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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 9, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes 7/26/16

IV. REPORTS

V. OLD BUSINESS

A. DC#16-031 - Kensington School - 840 E. Kensington Rd. - Commercial

VI. NEW BUSINESS

VII. OTHER BUSINESS

A. 2017 Budget

VIII. ADJOURNMENT

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

Item: Minutes - 7/26/16

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Minutes 7/26/16	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 26, 2016

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

Members Present:	Ted Eckhardt, Chair Anthony Fasolo Jonathan Kubow John Fitzgerald
Members Absent:	None
Also Present:	Maqbool Khan & George Simoulis for *Marathon Gas Station* Stephen Chakko, Owner of *Marathon Gas Station* Norm Hassinger for *634 S. Burton Pl.* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 28, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF JUNE 28, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

REVIEW OF MEETING MINUTES FROM JULY 12, 2016

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JULY 12, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#16-077 – 634 S. Burton Pl.

The petitioner was not yet present at the meeting; therefore, the item was deferred to the end of the agenda.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD TO DEFER THIS ITEM TO THE END OF THE AGENDA. COMMISSIONER FASOLO SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEW

DC#16-084 – Marathon Gas Station – 1706 W. Northwest Highway.

Maqbool Khan and **George Simoulis,** representing the design team, and **Stephen Chakko**, the property owner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation of an existing Marathon Gas Station building and site. Two existing mechanic bays are proposed to be converted to an indoor food mart and the exterior of the building will receive a complete makeover. The existing fuel pumps and canopy will remain; however, they will be re-branded and converted from Marathon to BP branding. The site will be improved with additional parking spaces for the food mart, new landscaping, and a new ground sign. This project does require review by the Plan Commission and approval by the Village Board as a Special Use.

With regards to the architectural design, the existing brick on the building is painted white. The petitioner is proposing to remove the paint to expose the existing reddish brick color, and repair and tuckpoint the brick as needed. The existing mechanic bay doors will be infilled with new clear anodized aluminum storefronts. A limestone base and new EIFS parapet wall completes the design. Overall, the proposed makeover will be a very nice improvement to the existing building, and the design fits well with the "BP" rebranding of the existing fuel pumps and canopy.

One new mechanical unit on the roof will be screened with a 4-sided screen system attached to the unit. It is recommended that the color of the mechanical screen be tan to match the EIFS wall color. The trash area is located behind the building and will be screened with a wood fence and metal gates. New landscaping is proposed throughout the site, and a detailed review of the landscaping is being conducted by Staff and the Plan Commission for compliance with the landscaping code requirements, including: the lack of landscaped parking islands, screening along the roads, and improved screening between the residential property to the north.

Signage is not included in this review, but it should be noted that the proposed monument ground sign is located within the 12-foot visibility triangle. The location of the ground sign will need to be adjusted to maintain a clear view from the driveway. It is recommended that the new sign be required to be a monument style sign (instead of pole mounted) as illustrated on the renderings. All new signage is required to comply with Chapter 30, Sign Code, and separate sign permits are required for all signage.

Staff recommends approval of the design with a requirement that the color of rooftop mechanical screen be a tan color to match the EIFS parapet wall, and a requirement that the ground sign be a monument style sign as illustrated on the renderings.

Mr. Kahn stated that re-branding of the existing gas station to "BP" will result in some renovations to the interior and exterior of the existing building. They are also working with Planning Staff with regards to the Plan Commission process.

Commissioner Kubow felt the proposed renovations were nice and he agreed with the requirements in the Staff report. He had no further comments.

Commissioner Fitzgerald agreed with the comments already said. In addition, he was concerned about the lack of landscaping, with only 4 shrubs and 17 perennials currently being proposed for the entire site. When landscaping is being discussed with Staff during the Plan Commission process, he encouraged additional landscaping to help soften the side wall of the building. **Chair Eckhardt** asked why the project did not include a fully developed landscape plan for Design commission review. **Mr. Hautzinger** replied that Staff is currently working with the petitioner on landscaping for this site, with encouragement to add plantings along the property line to screen the adjacent paved

area. Staff felt the landscaping was close to completion at this time. **Commissioner Fitzgerald** was in favor of allowing Staff to review final landscaping for the project.

Chair Eckhardt asked about the purpose of the wing wall on the front elevation, and **Mr. Khan** replied that it is an existing wall. **Chair Eckhardt** liked the design and asked Staff to advise the commissioners of any landscape issues that might arise with the project. He also asked that the motion include comments from Staff about the monument sign.

Mr. Chakko asked if the existing ground sign could be raised 2-feet higher because of visibility concerns from Northwest Highway. He explained that the existing ground sign is approximately 8 to 10-feet tall, and other BP ground signs are around 14-feet tall. **Commissioner Kubow** somewhat agreed that a 6-foot monument sign would not do much for west to east visibility. **Mr. Hautzinger** explained that 6-feet is the dimension in the sign code that differentiates between a monument style sign and a pole sign. A 6-foot monument sign has no setback requirement, as opposed to a taller ground sign that must be set back a minimum of 3-feet, and in this case the sign must be set back further due to the visibility at the driveway. **Chair Eckhardt** agreed that a 6-foot monument sign could be difficult to see. **Commissioner Fitzgerald** preferred a 6-foot monument sign, which he felt would have adequate visibility. He also said that the colors indicate what the station is, there are colors and a logo on the canopy, and there is signage on the building. **Mr. Chakko** explained that gas prices will be posted on the ground sign and BP signs also have an electronic message reader, with their smallest sign 12 or 14-feet tall. **Chair Eckhardt** pointed out the option of a variation if a taller sign is wanted by the petitioner. **Commissioner Fasolo** felt the ground sign should be no taller than what currently exists.

Mr. Hautzinger clarified that the intent was that the petitioner not return to the Design Commission for signage review. Signage is not typically part of a commercial redevelopment review because often the signage designs are not fully developed at the time of the review. Any and all signage will require a sign permit application and review by Staff for code compliance. He also reiterated Staff's recommendation to require a monument style ground sign as illustrated on the rendering, and that can be conditioned for the design to be approved by Staff.

Chair Eckhardt asked for discussion on the concept that Staff presented with regards to signage. **Commissioner Kubow** preferred to hear the petitioners' response first. **Commissioner Fasolo** felt no need for the petitioner to come back with signage as long as it met code and no larger than the existing ground sign. After seeing photos provided by the petitioner, **Commissioner Fitzgerald** felt the existing sign was big and fully visible; a taller sign was not necessary because the existing sign could be read clearly. He was not comfortable with saying that a new ground sign could be as tall as the existing sign without verification of the height. It was pointed out that the shrubs located near the base of the existing ground sign were on the adjacent property. **Chair Eckhardt** was inclined to allow a slightly larger sign than shown on the rendering; the existing ground sign looked a little tall; and he felt that 8-feet was an appropriate height.

Commissioner Kubow felt it was unnecessary to make the petitioner come back with signage; Staff has already recommended that a 6-foot monument style sign be required. **Chair Eckhardt** pointed out that code allows a 16- tall ground sign, which he could not support. **Mr. Chakko** reiterated that other BP ground signs are 14-feet tall and include an electronic reader board, which will be difficult to see from the street if the sign is not at least 14-feet tall. **Mr. Hautzinger** explained that an electronic message board sign is not allowed; only the electronic LED price is allowed on the ground sign.

Chair Eckhardt wanted the petitioner to be required to come back with signage since they did not know the type of sign they want at this time, and they have no images to present tonight. He added that the commissioners have typically been tough on petitioners regarding signs, and he did not want to put this responsibility on Staff. That being said, **Commissioner Fitzgerald** felt that the monument sign being shown in the rendering was a beautiful sign, with stone at the bottom that picks up the wainscoting on the building, which he preferred over a big, tall ground sign. **Commissioner Kubow** agreed. **Chair Eckhardt** clarified that the commissioners like the existing ground sign,

although they understand the petitioner wants something taller. He encouraged the petitioner to come back for review of the signage once they know exactly what they want.

Mr. Khan said that they would meet with BP to discuss signage and come back for further review of signage.

Commissioner Fasolo asked if the green color on the canopy and on the building were different, and **Mr. Kahn** replied that they will be the same color, which is a standard color for BP. **Commissioner Fasolo** felt that the louvers above the entry door should be painted the same green color to help them disappear, and the stone at the base of the building should continue across the wing wall. **Mr. Chakko** replied that the panels above the door are not louvers; they are a standard BP design element that matches the color in the center of the BP logo on the canopy. **Commissioner Fasolo** agreed with all of the requirements in the Staff report.

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

Mr. Hautzinger suggested a motion for approval of the overall project tonight, with a requirement that the petitioner return for review of the ground sign, so the entire project is not held up because of the sign. **Commissioner Fitzgerald** pointed out the existing tree on the adjacent Jimmy D's property that would block a taller ground sign; therefore, a lower ground sign might be beneficial.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR RENOVATIONS TO THE *MARATHON GAS STATION* LOCATED AT 1706 W. NORTHWEST HIGHWAY. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 7/15/16, COLOR RENDERINGS RECEIVED 7/8/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT THAT THE COLOR OF THE ROOFTOP MECHANICAL UNIT SCREEN BE A TAN COLOR TO MATCH THE EIFS PARAPET WALL.**
2. **A REQUIREMENT TO WORK WITH STAFF ON THE FINAL LANDSCAPE PLAN.**
3. **THE MONUMENT GROUND SIGN IS APPROVED AS SUBMITTED, AND IF THE PETITIONER WANTS A TALLER OR DIFFERENT GROUND SIGN, THEN IT SHOULD COME BACK FOR DESIGN COMMISSION REVIEW.**
4. **A REQUIREMENT THAT THE STONE BASE ON THE FRONT OF THE BUILDING BE CONTINUED TO THE EDGE OF THE WING WALL.**
5. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.**
6. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 3. SINGLE-FAMILY NEW REVIEW

DC#16-077 – 634 S. Burton Pl.

Norm Hassinger was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached two car garage on an existing vacant lot. The project complies with the R-3 zoning requirements. The proposed design includes a side-loaded, two-car garage attached to the front of the home. The side-loaded garage pushes the main body of the house deep into the lot, behind the neighboring home to the north. The general character of the neighborhood has houses aligned at the 25 foot setback line, whereas the front entry of the proposed house is set back approximately 53 feet from the front property line, which is not in character with the neighborhood. The proposed configuration has a negative impact on the neighboring home to the north because the bulk of the house is adjacent to their back yard. As noted in the Single-Family Design Guidelines, side-loaded garages work best on wider lots.

It should be noted that the two neighboring homes to the south do have a similar configuration as the proposed design, with attached garages in front of the home. However, these homes are not typical for the neighborhood and should not be used as models for the design of this home. The rest of the homes on the block have the main house wall aligned along the 25 foot front setback line, with either an attached or detached garage. The exterior material on the proposed design is predominantly horizontal siding with a stone base proposed on the front only. The majority of homes in this neighborhood have either full brick or first floor brick exteriors, although there are a few examples of predominantly siding homes, one of which is across the street at 617 S. Burton.

Staff recommends the proposed design be revised to omit the side-loaded garage configuration and align the main house entry wall at the 25 foot setback line. The two-car garage can either be attached on the front, or detached in the rear. If attached, then it is recommended that it either be flush with the front wall of the house or recessed, as illustrated in the concept sketch in the Staff Report. Additionally, it is recommended that the exterior be either full masonry or full masonry on the first-floor. The sketch provided in the Staff report illustrates how a 2-car front load garage could be achieved on this 50-foot wide lot.

Mr. Hassinger said that he has built about 5,000 homes in his career and over 100 homes in Arlington Heights, most recently the subdivision at Hintz and Pine. One of his concerns as a developer is when he puts his heart and soul into a design only to have someone tell him to do it differently. The variety of homes in this neighborhood is probably the most diverse in the entire area of Arlington Heights, which is what makes it so attractive. He was astounded by 2 recently built homes, one on Euclid and one on Fernandez, which he presented photos of, that he felt did not fit the context of the neighborhood. He was not here tonight to argue his position, but to work with the commissioners; however, consistency counts and how things get approved in the community and this particular subdivision matter to him because of the quality work and quality design he does wherever he builds.

Mr. Hassinger presented photos showing the variety of homes on the block, which is consistent throughout the neighborhood. He explained that he was proposing to bring character to the site with a sideload garage, a motor court with a cobblestone driveway, and an updated floor plan that he felt met the market demand. He previously met with the Stevens' who live north of the site at 632 S. Burton, who are also here tonight, and pointed out that the dining room, which will face the side of their home, will have only high windows, and the sideload garage was placed at the south side of the site to allow for more open space and natural landscaping along the north side of the site. **Mr. Hassinger** welcomed the commissioners' comments and ideas in an attempt to reach a compromise based on his comments and those of Staff.

Commissioner Fasolo felt the proposed home was nicely designed, and he liked that the garage was side loaded as proposed. He also acknowledged the high windows in the dining room that will not affect privacy for the neighbor to the north. He suggested continuing the stone base on the garage down the entire right side of the home, and changing the single window to two windows in the garage on the front elevation. He had no further comments.

Commissioner Kubow pointed out the exhibit presented by the petitioner that shows how the new home mirrors the adjacent home to the south; therefore, he was fine with the massing of the proposed new home. His only comment was a recommendation to continue the stone base from the front of the garage around the left side elevation of the garage.

Commissioner Fitzgerald liked the floor plan and could see why the petitioner liked it as well; however, he was not a fan of this home on this lot in this neighborhood. He pointed out the following: the majority of the new home would be in the Stevens' back yard; the only 2 trees on the site would most likely need to be removed; the driveway would be right up to the property line resulting in water run-off onto the neighbor's property; and the garage doors could be left open all time, which would greatly impact the neighbor to the north with a view right into the garage. **Mr. Hassinger** replied that landscaping could be added along the driveway on the north property line to help screen the garage. **Commissioner Fitzgerald** liked the idea of the stone base being continued down the entire north elevation as well as continued down the south side of the garage to at least the end of the garage. **Commissioner Fitzgerald** liked the new home, but he did not like it here.

Chair Eckhardt pointed out that in the past, the commissioners would not approve homes where the front of the home represented more than 50% garage doors, and he felt the sketch done by Staff showed this. He felt the front elevation was very attractive and adding stone on the side elevation would help pull everything together. He was concerned about the site plan and how the driveway went right up to the property line, which allowed for no landscaping there, and obligated the property owner to the north to add plantings on their property for some kind of privacy. On the other hand, the proposed driveway configuration opens up the amount of natural light on the adjacent home. He felt there should be more plantings on the north side of the property to help screen the adjacent neighbor.

PUBLIC COMMENT

Robert & Michelle Stevens live at 632 N. Burton Place, directly north of the property. Mr. Stevens said that he liked the design of the new home; however, he was concerned about the driveway going right up against the property line and the problems resulting from water run-off and snow build up onto his property. There is already excessive water on his property, both in the front yard and backyard, and pushing the new home farther back on the site left no room for drainage. He was also concerned about the height of the new home, and although the height met code, the new home would be much taller than the homes on either side. He also agreed with the comments made by Commissioner Fitzgerald that the new home was not a good fit for this lot.

Jim Huntzicker owns and is currently renovating 636 N. Burton Place, directly south of the property. He liked that the new home mimics his home and that the garage is on the front of the home. He pointed out that all of the homes in this neighborhood are close together and the neighborhood is diverse with different homes and different size lots; the area is unique. He felt the new home looked great and he was in favor of it. He also commented about the new home on Fernandez that Mr. Hassinger pointed out, which he also could not believe got approval with the blue siding color.

Mr. Hassinger said that he previously met with the Stevens' and their neighbor Bill to discuss the existing drainage problems on the backside of these lots. He also talked to the Village Engineering Department in an attempt to resolve these problems, which he is prepared to work out with the neighbors. With regards to the site lines into the garage doors, he was willing to provide remuneration for any plant material the neighbors want on their side yard between their home and the new driveway. He added that snow removal on the driveway would result in the snow being put into the street, which would not affect the Stevens'. In summary, **Mr. Hassinger** said that the new home

was being tied into the adjacent home to the south, and he was prepared to work out any concerns with the adjacent neighbor with regards to landscaping on the north property line, as well as adjust the windows in the elevation and add stone as recommended by the commissioners. He was asking for approval of the new home.

Ms. Stevens said that she was concerned about the large amount of driveway and the turning radius of cars in and out of the garage. **Mr. Hassinger** presented a photo of the 4-unit multi-family building he built at 315 W. Park Place, which has a sideload garage with much less turning radius than what is being proposed for the new home, which lives really well. He was not opposed to moving the driveway away from the lot line as much distance that was needed to accommodate the required turning radius. **Commissioner Fasolo** asked if space could be taken out of the garage to allow the driveway to be adjusted**. Mr. Hautzinger** said that the drawing shows the garage interior at 20'-4" deep and the Village minimum requirement is 21'-4" so it actually needs to be widened to comply with code. **Mr. Hassinger** replied that the drawing was revised to show the garage at the minimum required 21'-4". **Mr. Hautzinger** added that a sideload garage is required by code to have a minimum of 22' from the face of the garage to the edge of the driveway to allow maneuvering of cars, and code does allow paving right up to the property line on lots that are less than 70-feet wide.

Commissioner Fitzgerald said that he was not in favor of the driveway going up to the front wall of the home at the dining room, and there was always a possibility of a car backing into the Stevens' home. **Mr. Hassinger** asked if a frontload garage was preferred, which would result in the parkway tree being removed to accommodate a driveway. **Mr. Hautzinger** replied that the parkway tree was not allowed to be removed. **Chair Eckhardt** wanted the petitioner to study the turning radius on the driveway since the drawings did not show dimensions, as well as add evergreens along the north side of the driveway to allow for drainage and help avoid hitting the neighbor's home. He disagreed with the petitioner about where snow removal would end up, which he felt would be on the Stevens' property. **Mr. Hautzinger** stated that there is no room to reduce the driveway width because it is a 50' wide lot with a minimum 5' setback required to the garage wall, and the garage has been widened to 23-feet, which leaves 22-feet from the face of the garage to the property line, which is the code required minimum for the side load driveway.

