Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd
August 10, 2021
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 6/22/21

IV. REPORTS

V. OLD BUSINESS

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

VI. NEW BUSINESS

A. DC#21-050 - 303 E. Waverly Rd - SF/Teardown

VII. OTHER BUSINESS

A. Budget 2022

B. Alan F. Bombick Award - Discussion of Nominations

VIII. ADJOURNMENT

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

Design Commission
8/10/2021

Item: Minutes - 6/22/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 6/22/21	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 22, 2021

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

Members Present:	Ted Eckhardt, Acting Chair John Fitzgerald Kirstin Kingsley
Members Absent:	Jonathan Kubow Scott Seyer
Also Present:	Mary Boehmler, Trammell Crow for *Trammell Crow Senior Housing Development* Lukas VanSistine, ESE Architects for *Trammell Crow Senior Housing Development* Tony Papanicholas, Owner of *801 N. Forrest Ave.* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR JUNE 8, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JUNE 8, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

Commissioner Eckhardt commented that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners is required for a motion to pass. Petitioners have the option to continue their project to a future meeting if they choose.

ITEM 1. INSTITUTIONAL RE-REVIEW

DC#20-54 – Trammell Crow Senior Housing Development – 2045 S. Arlington Heights Rd.

Mary Boehmler, representing *Trammell Crow,* and Lucas VanSistine, representing *ESE Architects,* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is here tonight seeking approval of design revisions to the previously approved architectural design for a new senior housing development. The project was previously approved by the Design Commission on November 10, 2020, and the approved renderings were presented.

The petitioner is planning a complete redevelopment of an existing 8.2 acre office property. The scope of the project includes demolition of four existing single-story office buildings to allow construction of a new, three-story, 175-unit luxury senior living development. The Property will include 93 Independent Living units, 58 Assisted Living units, and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces.

The following conditions were part of the previous Design Commission approval on November 10, 2020:
1. A requirement that the fascia at all of the balconies be changed to black to match the guardrails.
2. A requirement that the underside of the balconies be black or grey to match the brick.
3. A requirement that the elevator overruns be clad in grey to match the brick.
4. A requirement that if the rooftop mechanical units are visible, that they are screened with the same material and color as the elevator overruns.
5. A requirement that the balconies towards the intersection of all four massing arms, that seem to be missing a rooftop or canopy, have a canopy added to them for consistency on the elevation and use.
6. A requirement that the petitioner submit a finer level of detail of the exterior wall components and light fixture cut sheets, for final review and approval by Staff.

At this time, the petitioner has reported changes to the architectural design as follows:
1. Balcony Canopies. All canopies above the top floor balconies have been omitted.
2. Balcony Support Rods. Diagonal balcony support rods have been added to all balconies, except for the semi-recessed balconies.
3. Window Color. The windows within the areas of white and wood siding have been changed from black frames to white frames. Windows within areas of gray brick will remain black.
4. Transom Windows. The transom windows above the Level 2 and Level 3 balcony doors have been omitted.

Staff does not object to the proposed changes to the design, and the overall appearance of the building remains substantially compliant with the previously approved plans. However, the proposed removal of the small canopies above the top floor balconies is not in compliance with the Design Commission's requirement to add canopies (where missing) above all of the balconies. For this reason, Design Commission re-review and approval is required.

Staff recommends approval of the design revisions to the previously approved architectural design with a requirement that all conditions of approval from November 10, 2020 shall apply, except for the requirement regarding the addition of balcony canopies.

Chair Eckhardt asked if the petitioner had any comments at this time, focusing on the reasons for the changes being proposed.

Ms. Boehmler said that with the current cost dynamics in the construction world, as they have furthered their design and level of detail, they have applied some changes that they believe will help them achieve the likelihood of the project moving forward, while also maintaining the original design intent. They feel that most of the revisions do not take away

from the luxury feel of the building, which is their intent. She introduced the architect, Lukas VanSistine who clarified that the renderings show a slight difference in colors because they were produced in different programs. He said that the balcony canopies were always proposed to be aesthetic, and omitting them does not take away from the overall appearance of the building. Changing the color of the windows to white in the areas of white and wood siding is a cost savings, and they feel the change from black to white is not that noticeable and the white color in the wood siding is an improvement. The addition of the hanging rods for the balconies is a result of their decision to hang them high instead of mid-height because of water intrusion concerns, and the transom windows above Level 2 and Level 3 balcony doors were omitted because the doors got a little wider and a little taller. Ms. Boehmler added that part of not going bigger with the doors is because of the senior demographic of the building; they do not want the doors to be too heavy for the residents to open.

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

The commissioners summarized their comments. Commissioner Kingsley said it was a nice design, although she was not at the review of the original design and was reviewing it for the first time tonight. She liked the initial design that included canopy covers over the balconies, and she liked the black windows a lot more than the white; however, she understood that these decisions have to be made. She was okay with the balconies having the tiebacks where needed, because of how they are located among the building. Commissioner Kingsley was inclined to approve the changes being proposed. She also asked if the window muntins would be simulated divided lights or grilles between the glass, and Mr. VanSistine replied that at a minimum, it would be interior between the glass, which Commissioner Kingsley was okay with.

Commissioner Fitzgerald said he was at the previous review of this project and he agreed with the comments made by Commissioner Kingsley.

Acting Chair Eckhardt said he was also at the original review of this project. He asked if the window manufacturer has been selected and Mr. VanSistine said yes, although he could not remember the name. Acting Chair Eckhardt said he was in favor of the design revisions; he liked the mix of white and black windows, the black at the darker brick gives a contemporary twist to the building; and he was okay with the cables holding only some of the balconies. He reminded the commissioners to include in the motion a comment about the original conditions of approval.

Commissioner Kingsley asked about the material and diameter of the railings, and Mr. VanSistine said the railings will be pre-finished aluminum similar in diameter to what is shown in the rendering.

Acting Chair Eckhardt asked again if there was any pubic comment on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN REVISIONS TO THE PREVIOUSLY APPROVED ARCHITECTURAL DESIGN FOR THE *TRAMMELL CROW SENIOR HOUSING DEVELOPMENT AT 2045 S. ARLINGTON HEIGHTS ROAD.* THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE ELEVATONS AND RENDERINGS DATED AND RECEIVED 6/11/21, 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. ALL CONDITIONS OF APPROVAL FROM NOVEMBER 10, 2020 SHALL APPLY, EXCEPT FOR THE REQUIREMENT REGARDING THE ADDITION OF BALCONY CANOPIES.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO

THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

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

ITEM 2. SINGLE-FAMILY NEW REVIEW

DC#21-047 – 801 N. Forrest Ave.

Tony Papanicholas, owner of the property, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new a new single-story residence with an attached two-and-a-half-car garage on an existing vacant lot. The subject site is zoned R-E, One Family Dwelling District and the proposed design complies with the R-E zoning requirements.

This project was previously reviewed and approved by the Design Commission on November 13, 2018. The existing house was demolished, but the new house was never built, so the Design Commission approval expired. At this time, the petitioner intends to proceed with construction of the new house based on the previously approved plans, which have been resubmitted for re-review.

Mr. Hautzinger reviewed the same comments from the 2018 Staff Report as follows.

This street consists of large lots, generally 100 feet wide x 297 feet deep on both sides of the street, with numerous previous teardowns completed on this block, which are generally large scale, traditional style two-story homes.

The proposed design is distinctively modern with a flat roof, geometric massing, and modern exterior material selections. Per the Single-Family Design Guidelines, the Design Commission should evaluate how the proposed house fits with the character of the neighborhood. The context elevation exhibit illustrates that the scale of the new home is not necessarily out of scale with the adjacent large homes, but the flat roof massing and large entrance canopy create a somewhat commercial appearance that may not be appropriate in this location surrounded by traditional homes with pitched roofs. Additionally, the garage mass on the front of the house is large and prominent, and the 17-foot tall side garage wall with black siding may be too jarring to the streetscape and the neighboring home. The existing evergreen tree does help to soften the impact.

At the previous review of this project, the Design Commissioners supported the proposed modern design in this location. However, there was some concern and discussion about the large black garage side wall. It was suggested to incorporate the gray and/or wood siding to help break up the large black wall, and it was recommended to possibly lower the 18”-24” tall parapet walls.

Staff requested that the Design Commission evaluate the design, and reiterated the same concerns as reported in 2018 regarding fitting in with the traditional context of the neighboring homes, the commercial character of the proposed design, and the large black garage wall.

Mr. Papanicholas said there have been no changes to the previous design that was approved in 2018. He welcomed any questions or concerns from the commissioners at this time.

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

Acting Chair Eckhardt said it was important for the commissioners to understand that this petitioner has a design that has already been approved in 2018 by this commission of substantially the same members. Mr. Hautzinger clarified that the 3 commissioners here tonight were the same 3 commissioners in attendance at the last review of this project in 2018.

The commissioners summarized their comments. Commissioner Fitzgerald liked the design then and he really liked it now. The design is very exciting and not what every home looks like in this neighborhood or in Arlington Heights; however, this is really high style design and the new home will look fantastic for many many years, which cannot always be said for a modern style home. He said the design did not look commercial, but rather very high end residential and he was not worried about the side of the garage because there is a 10-foot setback for this home as well as the home to the south. Commissioner Fitzgerald was in favor of the new home, which he said is beautiful.

Commissioner Kingsley agreed that it is a nicely designed home. She said that comments made at the previous review in 2018 would still help the home, such as slightly lowering the parapets, and although she loves the black color being proposed, it is a little bold and the petitioner should consider using a dark charcoal color instead, which might weather better. Commissioner Kingsley had no other comments.

Acting Chair Eckhardt liked the home, the contrast, and the dark black color being proposed that will look more like the rendering when the sun shines on it. He said it was a great home with a lot of classic elements; he was in favor of the design as proposed.

Mr. Papanicholas said he was unaware of the previous approval expiring until after permit applications were recently submitted for the previously approved design. He explained that the parapets were initially proposed at a height of 17', but have been lowered in the current permit drawings to 15'6"; however, he was not opposed to lowering the height even more. In response to the comments about the black (7020) fiber cement color, he said that there are 4 or 5 variations of the black color, and he presented a sample of the fiber cement board that is a shade lighter than the 7020 black color. He added that they like the pop and modern look of a dark fiber cement color.

Acting Chair Eckhardt welcomed questions or comments from the audience to which one person responded that the proposed design doesn't go with the rest of the block.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT *801 N. FORREST AVENUE*. THIS RECOMMENDATION IS BASED ON THE PLANS DATED 10/5/18 AND RECEIVED 10/22/18, REVISED SITE PLAN, EXTERIOR ELEVATIONS, AND MATERIAL LIST DATED AND RECEIVED 10/30/18, 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 TO LOWER THE HEIGHT OF ANY OF THE PARAPETS, SPECIFICALLY THE PARAPET OF THE GARAGE ROOF TO 15'-8", WITH STAFF TO REVIEW IT TO MAKE SURE THAT WHEN IT STEPS DOWN, THAT THE MASSING STILL LOOKS CORRECT.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

Acting Chair Eckhardt liked the current proportions of the elevation in flat form and wanted that to be maintained if any changes are made to the parapet. He did not want the garage parapet to look too low or too high, and wanted to ensure there is enough roof pitch and enough parapet height on the inside to provide for a proper cantilever. The petitioner said that lowering the garage parapet was not a major design change and he was confident there is room to lower it.

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

ITEM 3. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:05 P.M.

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

Design Commission
8/10/2021

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

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed revisions to the previously approved architectural design for Orthodontic Experts at 1010 S. Arlington Heights Road. This recommendation is based on the revised plans received 7/7/21, 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. To eliminate the floating southeast corner of the proposed canopy, consider extending the canopy across the first bay of the south façade to terminate at the jog in the wall, similar to the original design presented on 9/10/21.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

3. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description	Type

Staff Report	Board or Commission Report
8-10-21 Exhibits	Exhibits
9-24-19 Exhibits	Exhibits
9-10-19 Exhibits	Exhibits
9-24-19 DC Minutes	Minutes
9-10-19 DC Minutes	Minutes

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Orthodontic Experts	**DC Number:**	19-072
Project Address:	1010 S. Arlington Heights Rd.	**Petitioner Name:**	Katherine Sainz
Prepared By:	Steve Hautzinger	**Petitioner Address:**	1250 W. Northwest Highway Mt. Prospect, IL 60056
Date Prepared:	July 22, 2021	**Meeting Date:**	August 10, 2021

Requested Action(s):
Approval of design revisions to the previously approved architectural design for an addition and exterior modifications to an existing multi-tenant office building.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

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

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

Summary and Background:
This project was originally reviewed by the Design Commission on September 10, 2019, and then re-reviewed and approved on September 24, 2019. The scope of the project consists of a new addition and exterior modifications to an existing multi-tenant office building.

During the original Design Commission review on September 10, 2019, concerns were raised regarding the proposed flat east elevation which lacked interest facing Arlington Heights Road. As a result of that review, the Design Commission required a portion of the east elevation to be angled back slightly to create a setback from the lot line to allow the possibility of a small canopy that would tie into the canopy on the south elevation. The design was revised accordingly, and approved by the Design Commission on September 24, 2019.

At this time, construction of the project is nearly complete, but the petitioner is proposing to simplify the canopy design and omit the wrap around canopy banding from the south and east elevations. The canopy design was discussed in detail by the Design Commission in 2019, so Design Commission approval is required for the proposed changes.

Staff Comments:
Overall, the completed project has a very nice crisp and clean appearance, and it is a positive contribution towards beautification along Arlington Heights Road. The Design Commission's recommendations to enhance the front elevation turned out very well, even without the wrap around canopy detail. The wall signs look nice and fit well on the east and south facades. Staff does not object to the proposed simpler canopy design that still does a nice job of drawing attention to the main entrance on the south elevation.

The only minor detail to evaluate is the floating southeast corner of the proposed canopy design. It should be considered to extend the canopy across the first bay of the south façade to terminate at the jog in the wall, similar to the original design presented on 9/10/21.

RECOMMENDATION:

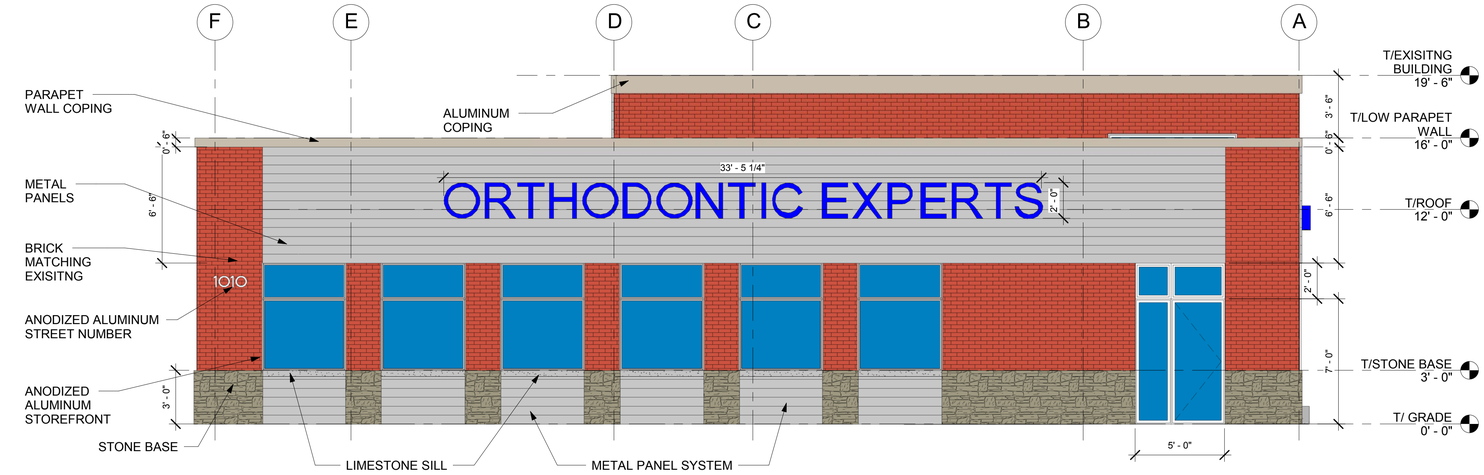
It is recommended that the Design Commission **approve** the proposed revisions to the previously approved architectural design for Orthodontic Experts at 1010 S. Arlington Heights Road. This recommendation is based on the revised plans received 7/7/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. To eliminate the floating southeast corner of the proposed canopy, consider extending the canopy across the first bay of the south façade to terminate at the jog in the wall, similar to the original design presented on 9/10/21.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. All signage must meet code, Chapter 30.

July 22, 2021

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

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



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

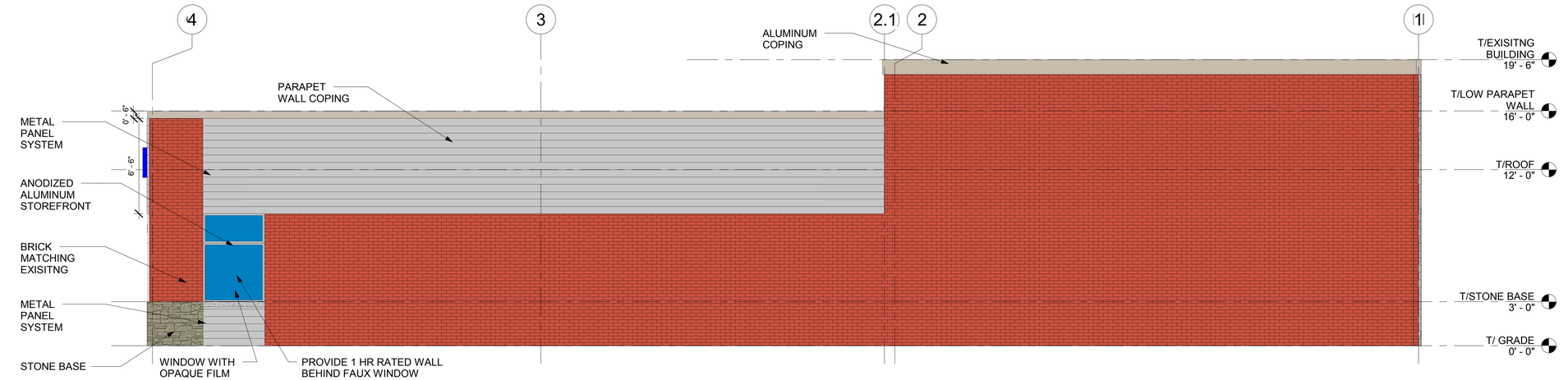
ORIGINAL DESIGN 9-10-19

WALL CONSTRUCTION LEGEND:

MASONRY WALL:
- 3 5/8" WIDE MODULAR SIZE BRICK, MATCHING EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
- 1" AIR SPACE
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"

STONE WALL:
- 3 5/8" WIDE CULTURED STONE, 1 5/8" THICK, USE OWENS CORNING COLOR "MOJAVE PRO-FIT ALPINE LEDGESTONE (PF 432962)
- OVER 3 5/8" CMU BLOCKING
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"

METAL WALL SYSTEM:
- EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
- 3 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 20 GA WITH R15 BATT INSULATION
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"



2 NORTH ELEVATION
1/4" = 1'-0"

3 EXTERIOR NORTHEAST

4 EXTERIOR SOUTHEAST

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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-03-19

JOB #
19002

A4.0

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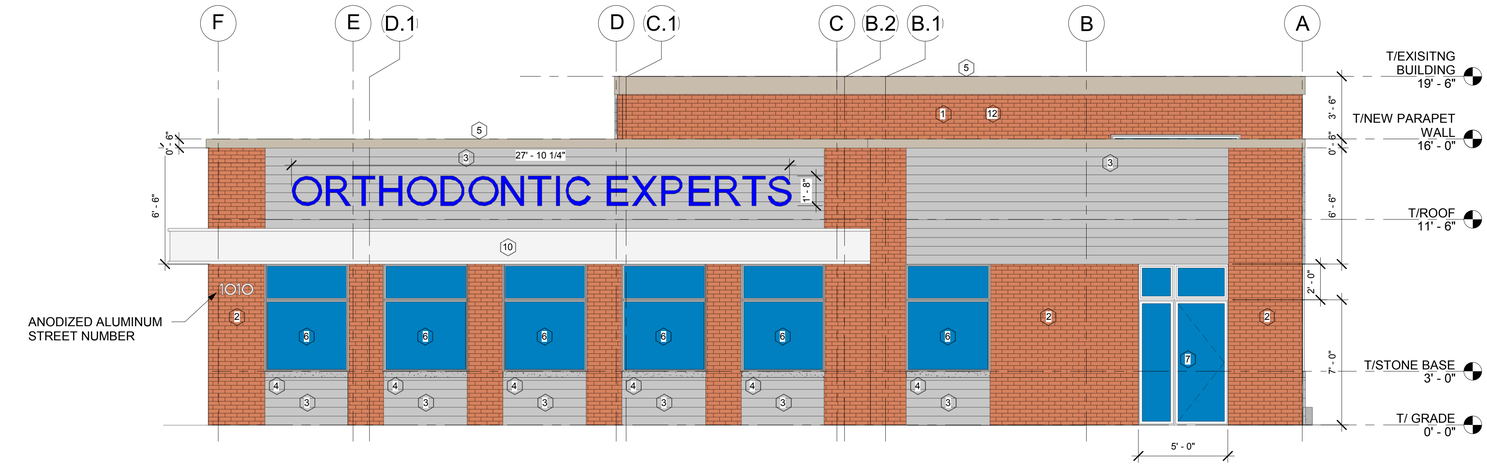
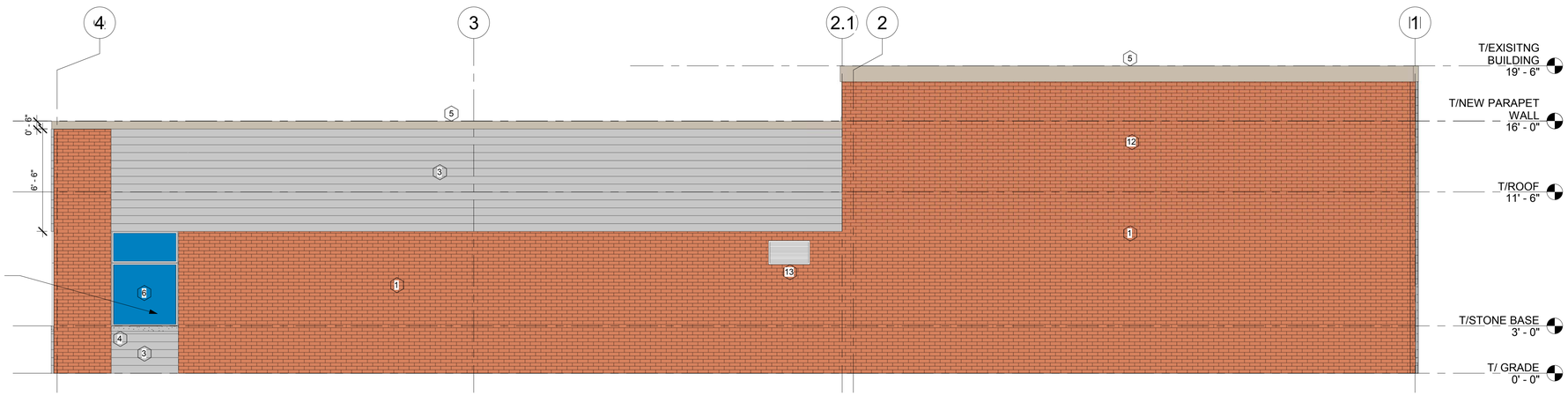
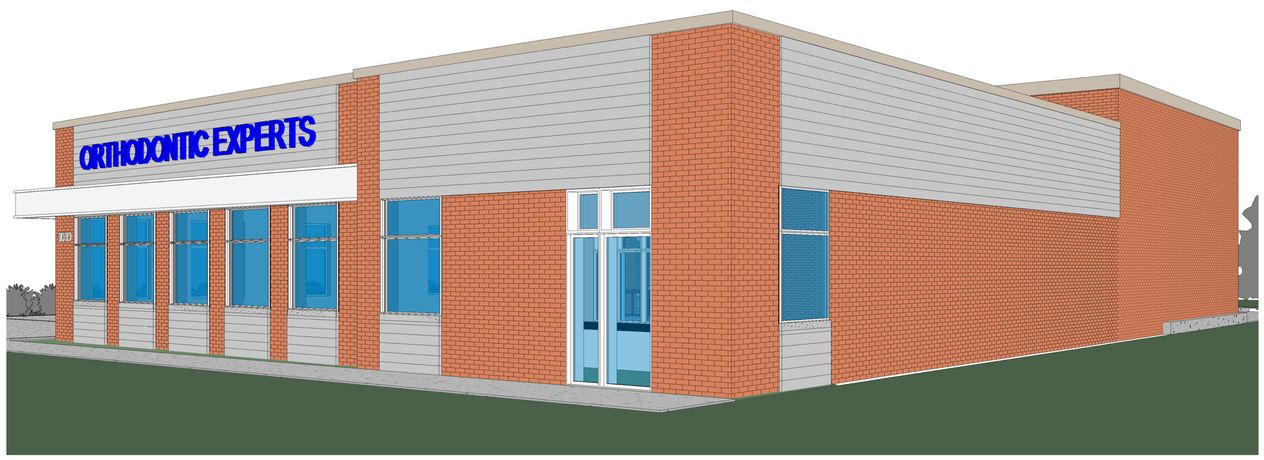


