY111009, NCB
B	DRYVIT	EIFS ACCENT BAND PAINT SW #6869 STOP	SATIN FINISH
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEAL AT 8" O.C.	COLOR: ARBY131030 TEXTURE: SANDBLAST
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	SHERWIN WILLIAMS	SW #7024 FUNCTIONAL GRAY	SATIN FINISH
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	JAMES HARDIE	HARDIE PLANK LAP SIDING, SMOOTH, PRIMED FOR PAINT	PAINT "G"
I	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING. REGAL WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING. DARK BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1822440

RENOVATIONS FOR:

ARBY'S

100 W. RAND ROAD • ARLINGTON HEIGHTS, IL 60004

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 2, 2018
JULY 3, 2018
JULY 10, 2018
JULY 30, 2018

SHEET INFORMATION

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER FULL SIZE SHEET 24/36

NOT FOR CONSTRUCTION

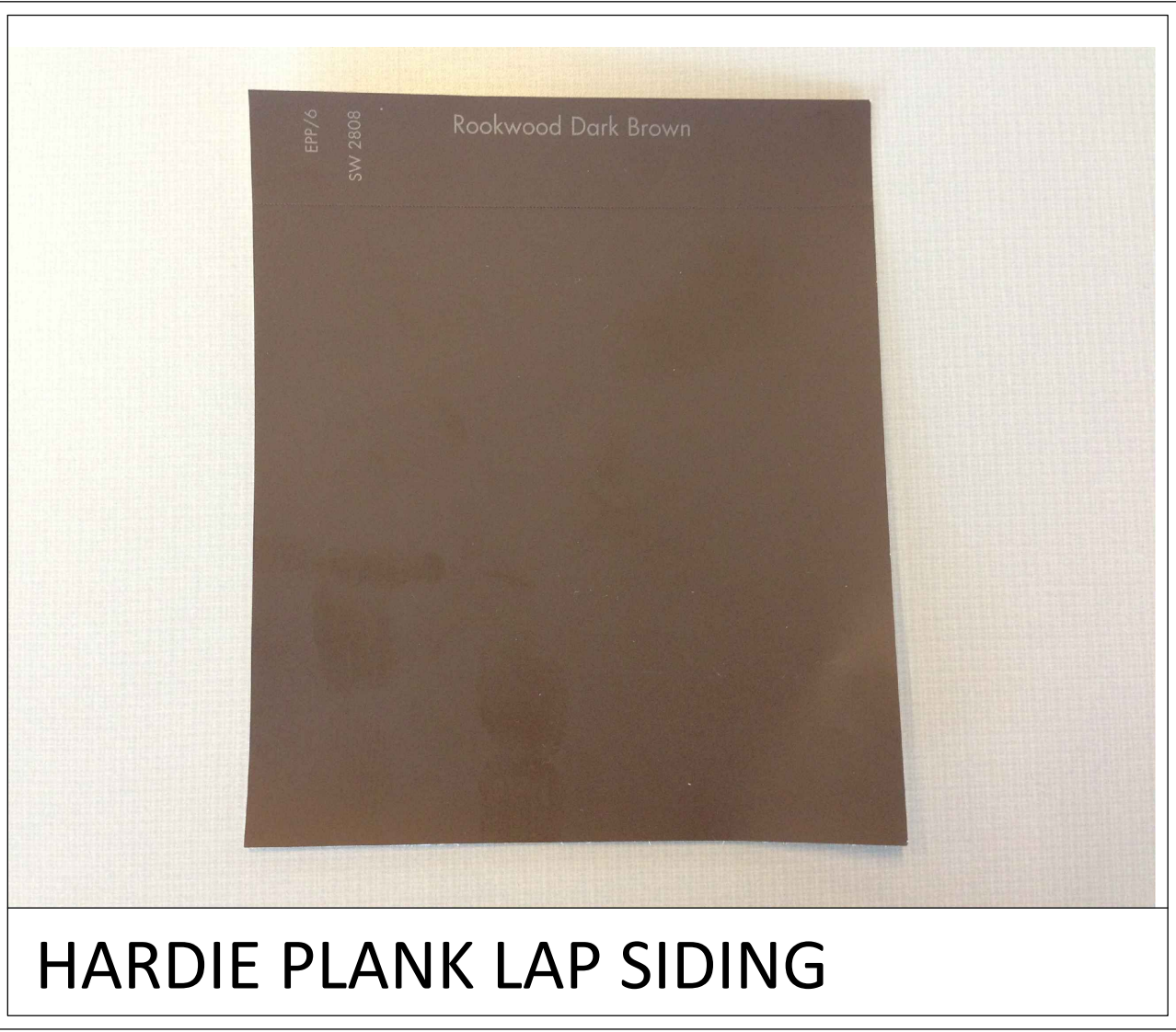
2018 © EXCEL ENGINEERING, INC.