Mr. Stevens was concerned about the lack of space to accommodate landscaping along the north side of the driveway and the growth impacting his foundation. **Commissioner Fitzgerald** said that landscaping on the north property line should be planted on the petitioner's property and not the neighbor's. He also referenced a new home across from Shaag Park on Lynden Lane that has the front load garage on the left and a beautiful driveway that pivots slightly around an existing tree, and is on a fairly narrow lot. **Mr. Hassinger** stated that the new home could be pushed back slightly since the rear yard is 42-feet deep and code required 30-feet. **Ms. Stevens** said they were not as concerned about how far back the new home would be; they were more concerned about the driveway design.

Chair Eckhardt said that Staff was recommending a re-design of the proposed new home and 2 of the commissioners have concerns about the hard surface up to the lot line and its impact on the adjacent home to the north. In terms of compatibility, he had no issue with the design of the new home; however, he did not like that the driveway would go up to the property line. If the petitioner further studied the turning radius of the driveway to allow a couple of feet for landscaping to be added along the driveway to provide for water collection, he could be in favor of the project. He also did not like the site line into the garage from the neighbor's property.

Mr. Hassinger offered 2 options for the Stevens' to consider. Option A would be to change the paver driveway to a material used for fire access roads that consists of paving that allows grass to grow through it, as well as add landscaping along the driveway on the north property line, or compensate the Stevens' to add landscaping on their property along the new driveway. Option B would be to flip the new home to avoid the existing parkway tree and have a front load garage similar to the home on the south side of the site.

Commissioner Fasolo agreed with Chair Eckhardt; he liked the design of the new home but did not realize the driveway would go up to the north property line, which concerned him. He was also concerned about the lack of space to allow for a landscape buffer between the driveway and the neighbor to the north, the fact that snow removal

would end up on the neighbors' property, and the view of the driveway and garage from the neighbors' property. He did not agree with allowing the driveway to be up to the property line.

Commissioner Kubow felt that ultimately a front load garage would solve everything and result in a better floor plan. He liked the design, and with the addition of stone here and there and the garage changed to a front load, he was good with the design. **Mr. Hassinger** reiterated that the home would be flipped if the garage was changed to a front load, in order to avoid the existing tree. **Mr. Stevens** said that they were more concerned about the large amount of hardscape and wanted to see landscaping added along the north property line to help screen the driveway and garage from their property, as well as help with snow removal. **Chair Eckhardt** suggested the petitioner add a low decorative fence along the driveway to help knock down the snow, which both the petitioner and the Stevens' were in favor of. **Chair Eckhardt** also liked the petitioner's suggestion to change the paver driveway to a more pervious surface to help soften the driveway, and he felt there should be a careful review of the site grading so nothing is draining into the neighbor's basement.

Mr. Hassinger said he would do whatever necessary with regards to drainage and include a driveway material that is impervious. He would also put up a fence, and keep the design the way it is, subject to adding stone on the sides as suggested and changing out the window in the garage on the front elevation to 2 windows, although he preferred to keep one window. **Commissioner Kubow** liked the one window as proposed. **Commissioner Fasolo** still recommended changing the one window in the garage to 2 windows, although it was not a deal breaker for him; however, he still did not understand how the petitioner would solve the issue of snow removal and drainage, and he pointed out that a fence would need to go on the Stevens' property. **Commissioner Fitzgerald** was not in support of the Stevens' having to add landscaping and a fence, whether the petitioner pays for it or not; keep it on the petitioner's property.

Chair Eckhardt felt that the proposed layout of the new home was superior to any other home design because it provided the most light into the Stevens' home to the north; however, further clarification was needed on the turning radius of the proposed driveway. He heard the Stevens' comments that the current layout would be okay with them if the few critical issues previously discussed could be resolved. **Commissioner Fitzgerald** said that if the issues about snow removal, drainage, and the view into the garage could be resolved, he could be in favor of the current design. He reiterated that he felt this was a beautiful home; however, once it is built, nothing could be done to change anything and he wanted to make sure the Stevens' did not end up with issues that they have to pay for to resolve.

Chair Eckhardt summarized his comments: the petitioner should add a fence along the north property line at the driveway; add a concrete raised curb along the north side of the driveway to collect water and carry it to the street; and change the pavers on the driveway to a softer material. **Commissioner Fitzgerald** changed his opinion about the fence and now felt it should be added on the Stevens' property to avoid a future owner of the new home from removing it.

Mr. Hautzinger recommended that the commissioners make a decision relative to the design of the new home, and items such as snow removal, drainage, and turning radius of the driveway would be covered during the permit review process. Also, any landscape screening or fence the commissioners want to require needs to be on the petitioner's property and not the neighbors'.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 634 S. BURTON PLACE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 6/22/16 AND RECEIVED ON 6/27/16, 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 BRING THE STONE BASE AROUND TO THE SOUTH ELEVATION UP TO THE BACK OF THE GARAGE, AND ALL THE WAY DOWN THE NORTH SIDE TO THE BACK CORNER.**
2. **A REQUIREMENT FOR A MINIMUM OF 18-INCHES OF PLANTING AREA IN FRONT OF THE DINING ROOM.**
3. **A REQUIREMENT TO ADD A DECORATIVE FENCE ALONG THE NORTH PROPERTY LINE FROM THE CORNER OF THE HOME UP TO THE BUILDING LINE, AS TALL AS CODE ALLOWS.**
4. **A REQUIREMENT TO ADD A CURB ALONG THE DRIVEWAY ON THE NORTH PROPERTY LINE TO ENSURE THAT WATER RUN-OFF STAYS ON THIS PROPERTY AND NOT THE PROPERTY TO THE NORTH.**
5. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.**
6. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Mr. Hautzinger recommended that the requirement for a curb along the north property line be omitted because it is an Engineering issue that should be left for review by the Engineering Department during the permit process. **Chair Eckhardt** was not uncomfortable with it and would not vote for anything else but the requirement for a curb. **Mr. Hautzinger** also asked for clarification on the type of decorative fence being required.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD TO AMEND THE MOTION AS FOLLOWS:

3. **A REQUIREMENT TO ADD A DECORATIVE WOOD FENCE OF HORIZONTAL-VERTICAL LATTICE WITH OPENINGS NO LARGER THAN 3-INCHES, STAINED ONE OF THE COLORS ON THE HOME ; THE MONTERY TAUPE SIDING, THE LIGHT BEIGE WINDOW, OR THE COBBLESTONE TRIM COLOR, ALONG THE NORTH PROPERTY LINE FROM THE CORNER OF THE HOME UP TO THE BUILDING LINE.**

Commissioner Kubow asked Staff about his concern with the requirement to add a curb. Mr. Hautzinger replied that this matter should be left up to the Engineering Department to assess as it relates to drainage. Chair Eckhardt said that he wants the curb added because he wants a car to bump into the curb before it goes into the home next door, and he wants the curb to control water beyond the Engineering Departments' ability to stop water.

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

COMMISSIONER KUBOW SECONDED THE MOTION.

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

ITEM 5. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:10 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

Item: DC#16-031 - Kensington School - 840 E. Kensington Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new preschool / children's day care center.

Recommendation

It is recommended that the Design Commission approve the proposed design for Kensington School to be located at 840 E. Kensington Road. This recommendation is based on the revised plans received 7/22/16, 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. The roofing shall be "musket gray" standing seam metal.

2. Consider changing the trim color from white to a darker color.

3. The ground sign shall be limited to 6-feet in height.

4. Provide a mix of perennials in front of the ground sign.

5. Relocate the trash enclosure to the east side of the building adjacent to the Kitchen, and provide tall evergreen landscaping to fully screen it from public view.

6. Add a solid black backing to the trash enclosure gates.

7. Change the proposed colonial style parking lot light fixtures to a more modern fixture that fits the character of the commercial area, and complies with the intent of the Design Guidelines, to be approved by Staff.

8. Add groundcover within the center island.

9. Add 3-foot high shrubs on the west end of the parking lot between the parking lot and sidewalk.

10. Clarify what the specialty paving within the crosswalks will be, and provide

specialty paving at the building entrance.

11. Additional sustainable design features such a rainwater collection system or bio-swales are encouraged.

12. All signage must meet code, Chapter 30.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits
Photos of Surrounding Propeties	Exhibits
Hickory/Kensington Design Guidelines	Exhibits

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name: Kensington School
Project Address: 840 E. Kensington Road
Prepared By: Steve Hautzinger

Date Prepared: April 18, 2016
Date Revised: August 2, 2016

PETITIONER INFORMATION:

DC Number: 16-031
Petitioner Name: Charles Marlas
Petitioner Address: Kensington School
743 McClintock Drive
Burr Ridge, IL 60527

Original Meeting Date: April 26, 2016
Re-Review Meeting Date: August 9, 2016

Requested Action(s):

1. Approval of the proposed architectural design for a new preschool / children's day care center.

ANALYSIS

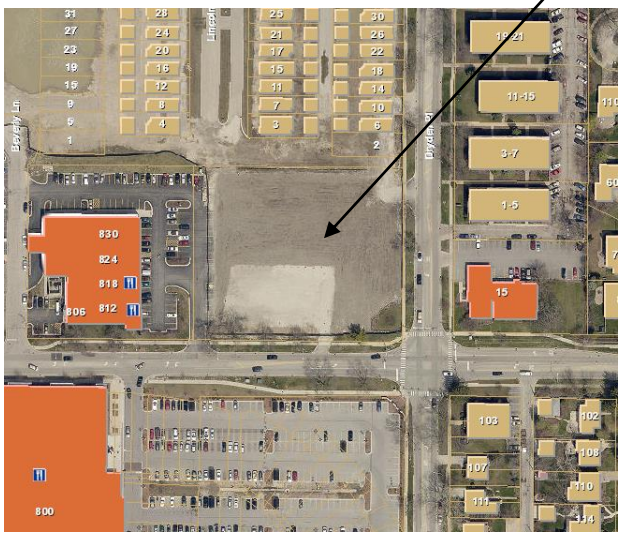
Summary:

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

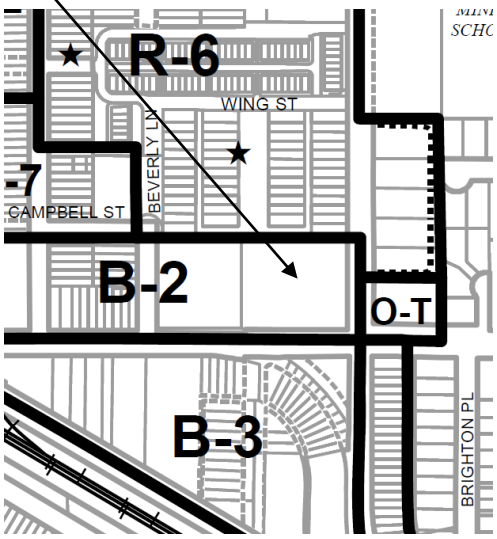
The petitioner is proposing to build a new 15,000 square foot, single-story preschool / children's day care center. The proposed development includes 54 on-grade parking spaces and a large fenced in playground area around the sides and rear of the building. The two acre site is currently vacant and it is located at the northwest corner of Kensington Road and Dryden Place within the Hickory Kensington Area. The property is zoned B-2, General Business District and is part of the existing Arlington Market Planned Unit Development. This proposal requires review by the Plan Commission and approval by the Village Board as a Special Use and for an amendment to the PUD. The amendment to the PUD is required because this proposed use and site plan are not consistent with the PUD approved for the site, which was approved for a commercial shopping center with cross access and shared parking, as well as a plaza / focal point and a pedestrian connection to the residential area to the north. A copy of the approved PUD site plan for the commercial portion is attached to this report as Exhibit A.

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
North	R-6, Multiple Family Dwelling District	Arlington Market Single Family Residences
East	O-T, Office Transitional District R-6, Multiple Family Dwelling District	Medical Office Building Dryden Apartments
South	B-3, General Service, Wholesale and Motor Vehicle District	Mariano's Grocery Store
West	B-2, General Business District	Multi-Tenant Retail Building

Project Update:

This request was previously reviewed by the Design Commission on April 26, 2016. At that time, the Design Commission **continued** the project to allow the Petitioner to work with Staff to resolve various site and building design issues. At this time, the petitioner has made revisions to their plans in preparation for Plan Commission review on August 24, and they are returning to the Design Commission seeking approval.

Staff Comments from April 26, 2016:

Architectural Design. Staff questioned the appropriateness of the proposed colonial style design in this location. The Hickory Kensington Design Guidelines state that the architectural style shall be coordinated with, and complement, the context of the existing adjacent commercial buildings. Staff recommended that the design be revised to have a more modern aesthetic and material palette to complement the adjacent retail building to the west. Options to consider were:

1. Change the asphalt shingle roof to a green standing seam metal roof to match the adjacent retail building.
2. Change the white trim and white windows to darker colors for a less colonial appearance and to better complement the adjacent retail building.
3. Continue the brick up into the gables.
4. Add fabric awnings above the windows.

Landscaped Plaza. The original PUD approval included a landscaped pedestrian plaza at the northwest corner of the site to connect the commercial properties to the residential neighborhood to the north. To accommodate this plaza, the Plat of Subdivision includes a 25 foot wide pedestrian access easement which is setback 31 feet from the west property line, and runs 144 feet north to south from the north property line (refer to Exhibit A). This feature is a significant component of the overall master plan for the Arlington Market development, and it was recommended that the Kensington School site design be revised to include it.

Dryden/Kensington Focal Feature. A monument style "Arlington Market" ground sign with tenant panels for Kensington School and the retail tenants, with landscaping, was recommended to be provided as a focal point at the corner.

Trash Dumpster Enclosure. A dumpster enclosure was proposed at the east end of the parking lot which will be highly visible from Dryden Place. Staff recommended exploring alternate locations such as incorporating it into the design of the building or attaching it to the building.

Fence. The proposal included a continuous, 4' high, white picket, scallop design, PVC fence around the sides and rear of the building. Staff recommended that the white picket fence be changed to a black metal fence with a "wrought iron" appearance to better fit the commercial character in this location. Additionally, it was recommended that the fence be set back a minimum of 5 feet to allow additional landscaping in front of the fence.

Landscaping. Improvements to the landscaping were recommended as follows:

1. Provide additional landscaping throughout the site.
2. Provide landscape screening for all outdoor playground equipment.
3. Provide additional landscaping along the north property line adjacent to the residential district. The landscaping along the north property line should consist of a mix of evergreen trees, ornamental trees and shrubs and provide a dense buffer.

Specialty Paving. Specialty paving was recommended to be provided at the building entrance and within the crosswalks.

Design Commission Feedback from April 26, 2016:

Architectural Design. The Petitioner was encouraged to review the Hickory/Kensington Design Guidelines and study the possibility of making some minor design changes to better fit the commercial context, but overall the Design Commission was in support of the design.

Landscaped Plaza. The Petitioner was encouraged to study enhancing the pedestrian link. It was suggested to chamfer the northwest corner of the fence and consider limiting the depth of the plaza.

Dryden/Kensington Focal Feature. The Design Commission did not agree with one multi-tenant "Arlington Market" sign at the corner. The Design Commission felt that Kensington School should have a sign at the corner and the retail building have a second sign at the entrance along Kensington Road. The Petitioner was encouraged to develop drawings for a Kensington School sign/landscape feature at the corner.

Trash Dumpster Enclosure. Heavy landscape screening of the trash enclosure in the proposed location was suggested.

Fence. The Design Commission agreed with setting the fence back to accommodate perimeter landscaping, but there was mixed feedback on changing the white picket style to black metal.

Sustainability. The Petitioner was encouraged to incorporate some sustainable design features into the design in order to comply with the Hickory/Kensington Design Guidelines.

Design Revisions, August 9, 2016:

In response to the feedback from the April 26 Design Commission meeting and continued discussions with Staff, the petitioner has revised their proposal with the following highlights:

Architectural Design. As an alternate to the originally proposed black asphalt shingle roofing, the Petitioner is proposing a standing seam metal roof in a dark gray color.

Landscaped Plaza. The building and parking has been shifted to the east to accommodate a continuous 20-foot wide pedestrian plaza along the west end of the site, versus 25 foot wide per the existing PUD and easement. The plaza includes a 6-foot wide concrete walkway with landscaping on both sides.

Dryden/Kensington Focal Feature. A 6-foot high, monument style "Kensington School" sign has been added to the corner of the site within a bed of landscaping.

Trash Dumpster Enclosure. The design of the trash enclosure has been changed from wood to brick construction to match the building with decorative black metal gates, and the it has been shifted slightly to the south to allow landscaping on all sides.

Fence. The proposed fence has been changed from white vinyl PVC to a decorative black aluminum fence. The fence has been set back on all sides to allow continuous landscaping around the perimeter.

Landscaping. An abundance of landscaping has been added throughout the site including screening around the parking area, landscaping around the fence, landscaping along the pedestrian plaza, and landscaping along the north property line.

Specialty Paving. A herringbone brick pattern is shown within the crosswalks on the Landscape Plan, but it is unclear exactly what the specialty paving will be.

Sustainability. The following list of sustainable design features has been provided by the Petitioner:

1. Envelope – The external envelope will be built tight and ventilated in good principle. The orientation of the building and glass permits natural day lighting.
2. Materials – The building materials are all available from the US.
3. Green space – More than 40% of the site is green space.
4. Water – All fixtures are low use and dual flushing.
5. Mechanical Units – All units are high efficiency.