1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EXTERIOR NORTHEAST

4 EXTERIOR SOUTHEAST

APPROVED
DESIGN
9-24-19

KEYNOTES - ELEVATION

1. EXISTING BRICK ON CMU WALL CONSTRUCTION
2. NEW ADDITION EXTERIOR FACE BRICK WALL
   - 3 5/8" WIDE MODULAR SIZE BRICK, MATCH EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
   - 1" AIR SPACE
   - 2" RIGID INSULATION, MIN R12
   - TYVEK OR EQUAL WEATHER BARRIER
   - 5/8" DENSE GLASS
   - 6" STUD 16GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
   - 5/8" GYPSUM BOARD, TYPE "X"
3. NEW ADDITION METAL WALL SYSTEM
   - EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
   - 3 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 20 GA WITH R15 BATT INSULATION
   - 2" RIGID INSULATION, MIN R12
   - TYVEK OR EQUAL WEATHER BARRIER
   - 5/8" DENSE GLASS
   - 6" STUD 16GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
   - 5/8" GYPSUM BOARD, TYPE "X"
4. 3" SMOOTH CUT LIMESTONE SILLS BELOW NEW WINDOWS.
5. ALUMINUM COPING W/ PRESSURE TREATED BLOCKING ANCHORED TO WALL W/ 5/8" HILTI ANCHORS AT 24" O.C.
6. NEW ALUMINUM WINDOWS WITH CLEAR GLASS. SEE GLAZING SCHEDULE.
7. NEW ALUMINUM STOREFRONT WITH DOORS. SEE GLAZING SCHEDULE AND DOOR SCHEDULE.
8. PROVIDE ROOF DRAIN AND OVERFLOW DRAIN DISCHARGE AT 4" ABOVE FOUNDATION WALL, PER DETAIL ON SHT. A3.0
9. EXISTING WINDOWS TO BE REPLACED WITH NEW ALUMINUM WINDOWS.
10. ALUMINUM ENTRY TRELLIS CANOPY
11. CONFIRM TO REPAINT EXISTING LINTELS, REPAIR BRICK SURROUNDING WINDOWS, AND REPAIR EXISTING LIMESTONE SILLS.
12. CONFIRM TO REPAIR EXISTING BRICK WALLS AS NEEDED.
13. EXISTING 18" X 32" LOUVER TO BE REPLACED.

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PACKAGE 09-11-19
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1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

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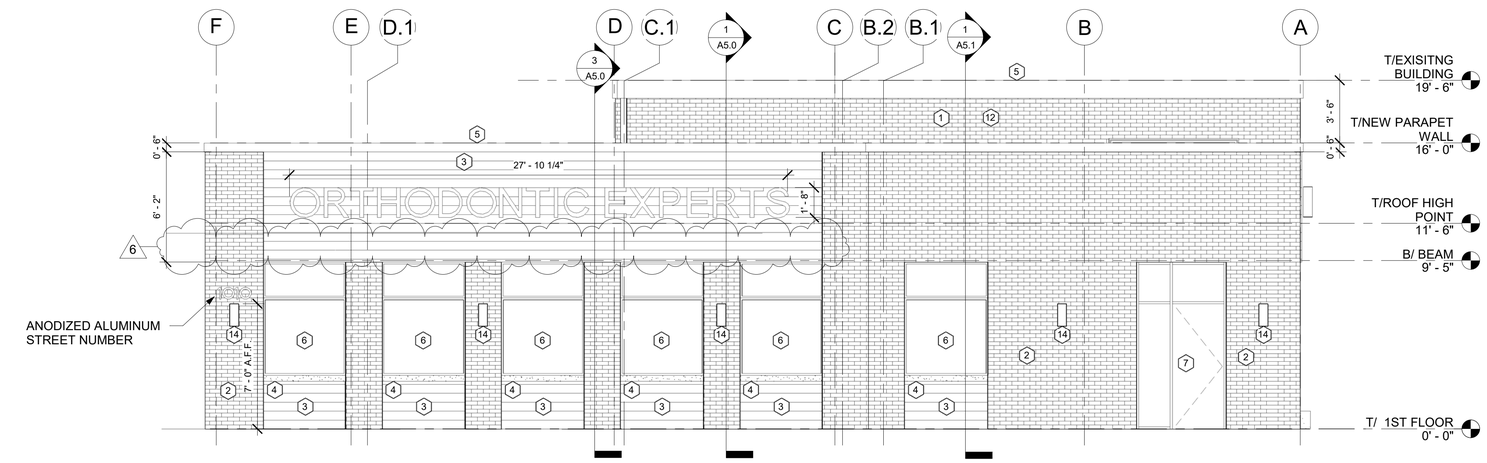
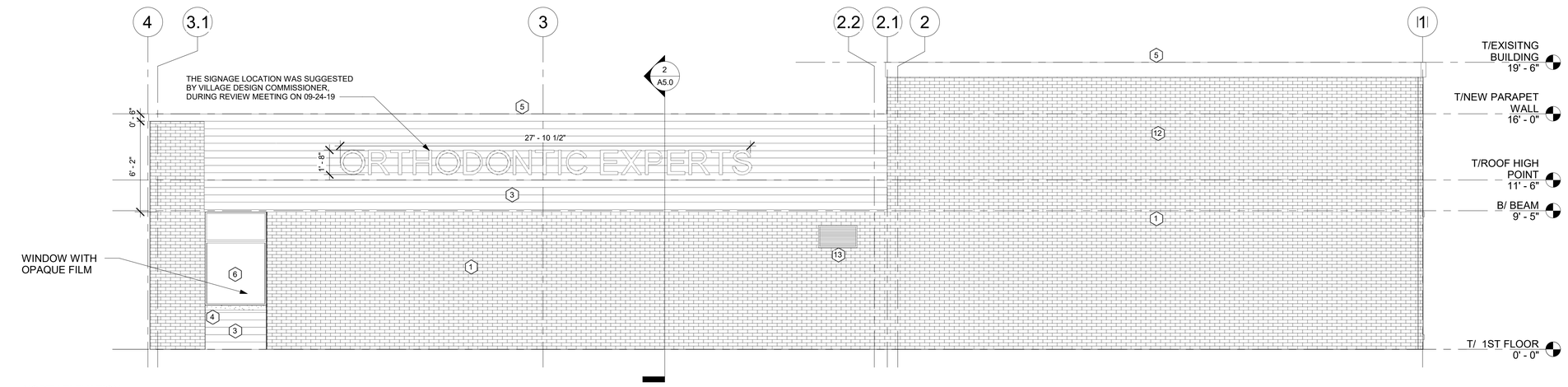
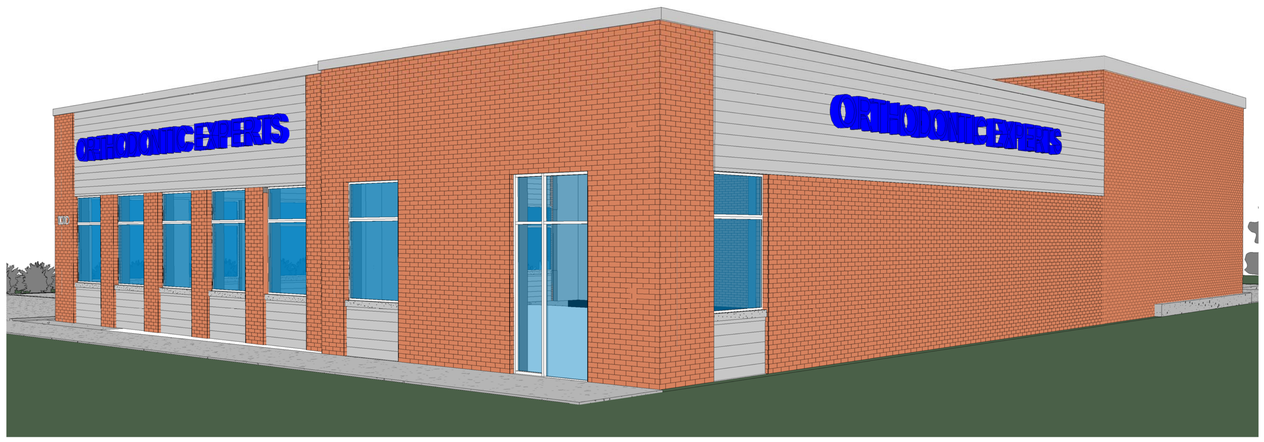


1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EXTERIOR NORTHEAST

4 EXTERIOR SOUTHEAST

PROPOSED CANOPY REVISIONS 8-10-21

KEYNOTES - ELEVATION

1. EXISTING BRICK ON CMU WALL CONSTRUCTION
2. NEW ADDITION EXTERIOR FACE BRICK WALL
   - 3 5/8" WIDE MODULAR SIZE BRICK, MATCH EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
   - 1" AIR SPACE
   - 2" RIGID INSULATION, MIN R12
   - TYVEK OR EQUAL WEATHER BARRIER
   - 5/8" DENSE GLASS
   - 6" STUD 16GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
   - 5/8" GYPSUM BOARD, TYPE "X"
3. NEW ADDITION METAL WALL SYSTEM
   - EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
   - 2 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 18 GA WITH R15 BATT INSULATION
   - 2" RIGID INSULATION, MIN R12
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7. NEW ALUMINUM STOREFRONT WITH DOORS. SEE GLAZING SCHEDULE AND DOOR SCHEDULE.
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14. EXTERIOR LIGHTS. SEE ELECTRICAL DRAWINGS, TYP.

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DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ISSUED WITH FIELD CHANGES TO CANOPY 06-14-21	6
ISSUED WITH FIELD CHANGES ELEC RISER 04-07-21	5
ISSUED WITH PERMIT CORRECTIONS 06-10-20	4
ISSUED WITH PERMIT CORRECTIONS 05-05-20	3
ISSUED WITH PERMIT CORRECTIONS 04-01-20	2
ISSUED WITH PERMIT CORRECTIONS 01-29-20	1
ISSUED FOR PERMIT 10-18-19	

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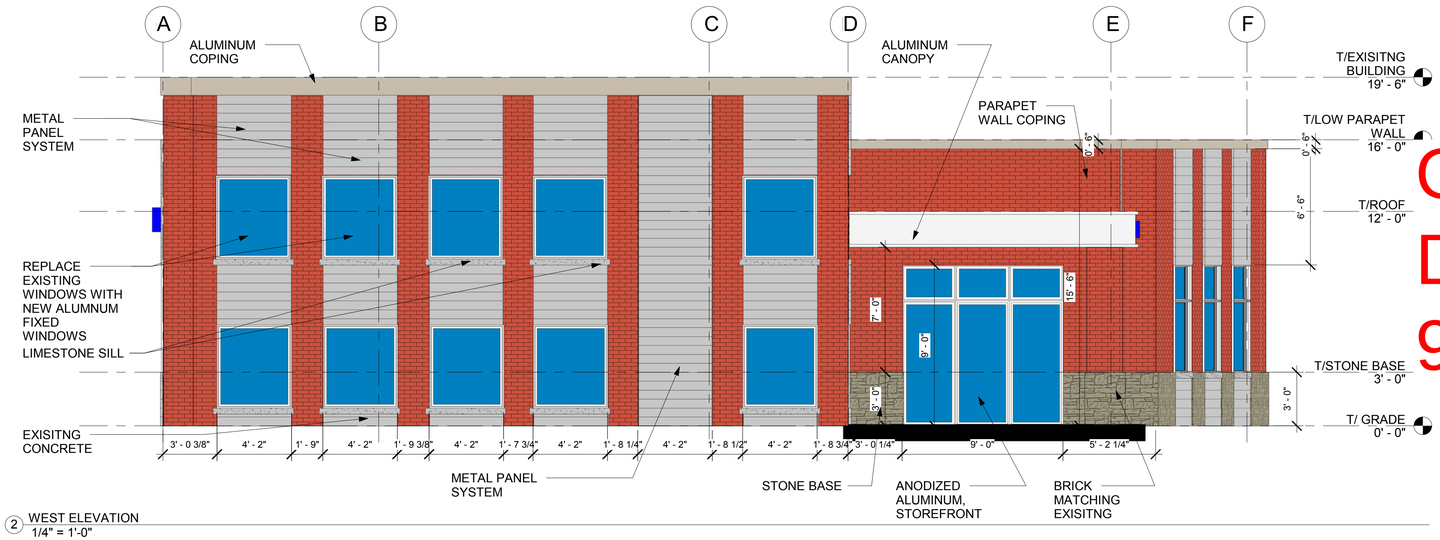
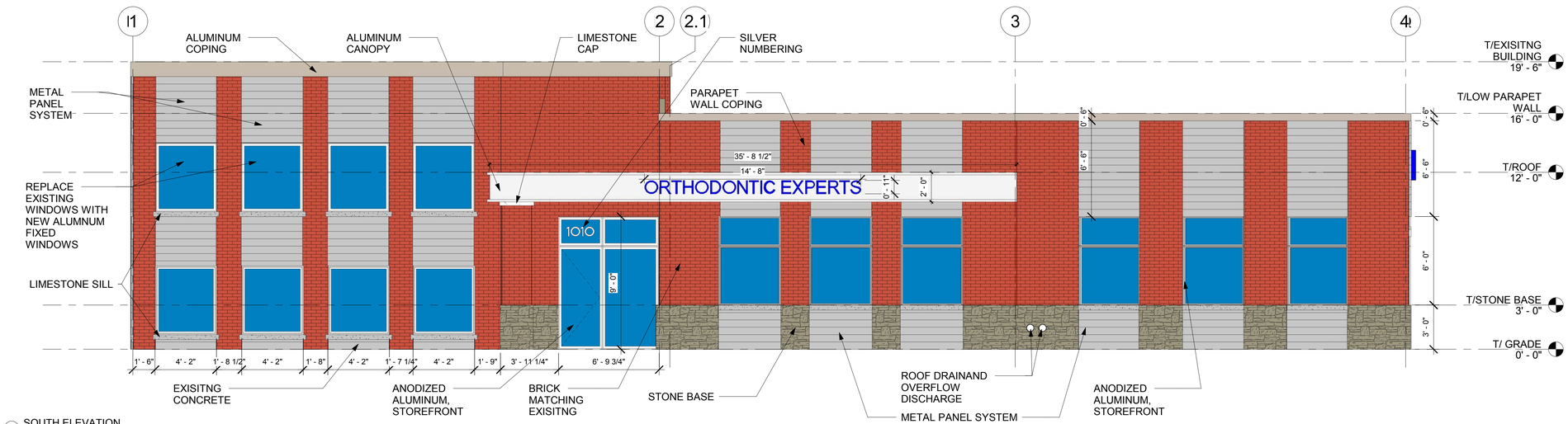


2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

ORIGINAL
DESIGN
9-10-19

WALL CONSTRUCTION LEGEND:

MASONRY WALL:
- 3 5/8" WIDE MODULAR SIZE BRICK, MATCHING EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
- 1" AIR SPACE
- 2" RIGID INSULATION, MIN R12
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- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"

STONE WALL:
- 3 5/8" WIDE CULTURED STONE, 1 5/8" THICK, USE OWENS CORNING COLOR "MOJAVE PRO-FIT ALPINE LEDGESTONE (PF 432962)
- OVER 3 5/8" CMU BLOCKING
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
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3 EXTERIOR SOUTH VIEW

4 EXTERIOR WEST VIEW

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DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

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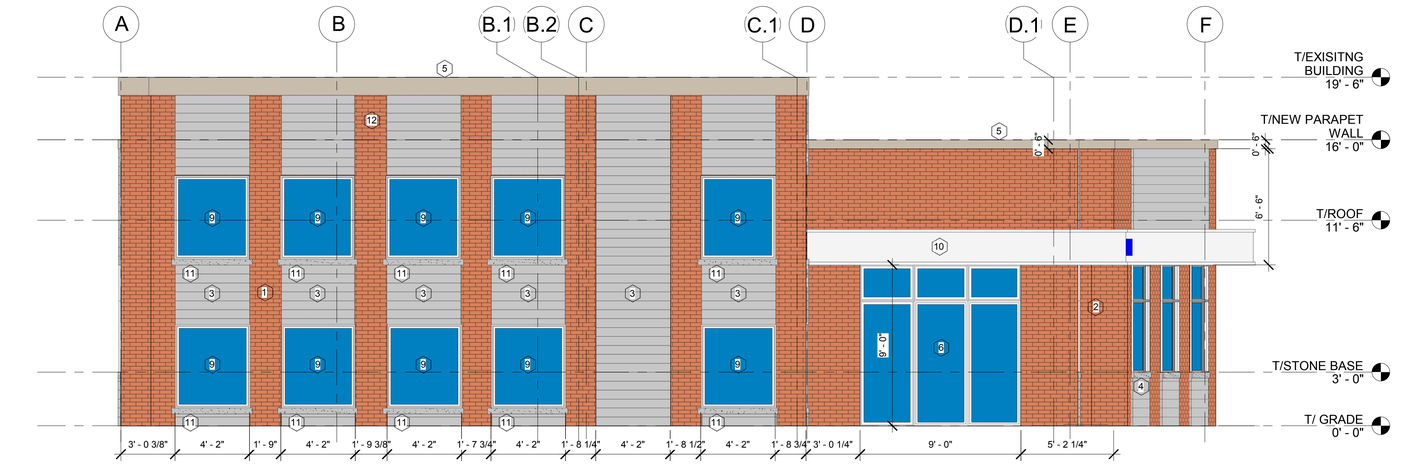

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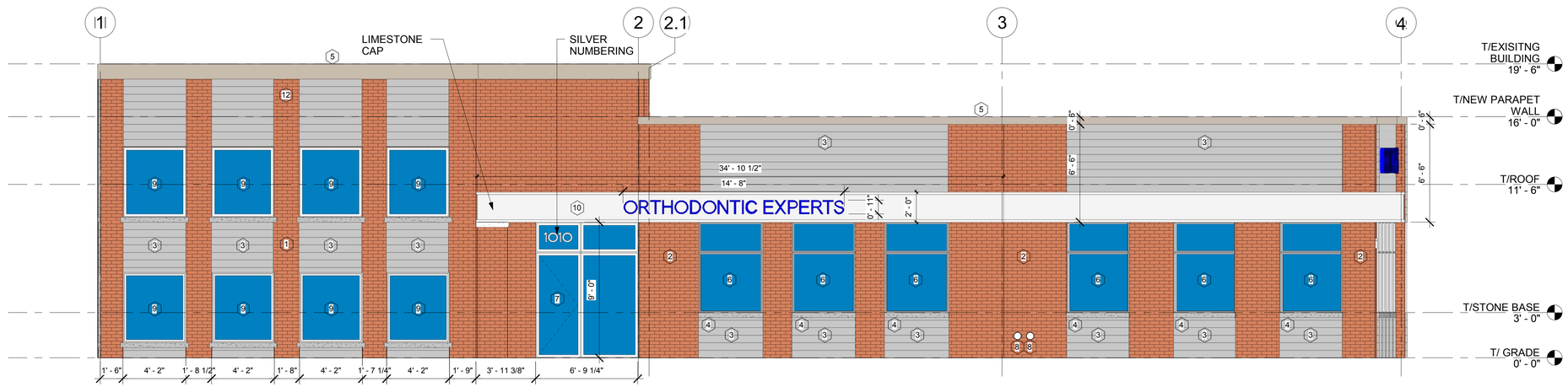

1 SOUTH ELEVATION
1/4" = 1'-0"

APPROVED
DESIGN
9-24-19

KEYNOTES - ELEVATION

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3 EXTERIOR SOUTH VIEW

4 EXTERIOR WEST VIEW

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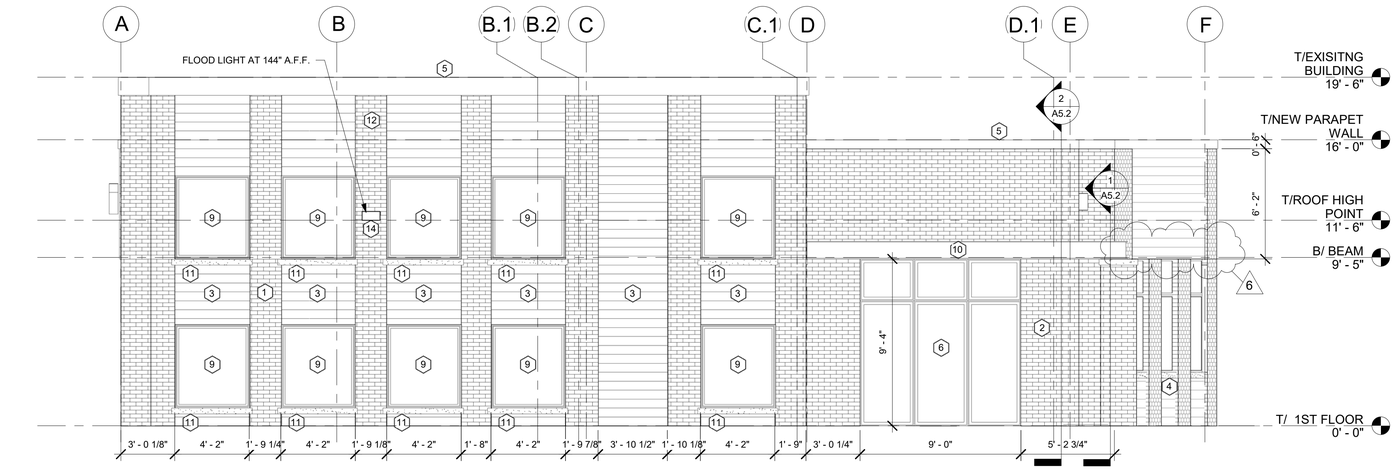