SNAP-ON METAL COPING



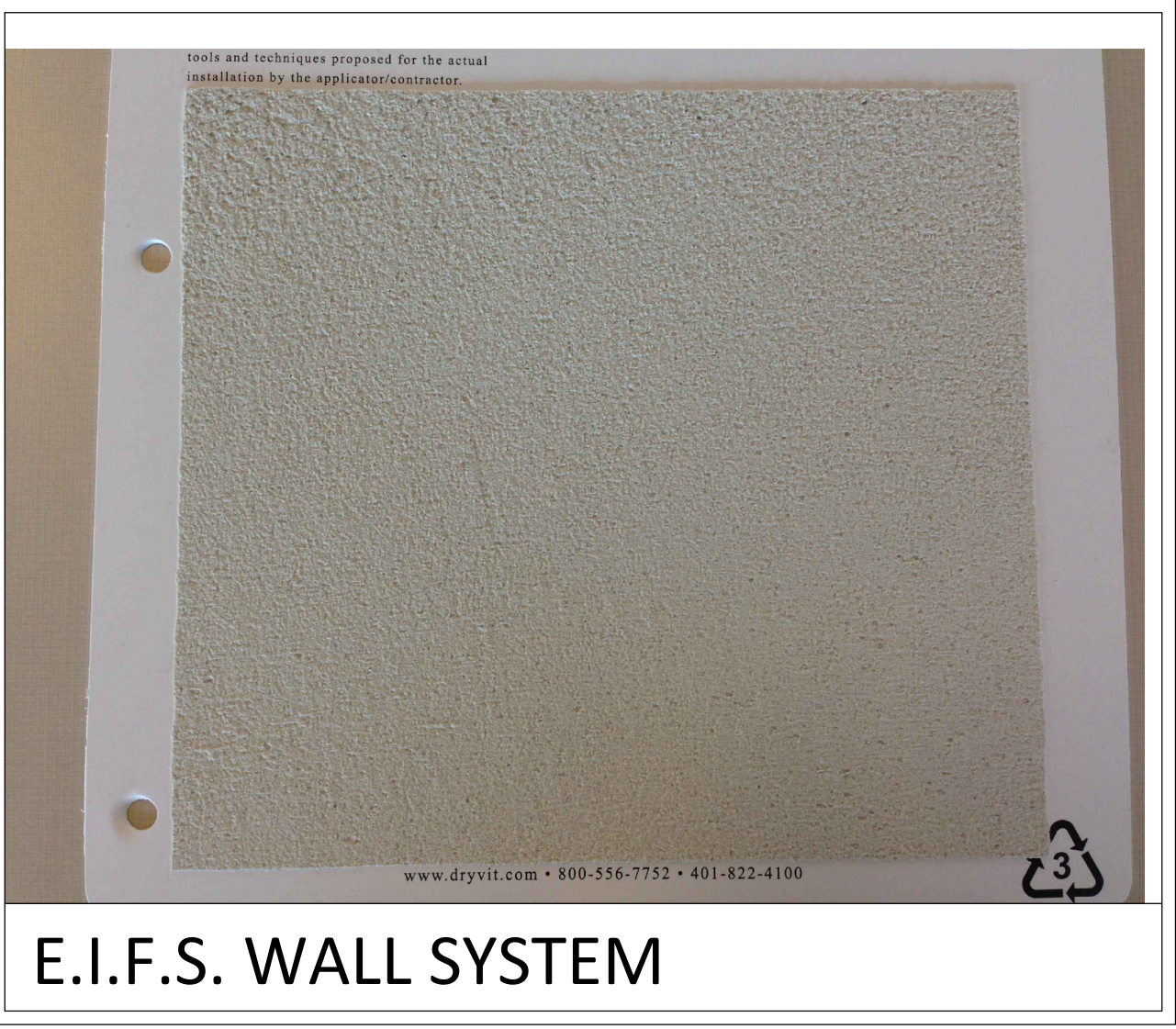
PRE-FABRICATED CANOPY/BAND



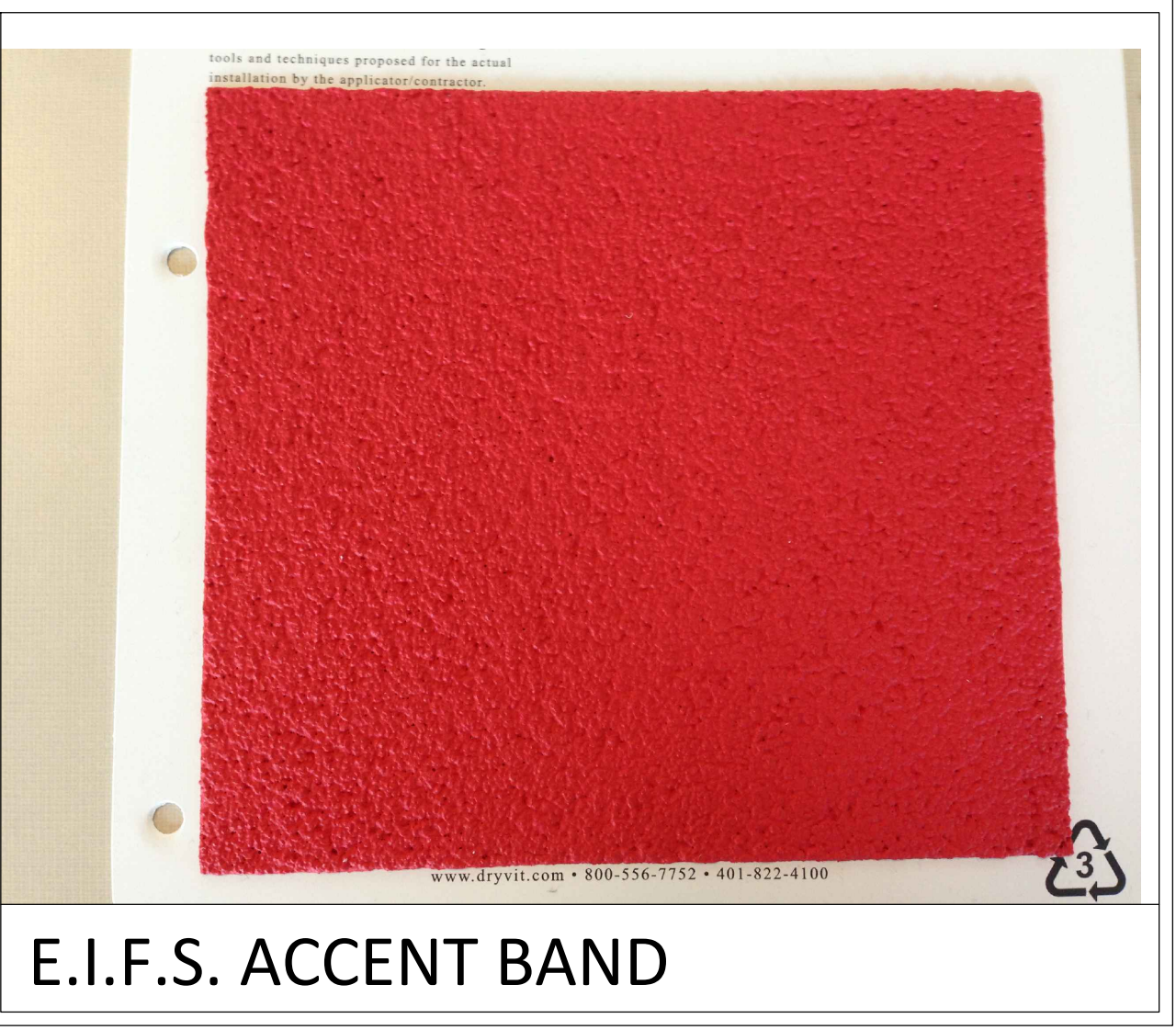
HARDIE PLANK LAP SIDING



CUSTOM BRICK E.I.F.S. FINISH



E.I.F.S. WALL SYSTEM



E.I.F.S. ACCENT BAND



E.I.F.S. WITH V-GROOVE REVEAL



TYPICAL COMPLETED ARBY'S

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1822440

RENOVATIONS FOR:

ARBY'S

100 W. RAND ROAD • ARLINGTON HEIGHTS, IL 60004

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

MATERIAL SAMPLES

SHEET NUMBER FULL SIZE SHEET 24x36

1

2018 © EXCEL ENGINEERING, INC.

Commercial Project Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

1. Petitioner Name: Excel Engineering, Inc.
2. Date: July 30, 2018
3. Project: Conversion of existing Wendy's into an Arby's
4. Location: 100 W. Rand Road

Commercial/Retail/Condominium Building:

EIFS Wall System – Color - Arby081030 in Standard finish
Brick Specialty Finish EIFS – Color – Arby121020 in Quarzputz finish
EIFS Accent Band – Color – SW #6869 Stop in Satin finish
Grooved EIFS – Color – Arby131030 in Sandblast finish

Lap Siding – Color – SW #2808 Rookwood Dark Brown

Prefabricated Canopy/Band – Color – Flame Red

Existing Brick – Painted SW #7005



Item: 2019 Budget

Department: Planning & Community Development

ATTACHMENTS:

Description

2019 Proposed Budget

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS BOARDS & COMMISSIONS 2019 BUDGET REQUESTS

Name of Board or Commission: DESIGN COMMISSION

Chair: JOHN FITZGERALD

	2016 Actual	2017 Actual	2018 Adopted Budget	2018 Estimated Actual	2019 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	\$45	\$0	\$100	\$50	\$100	101-1015-502.22-15
COMMODITIES:						
Printing Supplies	\$0	\$0	\$100	\$0	\$0	101-1015-502.30-05
Award Plaques (6)	\$0	\$300	\$300	\$336	\$400	101-1015-502.30-05
TOTAL EXPENDITURES	\$45	\$300	\$500	\$386	\$500	