Staff Comments, August 9, 2016:

Architectural Design. Staff still questions the appropriateness of the proposed colonial style design in this location. At a minimum, Staff recommends approval of the proposed roofing change from asphalt shingles to a dark gray standing seam metal to help the design relate to the context of the adjacent retail buildings. Staff also recommends changing the white trim to a darker color for a less colonial appearance.

Landscaped Plaza. The proposed 20-foot wide pedestrian plaza accomplishes some of the spirit of the original PUD approval, providing a pleasant pedestrian connection through the site connecting the commercial properties to the south with the residential neighborhoods to the north.

Dryden/Kensington Focal Feature. A multi-tenant ground sign is preferred at the corner of the site. However, based on feedback from the Design Commission, Staff accepts the proposed monument style "Kensington School" at the corner. However, it is recommended that the height of the sign be restricted to 6-feet, and a mix of perennials be provided in front of the sign.

Trash Dumpster Enclosure. The proposed location of the trash enclosure is highly visible, and is not allowed within the front yard. Staff recommends that the trash enclosure be attached to the east side of the building, adjacent to the Kitchen. The Petitioner has indicated security concerns with trash collection inside the fenced yard, so Staff suggests jogging the fence to allow access to the trash area without entering the fenced yard. Additional tall evergreen landscaping should be provided on all sides of the trash enclosure to fully screen it from public view. Additionally, the black metal gates need a solid backing to block the view of the dumpsters.

Site Lighting. The proposed colonial style parking lot lights do not fit the modern character of the Hickory/Kensington area. The Design Guidelines include the following criteria for street lighting.

Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant

It is recommended that the proposed colonial style parking lot light fixtures be changed to a more modern fixture that fits the character of the commercial area, and complies with the intent of the Design Guidelines.

Fence. The proposed decorative black aluminum fence will fit in well in this location.

Landscaping. It is recommended that groundcover be added within the center island, and that 3-foot high shrubs be added on the west end of the parking lot between the parking lot and the sidewalk.

Specialty Paving. The Petitioner needs to clarify what the specialty paving within the crosswalks will be, and additional specialty paving is recommended at the building entrance.

Sustainability. Additional sustainable features such as a rainwater collection system or bio-swales are encouraged.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for *Kensington School* to be located at 840 E. Kensington Road. This recommendation is based on the revised plans received 7/22/16, 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. The roofing shall be "musket gray" standing seam metal.
2. Consider changing the trim color from white to a darker color.
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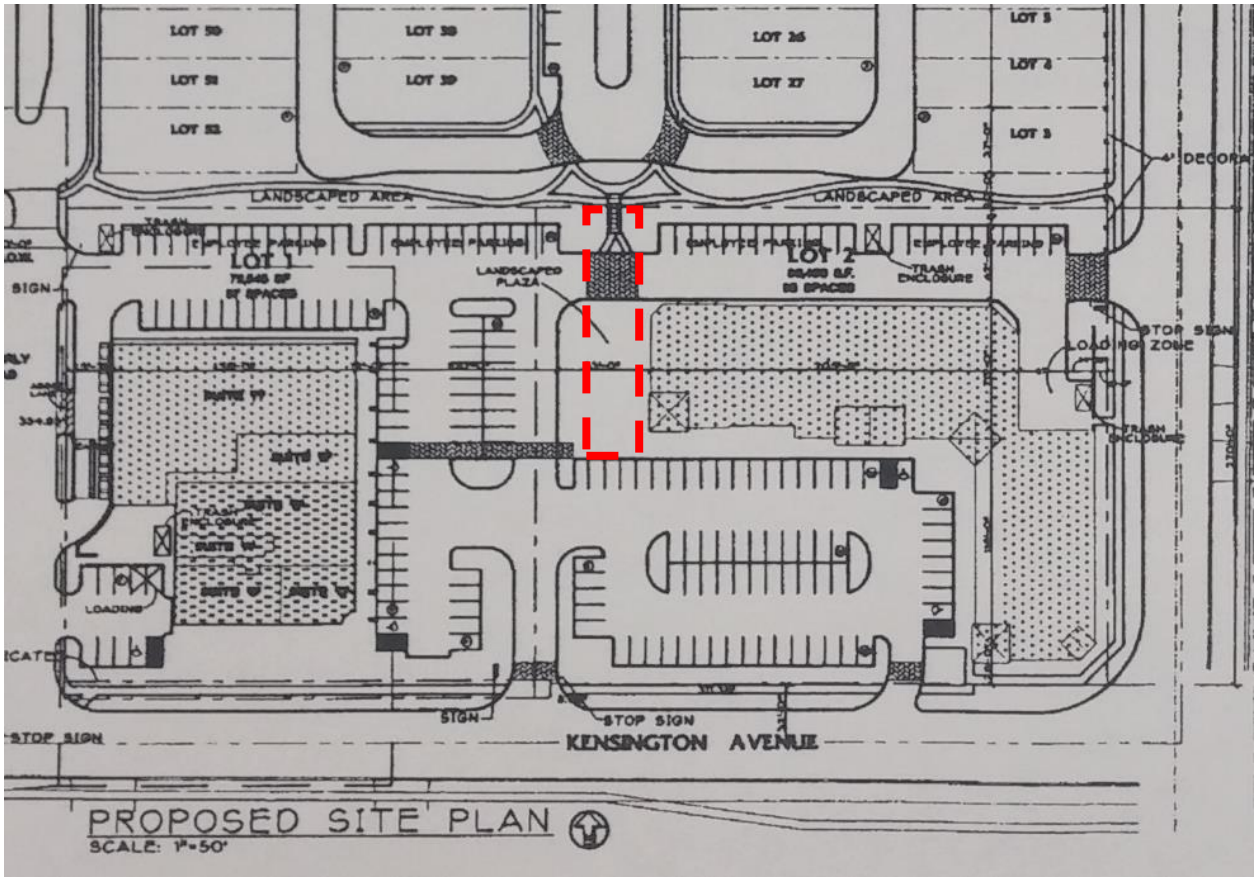
6. Add a solid black backing to the trash enclosure gates.
7. Change the proposed colonial style parking lot light fixtures to a more modern fixture that fits the character of the commercial area, and complies with the intent of the Design Guidelines, to be approved by Staff.
8. Add groundcover within the center island.
9. Add 3-foot high shrubs on the west end of the parking lot between the parking lot and sidewalk.
10. Clarify what the specialty paving within the crosswalks will be, and provide specialty paving at the building entrance.
11. Additional sustainable design features such a rainwater collection system or bio-swales are encouraged.
12. All signage must meet code, Chapter 30.
13. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

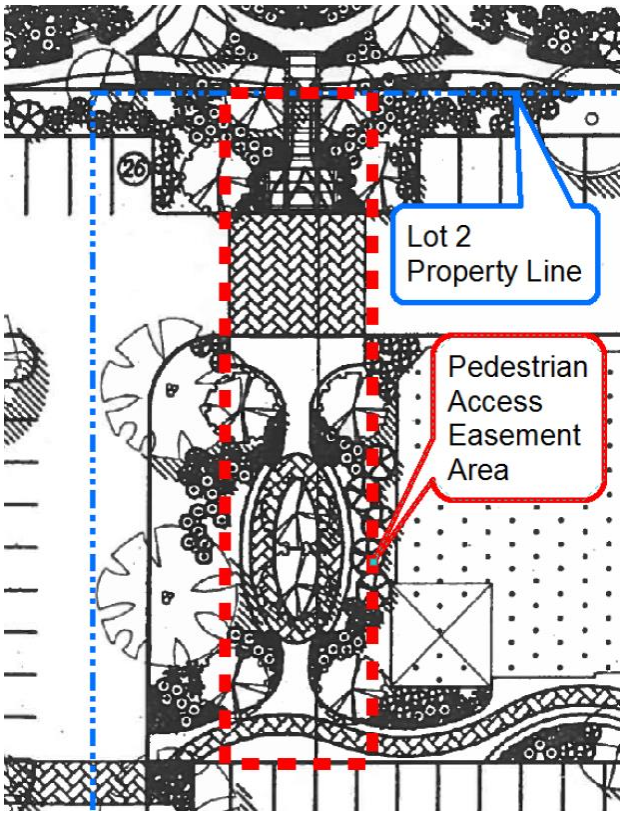
_____ August 2, 2016
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-031

EXHIBIT A – Approved PUD Site Plan and Landscaped Plaza



Pedestrain Access Easement / Landscaped Plaza Detail



SITE IMPROVEMENT PLANS
for
KENSINGTON SCHOOL

VILLAGE OF ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS
PROJECT NO: 6124.07

OWNER
KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527
PHONE: (312) 907-7979

ARCHITECT
HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, IL 60305
PHONE: (708) 771-3900

CALL J.U.L.I.E. 1–800–892–0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP
SEC. & ¼ SEC. NO. SE ¼ OF SEC. 29, T42N, R11E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

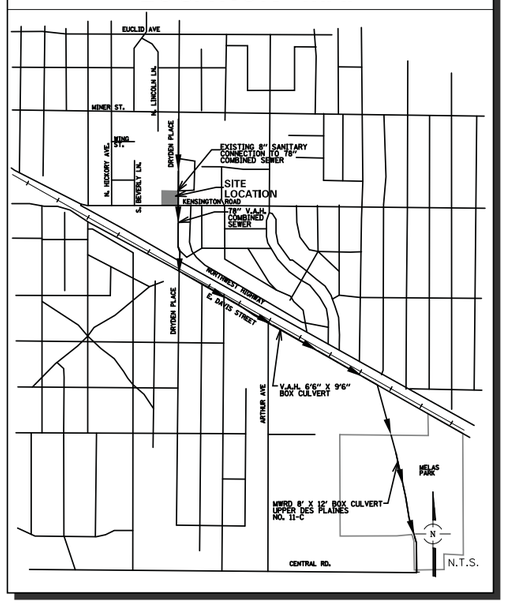
BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET E1 FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

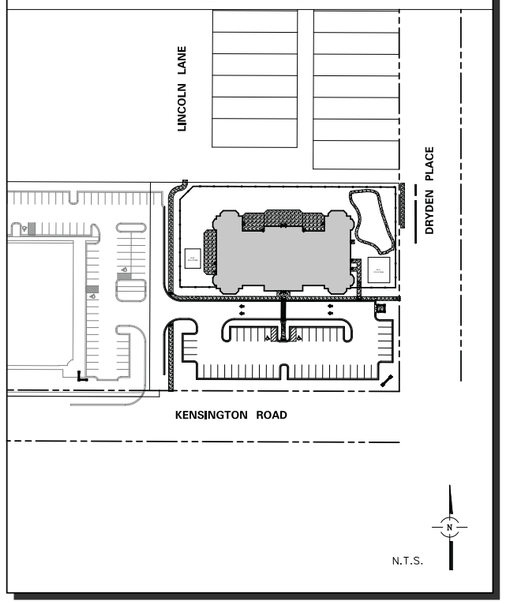
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN1	GENERAL NOTES AND TYPICAL SECTIONS
3	E1	EXISTING CONDITIONS
4	L1	GEOMETRIC PLAN
5	G1	GRADING PLAN
6	U1	UTILITY PLAN
7-9	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLANS
10-11	SP1-SP2	SPECIFICATIONS
12-13	D1-D2	DETAILS

LOCATION MAP



KEY MAP



REVISIONS

ORIGINAL PLAN DATE: FEBRUARY 12, 2016

#	SHEET #	REMARKS	DATE
1	4	FIRE TRUCK TURNING MOVEMENTS	04/18/16
2	4	PER DESIGN COMMISSION MEETING	04/27/16
3	2,4-6,9	PER VILLAGE OF ARLINGTON HEIGHTS	05/10/16
4	4-6,9	PER CLIENT	07/19/16

ENGINEER DATE
JAMES C. KAPUSTIAK P.E.
ILLINOIS REGISTRATION NO.: 062-054942
EXPIRATION DATE: 11/30/2017

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2017

SEAL

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION

KENSINGTON SCHOOL
ARLINGTON HEIGHTS, ILLINOIS

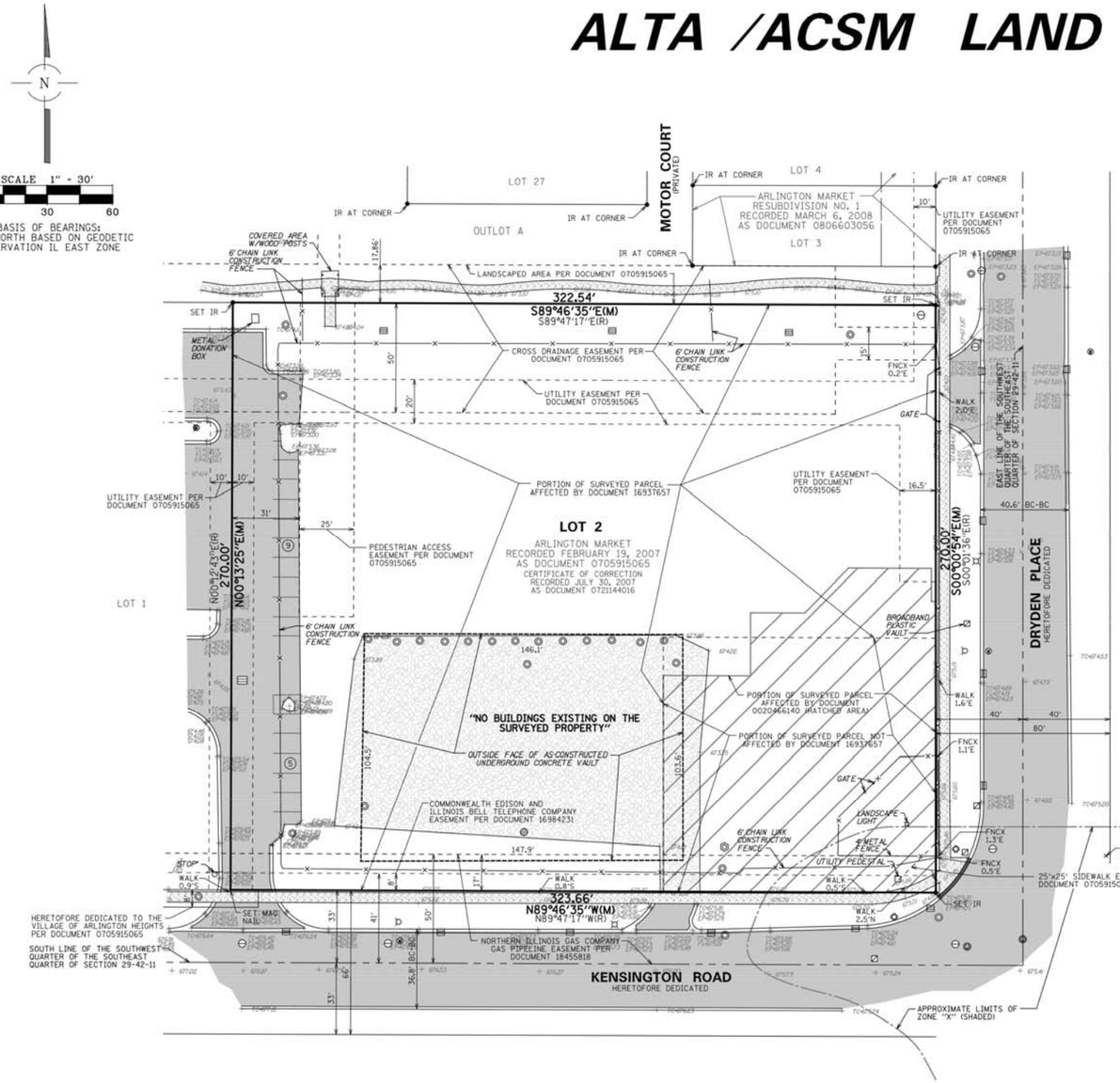
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 2407TITLE.DGN
DATE: 02/12/16
JOB NO. 6124.07
SHEET C1
1 OF 13

ALTA /ACSM LAND TITLE SURVEY



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILIARY VALVE
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- BOLLARD
- SIGN
- UNIDENTIFIED MANHOLE
- OH — OH — OVERHEAD WIRES ON UTILITY POLES
- FENCE
- GUARDRAIL
- ASPHALT
- CONCRETE
- GRAVEL
- BC BACK OF CURB
- FNCE FENCE CORNER
- IR IRON ROD
- (M) MEASURED
- (R) RECORD

PROPERTY DESCRIPTION:

LOT 2 IN ARLINGTON MARKET, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 0705915065, AND AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 30, 2007 AS DOCUMENT NUMBER 0721144016 IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 1401 008978175 D2 WITH AN EFFECTIVE DATE OF APRIL 22, 2015.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N. (PER TITLE COMMITMENT):
03-29-411-018-0000

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

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

NO ADDRESSES FOR THE SUBJECT PARCELS WERE DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY. (TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 17031C0203J DATED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X (UNSHADED)" AND "ZONE X (SHADED)" AS IDENTIFIED BY SAID F.I.R.M. MAP. "ZONE X (UNSHADED)" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "ZONE X (SHADED)" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
(TABLE A, ITEM 3)

PROPERTY SURVEYED CONTAINS 87,237 SQUARE FEET, OR 2.003 ACRES, MORE OR LESS.
(TABLE A, ITEM 4)

THERE ARE 14 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, O OF WHICH ARE MARKED HANDICAPPED (DOES NOT INCLUDE PARTIAL STALLS).
(TABLE A ITEM 9)

NOTES FROM TITLE COMMITMENT:

N 20. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 09CH51534 FILED DECEMBER 2, 2009 BY TRAPANI CONSTRUCTION CO, INC. FOR FORECLOSURE OF MECHANICS LIEN DOCUMENT NUMBER 0934249046. NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE. (SURVEYOR'S NOTE: SAID LIEN DOCUMENT AFFECTS THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