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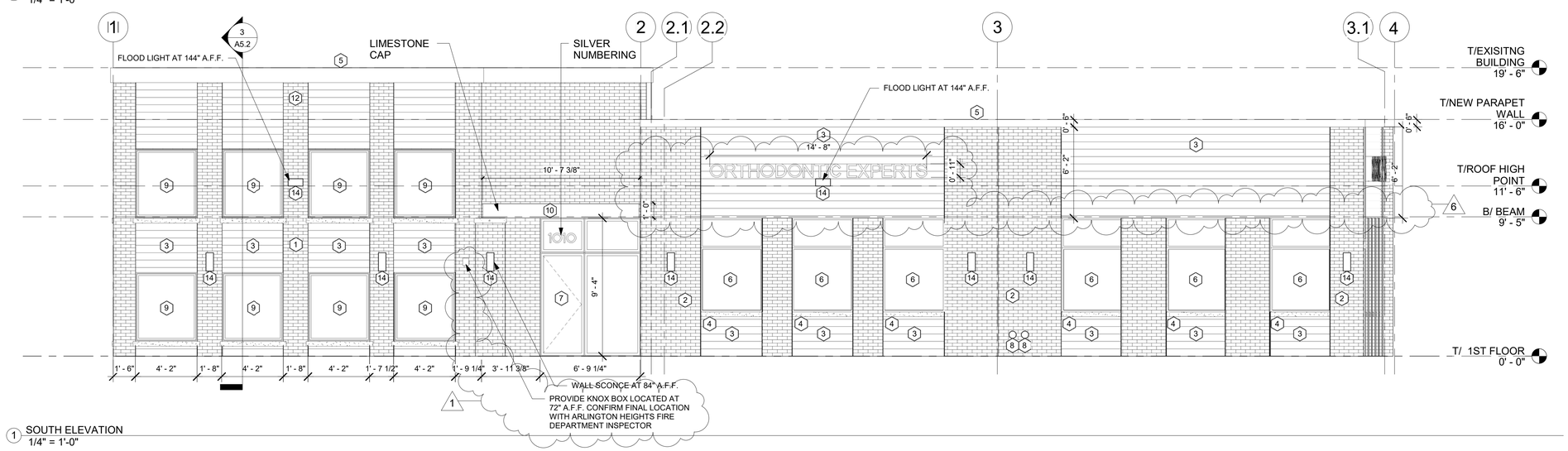

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PROPOSED CANOPY REVISIONS 8-10-21

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ORTHODONTIST OFFICE BUILDOUT
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

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ISSUED FOR PERMIT 10-18-19	

JOB # 19002

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LICENSED ARCHITECT
PAUL PETER FLORCZAK
001-019800
STATE OF ILLINOIS

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CURRENT PHOTOS
AS OF 6-30-21
ORTHODONTIC EXPERTS
ORTHODONTIC EXPERTS

ORTHODONTIC EXPERTS
ORTHODONTIC EXPERTS

ORTHODONTIC
EXPERTS
1010

1010
ORTHODONTIC
EXPERTS

1010
ORTHODONTIC EXPERTS

ORTHODONTIST OFFICE

ISSUED FOR VILLAGE DESIGN APPROVAL 09-11-19

BUILD OUT

1010 S ARLINGTON HEIGHTS RD, ARLIGTON HEIGHTS, IL 60005

DR YAROSLAV YARMOLYUK, DDS
OWNER

FORMA, INC.
ARCHITECT

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

1 EXTERIOR VIEW OF PROPOSED DESIGN

VILLAGE OF ARLINGTON HEIGHTS BUILDING CODES
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL MECHANICAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2005 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
ILLINOIS ACCESSIBILITY CODE, AS AMENDED FROM TIME TO TIME
VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE

2009 IBC CODE ANALYSIS - EXISTING BUILDING

TENANT SPACE WITH PROPOSED BUSINESS GROUP-B OCCUPANCY PER IBC SECTION 304.1
TENANT SPACE INCLUDES 3192 SF TOTAL PER IBC 2009 TABLE 1004.1.1
BUSINESS = 3192 SF / 100 SF PER OCCUPANT = 32 OCCUPANTS
32 OCCUPANTS TOTAL

TYPE OF CONSTRUCTION	SECTION 6 TABLE 601	EXIST. II-B	
MINIMUM NUMBER OF EXITS	SECTION 10 TABLE 1019.1	2 EXITS PROVIDED	
MAXIMUM TRAVEL DISTANCE	SECTION 10 TABLE 1016.1	107 FT.	
MINIMUM WIDTH OF EXITS	SECTION 1008	36" DOOR	SEE PLANS
SWING OF EXITS	SECTION 1008.1.2	SWING WITH DIRECTION OF EGRESS (OUT)	SEE PLANS

2014 ILLINOIS PLUMBING CODE / 2009 IBC ANALYSIS-OFFICE

BUSINESS OCCUPANTS: 32 BUSINESS

TOTAL 32 OCCUPANTS

	CODE REQUIRED	BUILDING PROVIDED
WC	1(MALE), 1(FEMALE)	2 WC (MALE)(FEMALE)
LAVATORIES	1(MALE), 1(FEMALE)	2 LAV (MALE)(FEMALE)
SHOWER	NOT REQUIRED	
DRINKING FOUN.	1 PER 100 OCC.	1 WATER DISPENSER
SERVICE SINK	1 SERVICE SINK FLOOR	1 PROVIDED

SCOPE OF WORK

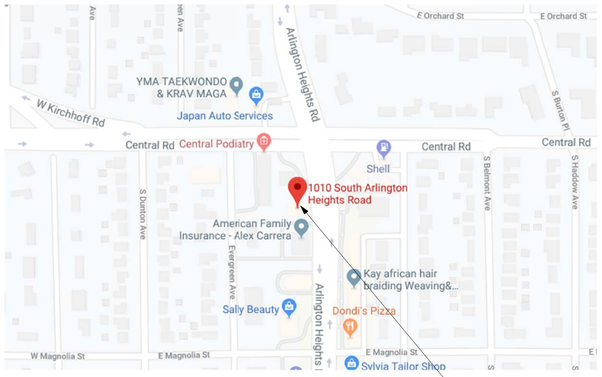
1.0 EXPANSION OF EXISTING BUILDING TO THE SOUTH WITH NEW ORTHODONTIC OFFICE. THE NEW ADDITION SHALL BE COLUMN AND BEAM FRAMED WITH STEEL STUD FRAMING. THE ROOF SHALL BE EXPANSION OF EXISTING ON THE FIRST FLOOR WITH NEW ROOF BAR JOISTS SLOPING TOWARDS ROOF DRAINS IN THE CENTER. THE EXTERIOR FACADE SHALL BE BRICK VENEER MATCHING EXISTING WITH METAL PANE AND STONE BASE, SEE DRAWINGS.

2.0 NEW WORK INCLUDES NEW INTERIOR PARTITIONS TO CREATE OPEN BAY TREATMENT BAY, CONSULATION ROOMS, ONE PRIVATE OPERATORY, TWO (2) NEW TOILET ROOMS, AND SUPPORT SPACES. NEW MECHANICAL FURNACE, CONDENSER UNITS AND DIFFUSERS, NEW ELECTRICAL, AND NEW PLUMBING FIXTURES WILL BE ADDED. NEW FURNITURE AND MILLWORK TO BE APPROVED BY OWNER.

3.0 NEW FURNACE AND CONDENSER UNITS TO BE ADDED TO THE RENOVATED SPACE. FEW DUCT FEEDS WILL BE ADDED TO ACCOMMODATE NEW LAYOUT.

4.0 THE ELECTRICAL SERVICE WITH EXISTING ELECTRICAL PANELS IS TO REMAIN. NEW ELECTRICAL LAYOUT WITH NEW LIGHT FIXTURES TO BE TIED TO EXISTING PANELS. SEE ELECTRICAL DRAWINGS.

5.0 THE PLUMBING SERVICE TO THE BUILDING IS TO REMAIN EXISTING.



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

INDEX TO DRAWING LIST

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

MATERIAL LEGEND

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

SYMBOL LEGEND

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

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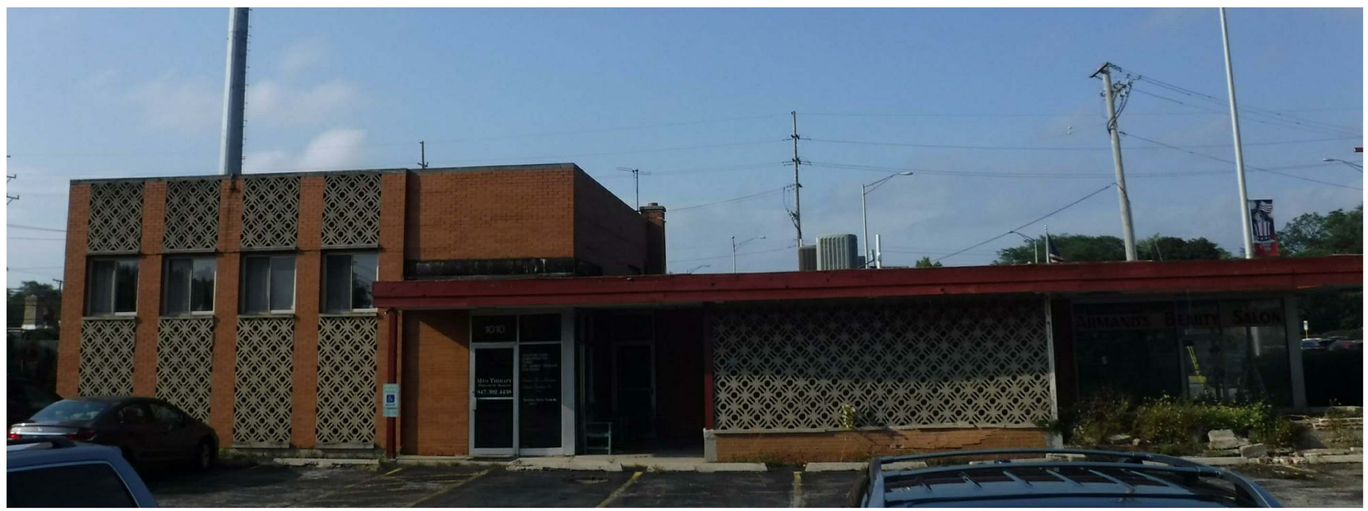
EXISTING NORTH VIEW
12" = 1'-0"

EXISTING WEST VIEW
12" = 1'-0"



EXISTING SOUTH VIEW
12" = 1'-0"

EXISTING EAST VIEW
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1 PROPERTY ACROSS STREET

2 PROPERTY ACROSS STREET

3 PROPERTY ACROSS STREET

4 PROPERTY TO THE NORTH

5 PROPERTY TO THE NORTH

6 PROPERTY TO THE NORTH

7 PROPERTY TO THE SOUTH

8 PROPERTY TO THE SOUTH

9 PROPERTY TO THE SOUTH

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design build management

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ORTHODONTIST OFFICE DESIGN
PACKAGE 09-11-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-11-19

JOB #
19002

T1.2

20 0 20 40 60

Scale 1" = 20'

T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

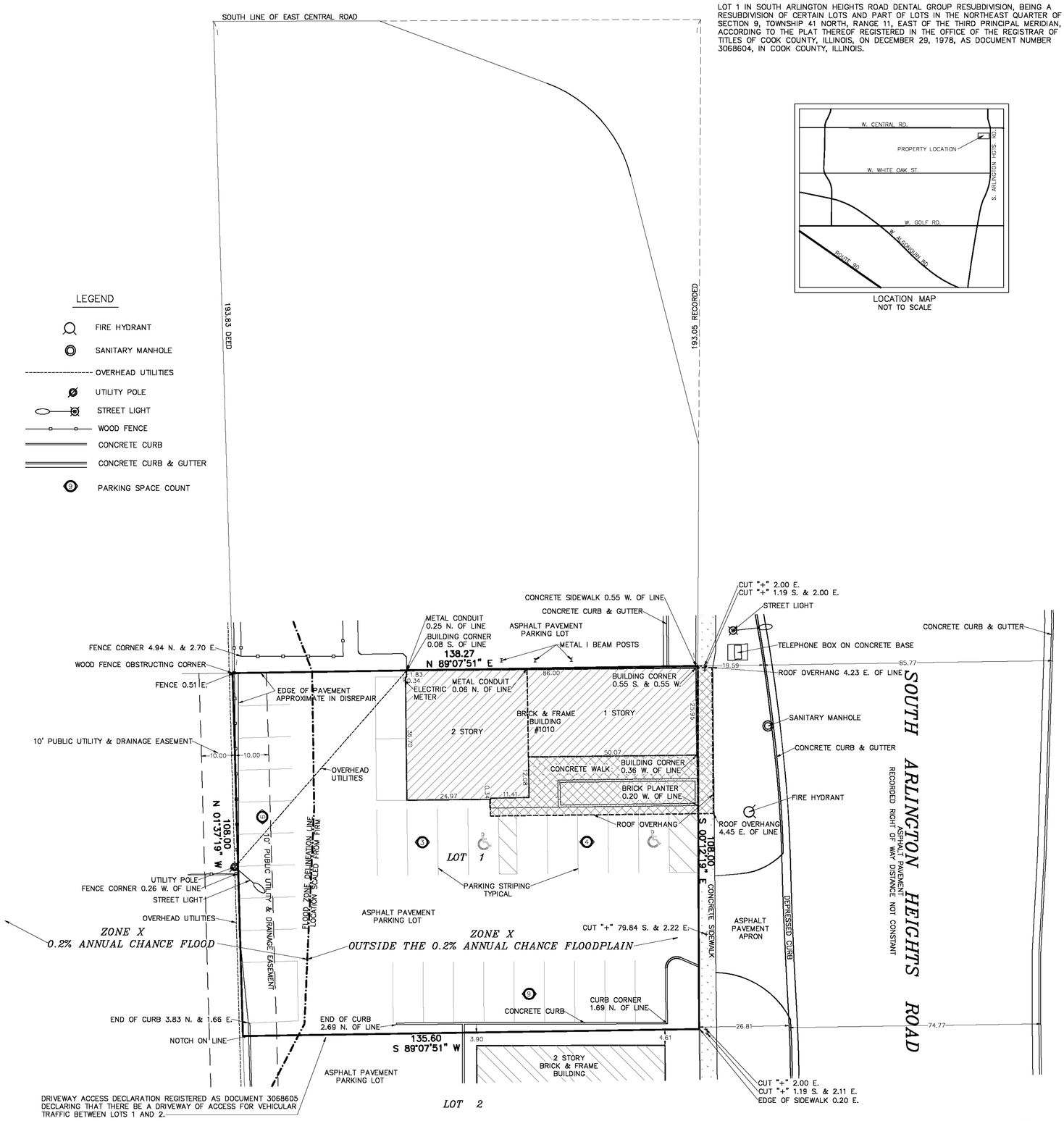
ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

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

BASIS OF BEARING (ASSUMED)

LOCATION MAP
NOT TO SCALE



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

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

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

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

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

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

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

The field work was completed on: October 31, 2018

Date of plat or map: October 31, 2018

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

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

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

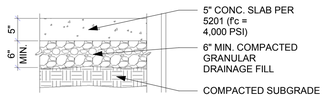
KEITH E. DELANEY
035-003385
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SOUTH ELGIN, ILLINOIS

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

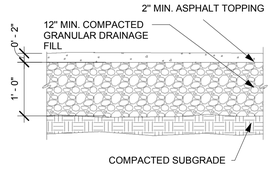
Lic. Exp. 11-30-20

Keith E. DeLaney Illinois P.L.S. #035-003385

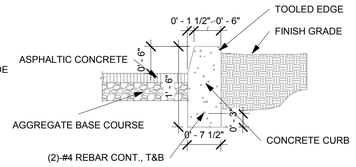
Professional Design Firm Lic. No. 184.005204



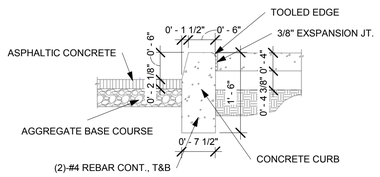
2 CONCRETE SIDEWALK DETAIL



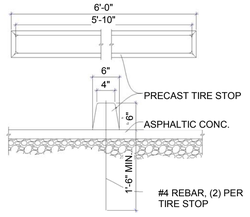
3 ASPHALT PAVING DETAIL



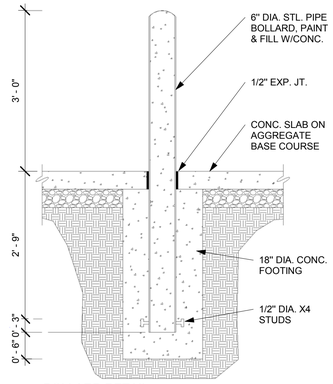
4 CURB WALK DETAIL



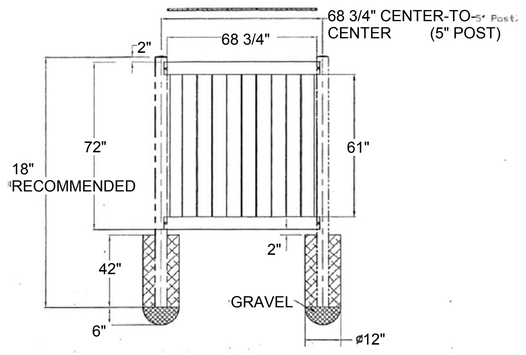
5 WHEEL STOP DETAIL



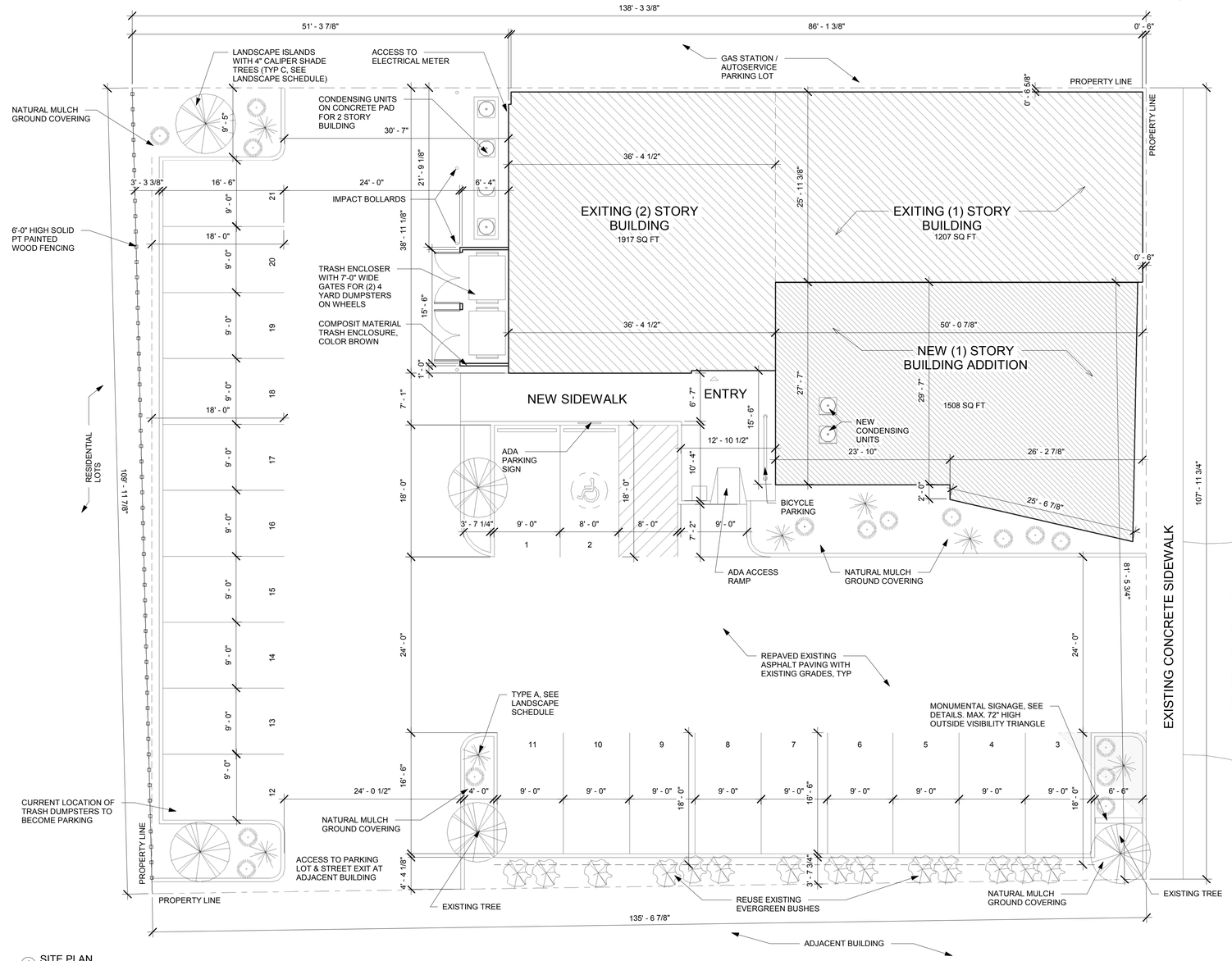
6 CURB GRADE DETAIL



7 BOLLARD DETAIL



7 TRASH ENCLOSURE DETAIL



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

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

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ORTHODONTIST OFFICE DESIGN PACKAGE 09-11-19

DR. YAROSLAV YARMOLYUK, DDS

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

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
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ISSUED FOR PERMIT
09-11-19

JOB #
19002

A0.1

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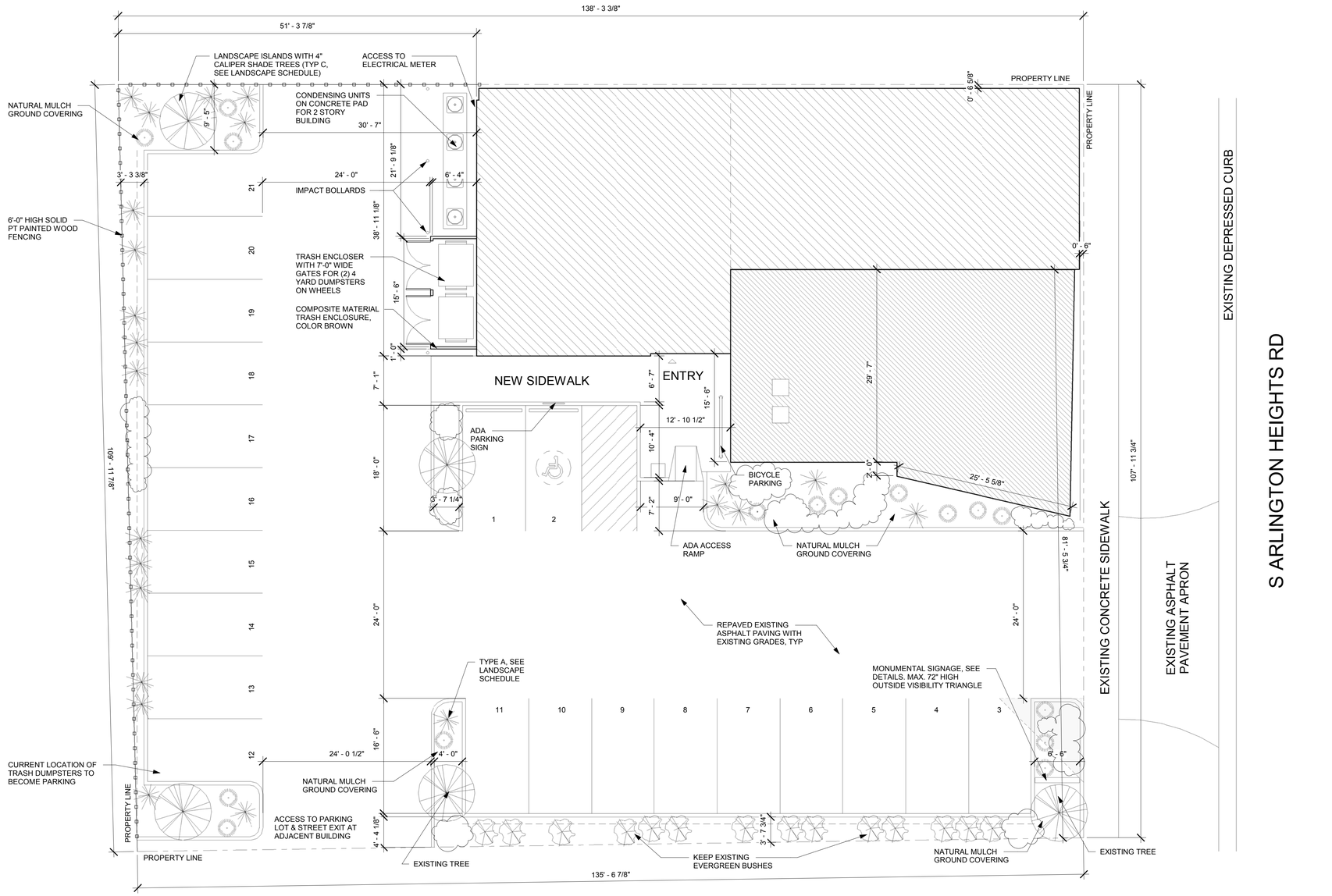
LANDSCAPE SCHEDULE

GRAPHICAL SYMBOL	SYMBOL	COMMON NAME	BOTANICAL NAME	TREE CALIPER	SHRUBBERY		NOTES
					HEIGHT	SPREAD	
	A	ORNAMENTAL GRASS "KARL FORESTER"	CALAMAGRISTIS ACUTIFLORA		36"-60' MIN.	36" MIN.	MIN. 24"-36"O.C.
	B	GROW-LOW SUMAC	RHUS AROMATICA		18"-24" MIN.	48" MIN.	MIN. 5'O.C.
		GINKGO (MALE)	GINGO BILOBA	4" MIN.	50 FT.	30 FT	
	C	DAYLILY	HEMEROCALLIS		30" MAX.	12"-18" MIN.	PLANT AT MAX 18" O.C. TO CREATE CONTINUOUS FLOWER ISLAND

NOTE:
ALL GROUND COVERING IN LANDSCAPING AREAS TO BE NATURAL CYPRESS MULCH.

LANDSCAPE GENERAL NOTES

1. TREE SIZE STANDARDS ARE AT TIME OF INSTALLATION. MINIMUM SIZE SHALL BE 2-1/2" CALLIPER, MEASURED 6" ABOUVE GROUND. TREE SHALL HAVE A CLEAR TRUNK, FREE OF BRANCHES, TO A MINIMUM HEIGHT OF 6'-0". TREES SHALL BE BALLED-AND-BURLAPPED (B&B) WITH NO EXPECTATIONS. 2-1/2" CALIPER TREES SHALL BE 12'-0" TO 14'-0" HEIGHT WITH A MAXIMUM HEIGHT OF 16'-0". 2-1/2" CALIPER TREES SHALL HAVE A MINIMUM 28" DIAMETER X 18" DEPTH ROOTBALL.
2. NEW PARKWAY TREES TO BE LOCATED NO CLOSER THAN THE FOLLOWING DISTANCES FROM WALKS, CURBS, UTILITIES, AND OTHER STRUCTURES IN THE PARKWAY:
CURBS: 2'-0"
FIRE HYDRANTS: 5'-0"
MANHOLES & CATCHBASINS: 5'-0"
BUILDINGS: 10'-0"
STREET LIGHTS: 12'-0"
TREES (EXIST.): 25'-0"
OTHER STRUCTURES: 25'-0"
3. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND VILLAGE OF ARLINGTON HEIGHTS LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIRIMENTS.
4. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.
5. PLANTS SHALL BE IN HEALTHY, VIGOROUS CONDITION. FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS.
6. PLANTS SHALL HAVE FULL, EVEN WELL-DEVELOPED BRANCHING AND DENSE, FIBROUS, AND VIGOROUS ROOT SYSTEM.
7. BALLED-AND-BURLAPPED (B&B) PLANTS SHALL BE DUG WITH A FIRM ROOTBALL OF NATURAL EARTH, OF A SIZE IN PROPOTION TO THE PLANTS SIZE, AS MEASURED BY CALIPER, HEIGHT, OR SPREAD.
8. BALLED-AND-BURPLAPPED (B&B) PLANTS SHALL BE HANDED ONLY BY THE ROOTBALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOTBALL AND DAMAGE THE ROOT SYSTEM.
9. PLANTS SHALL BE PROTECTED FROM DRYING OUT AFTER DELIVERY BY PLANTING IMMEDIATELY. IF THIS IS NOT POSSIBLE, THE ROOTBALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
10. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOTBALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.
11. PROVIDE 6" CONCRETE CURB & GUTTER FOR ALL INTERIOR AND PERIMETER LANDSCAPE ISLANDS.
12. PROVIDE PRECAST WHEEL STOPS WHERE AUTOS MEET FENCING, SHRUBS, TREES, AND PARKING LOT LIGHT POLES.



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

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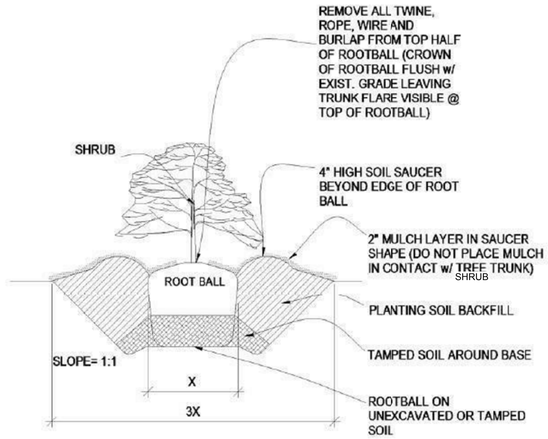
SIGN TO BE MAX. 72" HIGH

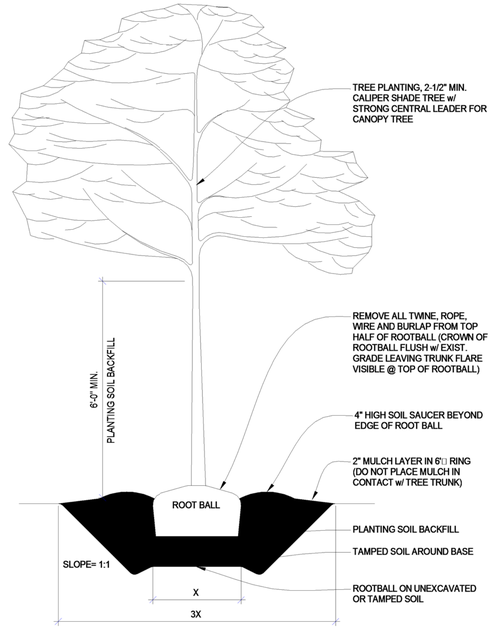
1 SUGGESTIVE DESIGNS FOR MONUMENTAL SIGNS



SHRUB PIT THREE TIMES WIDER THAN DIAMETER OF ROOT BALL (EDGES OF PIT TO BE ROUGHENED)

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

2 SHRUB DETAIL



TREE PIT THREE TIMES WIDER THAN DIAMETER OF ROOT BALL (EDGES OF PIT TO BE ROUGHENED)

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

3 TYPICAL PLANTING DETAIL

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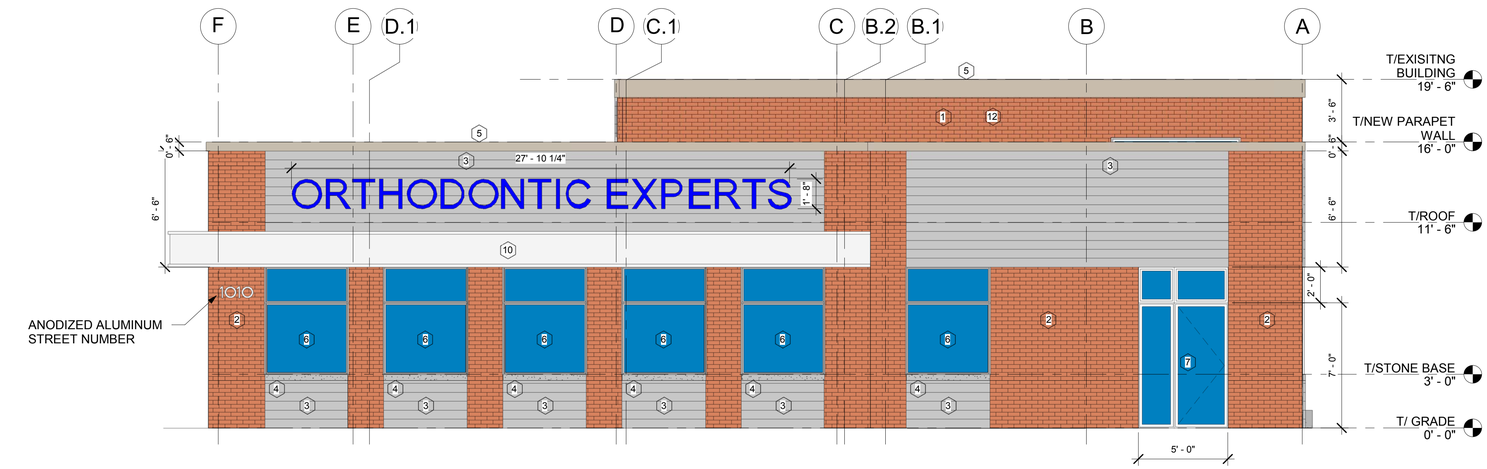
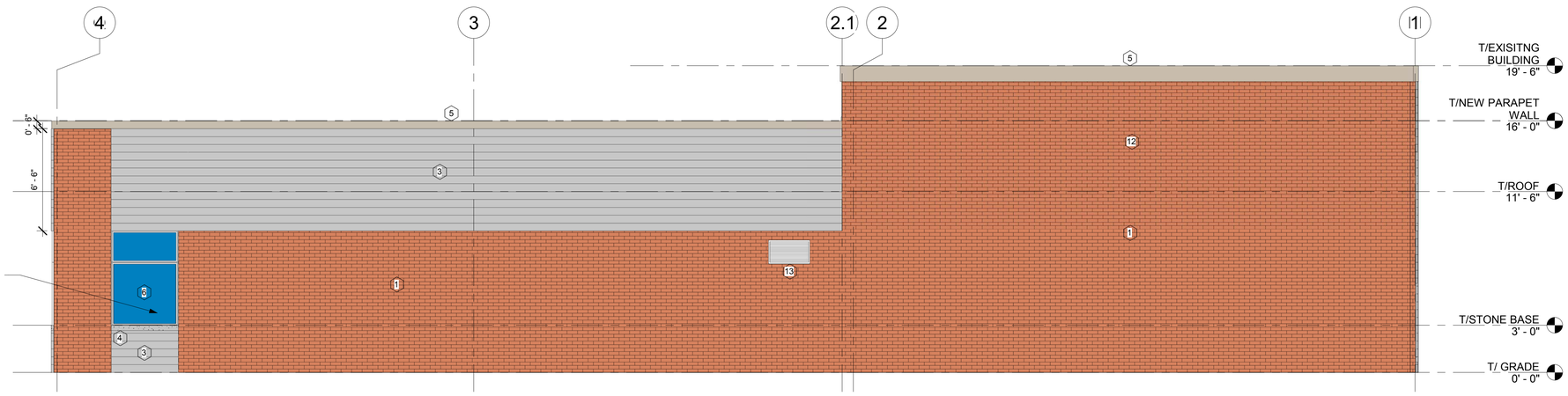
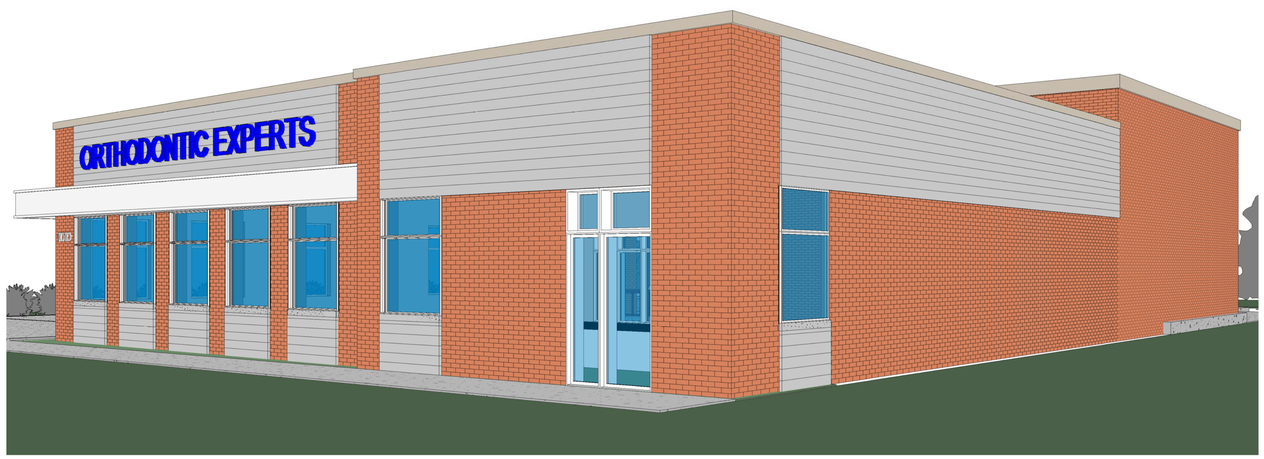


1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EXTERIOR NORTHEAST

4 EXTERIOR SOUTHEAST

KEYNOTES - ELEVATION

1. EXISTING BRICK ON CMU WALL CONSTRUCTION
2. NEW ADDITION EXTERIOR FACE BRICK WALL
   - 3 5/8" WIDE MODULAR SIZE BRICK, MATCH EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
   - 1" AIR SPACE
   - 2" RIGID INSULATION, MIN R12
   - TYVEK OR EQUAL WEATHER BARRIER
   - 5/8" DENSE GLASS
   - 6" STUD 16GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
   - 5/8" GYPSUM BOARD, TYPE "X"
3. NEW ADDITION METAL WALL SYSTEM
   - EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
   - 3 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 20 GA WITH R15 BATT INSULATION
   - 2" RIGID INSULATION, MIN R12
   - TYVEK OR EQUAL WEATHER BARRIER
   - 5/8" DENSE GLASS
   - 6" STUD 16GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
   - 5/8" GYPSUM BOARD, TYPE "X"
4. 3" SMOOTH CUT LIMESTONE SILLS BELOW NEW WINDOWS.
5. ALUMINUM COPING W/ PRESSURE TREATED BLOCKING ANCHORED TO WALL W/ 5/8" HILTI ANCHORS AT 24" O.C.
6. NEW ALUMINUM WINDOWS WITH CLEAR GLASS. SEE GLAZING SCHEDULE.
7. NEW ALUMINUM STOREFRONT WITH DOORS. SEE GLAZING SCHEDULE AND DOOR SCHEDULE.
8. PROVIDE ROOF DRAIN AND OVERFLOW DRAIN DISCHARGE AT 4" ABOVE FOUNDATION WALL, PER DETAIL ON SHT. A3.0
9. EXISTING WINDOWS TO BE REPLACED WITH NEW ALUMINUM WINDOWS.
10. ALUMINUM ENTRY TRELLIS CANOPY
11. CONFIRM TO REPAINT EXISTING LINTELS, REPAIR BRICK SURROUNDING WINDOWS, AND REPAIR EXISTING LIMESTONE SILLS.
12. CONFIRM TO REPAIR EXISTING BRICK WALLS AS NEEDED.
13. EXISTING 18" X 32" LOUVER TO BE REPLACED.

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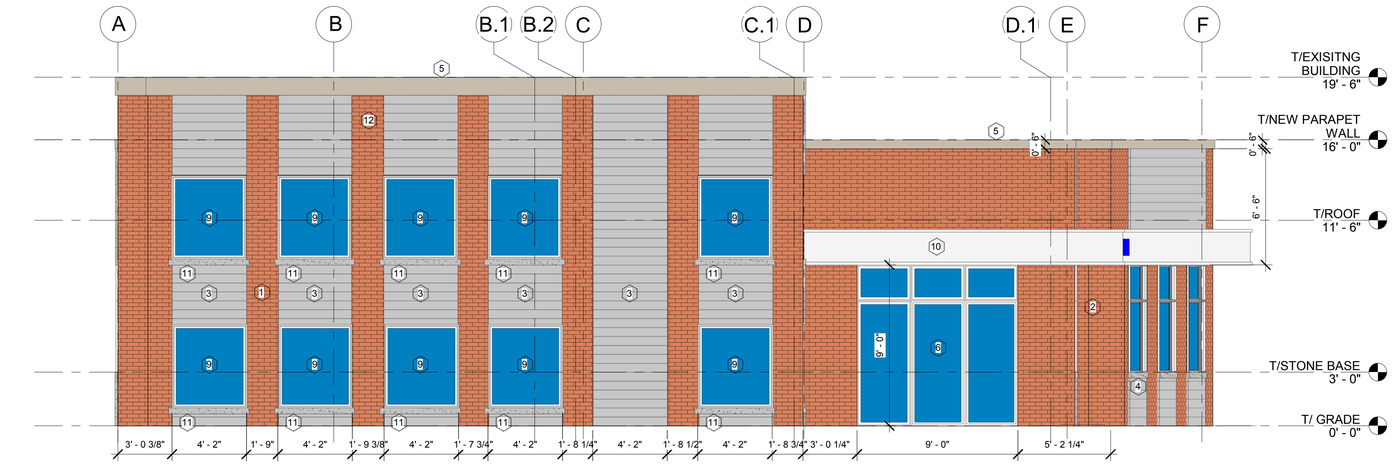
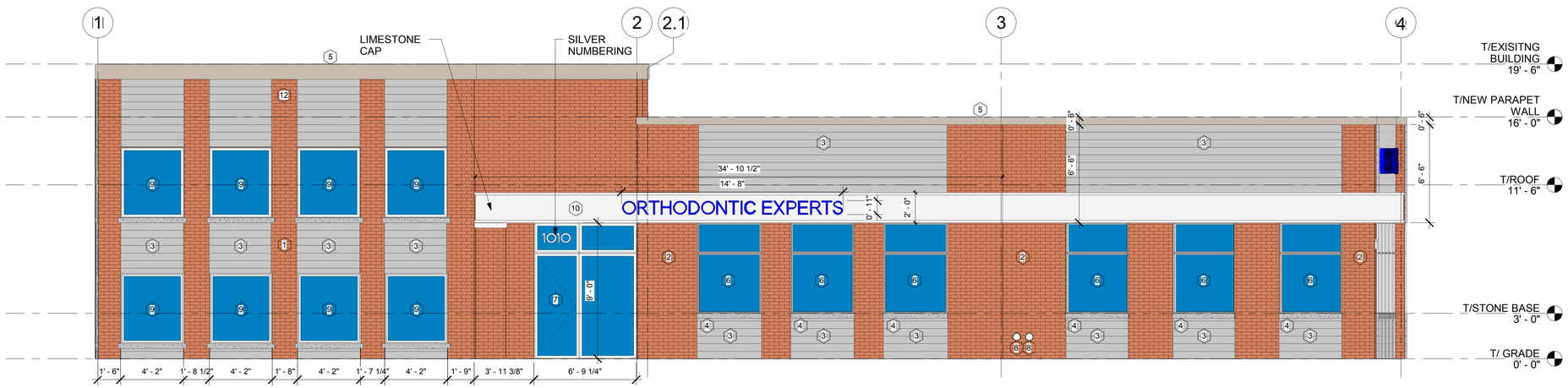


2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

3 EXTERIOR SOUTH VIEW

4 EXTERIOR WEST VIEW

KEYNOTES - ELEVATION

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   - 1" AIR SPACE
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   - TYVEK OR EQUAL WEATHER BARRIER
   - 5/8" DENSE GLASS
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5. ALUMINUM COPING W/ PRESSURE TREATED BLOCKING ANCHORED TO WALL W/ 5/8" HILTI ANCHORS AT 24" O.C.
6. NEW ALUMINUM WINDOWS WITH CLEAR GLASS. SEE GLAZING SCHEDULE.
7. NEW ALUMINUM STOREFRONT WITH DOORS. SEE GLAZING SCHEDULE AND DOOR SCHEDULE.
8. PROVIDE ROOF DRAIN AND OVERFLOW DRAIN DISCHARGE AT 4" ABOVE FOUNDATION WALL, PER DETAIL ON SHT. A3.0
9. EXISTING WINDOWS TO BE REPLACED WITH NEW ALUMINUM WINDOWS.
10. ALUMINUM ENTRY TRELLIS CANOPY
11. CONFIRM TO REPAINT EXISTING LINTELS, REPAIR BRICK SURROUNDING WINDOWS, AND REPAIR EXISTING LIMESTONE SILLS.
12. CONFIRM TO REPAIR EXISTING BRICK WALLS AS NEEDED.
13. EXISTING 18" X 32" LOUVER TO BE REPLACED.