O 21. PROCEEDING PENDING IN CASE NUMBER 09MC3003014 FILED BY VILLAGE OF ARLINGTON HEIGHTS AGAINST ARLINGTON MARKET LLC FOR ENTER UPON THE LAND, INSPECT THE LAND, REQUIRE DEFENDANT TO TAKE CERTAIN ACTIONS AND FOR FINES AND COST. LIS PENDENS RECORDED SEPTEMBER 9, 2009 AS DOCUMENT NUMBER 0925255036. NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE. (SURVEYOR'S NOTE: SAID LIS PENDENS DOCUMENT AFFECTS THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

P 22. EASEMENT FOR GAS MAIN TO NORTHERN ILLINOIS GAS COMPANY DATED MARCH 21, 1962 AND RECORDED APRIL 23, 1962 AS DOCUMENT 18455818 UPON, UNDER, ALONG AND ACROSS THE FOLLOWING: THAT PART OF UNDERLYING PARCEL A LYING BETWEEN THE CENTER LINE OF FOUNDRY ROAD AND A LINE DRAWN 50 FEET NORTH OF AND PARALLEL WITH SAID HIGHWAYS CENTERLINE. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

Q 23. EASEMENT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY DATED AUGUST 6, 1957 AND RECORDED AUGUST 13, 1957 AS DOCUMENT 16984231. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

R 24. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION FOR EASEMENTS OVER THE LAND, AS CREATED BY INSTRUMENT RECORDED AS DOCUMENT 16937657. (SURVEYOR'S NOTE: SAID DECLARATION AFFECTS MOST OF THE SURVEYED AND OTHER PROPERTY. THE PORTION AFFECTED BY SAID DECLARATION HAS BEEN SHOWN HEREON. SAID DECLARATION GRANTS THE FOLLOWING RIGHTS AND EASEMENTS:

A. TO LAY, CONSTRUCT, IMPROVE, MAINTAIN AND OPERATE ON THE PROPERTY SUCH ROADWAYS, STREETS, DRIVEWAYS, WALKWAYS, MALLS, PARKING AREAS, LIGHTING SYSTEMS, LANDSCAPING, CONDUITS AND SERVICES LINES AS ARLINGTON MARKET, INC. FROM TIME TO TIME SHALL ELECT.
B. TO USE ALL ROADWAYS, STREETS AND DRIVEWAYS AT ANY TIME LOCATED ON THE REMISES FOR INGRESS AND EGRESS OF PERSONS AND MOTOR VEHICLES, OVER AND THROUGH THE PREMISES AND TO AND FROM ADJACENT PUBLIC STREETS AND HIGHWAYS.
C. TO USE ALL WALKWAYS AND MALLS AT ANY TIME LOCATED ON THE PREMISES FOR INGRESS AND EGRESS OF PERSONS, OVER AND THROUGH THE PREMISES AND TO AND FROM THE ADJACENT PUBLIC STREETS, HIGHWAYS AND PARKING AREAS.
D. TO USE ANY AND ALL PARKING AREAS AT ANY TIME LOCATED ON THE PREMISES FOR PARKING AND MOTOR VEHICLES AND FOR THE PASSAGE OF PERSONS, OVER THE PREMISES AND TO AND FROM ADJACENT PUBLIC STREETS AND HIGHWAYS.
E. TO USE ANY LIGHTING SYSTEM AT ANY TIME LOCATED ON THE PREMISES.
F. TO MAINTAIN ANY AND ALL LANDSCAPED AREAS AT ANY TIME LOCATED ON THE PREMISES FOR THE PURPOSE OF IMPROVEMENT THE APPEARANCE OF THE PREMISES PROVIDED THAT NO ADVERTISING SIGNS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR MAINTAINED ON ANY OF SUCH LANDSCAPED AREAS OR UPON ANY PART OF THE PREMISES EXCEPT WITH WRITTEN CONSENT.
G. TO USE ANY AND ALL SANITARY AND DRAINAGE SEWERS, UTILITY SERVICES LINE, WIRES AND LINES CONNECTED WITH UTILITY FACILITIES (INCLUDING BUT NOT LIMITED TO THOSE REQUIRED FOR TELEPHONE, TELEGRAPH, GAS AND ELECTRIC AND WATER SERVICE) AT ANY TIME EXISTING ON, ACROSS OR UNDER THE SURFACE OF THE PREMISES",AND TO LAY, CONSTRUCT, MAINTAINING AND USE UNDER THE SURFACE OF THE PREMISES OR ANY PART THEREOF ANY AND ALL SANITARY AND DRAINAGE SEWERS, UTILITY PIPES, WIRED AND LINED CONNECTING WITH UTILITIES OUTSIDE THE PREMISES".
H. TO USE ANY AND ALL OTHER FACILITIES OF ANY KIND PRESENTLY EXISTING OR HEREINAFTER INSTALLED DESIGNED FOR THE COMMON USE OF PERSONS HAVING PROPER ACCESS TO THE PREMISES.
SAID EASEMENTS AND RIGHTS ARE BLANKET OR THE LOCATION IS FLUID NATURE AND THEREFORE CANNOT BE PLOTTED.)

S 25. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE RECORDED OCTOBER 17, 1980 AS DOCUMENT 25628132 FOR THE PURPOSES OF REGULATING AND ENFORCING ALL VEHICULAR TRAFFIC AND PARKING OF AUTOMOBILES WITHIN THE ARLINGTON MARKET SHOPPING CENTER. (SURVEYOR'S NOTE: SAID ORDINANCE AFFECTS ALL OF THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.)

T 26. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS AS CONTAINED IN ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT, A COPY OF WHICH WAS RECORDED JULY 21, 1988 AS DOCUMENT 88321637. (SURVEYOR'S NOTE: SAID ORDINANCE AFFECTS ALL OF THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.)

U 27. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED APRIL 3, 1998 AS DOCUMENT 98267746. (SURVEYOR'S NOTE: SAID ORDINANCE AFFECTS ALL OF THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.)

V 28. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED OCTOBER 6, 1997 AS DOCUMENT 97742854. (SURVEYOR'S NOTE: SAID LETTER AFFECTS THE ENTIRE SURVEYED PARCEL AND OTHER PROPERTY)

W 29. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED APRIL 23, 2002 AS DOCUMENT 0020466140. (SURVEYOR'S NOTE: SAID LETTER AFFECTS A PORTION OF THE SURVEYED PARCEL AND THE LIMITS AFFECTED HAVE BEEN SHOWN HEREON.)

Y 30. EASEMENTS AS SET FORTH ON THE PLAT OF ARLINGTON MARKET SUBDIVISION RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 0705915065, TOGETHER WITH THE EASEMENT PROVISIONS CONTAINED THEREON. (SURVEYOR'S NOTE: SAID EASEMENT PROVISIONS ARE NOT PLOTTABLE. FOR PARTICULARS SEE DOCUMENT.)

NOTES FROM TITLE COMMITMENT:
(CONTINUED)

Z 31. CROSS DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065. (SURVEYOR'S NOTE: SAID CROSS DRAINAGE EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AA 32. PEDESTRIAN ACCESS EASEMENT AS SHOWN ON THE PLAT OF ARLINGTON MARKET RECORDED AS DOCUMENT 0705915065. (SURVEYOR'S NOTE: SAID PEDESTRIAN ACCESS EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AB 33. UTILITY EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065. (SURVEYOR'S NOTE: SAID UTILITY EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AC 34. SIDEWALK EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT 0705915065, OVER THE SOUTHEASTERLY CORNER OF THE LAND. (SURVEYOR'S NOTE: SAID SIDEWALK EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AD 35. NOTATIONS CONTAINED ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065.

ADDITIONAL EASEMENT PROVISIONS:

PEDESTRIAN BRIDGE ACCESS EASEMENT (ACCESS PATH FROM RESIDENTIAL TO COMMERCIAL PROPERTY) THE OWNER AND OCCUPANTS OF LOTS 3 THROUGH 58, INCLUSIVE (COLLECTIVELY THE "RESIDENTIAL LOTS"), INCLUDING THE APPLICABLE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") REPRESENTING SUCH OWNERS, AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ARLINGTON MARKET RESIDENTIAL DEVELOPMENT, (THE "DECLARATION OF CCRS"), AND THEIR RESPECTIVE LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, ARE HEREBY GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND UPON THE PEDESTRIAN BRIDGE AND THE PEDESTRIAN ACCESS EASEMENT AREA FOR THE PURPOSE OF PROVIDING PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL LOTS FROM AND TO LOTS 1 AND 2 AS SHOWN ON THE THIS PLAT. (SURVEYOR'S NOTE: SAID PEDESTRIAN BRIDGE ACCESS EASEMENT BURDENS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON.)

CROSS DRAINAGE EASEMENT AND MAINTENANCE OF IMPROVEMENTS: PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE, DETENTION, AND/OR RETENTION OF STORM WATER RUNOFF, IS HEREBY DECLARED, CREATED, RESERVED AND GRANTED OVER, UNDER, AND UPON THOSE PORTIONS OF THE PROPERTY (EACH A "DRAINAGE EASEMENT PARCEL") SHOWN AND LABELLED ON THIS PLAT AS BEING SUBJECT TO "CROSS DRAINAGE EASEMENT". THE FOREGOING DRAINAGE EASEMENT BURDENS EACH LOT CONTAINING ONE OF MORE DRAINAGE EASEMENT PARCELS (OR ANY PORTION THEREOF) AND BENEFITS THE OWNERS AND OCCUPANTS OF THE ENTIRE PROPERTY SHOWN ON THIS PLAT AND THE ASSOCIATION. THE "DRAINAGE FACILITIES" SHALL MEAN AND CONSIST OF ANY UNDERGROUND DETENTION FACILITIES AND STORM SEWER PIPES AND OTHER RELATED FACILITIES LOCATED THROUGHOUT THE PROPERTY IN DRAINAGE EASEMENT PARCELS. (SURVEYOR'S NOTE: SAID CROSS DRAINAGE EASEMENT BURDENS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON.)

MAINTENANCE AND COST SHARING: THE OBLIGATION TO PERFORM ALL MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE FACILITIES SHALL BE THAT OF THE OWNERS OF LOTS 3 THROUGH 58, INCLUSIVE (TO BE PERFORMED ON THEIR BEHALF BY THE ASSOCIATION); PROVIDED, HOWEVER, THAT OWNERS OF LOTS 1 AND 2 SHALL REIMBURSE THE ASSOCIATION (WITH THE OWNER OF LOT 1 AND 2 EACH ALLOCATED 5% UNLESS THEY AGREE OTHERWISE AND SO NOTIFY THE ASSOCIATION) (SURVEYOR'S NOTE: SAID COST SHARING PROVISIONS BURDENS THE SURVEYED PROPERTY, BUT ARE NOT PLOTTABLE.)

RIGHT TO PERFORM: IF THE ASSOCIATION FAILS TO PERFORM ITS OBLIGATIONS OF MAINTENANCE, REPAIR OR REPLACEMENT OF THE DRAINAGE FACILITIES, THE OWNERS OF LOT 1 AND/OR 2, AFTER GIVING THE ASSOCIATION WRITTEN NOTICE AND A REASONABLE OPPORTUNITY TO CURE SUCH FAILURE WITHIN 30 DAYS AFTER SUCH NOTICE (OR LESS TIME IN THE EVENT OF AN EMERGENCY), MAY PERFORM THE REQUIRED MAINTENANCE, REPAIR OR REPLACEMENT, IN WHICH EVENT THE ASSOCIATION SHALL PROMPTLY REIMBURSE SAID OWNER(S) FOR 90% OF THE REASONABLE AMOUNT EXPENDED, TOGETHER WITH INTEREST ON THE AMOUNT DUE OF 1% PER MONTH (OR ANY PORTION OF A MONTH) UNTIL PAID. (SURVEYOR'S NOTE: SAID RIGHT TO PERFORM PROVISION PROVISIONS BENEFIT THE SURVEYED PROPERTY, BUT ARE NOT PLOTTABLE.)

CROSS PARKING EASEMENT BETWEEN RETAIL LOT OWNERS ALL OWNERS, OCCUPANTS, TENANTS AND LICENSEES OF LOTS 1 AND 2, AND THEIR RESPECTIVE INVITEES, SUCCESSORS AND ASSIGNS, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PARKING AUTOMOBILES AND OTHER VEHICLES ON ANY PARKING FIELD NOW OR HEREAFTER EXISTING ON LOTS 1 AND 2, SUBJECT TO THE REASONABLE PARKING RULES AND REGULATIONS ESTABLISHED BY THE OWNER(S) OF SUCH LOTS (SURVEYOR'S NOTE: SAID CROSS PARKING EASEMENT BENEFITS AND BURDENS THE SURVEYED PROPERTY, BUT ARE NOT PLOTTABLE.)

RIGHT FOR FUTURE EASEMENTS

1. ACCESS TO NORTH LINCOLN LANE
IF, AT ANY TIME IN THE FUTURE, THE VILLAGE OF ARLINGTON HEIGHTS MANDATES VEHICULAR ACCESS FROM LINCOLN AVENUE TO AND THROUGH THE PRIVATE ROADWAY SYSTEM LOCATED ON (LOTS A, B 57 AND 58), INCLUSIVE, OR ANY PART OF SUCH ROADWAY SYSTEM, THEN THE OWNERS OF LOTS 3 THROUGH 58 (AND THE ASSOCIATION) AGREE TO GRANT A NON-EXCLUSIVE EASEMENT TO THE PUBLIC OVER ALL SUCH PRIVATE ROADWAYS, TO THE EXTENT REQUIRED BY THE VILLAGE, FOR THE PURPOSES OF SUCH VEHICULAR ACCESS. ANY SUCH EASEMENT SHALL CONTAIN APPROPRIATE PROVISIONS FOR CROSS EASEMENTS, AS APPLICABLE, AND SHARING OF COSTS AND OTHER CUSTOMARY PROVISIONS. (SURVEYOR'S NOTE: SAID ACCESS TO NORTH LINCOLN LANE PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

ACCESS FOR RESIDENTIAL DEVELOPMENT TO THE WEST
IF, AT ANY TIME IN THE FUTURE, THE VILLAGE OF ARLINGTON HEIGHTS GRANTS APPROVAL FOR ANY NEW RESIDENTIAL DEVELOPMENT IMMEDIATELY ADJACENT TO, AND WEST OF THE RESIDENTIAL LOTS, AND AS PART OF SUCH APPROVAL, THE VILLAGE GRANTS APPROVAL FOR A CURB CUT AND MANDATES THAT SUCH NEW RESIDENTIAL DEVELOPMENT SHALL BE CONNECTED TO, AND HAVE VEHICULAR ACCESS OVER, THE EXISTING ROADWAY SYSTEM LOCATED ON (LOTS A, B, 57 AND 58), INCLUSIVE, OR ANY PART OF SUCH ROADWAY SYSTEM, THEN THE OWNERS OF LOTS 3 THROUGH 58 (AND THE ASSOCIATION), AGREE TO GRANT FOR THE BENEFIT OF THE OWNERS OF SUCH NEW RESIDENTIAL DEVELOPMENT A NON-EXCLUSIVE EASEMENT OVER ALL SUCH PRIVATE ROADWAYS, TO THE EXTENT REQUIRED BY THE VILLAGE FOR THE PURPOSES OF SUCH VEHICULAR ACCESS. ANY SUCH EASEMENTS SHALL CONTAIN APPROPRIATE PROVISIONS FOR CROSS EASEMENTS, AS APPLICABLE, AND SHARING OF COSTS AND OTHER PROVISIONS (SURVEYOR'S NOTE: SAID ACCESS FOR RESIDENTIAL DEVELOPMENT TO THE WEST PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

ACCESS FOR BUSINESS ALONG HICKORY
ACCESS EASEMENTS FOR VEHICULAR, PEDESTRIAN AND MAINTENANCE PURPOSES SHALL BE PROVIDED FOR THE BENEFIT OF THE EXISTING BUSINESSES LOCATED AT 15, 25 AND 29 HICKORY STREET, TO THE EXTENT REQUIRED TO PROVIDE THEM WITH ACCESS TO THEIR REAR SERVICE AREAS. SUCH EASEMENTS WILL BE PROVIDED OVER THE MOTOR COURT AND ROADWAYS ON THE PLATTED PROPERTY THAT ARE ADJACENT TO SAID BUSINESSES. (SURVEYOR'S NOTE: SAID ACCESS FOR BUSINESS ALONG HICKORY PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

EMERGENCY ACCESS EASEMENT PROVISIONS
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, AND ITS SUCCESSORS AND ASSIGNS, OVER ALL THAT AREA DESIGNATED ON THE ATTACHED PLAT AS "INGRESS/EGRESS" FOR EMERGENCY VEHICLE ACCESS TO THE PROPERTY WITHIN AND ADJOINING THIS SUBDIVISION. (SURVEYOR'S NOTE: SAID EMERGENCY ACCESS EASEMENT PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

X 36. AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT, PRELIMINARY APPROVAL OF A PLAT OF RESUBDIVISION, SPECIAL USE PERMITS AND VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE, RECORDED NOVEMBER 14, 2006 AS DOCUMENT 0630722028. AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT RECORDED APRIL 26, 2007 AS DOCUMENT 0711609049. AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 06-043 AND GRANTING CERTAIN VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED FEBRUARY 13, 2008 AS DOCUMENT 0804431051. AN ORDINANCE APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT, GRANTING A PRELIMINARY PLAT OF RESUBDIVISION AND CERTAIN VARIATIONS FROM CHAPTERS 28 AND 29 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED MAY 30, 2014 AS DOCUMENT 1415029008. (SURVEYOR'S NOTE: SAID ORDINANCES AFFECT THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

AJ 37. AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESIGNATING THE HICKORY/KENSINGTON AREA A REDEVELOPMENT PROJECT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT ACT RECORDED AUGUST 20, 2014 AS DOCUMENT 1423245035. AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE HICKORY/KENSINGTON AREA RECORDED AUGUST 20, 2014 AS DOCUMENT 1423245036. AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE HICKORY-KENSINGTON AREA RECORDED AUGUST 20, 2014 AS DOCUMENT 1423245037. (SURVEYOR'S NOTE: SAID ORDINANCES AFFECT THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: CAPRI DEVELOPMENT LLC
AND TO: PB AND J V, LLC
AND TO: PARKWAY BANK AND TRUST COMPANY
AND TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9 AND 11(a) OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2015.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF OCTOBER, 2015 IN ROSEMONT, ILLINOIS.

REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2016
rpopeck@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

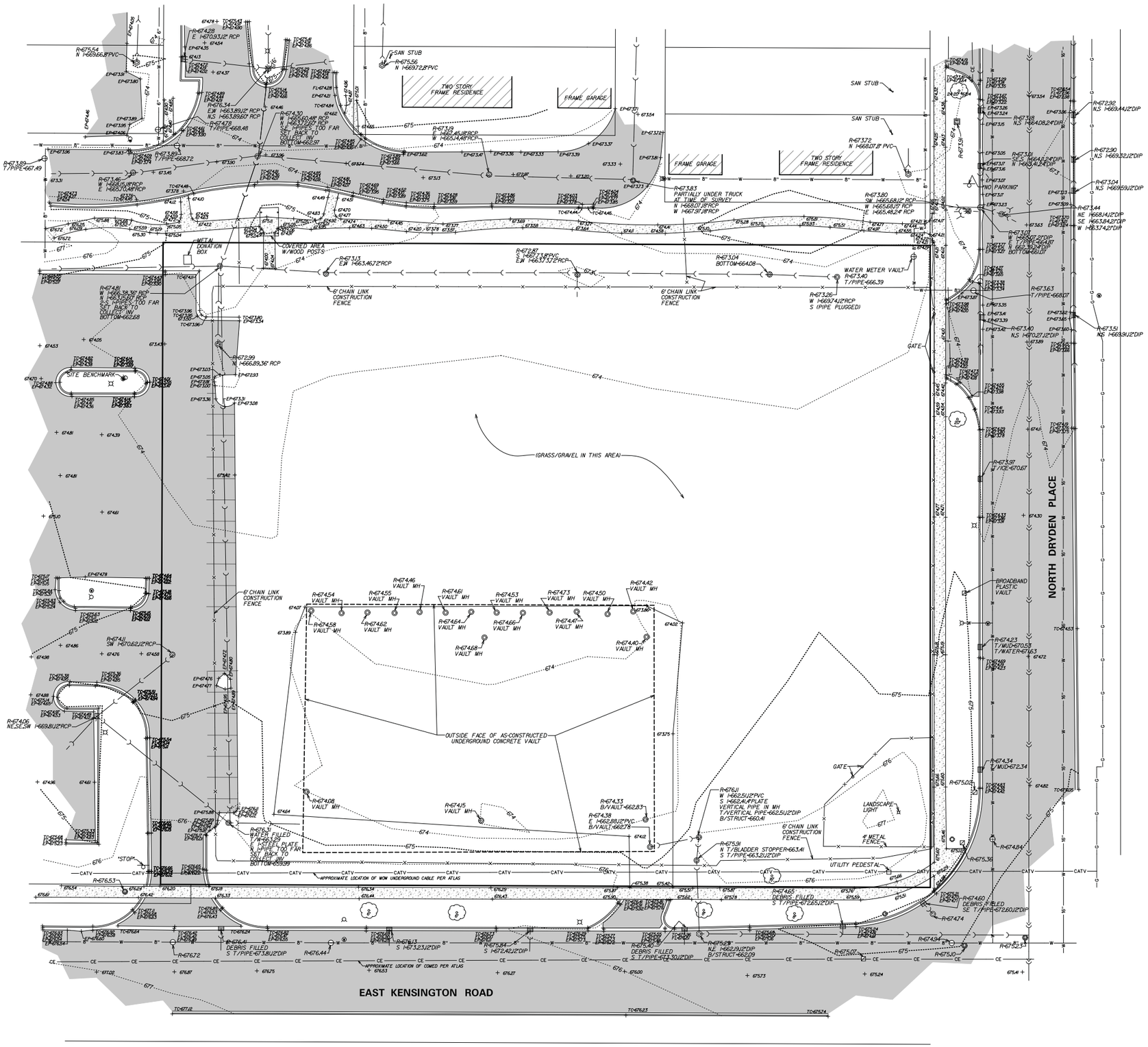
REBECCA Y. POPECK
3642
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

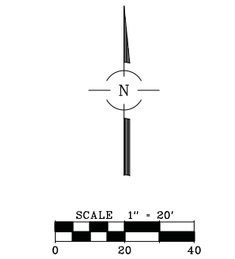
PREPARED FOR:
SCOTT & KRAUS, LLC
150 S WACKER DRIVE
SUITE 2900
CHICAGO, IL 60606

REVISIONS:

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 10/21/2015
JOB NO: 6124.07
FILENAME: 6124.07ALTA-L2
SHEET 1 OF 1





LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRES(ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILARY VALVE
- WELL
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SPRINKLER HEAD
- BOLLARD
- MAILBOX
- SIGN
- UNIDENTIFIED MANHOLE
- 680 CONTOUR
- × 99939 SPOT ELEVATION
- RIGHT-OF-WAY MONUMENT
- DISC
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE
- SOIL BORING
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- ASPHALT
- CONCRETE
- GRAVEL

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: JANUARY 27, 2016.

SITE BENCHMARK:
NORTHEASTERLY BONNET BOLT ON A FIRE HYDRANT AT THE NORTH ISLAND NEAR THE NORTHWEST CORNER OF THE SITE.
+/-5' NORTHEASTERLY OF A LIGHT POLE.
ELEVATION = 677.22 NAVD88

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS

KENSINGTON SCHOOL
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
955 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

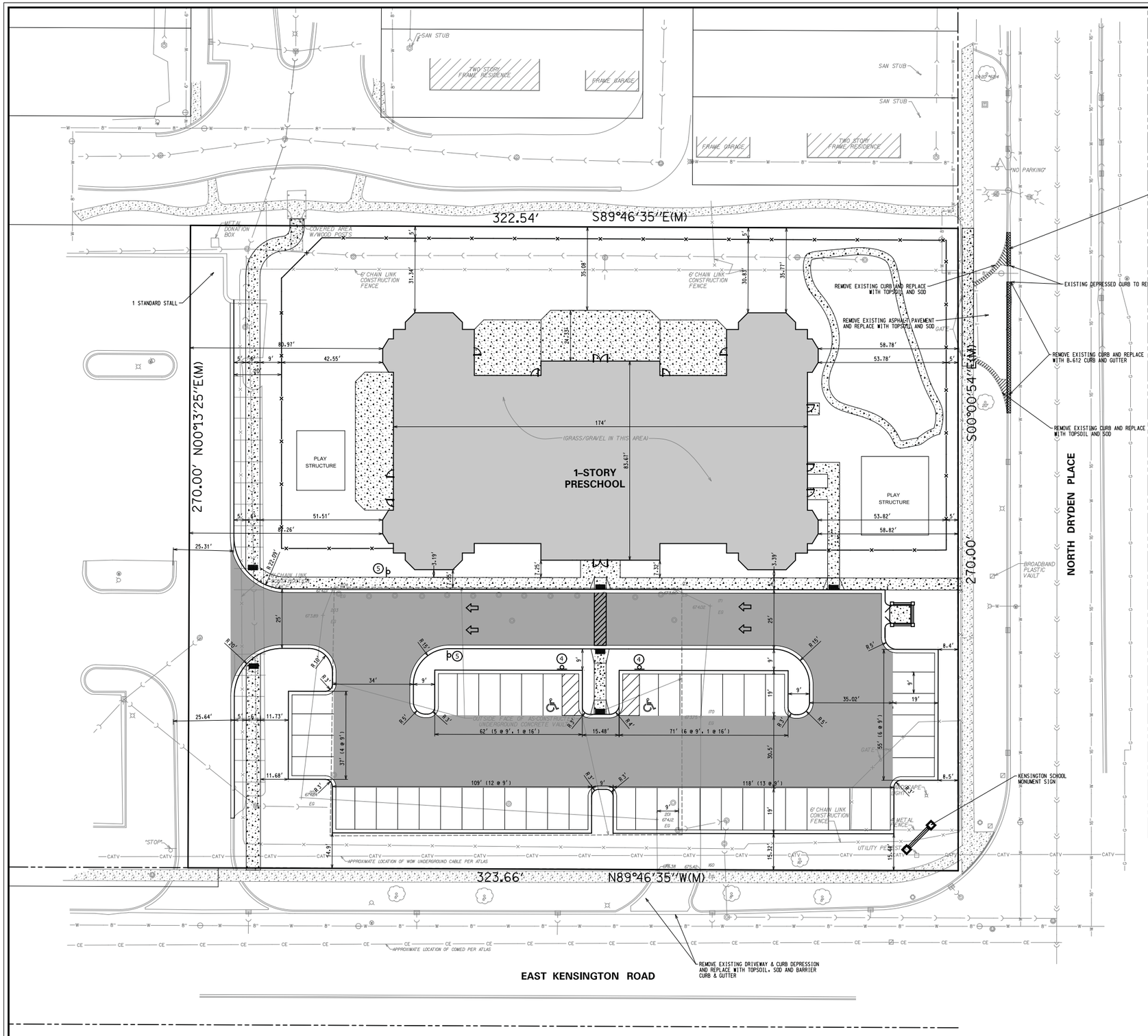
FILENAME: 2407ET01.dgn

DATE: 02/12/16

JOB NO. 6124.07

SHEET **E1**

3 OF 13



N

SCALE 1" = 20'

0 20 40

PARKING SUMMARY

STANDARD STALLS - 47
ACCESSIBLE STALLS - 2
TOTAL STALLS - 49

SIGN LEGEND:

1	2	3	4	5
STOP	ONLY	FIRE LANE	RESERVED PARKING $350 FINE	DO NOT ENTER
R1-1 30" x 30"	R3-5R 30" X 36"	R7-SPEC 12" X 18"	R7-8	R5X1 30" X 30"

NOTE: 1/2 INDICATES SIGN 1 MOUNTED ABOVE SIGN 2

LEGEND

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- B.612 CURB AND GUTTER
- REVERSE PITCH CURB
- DEPRESSED CURB & GUTTER

NO.	DATE	REMARKS

NO.	DATE	REMARKS
4	07/19/16	PER CLIENT
3	05/10/16	PER VILLAGE OF ARLINGTON HEIGHTS
2	04/27/16	PER DESIGN COMMISSION MEETING
1	04/18/16	FIRE TRUCK TURNING MOVEMENTS

GEOMETRIC PLAN

KENSINGTON SCHOOL

ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

957S W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 6124GM.dgn

DATE: 02/12/16

JOB NO. 6124.07

SHEET **L1**

4 OF 13

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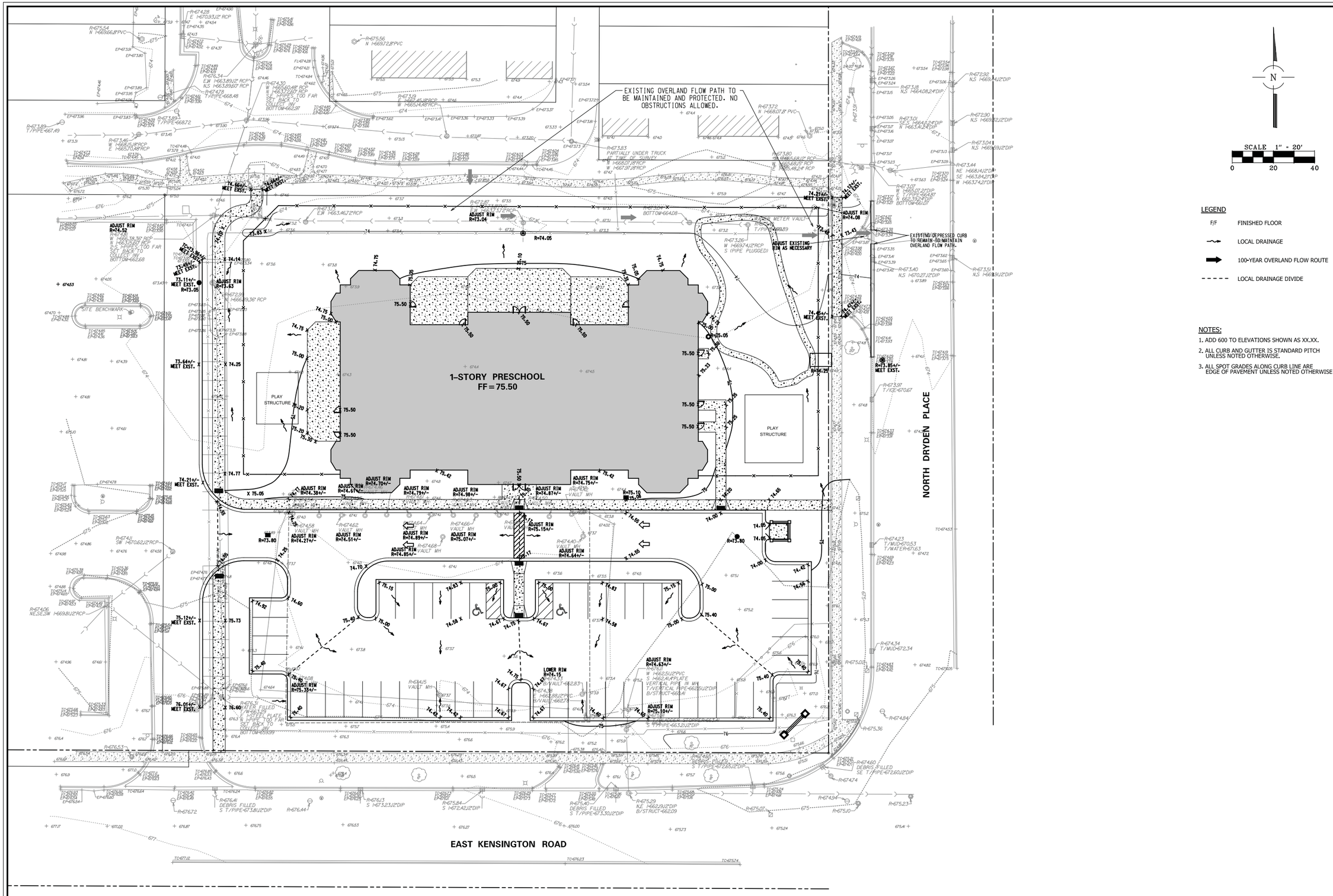


LEGEND

F/F	FINISHED FLOOR
	LOCAL DRAINAGE
	100-YEAR OVERLAND FLOW ROUTE
	LOCAL DRAINAGE DIVIDE

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
4	07/19/16	PER CLIENT
3	05/10/16	PER VILLAGE OF ARLINGTON HEIGHTS

GRADING PLAN

KENSINGTON SCHOOL
ARLINGTON HEIGHTS, ILLINOIS

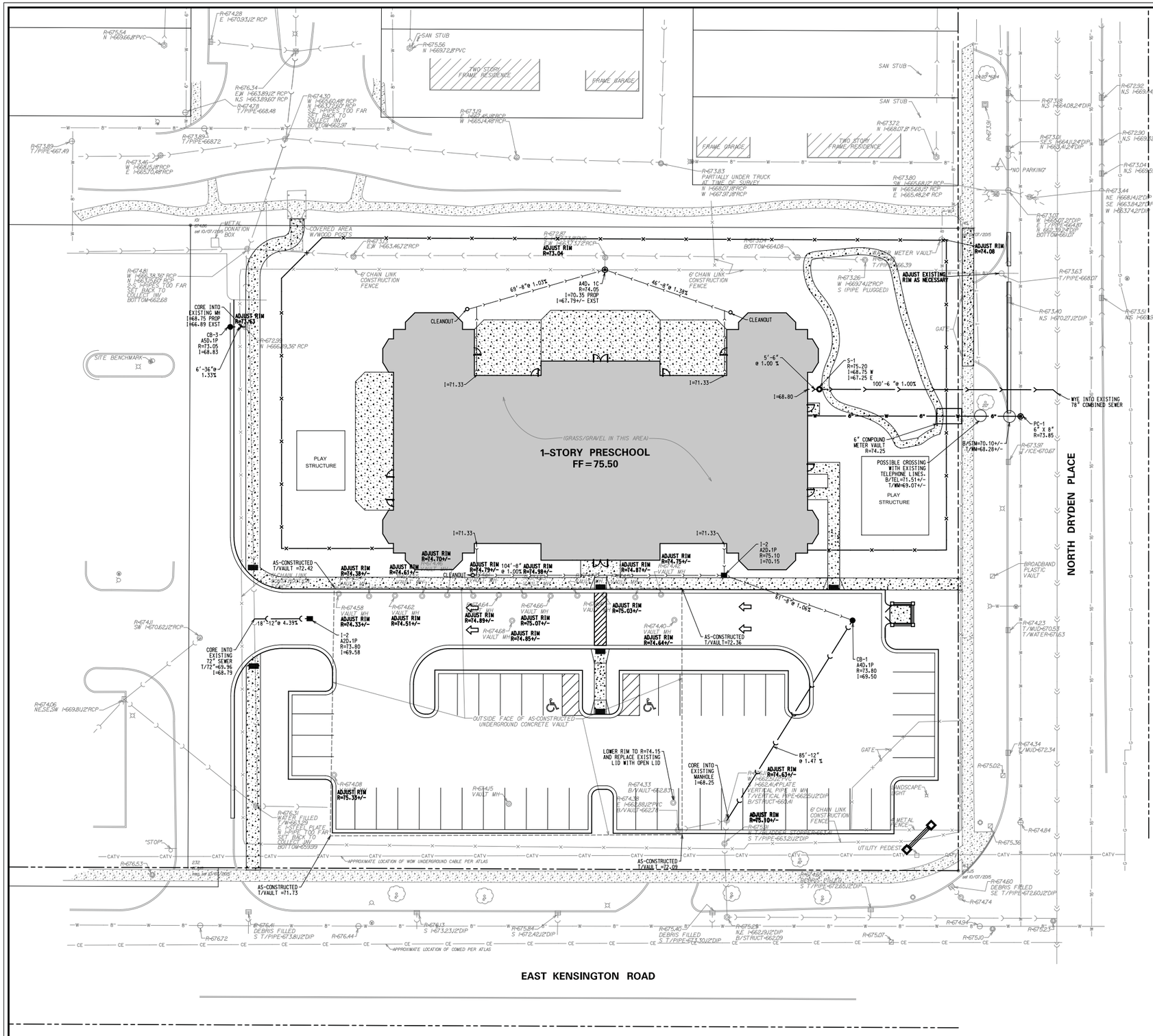
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 6124GR1.dgn

DATE: 02/12/16

JOB NO. 6124.07

SHEET G1
5 OF 13



SCALE 1" = 20'

0 20 40

STORM STRUCTURE LEGEND

M-100
A4D,1P

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
7. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.