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ORTHODONTIST OFFICE DESIGN
PACKAGE 09-11-19
DR. YAROSLAV YARMOLYUK, DDS
1010 S. ARLINGTON HEIGHTS RD., ARLINGTON HEIGHTS, IL 60005

ILLINOIS ARCHITECT
PAUL FLORCZAK
LICENSE NUMBER
11688-5

ISSUED FOR
PERMIT
09-11-19

JOB #
19002

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ORTHODONTIST OFFICE

ISSUED FOR VILLAGE DESIGN APPROVAL 09-03-19

BUILD OUT

1010 S ARLINGTON HEIGHTS RD, ARLIGTON HEIGHTS, IL 60005

DR YAROSLAV YARMOLYUK, DDS
OWNER

FORMA, INC.
ARCHITECT

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

1 EXTERIOR VIEW OF PROPOSED DESIGN

VILLAGE OF ARLINGTON HEIGHTS BUILDING CODES
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL MECHANICAL CODE
2014 ILLINOIS STATE PLUMBING CODE
2005 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL FIRE CODE
2009 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
ILLINOIS ACCESSIBILITY CODE, AS AMENDED FROM TIME TO TIME
VILLAGE OF ARLINGTON HEIGHTS ZONING ORDINANCE

2009 IBC CODE ANALYSIS - EXISTING BUILDING

TENANT SPACE WITH PROPOSED BUSINESS GROUP-B OCCUPANCY PER IBC SECTION 304.1
TENANT SPACE INCLUDES 3192 SF TOTAL PER IBC 2009 TABLE 1004.1.1
BUSINESS = 3192 SF / 100 SF PER OCCUPANT = 32 OCCUPANTS
32 OCCUPANTS TOTAL

TYPE OF CONSTRUCTION	SECTION 6 TABLE 601	EXIST. II-B	
MINIMUM NUMBER OF EXITS	SECTION 10 TABLE 1019.1	2 EXITS PROVIDED	
MAXIMUM TRAVEL DISTANCE	SECTION 10 TABLE 1016.1	107 FT.	
MINIMUM WIDTH OF EXITS	SECTION 1008	36" DOOR	SEE PLANS
SWING OF EXITS	SECTION 1008.1.2	SWING WITH DIRECTION OF EGRESS (OUT)	SEE PLANS

2014 ILLINOIS PLUMBING CODE / 2009 IBC ANALYSIS-OFFICE

BUSINESS OCCUPANTS: 32 BUSINESS

TOTAL 32 OCCUPANTS

	CODE REQUIRED	BUILDING PROVIDED
WC	1(MALE), 1(FEMALE)	2 WC (MALE)(FEMALE)
LAVATORIES	1(MALE), 1(FEMALE)	2 LAV (MALE)(FEMALE)
SHOWER	NOT REQUIRED	
DRINKING FOUN.	1 PER 100 OCC.	1 WATER DISPENSER
SERVICE SINK	1 SERVICE SINK FLOOR	1 PROVIDED

SCOPE OF WORK

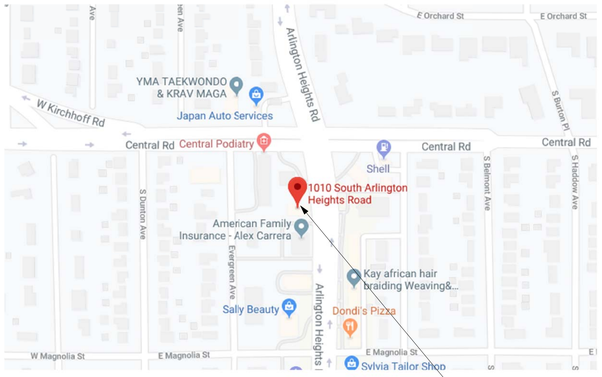
1.0 EXPANSION OF EXISTING BUILDING TO THE SOUTH WITH NEW ORTHODONTIC OFFICE. THE NEW ADDITION SHALL BE COLUMN AND BEAM FRAMED WITH STEEL STUD FRAMING. THE ROOF SHALL BE EXPANSION OF EXISTING ON THE FIRST FLOOR WITH NEW ROOF BAR JOISTS SLOPING TOWARDS ROOF DRAINS IN THE CENTER. THE EXTERIOR FACADE SHALL BE BRICK VENEER MATCHING EXISTING WITH METAL PANE AND STONE BASE, SEE DRAWINGS.

2.0 NEW WORK INCLUDES NEW INTERIOR PARTITIONS TO CREATE OPEN BAY TREATMENT BAY, CONSULATION ROOMS, ONE PRIVATE OPERATORY, TWO (2) NEW TOILET ROOMS, AND SUPPORT SPACES. NEW MECHANICAL FURNACE, CONDENSER UNITS AND DIFFUSERS, NEW ELECTRICAL, AND NEW PLUMBING FIXTURES WILL BE ADDED. NEW FURNITURE AND MILLWORK TO BE APPROVED BY OWNER.

3.0 NEW FURNACE AND CONDENSER UNITS TO BE ADDED TO THE RENOVATED SPACE. FEW DUCT FEEDS WILL BE ADDED TO ACCOMMODATE NEW LAYOUT.

4.0 THE ELECTRICAL SERVICE WITH EXISTING ELECTRICAL PANELS IS TO REMAIN. NEW ELECTRICAL LAYOUT WITH NEW LIGHT FIXTURES TO BE TIED TO EXISTING PANELS. SEE ELECTRICAL DRAWINGS.

5.0 THE PLUMBING SERVICE TO THE BUILDING IS TO REMAIN EXISTING.



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

INDEX TO DRAWING LIST

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

MATERIAL LEGEND

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

SYMBOL LEGEND

- ELEVATION MARKING
- REVISION
- LARGE SCALE DETAIL
- DETAIL
- SHEET NUMBER
- SECTION
- SHEET NUMBER
- A#-#: WALL SECTION, SHEET NUMBER
- A8.1: ELEVATION - SEE SHEET A8.1
- PARTITION TYPE - SEE SHEET A8.0
- DOOR MARK - SEE DOOR SCHEDULE
- WINDOW MARK - SEE WINDOW SCHEDULE
- DEMOLITION KEYNOTE
- L= # V= #: LIGHTING & VENTILATION AMOUNTS (SEE WINDOW SCHEDULE)
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

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

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PAUL FLORCZAK
LICENSE NUMBER
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09-03-19

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1 PROPERTY ACROSS STREET

2 PROPERTY ACROSS STREET

3 PROPERTY ACROSS STREET

4 PROPERTY TO THE NORTH

5 PROPERTY TO THE NORTH

6 PROPERTY TO THE NORTH

7 PROPERTY TO THE SOUTH

8 PROPERTY TO THE SOUTH

9 PROPERTY TO THE SOUTH

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T1.2

T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

ALTA/NSPS LAND TITLE SURVEY

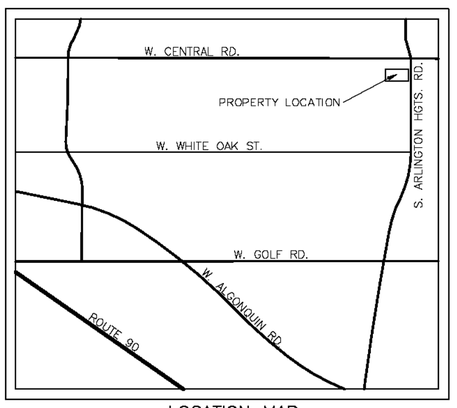
20 0 20 40 60

Scale 1" = 20'

LEGAL DESCRIPTION:

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

BASIS OF BEARING (ASSUMED)



LOCATION MAP
NOT TO SCALE

LEGEND

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

SOUTH LINE OF EAST CENTRAL ROAD

193.83 DEED

193.05 RECORDED

SOUTH ARLINGTON HEIGHTS ROAD
RECORDED RIGHT OF WAY DISTANCE NOT CONSTANT
ASPHALT PAVEMENT

FENCE CORNER 4.94 N. & 2.70 E.
WOOD FENCE OBSTRUCTING CORNER
FENCE 0.51 E.
EDGE OF PAVEMENT APPROXIMATE IN DISREPAIR
10' PUBLIC UTILITY & DRAINAGE EASEMENT
10.00 10.00
OVERHEAD UTILITIES
N 01°37'19" W 108.00
UTILITY POLE
FENCE CORNER 0.26 W. OF LINE
STREET LIGHT
OVERHEAD UTILITIES
10' PUBLIC UTILITY & DRAINAGE EASEMENT
FLOOD ZONE DELINEATION LINE LOCATION SCALED FROM FIRM
ZONE X
0.2% ANNUAL CHANCE FLOOD
ASPHALT PAVEMENT PARKING LOT
END OF CURB 3.83 N. & 1.66 E.
NOTCH ON LINE
END OF CURB 2.69 N. OF LINE
135.60
S 89°07'51" W
ASPHALT PAVEMENT PARKING LOT
DRIVEWAY ACCESS DECLARATION REGISTERED AS DOCUMENT 3068605 DECLARING THAT THERE BE A DRIVEWAY OF ACCESS FOR VEHICULAR TRAFFIC BETWEEN LOTS 1 AND 2.

METAL CONDUIT 0.25 N. OF LINE
BUILDING CORNER 0.08 S. OF LINE
138.27
N 89°07'51" E
ASPHALT PAVEMENT PARKING LOT
METAL I BEAM POSTS
1.83
0.34
ELECTRIC METER
METAL CONDUIT 0.06 N. OF LINE
86.00
BUILDING CORNER 0.55 S. & 0.55 W.
BRICK & FRAME BUILDING #1010
1 STORY
2 STORY
25.95
36.70
50.07
CONCRETE WALK
BUILDING CORNER 0.36 W. OF LINE
12.08
BRICK PLANTER 0.20 W. OF LINE
0.34
24.97
11.41
ROOF OVERHANG
LOT 1
PARKING STRIPING TYPICAL
ZONE X
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
CONCRETE CURB
CURB CORNER 1.69 N. OF LINE
3.90
4.61
2 STORY BRICK & FRAME BUILDING
LOT 2

CONCRETE SIDEWALK 0.55 W. OF LINE
CONCRETE CURB & GUTTER
CUT "+" 2.00 E.
CUT "+" 1.19 S. & 2.00 E.
STREET LIGHT
CONCRETE CURB & GUTTER
TELEPHONE BOX ON CONCRETE BASE
19.59
85.77
ROOF OVERHANG 4.23 E. OF LINE
SANITARY MANHOLE
CONCRETE CURB & GUTTER
FIRE HYDRANT
ROOF OVERHANG 4.45 E. OF LINE
S 00°12'19" E 108.00
CONCRETE SIDEWALK
ASPHALT PAVEMENT APRON
DEPRESSED CURB
CUT "+" 79.84 S. & 2.22 E.
26.81
74.77
CUT "+" 2.00 E.
CUT "+" 1.19 S. & 2.11 E.
EDGE OF SIDEWALK 0.20 E.

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

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

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

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

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

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

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

KEITH E. DELANEY
035-003385
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SOUTH ELGIN, ILLINOIS

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

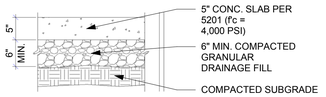
TO: ATA NATIONAL TITLE GROUP, LLC
SOKAL PROPERTIES, LLC

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

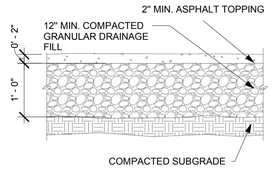
The field work was completed on: October 31, 2018
Date of plat or map: October 31, 2018

Lic. Exp. 11-30-20
Keith E. DeLaney Illinois P.L.S. #035-003385

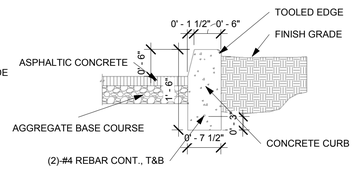
Professional Design Firm Lic. No. 184.005204



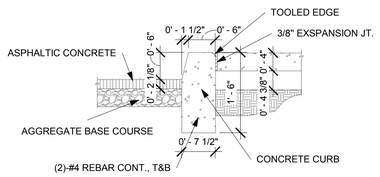
2 CONCRETE SIDEWALK DETAIL



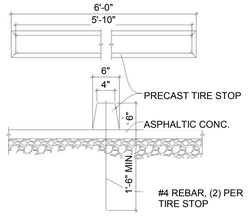
3 ASPHALT PAVING DETAIL



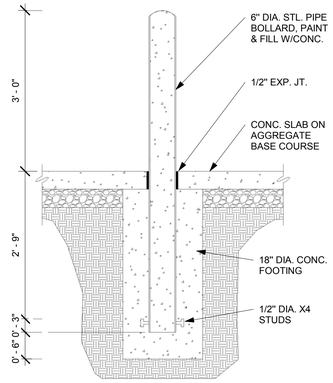
4 CURB WALK DETAIL



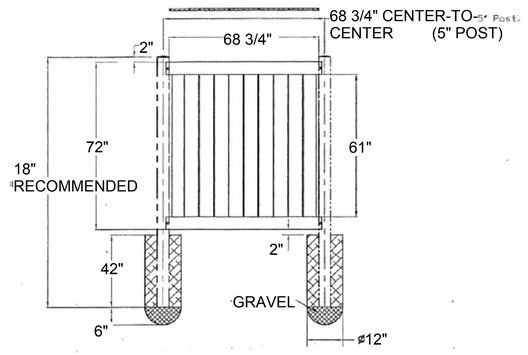
5 WHEEL STOP DETAIL



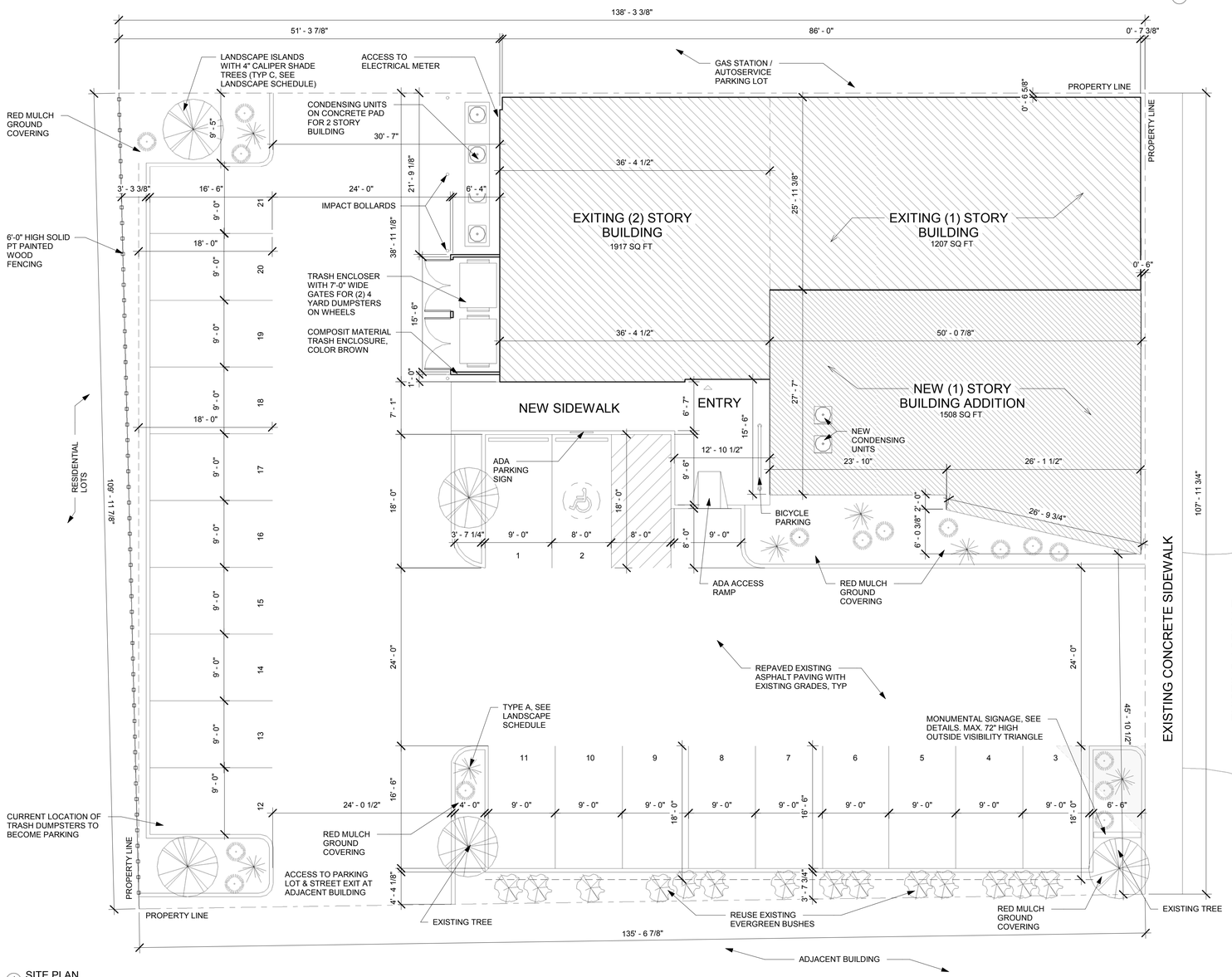
6 CURB GRADE DETAIL



7 BOLLARD DETAIL



7 TRASH ENCLOSURE DETAIL



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

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

architecture
FOrma, Inc.
www.formainc.com 5627 N MILWAUKEE, Chicago IL 60646 P 773 763 3232 F 773 763 4622
design build management

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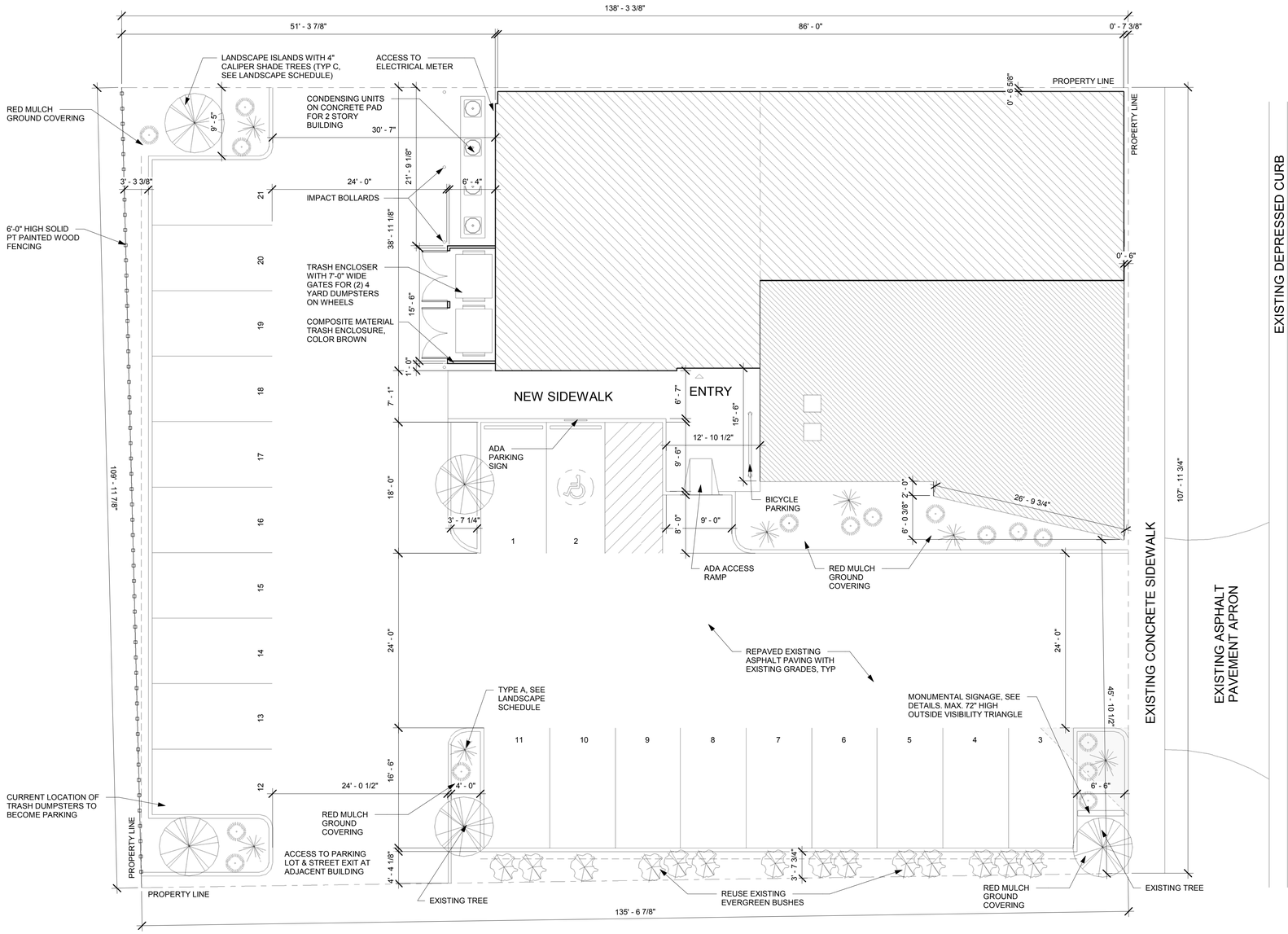
LANDSCAPE SCHEDULE

GRAPHICAL SYMBOL	SYMBOL	COMMON NAME	BOTANICAL NAME	TREE CALIPER	SHRUBBERY		NOTES
					HEIGHT	SPREAD	
	A	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'		24" MIN.	36" MIN.	MIN. 5'O.C.
	B	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA		12" MIN.	48" MIN.	MIN. 5'O.C.
	C	GINKGO (MALE)	GINGO BILOBA	2.5" MIN.	50 FT.	30 FT	

NOTE:
ALL GORUND COVERING IN LANDSCAPING AREAS TO BE RED MULICH.

LANDSCAPE GENERAL NOTES

1. TREE SIZE STANDARDS ARE AT TIME OF INSTALLATION. MINIMUM SIZE SHALL BE 2-1/2" CALLIPER, MEASURED 6" ABOUVE GROUND. TREE SHALL HAVE A CLEAR TRUNK, FREE OF BRANCHES, TO A MINIMUM HEIGHT OF 6'-0". TREES SHALL BE BALLED-AND-BURLAPPED (B&B) WITH NO EXPECTATIONS. 2-1/2" CALIPER TREES SHALL BE 12'-0" TO 14'-0" HEIGHT WITH A MAXIMUM HEIGHT OF 16'-0". 2-1/2" CALIPER TREES SHALL HAVE A MINIMUM 28" DIAMETER X 18" DEPTH ROOTBALL.
2. NEW PARKWAY TREES TO BE LOCATED NO CLOSER THAN THE FOLLOWING DISTANCES FROM WALKS, CURBS, UTILITIES, AND OTHER STRUCTURES IN THE PARKWAY:
CURBS: 2'-0"
FIRE HYDRANTS: 5'-0"
MANHOLES & CATCHBASINS: 5'-0"
BUILDINGS: 10'-0"
STREET LIGHTS: 12'-0"
TREES (EXIST.): 25'-0"
OTHER STRUCTURES: 25'-0"
3. PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND CITY OF BURBANK LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIRIMENTS.
4. PLANTS SHALL BE HIGH QUALITY NURSERY-GROWN STOCK.
5. PLANTS SHALL BE IN HEALTHY, VIGOROUS CONDITION. FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS.
6. PLANTS SHALL HAVE FULL, EVEN WELL-DEVELOPED BRANCHING AND DENSE, FIBROUS, AND VIGOROUS ROOT SYSTEM.
7. BALLED-AND-BURLAPPED (B&B) PLANTS SHALL BE DUG WITH A FIRM ROOTBALL OF NATURAL EARTH, OF A SIZE IN PROPOTION TO THE PLANTS SIZE, AS MEASURED BY CALIPER, HEIGHT, OR SPREAD.
8. BALLED-AND-BURPLAPPED (B&B) PLANTS SHALL BE HANDED ONLY BY THE ROOTBALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOTBALL AND DAMAGE THE ROOT SYSTEM.
9. PLANTS SHALL BE PROTECTED FROM DRYING OUT AFTER DELIVERY BY PLANTING IMMEDIATELY. IF THIS IS NOT POSSIBLE, THE ROOTBALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
10. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOTBALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.
11. PROVIDE 6" CONCRETE CURB & GUTTER FOR ALL INTERIOR AND PERIMETER LANDSCAPE ISLANDS.
12. PROVIDE PRECAST WHEEL STOPS WHERE AUTOS MEET FENCING, SHRUBS, TREES, AND PARKING LOT LIGHT POLES.



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

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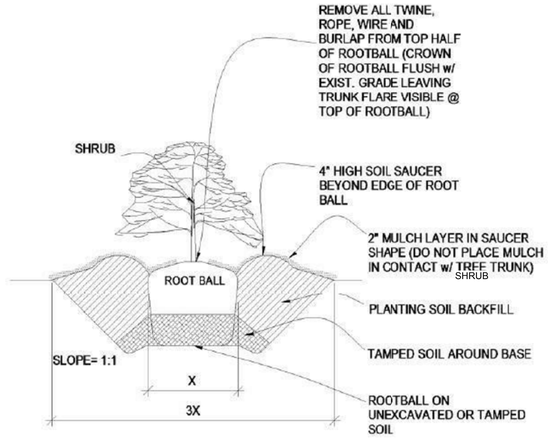
SIGN TO BE MAX. 72" HIGH

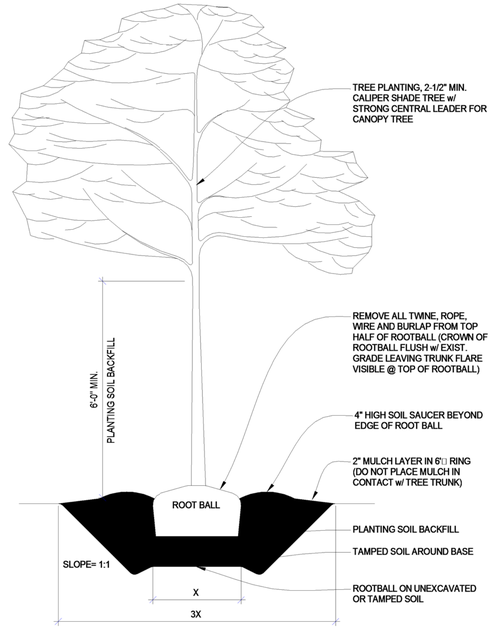
1 SUGGESTIVE DESIGNS FOR MONUMENTAL SIGNS



SHRUB PIT THREE TIMES WIDER THAN DIAMETER OF ROOT BALL (EDGES OF PIT TO BE ROUGHENED)

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

2 SHRUB DETAIL



TREE PIT THREE TIMES WIDER THAN DIAMETER OF ROOT BALL (EDGES OF PIT TO BE ROUGHENED)

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

3 TYPICAL PLANTING DETAIL

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1 NORTH WEST VIEW

2 NORTH EAST VIEW

3 SOUTH WEST VIEW

4 NORTH VIEW

5 NORTH PARKING VIEW

6 SOUTH EAST VIEW

7 WEST PARKING LOT VIEW

8 NORTH WEST PARKING VIEW

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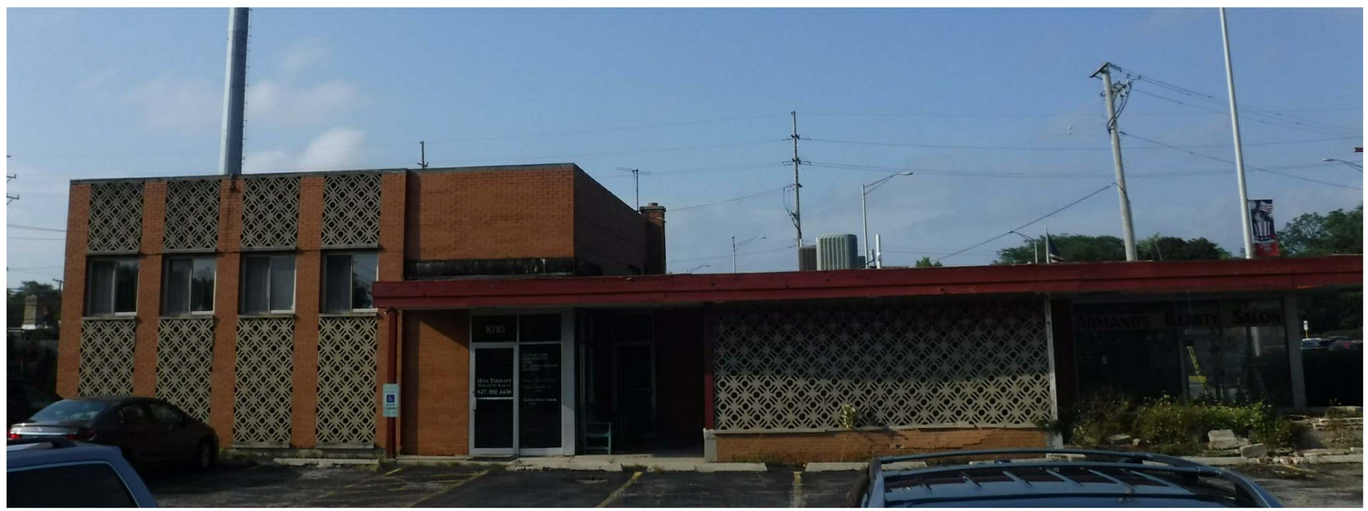
EXISTING NORTH ELEVATION
12" = 1'-0"

EXISTING WEST ELEVATION
12" = 1'-0"



EXISTING SOUTH ELEVATION
12" = 1'-0"

EXISTING EAST ELEVATION
12" = 1'-0"

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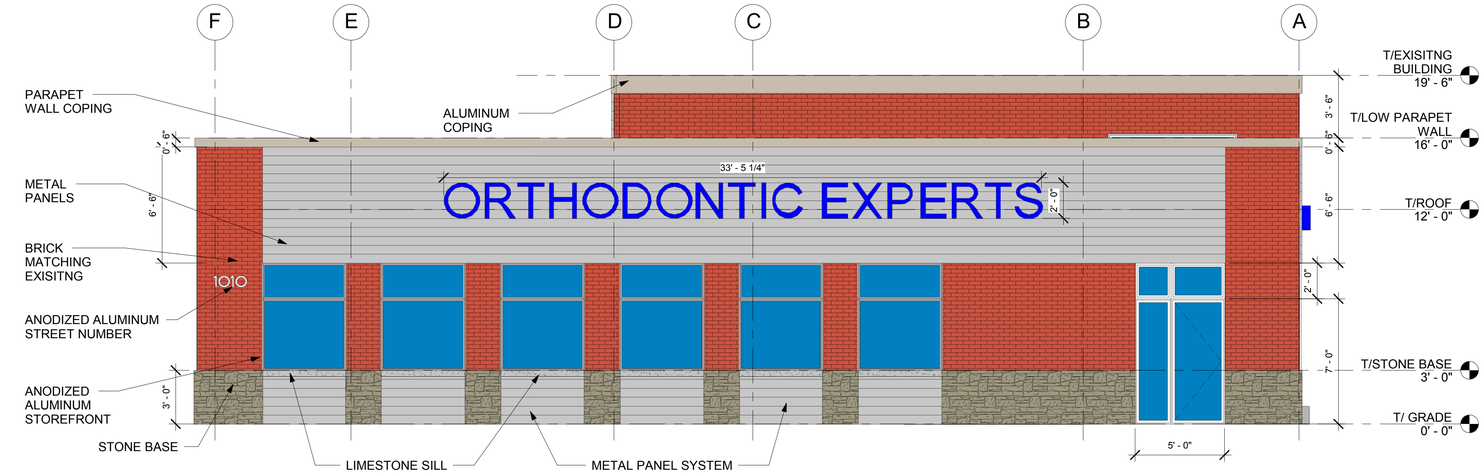


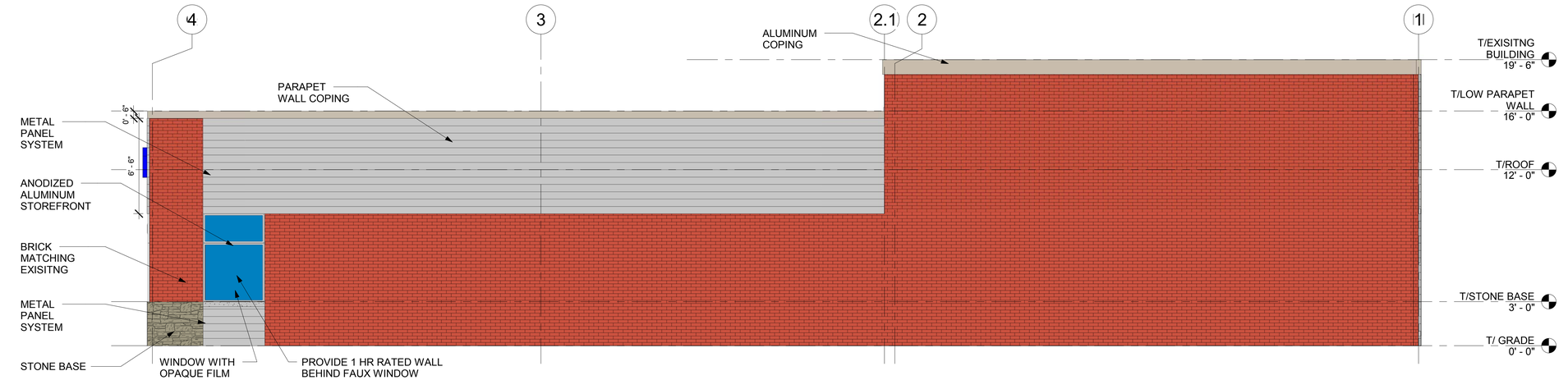
1 EAST ELEVATION
1/4" = 1'-0"

WALL CONSTRUCTION LEGEND:

MASONRY WALL:
- 3 5/8" WIDE MODULAR SIZE BRICK, MATCHING EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
- 1" AIR SPACE
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"

STONE WALL:
- 3 5/8" WIDE CULTURED STONE, 1 5/8" THICK, USE OWENS CORNING COLOR "MOJAVE PRO-FIT ALPINE LEDGESTONE (PF 432962)
- OVER 3 5/8" CMU BLOCKING
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"

METAL WALL SYSTEM:
- EXTERIOR CORRUGATED METAL SYSTEM BY PAC, CLAD PRECISION SERIES "HWP", COLOR "SLATE GRAY"
- 3 5/8" STEEL STUD BLOCKING AT 16" O.C. MIN 20 GA WITH R15 BATT INSULATION
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"



2 NORTH ELEVATION
1/4" = 1'-0"

3 EXTERIOR NORTHEAST

4 EXTERIOR SOUTHEAST

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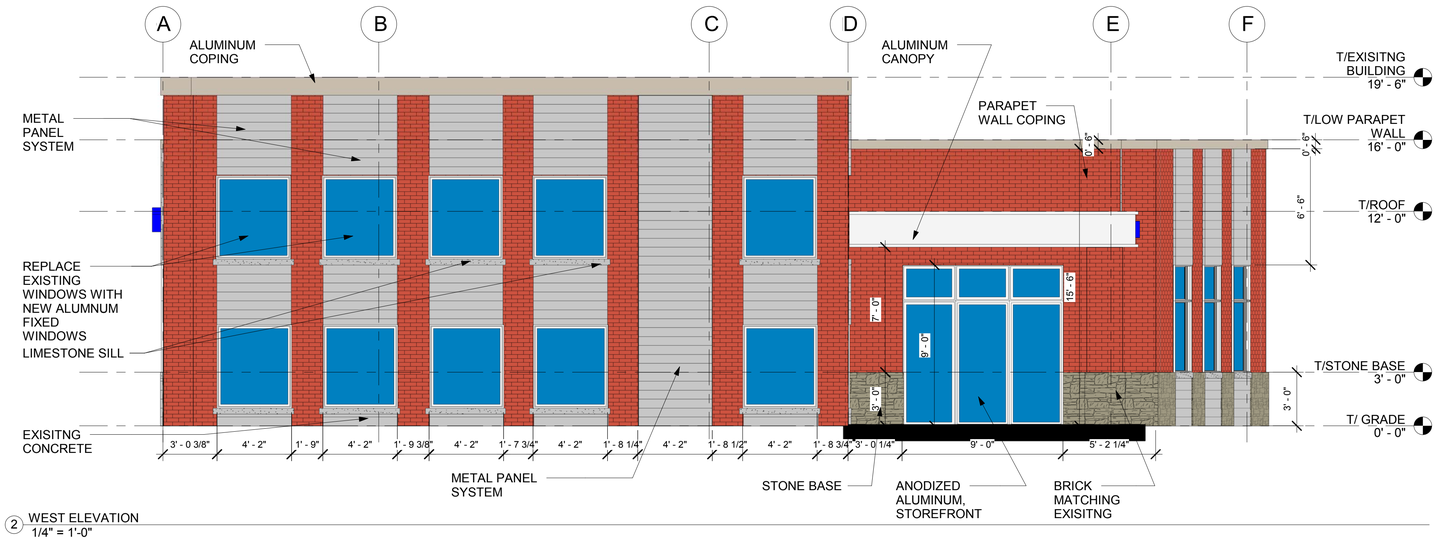
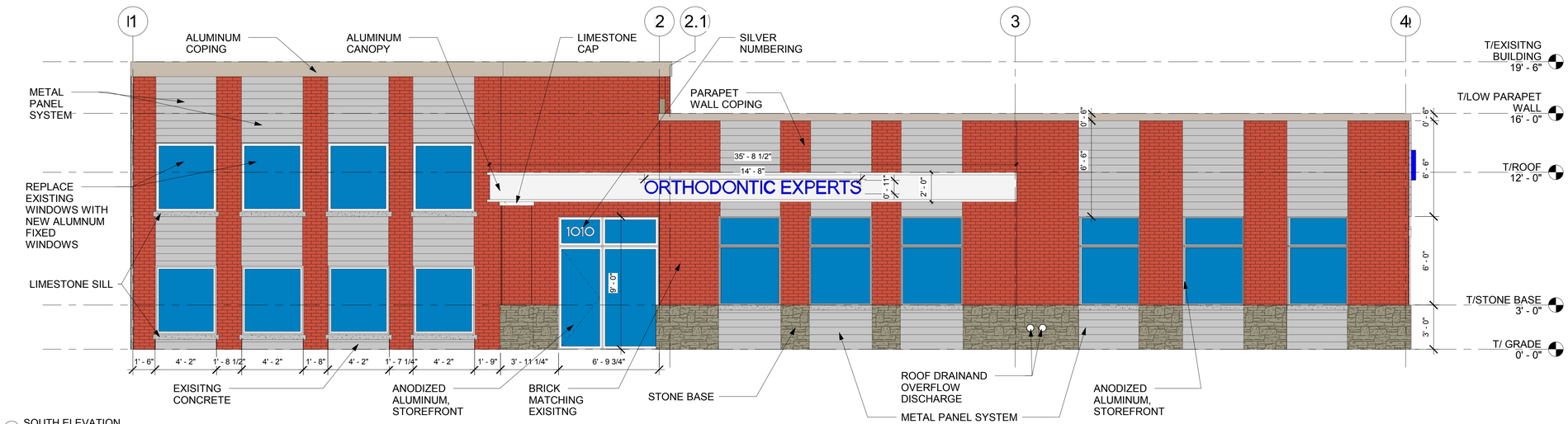


2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

WALL CONSTRUCTION LEGEND:

MASONRY WALL:
- 3 5/8" WIDE MODULAR SIZE BRICK, MATCHING EXISTING BRICK, USE BOWERSTONE BRICK, #445 BLUSH BLUFF
- 1" AIR SPACE
- 2" RIGID INSULATION, MIN R12
- TYVEK OR EQUAL WEATHER BARRIER
- 5/8" DENSE GLASS
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- 5/8" DENSE GLASS
- 6" STUD 16 GA FRAMING AT 16" O.C. WITH R19 BATT INSULATION
- 5/8" GYPSUM BD. TYPE "X"

3 EXTERIOR SOUTH VIEW

4 EXTERIOR WEST VIEW

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1 EXTERIOR NORTHEAST

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1 EXTERIOR SOUTH VIEW

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1 EXTERIOR WEST VIEW

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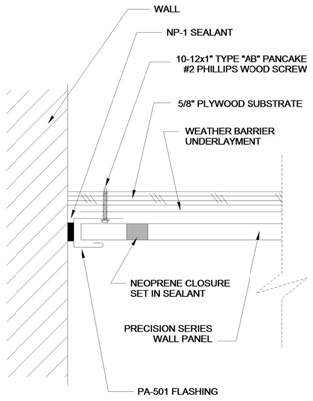
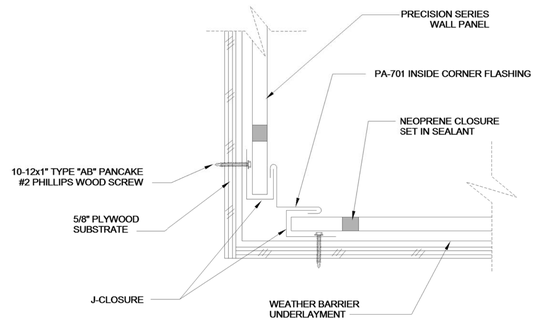
PRECISION SERIES HWP - HORIZONTAL WALL PANEL

Endwall Detail



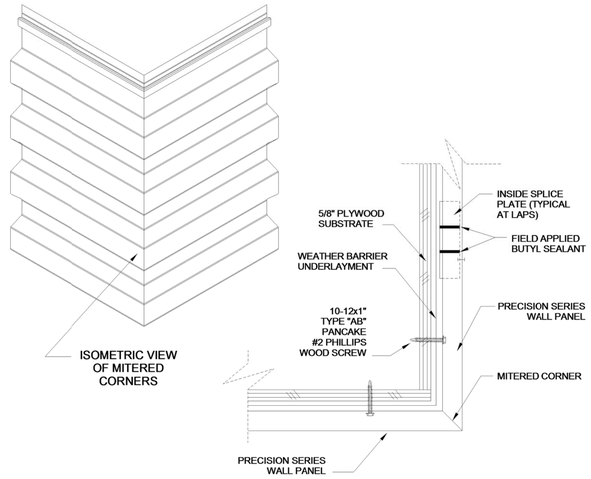
PRECISION SERIES HWP - HORIZONTAL WALL PANEL

Inside Corner Detail



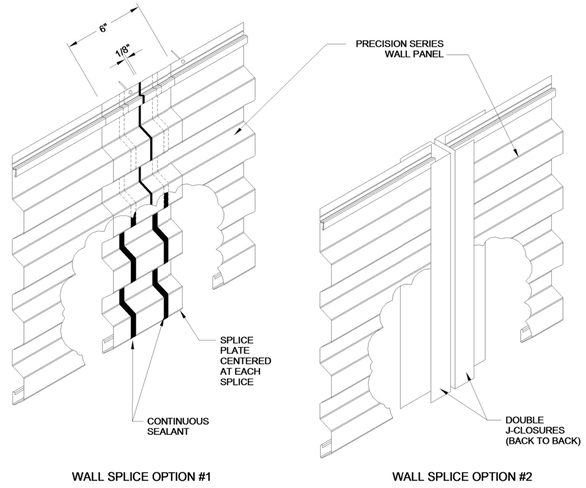
PRECISION SERIES HWP - HORIZONTAL WALL PANEL

One Piece Miter Corner Detail



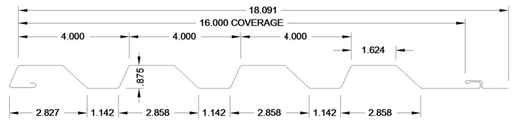
PRECISION SERIES HWP - HORIZONTAL WALL PANEL

Wall Splice Detail - 2



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

HWP Profile Detail



PAC HWP 16" HORIZONTAL WALL PANEL PROFILE

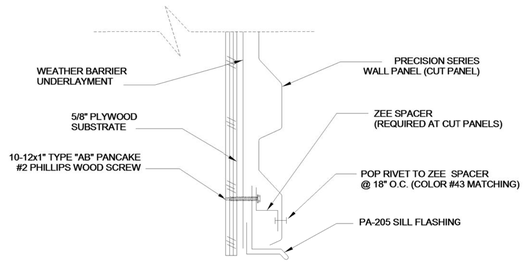
AVAILABLE MATERIALS & FINISHES

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

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

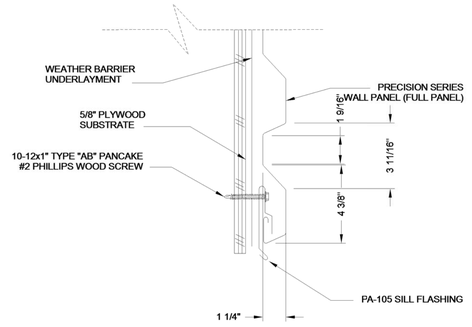
PRECISION SERIES HWP - HORIZONTAL WALL PANEL

Sill Detail at Cut Panel



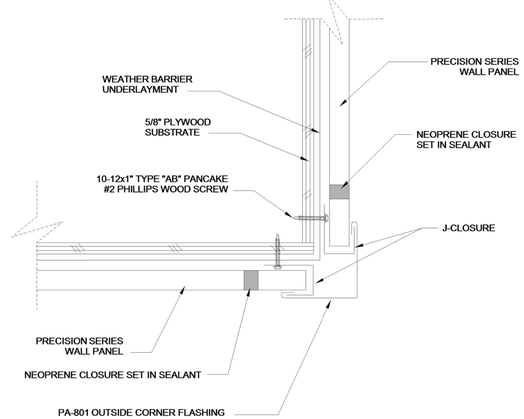
PRECISION SERIES HWP - HORIZONTAL WALL PANEL

Sill Detail at Full Panel



PRECISION SERIES HWP - HORIZONTAL WALL PANEL

Outside Corner Detail



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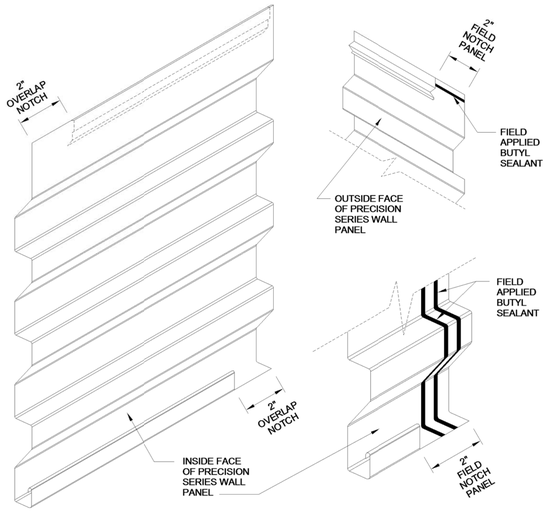
PRECISION SERIES HWP - HORIZONTAL WALL PANEL

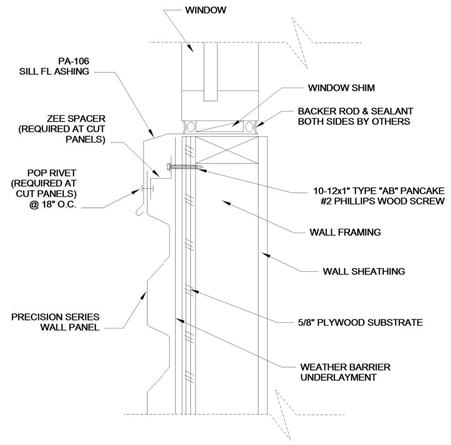
Wall Splice Detail -1



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

PRECISION SERIES HWP - HORIZONTAL WALL PANEL

Sill at Window at Cut Panel Detail



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ORTHODONTIC EXPERTS–ARLINGTON HEIGHTS

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

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

PANEL PROFILE

PANEL COLOR

"SLATE GRAY"

BRICK: "445 BLUSH BUFF"-MODULAR BY BOWERSTON

TONE-"MOJAVE PRO-FIT ALPINE LEDGESTONE

(PF-432962),BY OWENS CORNING

CANOPY CHANNEL

CLEAR SE

STOREFRONT: CLEAR ANODIZED

SAMPLE
MATERIAL LIST*

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

BRICK: MATCHING EXISTING; " #445 BLUSH BUFF" MODULAR SIZE BY BOWERSTON
CULTURED STONE: " MOJAVE PRO-FIT ALPINE LEDGESTONE (PF-432962)" BY OWEN CORNING
CORRUGATED METAL PANELS: "PRECISION SERIES- HWP, COLOR SLATE GRAY" BY PAC-CLAD
STOREFRONT: KAWNEER TRIFAB 451 FRAMING 2" WIDE, 4.5" DEEP, COLOR" CLEAR ANODIZED" BY STAR-TEK GLASS
ENTRY CANOPY: ALUMINUM CHANNEL SYSTEM, "CLEAR SEALED" FINISH
PARAPET WALL COPING: MATCHING METAL PANES, "COLOR SLATE GRAY"

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 24, 2019

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

Members Present:	John Fitzgerald, Chair Scott Seyer Jonathan Kubow
Members Absent:	Kirsten Kingsley Ted Eckhardt
Also Present:	Peter McGovern, T.P. Carpentry for *1614 N. Chestnut Ave.* Steve Gawlik, S.G. Architects for *1614 N. Chestnut Ave.* Paul Florczak, Forma, Inc. Architects, for *Orthodontic Experts* Katherine Sainz, Project Manager for *Orthodontic Experts* Robert Flubacker, Robert Flubacker Architects for *511 W. Wing St.* Bob Holland, Owner of *511 W. Wing St.* Mike Kollman, Smart Haus for 631 N. *Drury Ln.* Mike Baker & Amy Myers, Owners of *631 N. Drury Ln.* Robert Flubacker, Robert Flubacker Architects for *24 N. Rammer Ave.* Stephanie Greco, Fairfield Homes for *914 N. Beverly Ln.* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 10, 2019

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 10, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald stated that issues with water and drainage are not under the purview of this Design Commission and should be directed to the Engineering Department. Mr. Hautzinger added that with only 3 of the 5 commissioners here tonight, a favorable vote from all 3 commissioners is required for a project to be approved.