UTILITY LEGEND:

- 6" DOWNSPOUT CONNECTION
- STORM SEWER
- SANITARY SEWER
- WATER SERVICE
- STORM INLET
- STORM CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- PRESSURE CONNECTION

NO.	DATE	REMARKS

NO.	DATE	REMARKS
4	07/19/16	PER CLIENT
3	05/10/16	PER VILLAGE OF ARLINGTON HEIGHTS

UTILITY PLAN

KENSINGTON SCHOOL

ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

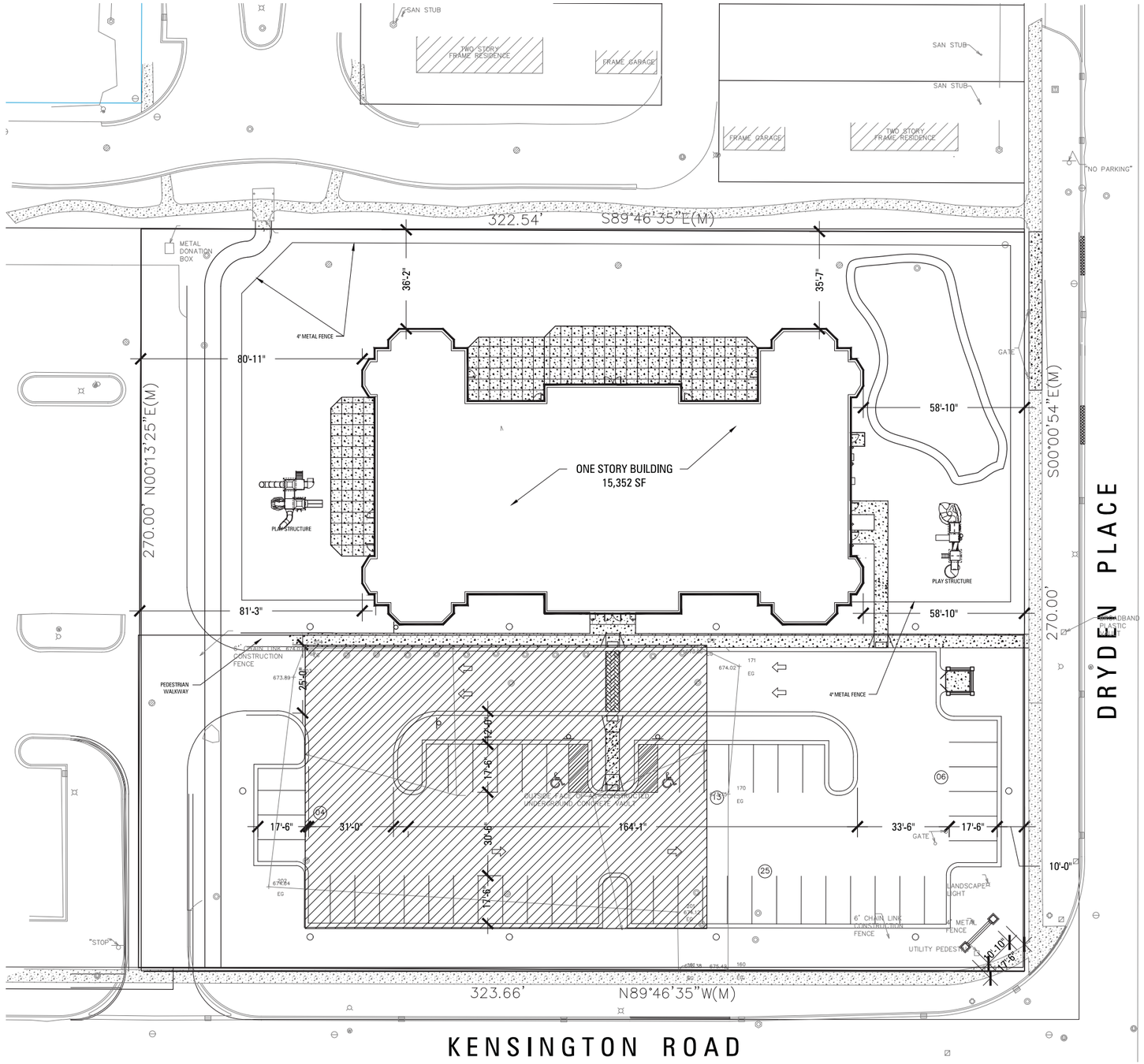
FILENAME: 6124GR1.dgn

DATE: 02/12/16

JOB NO. 6124.07

SHEET U1

6 OF 13



01 SITE PLAN
1" = 20'-0"

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

CLIENT:

CONSULTING ENGINEER:

KENSINGTON SCHOOL NEW CONSTRUCTION

840 E. KENSINGTON RD.
ARLINGTON HEIGHTS, ILLINOIS

CLIENT: KENSINGTON SCHOOL

REV	DATE	DESCRIPTION
	07.13.16	REVISED SITE PLAN & SUBMITTAL
	06.30.16	REVISED FOR SUBMITTAL
	06.02.16	REVISED FOR SUBMITTAL
	05.15.16	REVISED
	03.09.14	ISSUED FOR COMMISSION REVIEW

DATE: 07.13.2106

PROJECT NUMBER: 2776.00

DRAWN BY: XX

CHECKED BY: JH

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-02

NOTE:

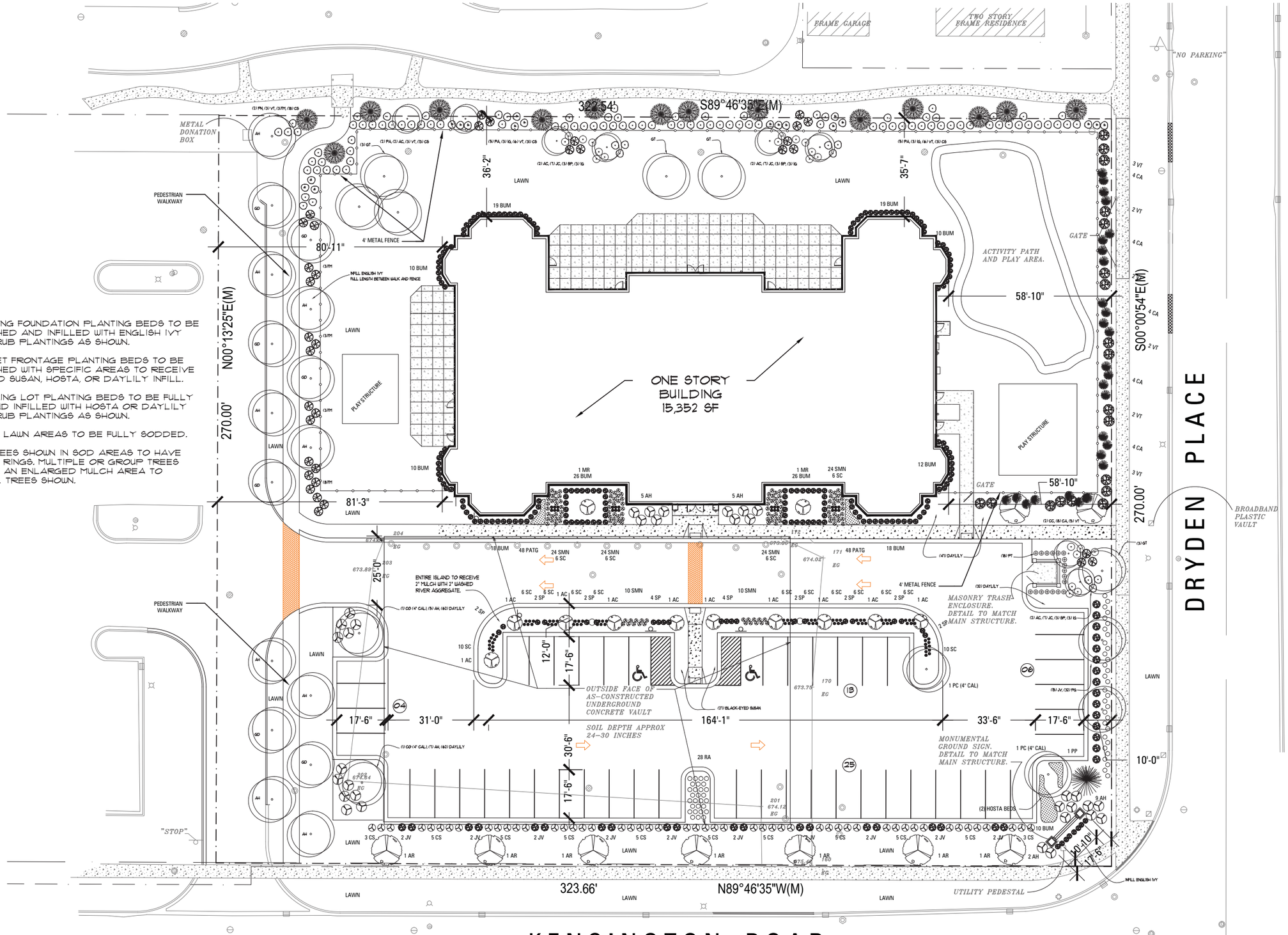
1. ALL BUILDING FOUNDATION PLANTING BEDS TO BE FULLY MULCHED AND INFILLED WITH ENGLISH IVY AROUND SHRUB PLANTINGS AS SHOWN.

2. ALL STREET FRONTAGE PLANTING BEDS TO BE FULLY MULCHED WITH SPECIFIC AREAS TO RECEIVE BLACK-EYED SUSAN, HOSTA, OR DAYLILY INFILL.

3. ALL PARKING LOT PLANTING BEDS TO BE FULLY MULCHED AND INFILLED WITH HOSTA OR DAYLILY AROUND SHRUB PLANTINGS AS SHOWN.

4. ALL OPEN LAWN AREAS TO BE FULLY SODDED.

5. SINGLE TREES SHOWN IN SOD AREAS TO HAVE 5'dia. MULCH RINGS. MULTIPLE OR GROUP TREES SHALL HAVE AN ENLARGED MULCH AREA TO INCLUDE ALL TREES SHOWN.



NOTE:

1. SEE DRAWING SHEET NO. LA-2 FOR PLANT IDENTIFICATION, NOTES AND DETAILS.

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

NORTH

0 8 16 24 40 FEET

PROJECT

Kensington School, New Construction

parking lot and landscape improvements
840 East Kensington Road
Arlington Heights, Illinois

Jeffrey J Bulin
landscape architect
BULWORK DESIGN GUILD
landscape architecture
320 Luthin Road
Oak Brook, Illinois 60523
voice 630 325 5340
fax 630 325 5341
mail@designguild.ws

ARCHITECT

SEE SWORN STATEMENT ON LA-2

REVISIONS

7/18/2016 issued for permit

TITLE

landscape plan

DATE	NUMBER
7/15/2016	LA-1
DRAWN jb	
SCALE as noted	

SITE AND LANDSCAPE NOTES

1. ALL WORK MUST COMPLY WITH LANDSCAPE INDUSTRY STANDARDS FOR THE METHODS AND MEANS OF INSTALLATION.

2. ALL SITE WORK MUST COMPLY WITH ILLINOIS ACCESSIBILITY STANDARDS, A.D.A. STANDARDS AND LOCAL BUILDING CODES. MAXIMUM CROSS SLOPE ON ALL NEW WALKS TO BE 2%.

3. PLANT MATERIAL SHALL HAVE BEEN RAISED AT A NURSERY SIMILAR IN CLIMATIC ZONE TO CHICAGO. 'PARK GRADE' PLANTS ARE NOT ACCEPTABLE. SIZE, GRADING STANDARDS, BRANCHING AND BALL SIZE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z60.1 BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

4. ALL PLANT MATERIAL SHALL BE FREE OF ANY DEFORMITIES, DISEASE OR INSECT DAMAGE. ANY MATERIAL IMPERFECTIONS INCLUDING BUT NOT LIMITED TO DAMAGED OR CROOKED, DISFIGURED BRANCHES, BARK ABRASION AND SUN-SCALD ARE NOT ACCEPTABLE AND WILL BE REJECTED.

5. TREES NOT EXHIBITING A STRONG CENTRAL SINGLE LEADER WILL BE REJECTED UNLESS CALLED FOR IN THE PLANT SCHEDULE AS MULTI-STEM.

6. REVIEW ALL HARDSCAPE AND PLANT DETAILS PRIOR TO INSTALLATION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.

7. PAVING CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER HARDSURFACE DRAINAGE. ESTABLISH GRADES PER EXISTING SITE CONDITIONS, PITCH AND SLOPE AS REQUIRED TO MATCH EXISTING.

8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO STARTING CONSTRUCTION.

9. COORDINATE HARDSCAPE AND PLANT INSTALLATION WITH LANDSCAPE IRRIGATION CONTRACTOR. PROVIDE SLEEVES AND EQUIPMENT LOCATIONS AS REQUIRED. ALL CONTRACTORS ARE RESPONSIBLE FOR CONDITION OF OTHERS WORK AND EXPECTED TO RESTORE ANY COMPLETED WORK THAT IS DAMAGED.

10. VERIFY ABILITY TO REMOVE AND STOCKPILE EXISTING TOPSOIL FOR REPLACEMENT AT COMPLETION OF ROUGH GRADING.

11. PROVIDE PROTECTION FOR ANY EXISTING TREES AND PLANT MATERIAL TO REMAIN. SEE PROTECTION FENCE DETAIL, IF APPLICABLE.

12. MULCH ALL TREES AND SHRUBS WITH MINIMUM 3" PREMIUM BARK MULCH.

13. PREPARE PERENNIAL BEDS WITH 1 C.Y. GARDEN COMPOST PER 100 S.F. BED AREA FULLY TILLED TO AN 8" DEPTH.

14. FIELD ADJUST PLANT LOCATIONS TO PROVIDE APPROPRIATE OR CODE REQUIRED SPACING FROM FIRE HYDRANTS, LIGHT AND UTILITY POLES, UTILITY STRUCTURES, DRIVES AND SIDEWALKS.

15. PLANT QUANTITIES IDENTIFIED IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY, COUNTS SHALL BE VERIFIED AS PER PLAN.

16. ALL PLANT MATERIALS SHALL BE WARRANTED FOR 1-YEAR.

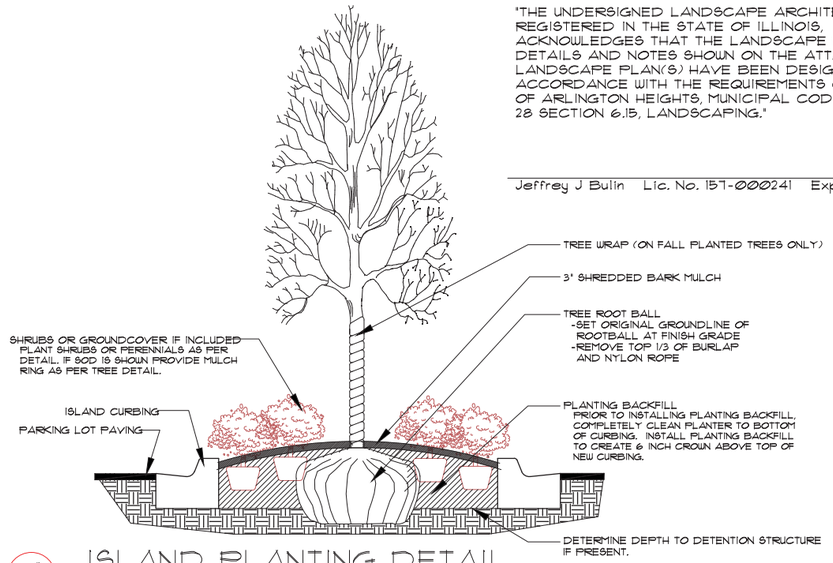
17. AT COMPLETION OF PROJECT REMOVE SECURITY FENCE AND SILT FENCE AND RESTORE LANDSCAPE TO ORIGINAL CONDITION.