ITEM 2. COMMERCIAL RE-REVIEW

DC#19-072 – Orthodontic Experts – 1010 S. Arlington Heights Rd.

Paul Florczak, representing *Forma, Inc. Architects,* Katherine Sainz, the Project Manager, and Dr. Yaroslav Yarmolyuk, owner of *Orthodontic Experts*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing an addition and exterior modifications to an existing multi-tenant office building. The single-story front portion of the building will be demolished to allow construction of a new single-story orthodontist office addition. The two-story rear portion of the building will remain, but it will be remodeled with removal of the existing lattice masonry, installation of new windows and new corrugated metal siding to coordinate with the design of the new addition. The scope of the project includes improvements to the site with new landscaping, new landscaped parking islands, and a new trash enclosure. The subject site is approximately 14,788 square feet. The existing building is approximately 3,955 square feet. The proposed addition is approximately 1,508 square feet, for a total of approximately 5,463 square feet. The required number of parking spaces for this project is 24 spaces, where only 21 spaces are provided. The petitioner is pursuing approval of a parking variation.

This project was previously reviewed by the Design Commission on September 10, 2019, at which time the Design Commission raised concerns about the flat east wall which lacked interest facing Arlington Heights Road, as well as concerns about the landscape design. The following revisions were requested by the Design Commission:

1. Enhance the east and south elevations:
    - Angle the southeast portion of the new addition to create a setback from the front property line.
    - Extend the entrance canopy across the south elevation and wrap it onto the east elevation.
    - Omit the stone base on the brick piers, and extend the brick down to the foundation.
    - Consider making the northeast portion of the new addition more solid in appearance with more brick.
2. Provide an abundance of salt and drought tolerant shrubs, ornamental grasses, and other perennials in the planting bed along the south building wall and facing Arlington Heights Road.
3. Change the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings.
4. Infill the planting bed along the south property line to provide a continuous hedge.
5. Use natural color mulch in the landscaping beds in lieu of red mulch.

The petitioner has revised the building and landscape design to address all of the Design Commissioner's comments. Staff appreciates the petitioner's cooperation in implementing all of the requested revisions, and recommends approval of the revised design as submitted.

Mr. Hautzinger also shared written comments that he received from Commissioner Kingsley in response to the revisions that were done by the petitioner. He explained that Commissioner Kingsley attended the previous review but was unable to attend tonight, and the petitioner has provided an alternate rendering to illustrate Commissioner Kingsley's suggestions.

Mr. Florczak presented larger images of the current revised design and the alternate design, and reviewed the changes that were made. He commented that although his client is more in favor of the proposed design, either option was acceptable to them.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Seyer said he was not at the last review of this project, but after seeing the original design, he would have agreed with the other commissioners' suggestion to fix the soffit and clean up all the vertical banding. He felt the revised design made the original design simpler, which is an improvement, and he was in favor of moving forward with either the current revised design or the alternate design. He said that he liked that the brick being continued through at the corners on the current design. He was worried about the amount of metal siding on the alternate design, particularly the large mass of metal at the entry as compared to the western side of the south wall that has a lot of brick banding. He felt too much of one

metal material would stand out in a negative way, and he was in favor of moving forward with the current design. Commissioner Seyer had no further comments at this time.

Commissioner Kubow said this was a great example of the commissioners and the petitioner working very well together to come up with a design that everyone feels is compatible and fits in with what the vision is for Arlington Heights. He felt the opposite as Commissioner Seyer. He really liked the changes that were made to the original design, and he really liked Commissioner Kingsley's comments that were taken into account on both options, but especially on the alternate design presented tonight, which he said looked very nice and he really liked. The only change he would make to the alternate design is to recess the windows. While he appreciated Commissioner Seyer's comment about too much metal siding, he felt the vertical brick banding on the upper part of the wall felt out of place.

Chair Fitzgerald liked both design options presented tonight. With regards to the current revised design, he felt the north end of the east elevation where there is metal, looks like a vacant tenant space without a sign, and he really appreciated Commissioner Kingsley's suggestion to brick that area, which was done in the alternate design. He also preferred the brick go all the way up on the southeast corner, although he was okay with either option, and he liked the clear anodized canopy color being shown tonight. Chair Fitzgerald asked about the monument sign and whether a 6-foot tall sign would be allowed because of the closeness of the sidewalk, and Mr. Hautzinger replied that Staff worked with the petitioner on the location of the ground sign, placing it outside of the 12-foot visibility triangle, and a sign that is 6-feet or less in height is not required to be setback from the property line. Chair Fitzgerald pointed out that a wall sign on the angled front elevation, which this commission asked the petitioner to do, would limit visibility when traveling south; therefore, if necessary, he would support a variation for a second wall sign to be located on the north wall of the building, similar to what was recently approved for H&R Block located south of this site. Mr. Florczak said his client would be very happy with a second wall sign there. Mr. Hautzinger pointed out that the proposed ground sign will be highly visible being perpendicular to the road at the driveway. He asked the petitioner if the base material for the new monument sign would match the building, and Mr. Florczak said it would probably be brick. Chair Fitzgerald reiterated that he liked the brick wall going all the way up on the right side of the east elevation, and he liked the full height brick column on the southeast corner, although these are only recommendations for him because he would support either design presented tonight.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *ORTHODONTIC EXPERTS* LOCATED AT 1010 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS DATED 9/11/19 AND RECEIVED ON 9/13/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. APPROVAL OF EITHER THE SUBMITTED DESIGN OR THE ALTERNATE DESIGN PRESENTED TONIGHT DATED 9/20/19.
2. A RECOMMENDATION THAT THE BRICK CONTINUE ALL THE WAY UP AT THE NORTH END OF THE EAST ELEVATION ON THE SUBMITTED DESIGN.
3. A RECOMMENDATION THAT THE BRICK PIER CONTINUE ALL THE WAY UP AT THE SOUTHEAST CORNER ON THE ALTERNATE DESIGN.
4. A RECOMMENDATION THAT THE PETITIONER CONSIDER THE SUGGESTIONS MADE TONIGHT REGARDING THE SIGNAGE.
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, 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.

Chair Fitzgerald also wanted the motion to include Staff's comments about landscaping, as well as a requirement for brown mulch versus red, but Mr. Hautzinger replied that the landscape issues have already been addressed by the petitioner since the last review, and the landscape plan has been updated to incorporate those changes. Mr. Hautzinger asked for clarification on the motion, and Commissioner Kubow said that the submitted design is approved with a recommendation to make the north end of the east elevation all brick, and the alternate design is approved as well, with a recommendation to extend the brick pier all the way up at the southeast corner. Mr. Hautzinger said he agreed with Chair Fitzgerald's comment that the east elevation on the revised design almost looks like a separate vacant tenant space, and having it as all brick visually ties it together as one unit. Mr. Florczak was in favor of this and felt his client would consider this suggestion.

Commissioner Seyer felt strongly that the north end of the east elevation should be all brick and it should be a requirement, and Chair Fitzgerald agreed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO AMEND THE MOTION AS FOLLOWS:

2. A REQUIREMENT THAT THE BRICK CONTINUE ALL THE WAY UP AT THE NORTH END OF THE EAST ELEVATION ON THE SUBMITTED DESIGN.

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

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 10, 2019

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

Members Present:	John Fitzgerald, Chair Ted Eckhardt Kirsten Kingsley
Members Absent:	Scott Seyer Jonathan Kubow
Also Present:	Chris Russo, ALA Architects for *1523 N. Yale Ave.* Joe & Vito Zivoli, Owners of *402 E. Ridge Rd.* Paul Florczak, Forma, Inc. Architects, for *Orthodontic Experts* Katherine Sainz, Project Manager for *Orthodontic Experts* Dr. Yaroslav Yarmolyuk for *Orthodontic Experts* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 27, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 27, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a favorable vote from all 3 commissioners is required for approval of a project tonight.

ITEM 3. COMMERCIAL REVIEW

DC#19-072 – Orthodontic Experts – 1010 S. Arlington Heights Rd.

Paul Florczak, representing *Forma, Inc. Architects,* Katherine Sainz, the Project Manager, and Dr. Yaroslav Yarmolyuk, owner of *Orthodontic Experts*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing an addition and exterior modifications to an existing multi-tenant office building. This project does not require Plan Commission review; therefore, the Design Commission shall review all elements under the Commission's responsibility.

The existing single-story front portion of the building will be demolished to allow construction of a new single-story orthodontist office addition. The two-story rear portion of the building will remain, but it will be remodeled with removal of the existing lattice masonry, installation of new windows and new corrugated metal siding to coordinate with the design of the new addition. The scope of the project includes improvements to the site with new landscaping, new landscaped parking islands, and a new trash enclosure. The existing building is approximately 3,955 square feet, with the proposed addition being approximately 1,508 square feet, for a total of approximately 5,463 square feet. The required number of parking spaces for this project is 24 spaces, where only 21 spaces are provided. The petitioner is pursuing approval of a parking variation.

Mr. Hautzinger said that one of the Village's goals is to improve the appearance along this section of Arlington Heights Road, and this project will be a nice contribution towards realizing this goal. The existing building has an old and worn appearance. Overall, the proposed design is nicely done and will provide a welcome refreshing and updating for this property. The proposed exterior materials and colors work well together, the brick has been selected to match the existing brick to remain at the back of the building and along the north wall, and the proposed corrugated metal siding will add a fresh and modern appearance to the design.

The existing site lacks landscaping, has no trash enclosure, and has visible rooftop mechanical equipment. The petitioner is proposing to add landscaped islands with shade trees at the end of all parking rows, as well as a new planting bed along the south wall of the addition. A new trash enclosure is proposed behind the building, and a new 6' fence is proposed along the rear property line to screen the parking area from the adjacent residential property. New mechanical equipment will be mounted on grade behind the building. Overall, Staff feels that the proposed site design will be a significant improvement for the property. However, the plantings along the south end of the building and facing Arlington Heights Road are minimal, and it is recommended that an abundance of salt and drought tolerant shrubs, ornamental grasses, and other perennials be provided in those areas. Additionally, consider changing the proposed Siberian Cypress and Dwarf Globe Blue Spruce to more salt and drought tolerant plantings, and consider infilling the planting bed along the south property line to provide a continuous hedge.

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

Staff recommends approval of the proposed architectural design for the proposed addition, with the recommendations previously made about the landscaping.

Mr. Florczak said that the proposed addition will not make the existing building footprint much larger because the existing south section of the building has a large open canopy, the area of which is being incorporated into the new design. He added that Dr. Yarmolyuk's practice is currently renting space just south of this building and will be moving to this property.

Chair Fitzgerald asked if there was any public comment, and confirmed that there was no one else in the audience besides the petitioners team.

Commissioner Eckhardt generally liked the building, which has some modern touches, and felt that where contrasting materials start and stop was a thoughtful idea. He asked if the new glass would be tinted blue like the rendering, which he

liked, and Mr. Florczak replied that the glass would be clear. Commissioner Eckhardt also asked about the material of the fascia at the roof, and the material for the window sills. Mr. Florczak replied that the fascia at the roof would be aluminum in a matching color to slate grey canopy, and the window sills would be smooth cut limestone, which Commissioner Eckhardt pointed out is different than what is shown in the rendering and he was not in favor of. Commissioner Eckhardt added that he was okay with the building and had no further comments at this time, but wanted to hear comments from the other commissioners.

Commissioner Kingsley appreciated the petitioner's efforts to upgrade the existing building, which are in line with the Village's goals for this corridor of Arlington Heights Road. She liked that the existing brick is being re-used and the color of the brick; however, she said it was unfortunate that there is a missing connection to Arlington Heights Road because the project is focused toward the south, and the east elevation is very similar in aesthetics to the rear elevation with the exception of the signage. She suggested keeping some of the elements of the old building and reinterpreting them into the new building design, and pointed out that the scale of the existing building is almost residential and inviting to pedestrians. She added that this building is sort of an iconic time piece in town, and the Village just lost a similar one in another part of town. Like the existing canopy over the front door facing southwest, she asked if something could be done on the front of the building to allow it to be more 3-dimensional. Mr. Florczak liked the comment from Commissioner Kingsley, and he suggested introducing a section of canopy over the windows for more dimensionality; however, he was concerned about the canopy overhanging the public sidewalk.

Mr. Hautzinger pointed out that the proposed addition is located right at the property line on Arlington Heights Road, with the back of the sidewalk representing the edge of the street right-of-way. He advised against any overhang beyond the property line because Arlington Heights Road is an IDOT street and it would require approval from IDOT which may be impossible to obtain. He suggested the possibility of setting the wall back to create space for a small canopy feature.

Mr. Florczak expressed concern about setting the wall back because the plan is to use the existing foundation wall which is on the property line.

Commissioner Kingsley said there would be hurdles to create a front facade that has a little more relief in it than what is currently proposed, which is just a straight wall and straight coping with everything flush. She felt the front facade would benefit from some kind of relief and wanted to see the project come back for another review after some kind of relief was added to the east facade to make it more inviting. She also pointed out the location of patient chairs inside the windows along the east elevation and suggested a different window tint or a brise soleil with a simple sun shade that would help with sun protection for patients in those chairs.

Commissioner Kingsley further stated that she really liked the brick and she really liked the siding, but she did not like the stone and how it stops; there are 4 different materials coming together at one point and she was unsure how that would be executed. She preferred that the brick piers come all the way down to the ground. Commissioner Kingsley asked about the proposed stone and Mr. Florczak said it would be a cultured stone, which Commissioner Kingsley had concerns about for salt tolerance and suggested a natural stone instead. Commissioner Kingsley also felt the red mulch being proposed for the planting beds would clash with the red brick, and she suggested natural mulch instead.

In response to Commissioner Kingsley's comments, Mr. Florczak presented another suggestion for the east elevation to introduce a type of canopy frame element that appears as a reveal above the windows, which would be aluminum that is flush with the facade but creates a reveal and wraps around the corner on the other side. Commissioner Kingsley suggested pushing back just the windows on the front facade instead of the upper portion of the front facade, which would create a shadow line, instead of everything on the front elevation being flush and flat. She felt it was a missed opportunity to not use the bones of the existing building to create relief on the front elevation.

Chair Fitzgerald felt the renderings actually hurt the project because of how shocking the color of the red brick and the color of the blue glass appear, as opposed to the actual material samples, which show a more subtle color palette. He agreed with the comments made by the other commissioners and he could appreciate the petitioner using the existing foundation. He also pointed out that this commission recently approved a fairly flat area of buildings across the street from this site, and although he agreed that it would be interesting to see some type of relief on the front facade, it would not be a requirement

for him. He agreed with the concerns about the stone on the front elevation and suggested taking the stone below the windows and going more horizontal across the building with it, instead of the horizontal and vertical detail being proposed.

Chair Fitzgerald said his bigger concern was with the north elevation that abuts the adjacent parking lot and has no architectural detail. This elevation will be extremely visible from Arlington Heights Road, and although the proposed addition and renovation is a great improvement to the existing building, he felt this was a missed opportunity to do some type of detailing on the north elevation. He wanted to hear the petitioner's comments about this. Chair Fitzgerald also agreed with Staff's comments on the landscaping, and said he was very much against the red mulch.

Commissioner Eckhardt asked if the canopy on the south elevation would be white as shown on the renderings, and Mr. Florczak said it would be clear anodized aluminum to match the storefront. Commissioner Eckhardt was disappointed that the canopy was not white because he felt it would be a nice contrast with everything else going on. He pointed out that the area of stone on the front of the building was not that visible and the horizontal aluminum siding is an interesting detail that needs to be looked at carefully because it appears very flat to him. He felt the proposed design was a very good remodel of the existing building, but he felt the petitioner should explore the possibility of re-using some or all of the existing canopy into the new design, in order to accomplish some of the 3 dimension being suggested by the commissioners.

Looking at the foundation plans, Commissioner Kingsley pointed out that the existing foundation wall is only under the north half of the east wall, so the south half could be stepped back to 1 to 3 feet to add some kind of 3-dimensional relief or shadow line on the front of the building. Mr. Florczak said they could work on creating a recess on the font of the building by moving the window system farther, and pointed out that the entire inside space along the east side of the building is an open bay treatment area with dental chairs, which requires specific dimensions, and the space there is tight, which is the reason for the proposed expansion. Accommodating a canopy on the east elevation that would result in the building being moved, would probably not be attractive to the client; however, they want to address this request by creating some type of reveal above the windows.

Commissioner Kingsley understood the petitioner's comments and concerns specific to the dental equipment, but she really wanted to see some kind of shadow line, or some interest given to the east elevation. She suggested angling the southern half of the east elevation wall, which would mimic the curved layout of the dental chairs inside. She reiterated her concerns that something needed to be done on the front of the building, such as changing the location of the angle on the south elevation, or relief in the windows. This is a missed opportunity to bring out some of the cool elements inside the building.

Chair Fitzgerald said he was okay with keeping the foundation where it is currently proposed, and although he agreed that the front elevation was slightly off, he was uncomfortable with moving foundations and making rooms smaller on the interior.

Commissioner Eckhardt said that he designs and builds medical and dental facilities, and he understood the specific requirements for the layout and dimensions of rooms. He would look to the petitioner to study a coloration plan to create some interest on the east elevation, as opposed to moving walls or changing the geometry of the building. He also felt that something could be done such as a reveal or a different material, to help break up the flat appearance of the east elevation, or make the canopy white as he previously suggested. Commissioner Eckhardt was in support of a motion to allow Staff to review changes the petitioner makes to the current design, based on comments made tonight, and if Staff is not comfortable with the changes, then the project should come back to this commission.

Chair Fitzgerald supported the suggested motion from Commissioner Eckhardt, but felt it should not be a requirement to add white as suggested by Commissioner Eckhardt. Commissioner Kingsley supported it as well, but added that Staff typically looks for direction from the commissioners on changes to a design, and she felt the commissioners were not giving clear direction tonight on the changes they want to see, just different ideas to consider. She was not sure that Staff had clear direction to follow. Commissioner Eckhardt reiterated that he felt the petitioner's architect needs to be creative with some ideas, based on the commissioner's comments tonight, and then if Staff has any doubts or concerns, then the project should come back for another review. Chair Fitzgerald felt the commissioners were clear with their direction tonight.

Chair Fitzgerald asked Staff for the best options for the petitioner if the project came back for another review. Mr. Hautzinger replied that Staff generally recommends that a meeting be skipped before a project comes back, to allow the petitioner

sufficient time to make changes to the design. In that case, the next review meeting would be October 10th, as opposed to September 24th, which would only allow the petitioner a few days to submit revisions.

Commissioner Kingsley was in favor of the project coming back on October 10th, and she apologized for delaying the project, which was not her intent; however, because this is an area of Arlington Heights Road that Staff has said the Village is trying to improve, she felt that ultimately this commission needs to look at the design again.

Commissioner Eckhardt asked the petitioner if he had any ideas tonight on how he could specifically change the current design to make it favorable to the commissioners tonight. Mr. Florczak summarized the commissioner's comments as follows:

- Remove the stone and bring the brick all the way down to the foundation.
- Recess the windows and the metal paneling 4-inches maximum, to align with the face brick veneer.
- There was a suggestion to remove the brick columns between the windows and make it a horizontal storefront band. Which he felt could be done.

Mr. Hautzinger commented that the rhythm of the design appears to be coming from the existing back portion of the building that is going to remain which has a verticality to it that is being repeated on the south elevation of the proposed addition and continued to the front east elevation. The only difference on the east wall is the shorter brick piers which is done to create a signable wall space. He understood the logic of the design and wanted to point that out to keeping in perspective the coordination of the proposed addition with the existing back half of the building. He added that the north wall needs to be fire rated because it is a zero lot line, so there is a limit to what can be added, although the petitioner has included one fire rated window at the front portion of that wall.

Commissioner Kingsley suggested an idea to make the addition more horizontal instead of vertical as proposed, and pointed out that the sign is horizontal; and it could still be done with the same materials. Chair Fitzgerald agreed. He also pointed out that in the current design, he liked the older part of the building more than the new part because it was the stone that he did not like as proposed. He liked the previous suggestion to bring the brick piers all the way down. Mr. Florczak agreed. Commissioner Kingsley asked if the proposed new brick actually matches the existing brick, and Mr. Florczak said that it does.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF DC#19-072 FOR *ORTHODONTIC EXPERTS* TO BE LOCATED AT 1010 S. ARLINGTON HEIGHTS ROAD UNTIL THE NEXT AVAILABLE MEETING ON OCTOBER 10, 2019.

Mr. Florczak asked if the project could be continued to the next meeting in two weeks on September 24. Ms. Sainz added that they are concerned about weather delays with so much exterior work being proposed. Mr. Hautzinger said that the agenda for the next meeting on September 24 is already full with 5 projects, and the petitioner needs enough time to work on the revisions, and Staff needs sufficient time to review the revisions and prepare a report for the next meeting. The revisions would need to be submitted by the end of this week for the meeting on September 24.

Mr. Florczak said they could remove the stone on the east elevation and bring the brick piers down to the ground, and raise the brick piers up through the metal paneling above, similar to the south elevation, and then add an aluminum channel for signage that would wrap around the corner.

Chair Fitzgerald said that he was okay if everything was kept the way it is currently proposed, but the stone removed and replaced with the brick, and then possibly popping the windows back a little bit. These changes could be reviewed by Staff and brought back to the commission if necessary. Commissioner Eckhardt supported the elimination of the stone on the east elevation and either/or adding spandrel light under the windows to make it look like all glass, with about 12-inches of the metal underneath it to give it more storefront interest. Mr. Florczak agreed to this suggestion. Chair Fitzgerald said that he liked the windows all the same height because looking at the corner, which is how most people look at a building like this, the windows would all line up.

Commissioner Kingsley said she still had a real difficult time with the design and felt that the modifications being suggested were not enough. Looking at the building from the southeast would be the main view of the building, and she agreed with the suggestion to eliminate the stone and bring all the columns down on the east facade, but she felt the new addition is the gem that needs to stand alone and pop at the southeast corner. Currently, it has the same dialogue in the front and back, except the columns have been truncated and 'Orthodontic Experts' has been put on the front; there is nothing interesting about it, and although it is nice, she felt it could be nicer. Commissioner Kingsley said it was okay if the front elevation stands separate from the side, but the angled south wall could really be something interesting right at the corner.

Mr. Florczak said they could keep the existing foundation on the east elevation, but slightly taper the southeast section of the building and wrap the canopy around to the front about 18 inches deep. Commissioner Kingsley felt that suggestion was awesome and added a suggestion to get rid of the brick piers above the canopy on the south and east. Commissioner Eckhardt agreed. Commissioner Kingsley also felt the existing canopy being shown could be extended southward to become one canopy, if the petitioner chooses to do so. Mr. Hautzinger pointed out that the geometry of the canopy is following the jog of the building, and he was unsure how the canopy would then pop out and wrap all the way around. Mr. Florczak presented a few options for the canopy, which the petitioners were interested in seeing further explored.

Commissioner Eckhardt wanted to give specific direction to the petitioner tonight about the required changes. He encouraged the petitioner to submit those revisions to Staff as soon as possible for their review, and then email to each commissioner to provide their individual comments to Staff to determine if it would need to come back for re-review. Commissioner Kingsley asked if a motion tonight would be a conditional approval based on specific design direction, and Commissioner Eckhardt said yes, the commissioners should be very specific on the revisions they want to see, and if Staff agrees that the revisions satisfy the direction given tonight, the project could then be approved by Staff.

Chair Fitzgerald was comfortable with a motion that includes specific design direction for the petitioner tonight with revisions to be submitted to Staff who can forward them to the commissioners for their individual response, and if necessary, bring the project back at the next meeting on October 10. The other commissioners agreed. Mr. Hautzinger pointed out that since this is a commercial project, public notification is not required and a motion to continue the project to a date specific is not necessary, and if by some possibility the project can be included on the September 24th agenda, if necessary, it will be.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *ORTHODONTIC EXPERTS* LOCATED AT 1010 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 9/5/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ALTER THE EAST AND SOUTH ELEVATIONS AS FOLLOWS, FOR STAFF REVIEW:
   a. TAKE A PORTION OF THE ADDITION AND ANGLE IT BACK SLIGHTLY TO CREATE A DIMENSION SETBACK FROM THE LOT LINE TO ALLOW THE POSSIBILITY OF A SMALL CANOPY OR FENESTRATION THAT WOULD TIE INTO THE CANOPY AND FENESTRATION ON THE SOUTH ELEVATION.
   b. ELIMINATE THE STONE BASE AND CONTINUE BRICK PIERS DOWN TO THE EXISTING AND THE NEW FOUNDATION.
2. A REQUIREMENT THAT AN ABUNDANCE OF SALT AND DROUGHT TOLERANT SHRUBS, ORNAMENTAL GRASSES, AND OTHER PERENNIALS BE PROVIDED IN THE PLANTING BED ALONG THE SOUTH BUILDING WALL AND FACING ARLINGTON HEIGHTS ROAD.
3. A REQUIREMENT TO CHANGE THE PROPOSED SIBERIAN CYPRESS AND DWARF GLOBE BLUE SPRUCE TO MORE SALT AND DROUGHT TOLERANT PLANTINGS.
4. A REQUIREMENT THAT THE PLANTING BED ALONG THE SOUTH PROPERTY LINE BE INFILLED TO PROVIDE A CONTINUOUS HEDGE.
5. THAT NATURAL COLOR MULCH BE USED INSTEAD OF THE PROPOSED RED MULCH.
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.

Commissioner Kingsley asked about rooftop units and Mr. Hautzinger said there are none. Commissioner Kingsley pointed out that the petitioner could come back with more brick on the north end of the east elevation, which might be okay, but she felt that something needed to anchor the canopy.

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

7. A REQUIREMENT THAT THE PETITIONER STUDY THE MASSING OF THE NORTHEAST CORNER TO MAKE IT MORE SOLID, IF THE AESTHETICS OF THE ELEVATION WOULD DICTATE, TO BE SUBMITTED TO STAFF FOR THEIR COMMENT AND EVENTUALLY THE DESIGN COMMISSIONERS' REVIEW.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

Mr. Hautzinger commented that although the motion gives specific direction, he encouraged the Architect to study and refine these revisions, which will be reviewed by Staff and shared individually with the commissioners.

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

Design Commission
8/10/2021

Item: DC#21-050 - 303 E. Waverly Rd - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed demolition of the existing single-family residence located at 303 E. Waverly Road. This recommendation is subject to compliance with the site plan and letter from the owner received 6/21/21, and the following:

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

2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	303 E. Waverly Road	**DC Number:**	21-050
Project Address:	303 E. Waverly Road	**Petitioner Name:**	Joe Zivoli
Prepared By:	Steve Hautzinger	**Petitioner Address:**	1005 S. Arlington Heights Road Arlington Heights, IL 60005
Date Prepared:	August 2, 2021	**Meeting Date:**	August 10, 2021

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

Summary

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

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

Demolition of existing houses to create vacant lots is generally not supported by the Village unless such property is deemed to be unsafe, uninhabitable, and/or dangerous. The petitioner reported fire and smoke damage to the interior of the home, however the Building Department inspected the house and reported that the fire and smoke damage appeared to be repairable to restore the house to a safe and habitable condition. Additionally, the report provided by the petitioner from Velocity Restoration only lists items that need to be replaced or cleaned.

There are numerous teardowns/new homes previously completed in this neighborhood, so redevelopment of this desirable large lot in the future is viable. Given the fire damage to the existing house and the likelihood to develop this property with a new house in the future, Staff does not object to the proposed demolition. However, the Design Commission should evaluate whether demolition at this time is justified or not.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed demolition of the existing single-family residence located at 303 E. Waverly Road. This recommendation is subject to compliance with the site plan and letter from the owner received 6/21/21, and the following:

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

August 2, 2021

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-050

June 21, 2021

Joe Zivoli & Vito Zivoli
Subject Property:
303 East Waverly Arlington Heights IL 60004
Email: Joezivoli@joezivoli.com
Phone # 847-640-6800

To:
Steve Hautzinger AIA, Design Planner
Department of Planning &
Community Development
847-368-5213

My name is Joe Zivoli. My brother, Vito and I have owned 303 East Waverly Road since 2004. The property was occupied by Mark and Ashley Sison and their new born baby for many years. On December 26th 2020 around 9:30pm I received a phone call from Mark (tenant) that there was a fire and the fire department was on site. The next day I went to the house and talked with the tenants, they were devastated, and their biggest concern was dense smoke contamination which led to heavy soot throughout the house including the crawl space, garage, attic and ventilation system. One room was completely burnt (Attached fire photos). Tenants did evacuate the home that night on December 26th, 2020. On January 18, 2021 tenants permanently moved out, no longer wanted to live there due to smoke contamination. Currently, the home is unoccupied. Smoke contamination creates health hazard concerns, "Even with the hardest steam clean process, smoke soot microns are hard to remove, health concern liabilities must take in consideration." (See report). The fire, soot and smoke contamination has created hardship and liability for future family to live in this house. All trees will be preserved and landscaping will be professionally maintained. (See site plan, photos attached).

Joe Zivoli

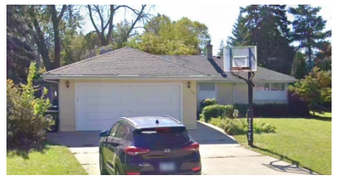
Vito Zivoli

N Arlington Heights Rd
N Pine Ave
N Douglas Ave
E Suffield Dr
E Waverly Rd
100ft

407 E. Waverly

403 E. Waverly

307 E. Waverly



303 E. Waverly
Subject Property

2415 N. Pine

WAVERLY ROAD

PINE AVENUE

2414 N. Pine

2418 N Pine

402 E. Waverly

306 E. Waverly

302 E Waverly

ANTON ADAMS
Illinois Professional Land Surveyors

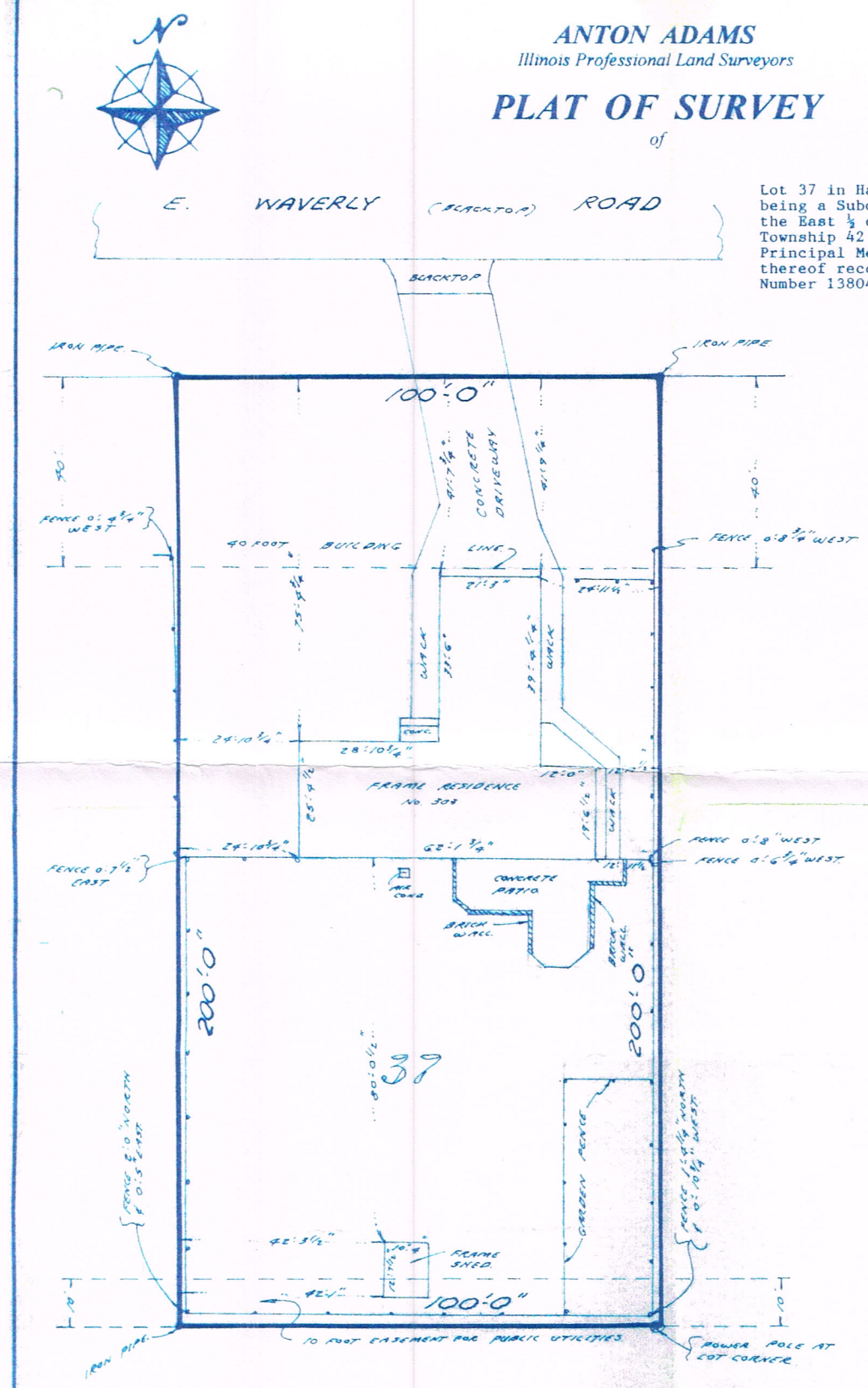
Anton J. Adam
301 N. Wi
Mt. Prospect
Phone: (847

Anton Adam

PLAT OF SURVEY

of

Lot 37 in Harry J. Eckhardt's Pinega being a Subdivision of the South 143 the East ½ of the Northwest ¼ of Sec Township 42 North, Range 11 East of Principal Meridian, according to the thereof recorded May 27, 1946 as Doc Number 13804648, in Cook County, Ill



SCALE: 1 inch = 20 FEET

ORDER NUMBER: 44264

FIELD BOOK: 42-11-98 *PAGE: 131*

ORDERED BY: HAAS & HAAS

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building

PROFESSIONAL LAND SURVEYOR
ANTON J. ADAMS
35-1423
MT. PROSPECT
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, ANTON ADAMS, Illinois Professional Land S
that I have surveyed the property described above an
drawn is a correct representation of said survey. Th
conforms to thecurrent Illinois minimum standards for

MOUNT PROSPECT, ILLINOIS April 19

SITE PLAN
EXISTING TREES

ANTON ADAMS
Illinois Professional Land Surveyors

Anton J. Adam
301 N. Wi
Mt. Prospect
Phone: (847

Anton Adam

PLAT OF SURVEY

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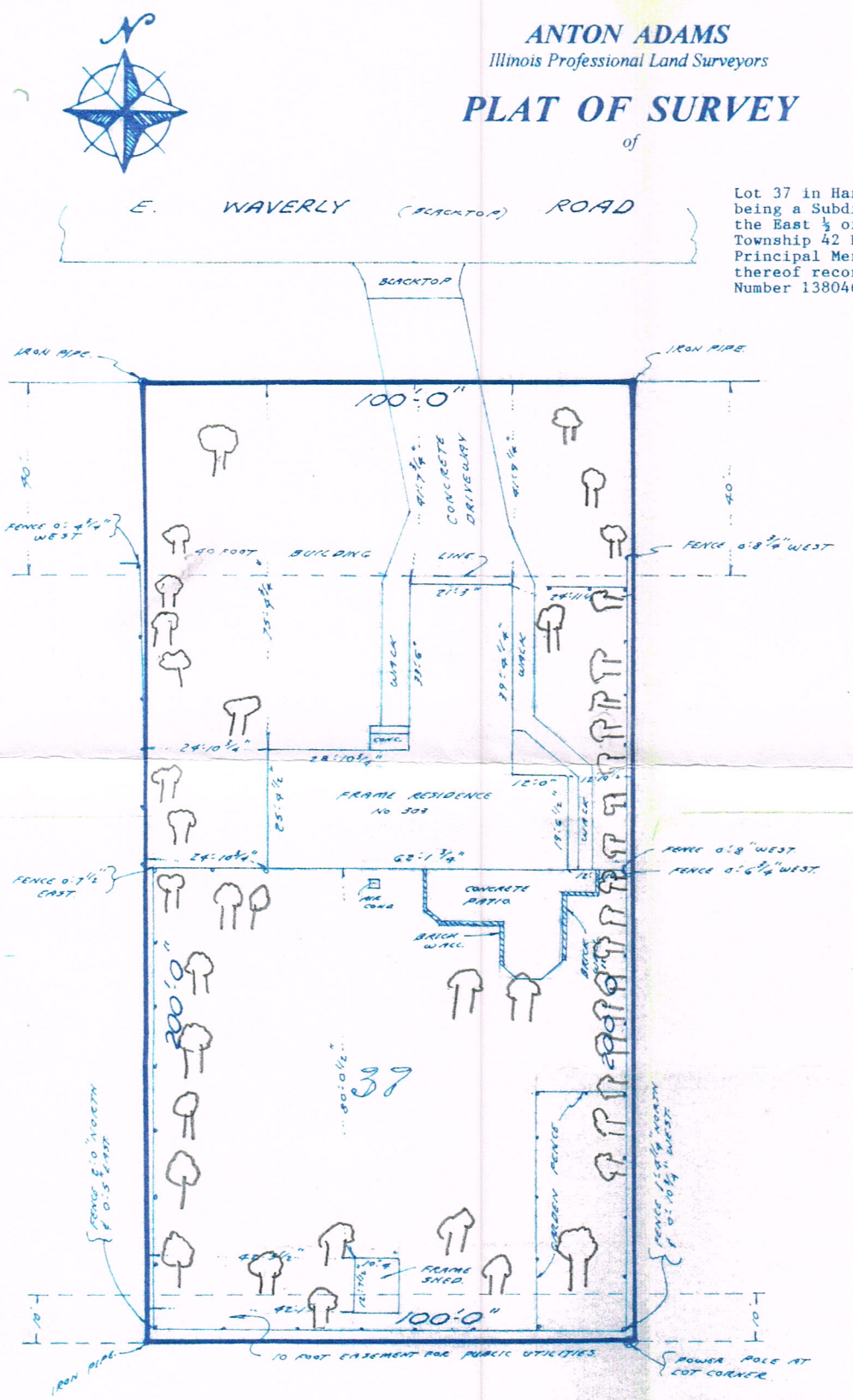

SCALE: 1 inch = 20 FEET

ORDER NUMBER: 44264

FIELD BOOK: 42-11-93 *PAGE: 131*

ORDERED BY: HAAS & HAAS

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building

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35-1423
MT. PROSPECT
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I, ANTON ADAMS, Illinois Professional Land S that I have surveyed the property described above an drawn is a correct representation of said survey. Th conforms to thecurrent Illinois minimum standards for

MOUNT PROSPECT, ILLINOIS April 19

Illinois Velocity Restoration, LLC.

Fire-Smoke-Flood-Mold-Repairs

February 15th, 2021

Re:
Fire Damage Report
Joseph Zivoli
303 E. Waverly Rd.
Arlington Heights, IL. 60004

To whom it may concern:

This report is to inform that after a thoroughly inspection and spot clean inspection performed at the address mentioned above, we proposed the following:

-Dining Room.
Ceiling Hardwood covering and Ceiling drywall should be replaced due to smoke soot presence in between wood planks and ceiling drywall and hardwood porosity, affecting the integrity of such materials.

-Crawlspace.
Crawlspace shows smoke soot throughout the entire area, we recommend performing a structure seal and clean in the entire ceiling Joist System.

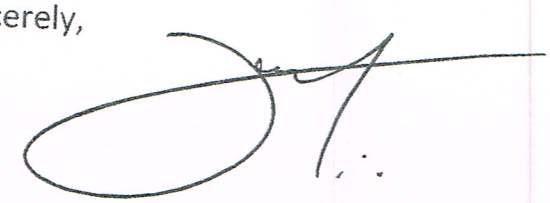
Office: 630-543-6783 **Fax: 630-543-6827**
222 W Fay Ave. Addison, IL. 60101
www.ilvelocityrestoration.com

-Flooring

We recommend replacing all the flooring carpets. Even with the hardest steam clean process, smoke soot microns are hard to remove, health concern liabilities must take in consideration.

Please feel free to contact us for any further questions.

Sincerely,



Israel Lemus
WTR, AMRT, CDS, FSRT, OCT
IICRC # 160074

Office: 630-543-6783 **Fax: 630-543-6827**
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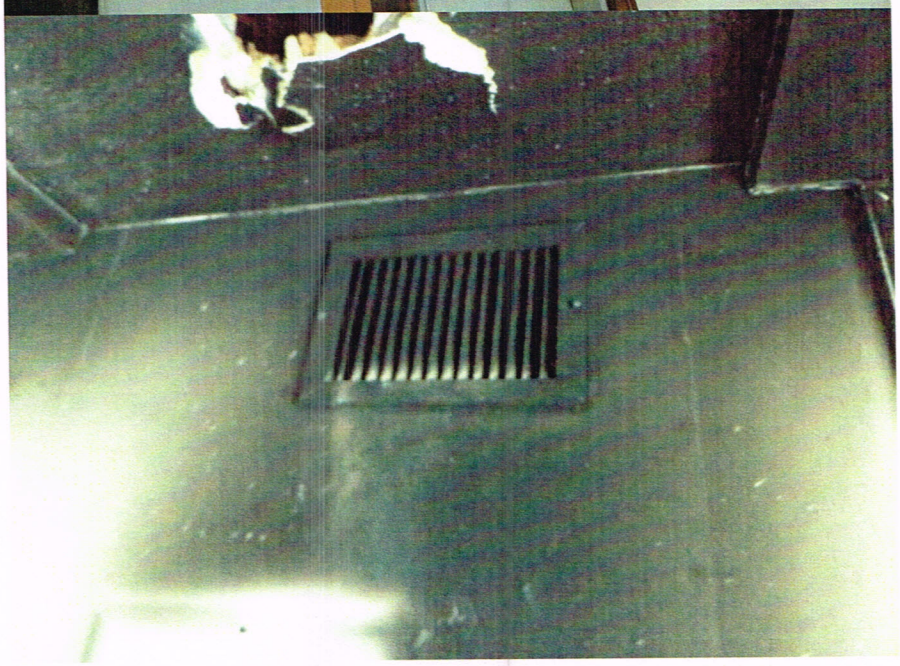
303 E WAVERLY RD



303 E. WAVERLY RD

303 E. Waverly Rd, Arlington Heights

Design Commission
8/10/2021

Item: Budget 2022

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Budget 2022	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2022 BUDGET REQUESTS

Name of Board or Commission: DESIGN COMMISSION

Chair: JONATHAN KUBOW

	2019 Actual	2020 Actual	2021 Adopted Budget	2021 Estimated Actual	2022 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	$ -	$ -	$ 100	$ 50	$ 100	101-1015-502.22-15
COMMODITIES:						
Award Plaques (2)	350	359	400	359	400	101-1015-502.30-05
TOTAL EXPENDITURES	**$ 350**	**$ 359**	**$ 500**	**$ 409**	**$ 500**	