SWORN STATEMENT BY LANDSCAPE ARCHITECT

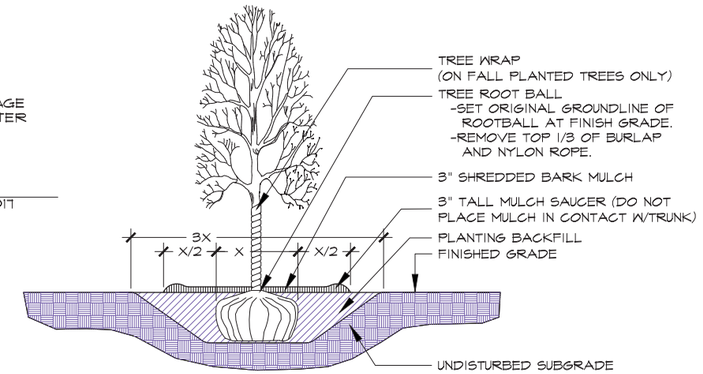
COMMITS TO THE PREPARATION OF THE LANDSCAPE PLANS IN THE FOLLOWING FORM:

"THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLAN, DETAILS AND NOTES SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF VILLAGE OF ARLINGTON HEIGHTS, MUNICIPAL CODE, CHAPTER 28 SECTION 6.15, LANDSCAPING."

Jeffrey J Bulin Lic. No. 157-000241 Exp. 8/31/2017



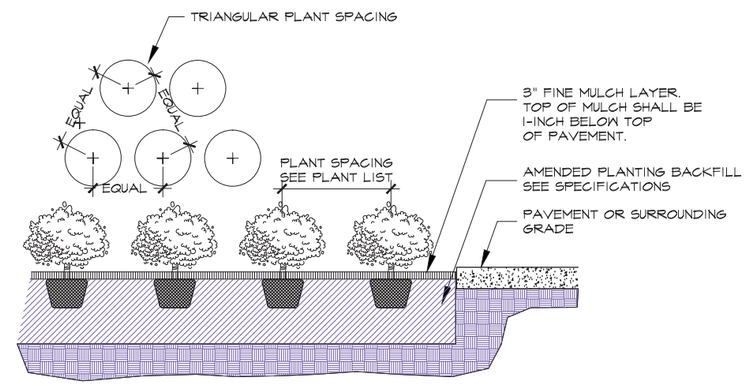
4 ISLAND PLANTING DETAIL
No Scale



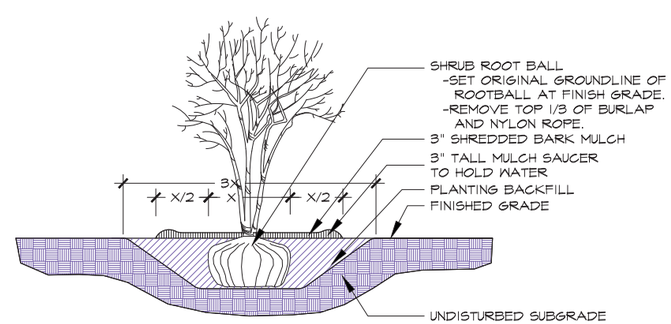
1 SHADE TREE PLANTING DETAIL
No Scale

PLANT IDENTIFICATION

Key	Botanical name	Common name	Qty	Size	Notes
SHADE AND PARKWAY TREES					
GT	Gleditsia triacanthos inermis	Skyline Honeylocust	x	2-1/2" cal.	B&B -
CO	Celtis occidentalis 'Windy City'	Windy City Hackberry	x	2-1/2" cal.	B&B - (2)@4"cal
PC	Pyrus calleryana 'Autumn Blaze'	Flowering Pear	x	2-1/2" cal.	B&B - (2)@4"cal
AH	Aesculus hippocastanum 'baumannii'	Horsechestnut	x	2-1/2" cal.	B&B -
GD	Gymnocladus dioicus	Kentucky Coffeetree	x	2-1/2" cal.	B&B -
PA	Picea abies	Norway Spruce	x	8'-10'Ht.	B&B -
PN	Pinus nigra	Austrian Pine	x	8'-10'Ht.	B&B -
PP	Picea pungens 'Glauca'	Blue Spruce	x	6'-8'Ht.	B&B -
AR	Acer freemanii 'Jeffers Red'	Autumn Blaze Maple	x	2-1/2" cal.	B&B -
ORNAMENTAL TREES					
CC	Cercis canadensis	Eastern Redbud	x	6-8'	B&B -
AC	Amelanchier canadensis	Shadblow Serviceberry	x	4'	B&B - clump
MR	Malus 'Spring Snow'	Flowering Crab Apple	x	1-1/2" cal.	B&B -
SHRUBS					
IG	Ilex glabra 'compacta'	Compact Inkberry Holly	x	24"Ht.	5 gal - 36" oc
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	x	24"Ht.	5 gal - 36" oc
VT	Viburnum trilobum 'Compactum'	Compact American Cranberry	x	30"Ht.	5 gal - 36" oc
CS	Cornus stolonifera 'Bailey!'	Red Osier Dogwood	x	36"Ht.	B&B - 36" oc
JC	Juniperus chinensis 'Sea Green'	Spreading Juniper	x	24"Ht.	3 gal - 36" oc
TM	Taxus x media	Spreading Yew	x	30"Ht.	5 gal - 36" oc
BUM	Buxus microphylla 'Wilson'	Northern Charm Boxwood	x	24"Ht.	B&B - 30" oc
AH	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	x	24"Ht.	3 gal - 30" oc
JV	Juniperus virginiana 'Blue Mountain'	Blue Mountain Juniper	x	42"Ht.	5 gal - 36" oc
PERENNIALS AND GRASSES					
-	Hosta 'August Moon'	Hosta, mixed varieties allowed	-	18"-24"Ht.	1 gal - 24" oc
-	Hemerocallis 'Chicago Knockout'	Daylily, mixed varieties allowed	-	18'-32"Ht.	1 gal - 18" oc
-	Rudbeckia speciosa	Black-eyed Susan, mixed varieties	-	18"-24"Ht.	1 gal - 18" oc
SWN	Salvia nemorosa	May Night Salvia	-	18"-24"Ht.	1 gal - 24" oc
SC	Schizachyrium scoparium	Little Blue Stem	-	18"-32"Ht.	1 gal - 32" oc
CA	Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	-	18"-32"Ht.	1 gal - 32" oc
GROUND COVER					
RA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	x	18"Ht.	3 gal - 36" oc
PG	Polygonum cuspidatum 'compactum'	Dwarf Fleecefloner	x	9"Ht.	1 gal - 24" oc
HH	Hedra helix 'Thorndale'	English Ivy	x	6"	3" tray - 12" oc
PATG	Pachysandra terminalis	Green Carpet Japanese Spurge	x	6"	3" tray - 12" oc
VINES					
PT	Parthenocissus tricuspidata	Boston Ivy	x	18"Ht.	1 gal - 24" oc



2 GROUNDCOVER / PERENNIAL PLANTING DETAIL
No Scale



3 SHRUB PLANTING DETAIL
No Scale

PROJECT
Kensington School, New Construction
parking lot and landscape improvements
840 East Kensington Road
Arlington Heights, Illinois

Jeffrey J Bulin
landscape architect
BUHLWORK
DESIGN GUILD
landscape architecture
320 Luthin Road
Oak Brook, Illinois 60523
tel 630.325.5540
fax 630.325.5341
mail@designguild.ws

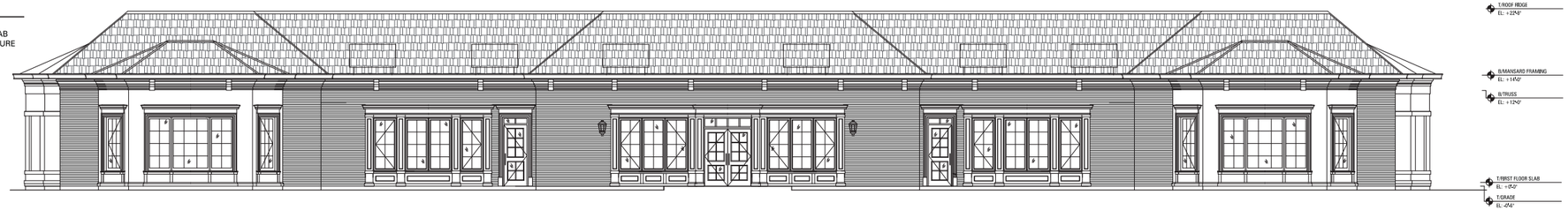
ARCHITECT
SEE SIGNED STATEMENT THIS SHEET.

REVISIONS
7/18/2016 issued for permit

TITLE
landscape sections, details and plant list

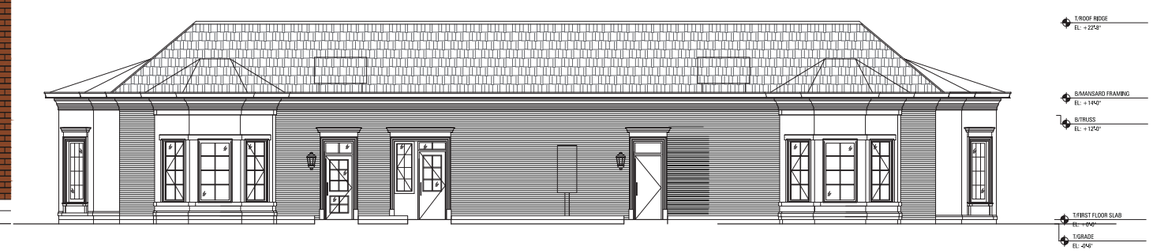
DATE 7/15/2016
DRAWN jb
SCALE as noted
NUMBER LA-2

A | SOUTH ELEVATION
1/8" = 1'-0"

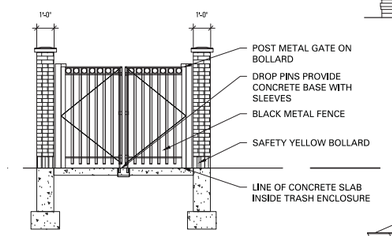


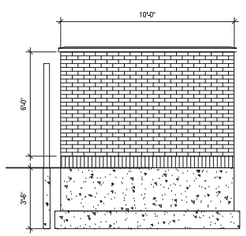
B | NORTH ELEVATION
1/8" = 1'-0"

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

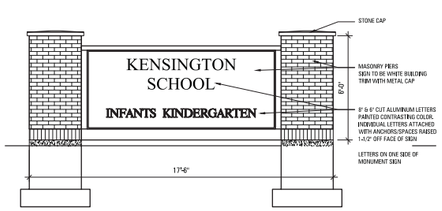


D | EAST ELEVATION
1/8" = 1'-0"





F | TRASH ENCLOSURE
1-4" = 1'-0"



G | MONUMENT SIGN
1-4" = 1'-0"

E | ENTRY
3/8" = 1'-0"

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

CLIENT:

CONSULTING ENGINEER:

KENSINGTON SCHOOL NEW CONSTRUCTION

840 E. KENSINGTON RD.
ARLINGTON HEIGHTS, ILLINOIS

CLIENT: KENSINGTON SCHOOL

REV	DATE	DESCRIPTION
	07.13.16	REVISED SITE PLAN & SUBMITTAL
	06.30.16	REVISED FOR SUBMITTAL
	06.02.16	REVISED FOR SUBMITTAL
	05.15.16	REVISED
	03.09.14	ISSUED FOR COMMISSION REVIEW

DATE: 07.13.2106

PROJECT NUMBER: 2776.00

DRAWN BY: XX

CHECKED BY: JH

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SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-07

A | SOUTH ELEVATION
1/8" = 1'-0"

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

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

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

E | PAC CLAD METAL ROOFING
NTS

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

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CHECKED BY: JH

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SHEET TITLE:

ALTERNATE ELEVATIONS

SHEET NUMBER:

A-08

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

CLIENT:

CONSULTING ENGINEER:

KENSINGTON SCHOOL NEW CONSTRUCTION

840 E. KENSINGTON RD.
ARLINGTON HEIGHTS, ILLINOIS

CLIENT: KENSINGTON SCHOOL

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SHEET TITLE:

EXTERIOR IMAGES

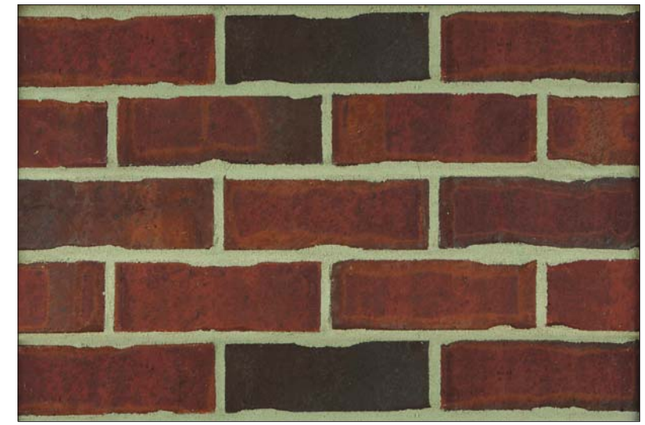
SHEET NUMBER:

A-06

CERTAINTEED ASPHALT SHINGLES
GRAND MANOR - GATEHOUSE SLATE

EXTERIOR SIDING
HARDIE BOARD SMOOTH FACED TRIM
COLOR: ARCTIC WHITE

CROWN:
PREFAB ALUMINUM CORNICE
COLOR: POLAR



FACE BRICK:
BORAL: NEW ORLEANS BRICK

PARKING LOT LIGHT FIXTURE:
CYCLONE - HISTORIA CY25T4

BUILDING LIGHT FIXTURE:
EF CHAPMAN - SUSSEX
CHO2032

METAL FENCE:
ALUMINUM FENCE
COLOR: BLACK

WINDOWS:
EAGLE CASEMENT WINDOWS
COLOR: WHITE

PLAYGROUND EQUIPMENT:
MFG: NUTOYS LEISURE PRODUCTS
LANDSCAPE FORMS
EQUIPMENT AS SHOWN

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

CLIENT:

CONSULTING ENGINEER:

KENSINGTON SCHOOL
NEW CONSTRUCTION
840 E. KENSINGTON RD.
ARLINGTON HEIGHTS, ILLINOIS
CLIENT: **KENSINGTON SCHOOL**

REV	DATE	DESCRIPTION
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	06.30.16	REVISED FOR SUBMITTAL
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	05.15.16	REVISED
	03.09.14	ISSUED FOR COMMISSION REVIEW

DATE: **07.13.2106**

PROJECT NUMBER: **2776.00**

DRAWN BY: XX

CHECKED BY: JH

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SHEET TITLE:
MATERIALS
& EQUIPMENT

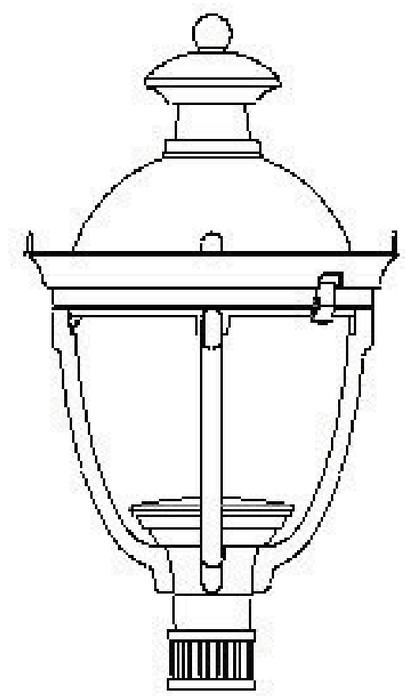
SHEET NUMBER:
A-09

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	LLF	Description	Arm	Tag	Lum. Watts	Lum. Lumens	BUG Rating
	9	AF4_60	SINGLE	0.850	CY25T4-GAL-4-60W-4K	0	Historia - 60W	67	6049	B1-U2-G2

Calculation Summary							
Label	CalcType	Units	Avg	Min	Max	Avg/Min	Max/Min
Outsdie Zone	Illuminance	Fc	0.74	0.02	2.95	37.00	147.50
School Parking	Illuminance	Fc	1.26	0.23	3.25	5.48	14.13

Luminaire Location Summary			
LumNo	Label	Luminous center	Tilt
1	AF4_60	16	0
2	AF4_60	16	0
3	AF4_60	16	0
4	AF4_60	16	0
5	AF4_60	16	0
6	AF4_60	16	0
7	AF4_60	16	0
8	AF4_60	16	0
9	AF4_60	16	0

AF4_60:

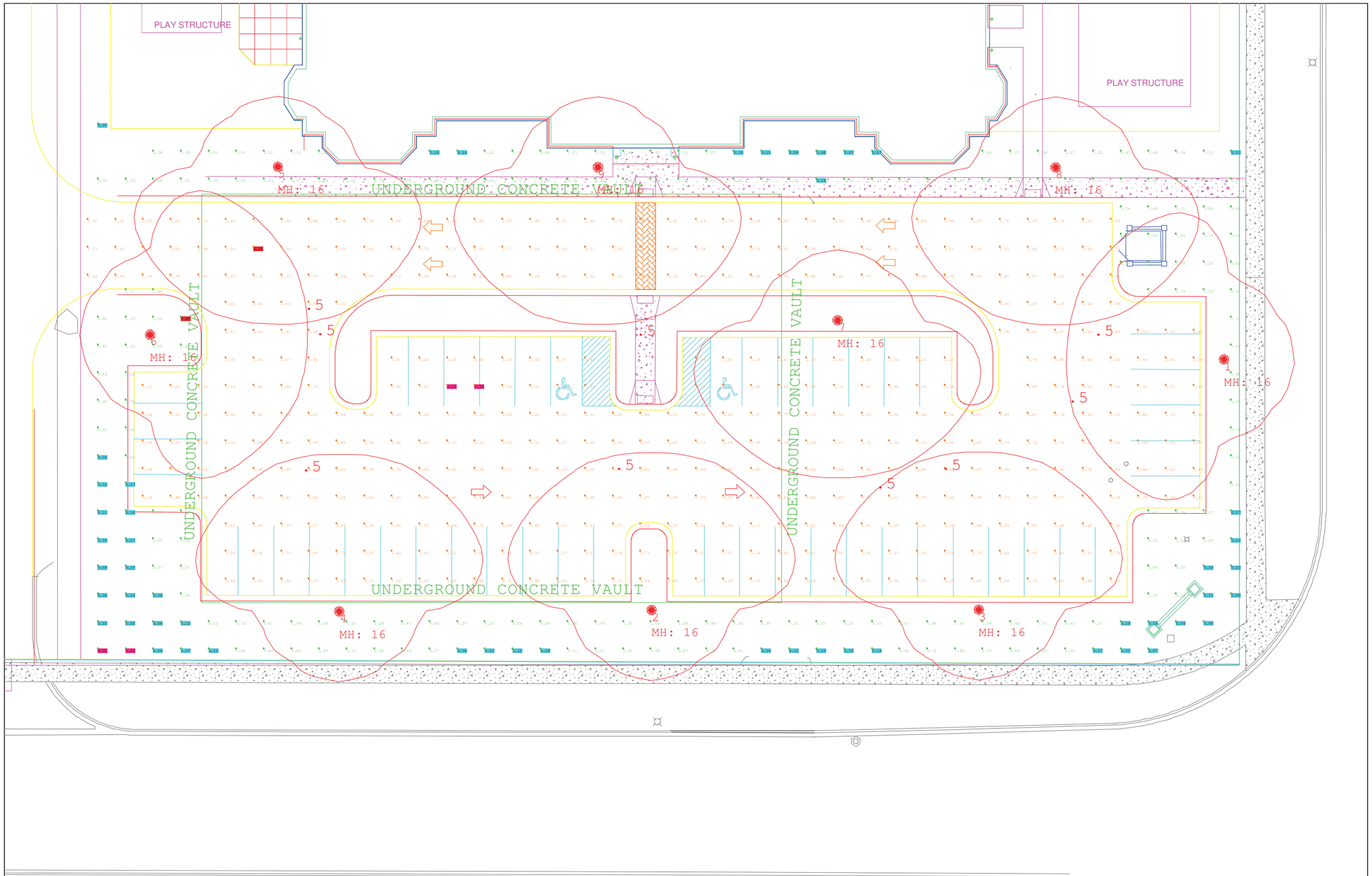


ÉCLAIRAGE cyclone LIGHTING

Filename: AGi32 - Arlington Heights - Kensington School - 18_07_2016 - Request.AGI

Prepared by: Vincent Iacampo | Date:18-Jul-16 | Page 1 of 2 | AGi32 Version 17.1.56

ALL VALUES ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE
****
PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.



ÉCLAIRAGE cyclone LIGHTING

Filename: AGi32 - Arlington Heights - Kensington School - 18_07_2016 - Request.AGI

Prepared by: Vincent Iacampo | Date:18-Jul-16 | Page 2 of 2 | AGi32 Version 17.1.56

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VIEW LOOKING SOUTH ACROSS FROM SITE ON KENSINGTON

VIEW LOOKING SOUTH ACROSS FROM KENSINGTON SCHOOL ON KENSINGTON

VIEW SOUTH EAST OF KENSINGTON SCHOOL ON KENSINGTON AND DRYDEN

VIEW EAST OF KENSINGTON SCHOOL ON DRYDEN

VIEW EAST OF KENSINGTON SCHOOL ON DRYDEN

NEIGHBOR TO THE NORTH OF KENSINGTON SCHOOL ON DRYDEN

VIEW SOUTH WEST OF MARIANO'S ON KENSINGTON AND DRYDEN

VIEW OF KENSINGTON SCHOOL SITE FROM CORNER OF KENSINGTON AND DRYDEN

VIEW OF ENTRANCE TO KENSINGTON SCHOOL SITE FROM SOUTH

VIEW OF NEIGHBOR TO WEST OF KENSINGTON SCHOOL ON KENSINGTON

VIEW OF NEIGHBOR TO WEST OF KENSINGTON SCHOOL ON KENSINGTON

Hickory / Kensington Area Design Guidelines

Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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1. Introduction

In 1991, the Village Board amended the Comprehensive Plan and designated the Hickory/Kensington area as a redevelopment project area as part of the Comprehensive Planning Program. The Hickory/Kensington area is defined by Dryden Avenue on the east, Miner Street on the north, Northwest Highway on the south, and Belmont Avenue on the west (refer to Figure 1).

In November, 1993 the Village Board adopted Ordinance 93-096, approving the Hickory/Kensington Redevelopment Plan. Since that time, much of the area has either redeveloped or is in the process of redeveloping, with the exception of the middle or Core area as illustrated below. In 2013, the Village Board adopted the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Subsequently, a portion of the area has been rezoned to allow for mixed use and residential development.

Figure 1. Map of Plan Area

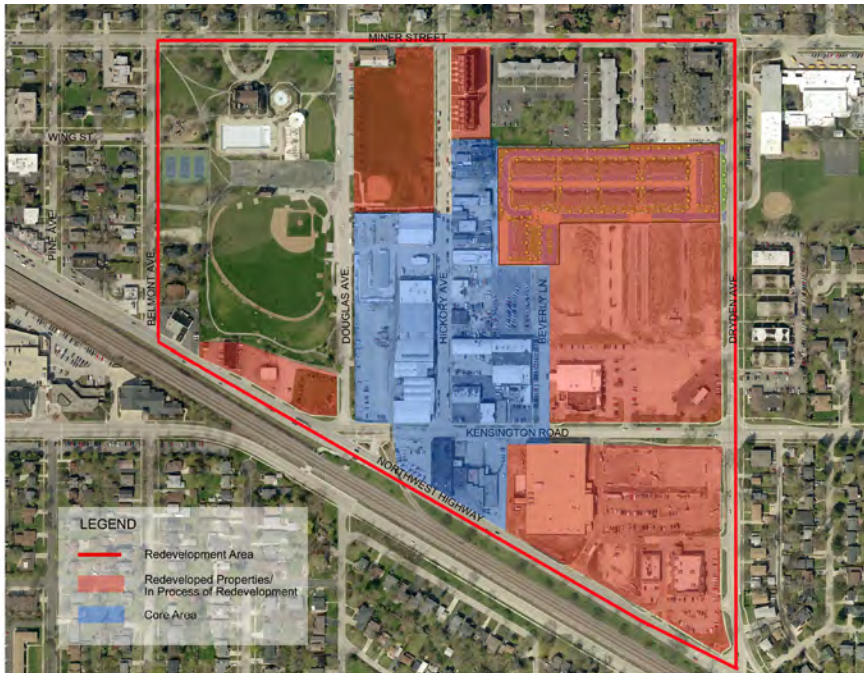


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

The Core area is designated to be redeveloped as mixed use commercial and residential with the intent to create a new, vibrant mixed use neighborhood. The plan below illustrates the established zoning throughout the overall development and core areas. New developments will be required to comply with the appropriate zoning requirements (R-6, R-7, B-2 / B-3) as well as the requirements of the Hickory/Kensington Overlay Zone.

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

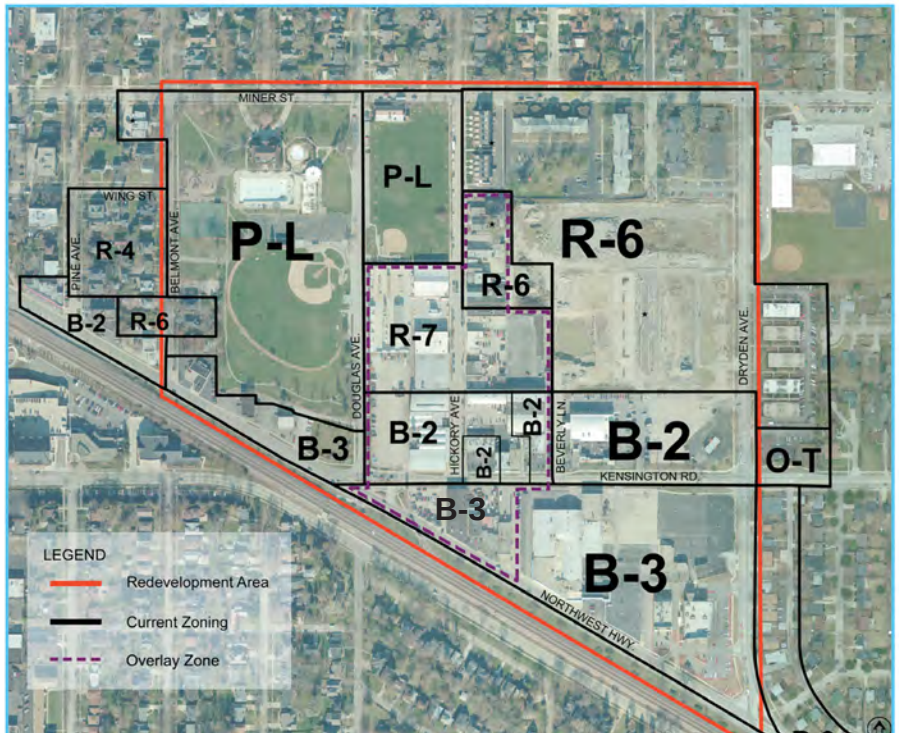


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

Per the direction of the Village Board, these Design Guidelines have been developed by the Village of Arlington Heights Planning and Community Development Department, and are approved by the Arlington Heights Design Commission.

The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of **quality**, **character**, and **cohesiveness** for the development of the area. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

Design Guidelines, by definition:

- Design, "the way in which something is planned and made."
- Guidelines, "an official recommendation indicating how something should be done..."

3. Design Goals and Objectives

The focus of these Design Guidelines is on the architectural and streetscape requirements **for the Core Area**. The overall character and style envisioned for the Core area will be a **clean and modern** aesthetic. However, to ensure a cohesive overall character throughout the entire Hickory/Kensington area, context and compatibility of the Core area with the completed portions of the development area will be an important consideration of these guidelines.

Hickory/Kensington Area Plan

Vision Statement

A vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable, pedestrian friendly environment.

Design Goals and Objectives

- Develop a modern architectural aesthetic that is unique to Arlington Heights.
- Establish a modern streetscape aesthetic that is inviting and interesting.
- Implement exceptional architecture and urban design to create a unique, interesting, and vibrant place
- Create a walkable, pedestrian friendly neighborhood.
- Establish continuity throughout the development area by expanding upon completed portions of the development.
- Encourage sustainable development including, but not limited to, the use of bioswales for storm water management, green buildings, and energy efficient street lighting.

The Core Area is divided into four main zones:

- Mixed Use Zone
- High Density Residential Zone
- Moderate Density Residential Zone
- Commercial Zone

The Design Guidelines are arranged according to these four main zones in order to address the unique design requirements for each zone. Streetscape design standards are another focus of these design guidelines. The streetscape standards established in these Design Guidelines will apply throughout the Core Area and will serve as a common thread to tie all of the zones together.

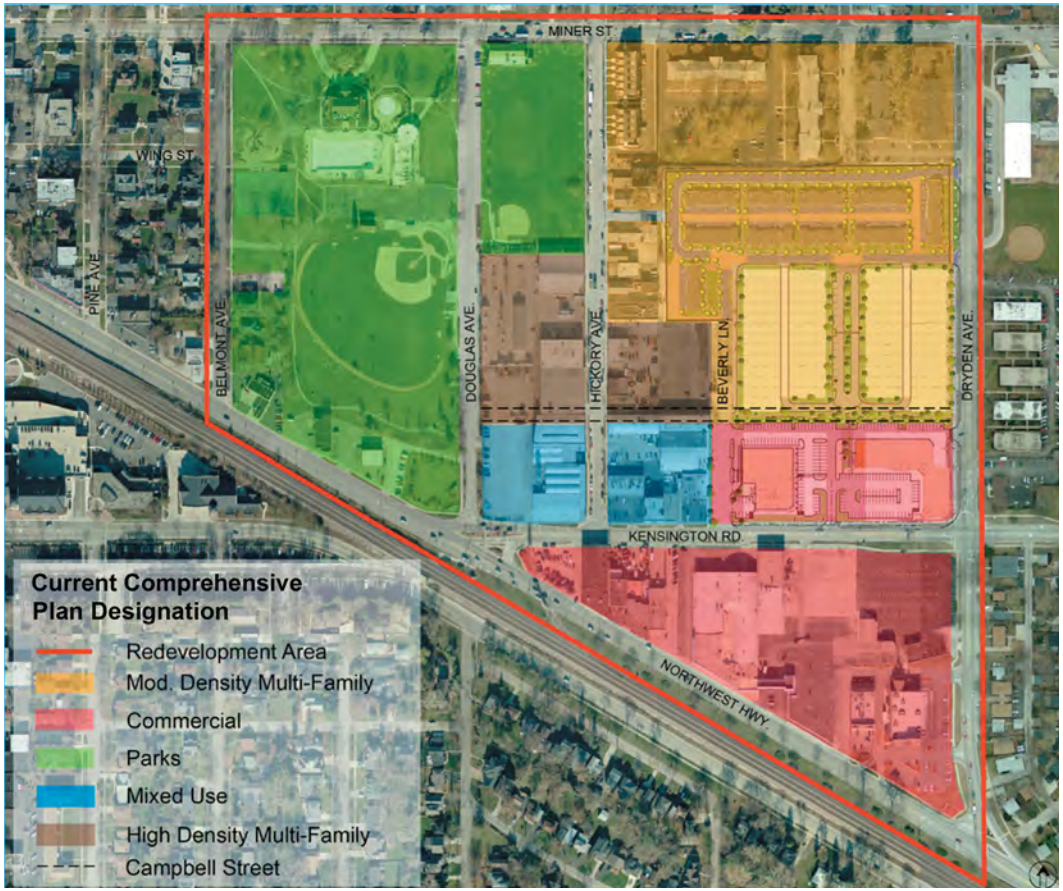


Figure 4. Current Comprehensive Plan

The Core Area plan envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings of 3 to 5 stories along Hickory Avenue from just north of Wing Street to Campbell Street. South of Campbell Street to Kensington Road would include mixed use development with commercial on the first floor and residential above, 4 to 5 stories. South of Kensington Road through to Northwest Highway would remain as commercial, with the western portion within the core area as a potential redevelopment site for new commercial.

The site plan and renderings below illustrate the type and scale of development envisioned.

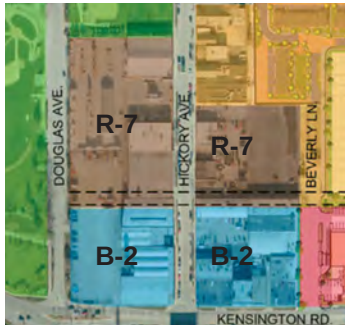
Figure 5. Conceptual Build Out Plan

Figure 6. Conceptual Site Plan

Figure 7. Conceptual Street View of Hickory Looking South

4. Mixed Use Zone (B-2) & High Density Residential Zone (R-7)

The Mixed Use and High Density Residential zones are located along Hickory Avenue, starting at Kensington Road going north (refer to Figure 4 on page 5). The architectural style for these zones shall be fresh, clean, and modern. A modern aesthetic will be unique to Arlington Heights and will establish a distinctive identity for the Hickory/Kensington neighborhood core. Buildings fronting Kensington Road shall include first floor commercial space. Restaurants and service uses compatible with a mixed use neighborhood are encouraged.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- Mixed Use zone **B-2**: 4 – 5 stories, 40'minimum height, and 60' maximum height.
- High Density Residential zone **R-7**: 3 – 5 stories, 35' minimum height, and 55' maximum height.

Architectural Design Features:

- Flat roofs with deep horizontal projected cornices (Figures 8 & 10).
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood (Figures 10 & 12).
- Clean details.
- Expansive use of glass.
- Simple geometric forms (Figure 9).
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as: glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figures 8 & 9).

Street Level, Commercial space:

- The first floor shall have a distinctive appearance from the floors above.
- Expansive use of glass to promote pedestrian interaction with the business storefronts.
- Adequate wall area for signage shall be provided above the storefronts (Figure 11).

Character Images

Figure 8. Flat roofs and projected horizontal cornices establish a modern aesthetic.

Figure 9. Simple geometric forms and extruding volumes provide a visual hierarchy.

Figure 10. Non-traditional window patterns and metal framed canopies & balconies create a clean, modern appearance.

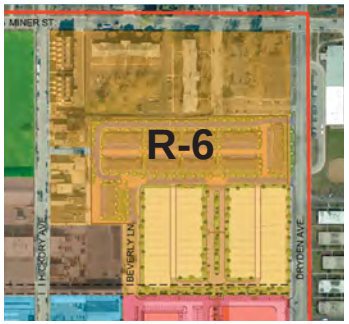
Street Level Character Images

Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.

Figure 12. Exposed steel framing evokes an industrial, but modern feel.

5. Moderate Density Residential Zone (R-6)

The Moderate Density Residential zone is located between the high density residential zone and the existing moderate density residential area along Hickory Avenue to the north (refer to Figure 4 on page 5). The moderate density residential zone will serve as a transition in architectural style from the modern high density residential zone to the existing, traditionally designed residential areas.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- 3 stories, 30'minimum height, and 40' maximum height.

Architectural Style / Character:

- Blend of modern and traditional forms (Figures 17-20).
- Can be traditional in form, but with a clean modern appearance (Figure 17-20).
- 4-sided architecture. Side and rear elevations shall be developed to a similar level of detail as the front elevations.

Suggested Design Features:

- Primarily flat roofs.
- Simple geometric massing.
- Exposed metal bays with simple, modern geometries.
- Regular window spacing to complement the existing adjacent traditional style developments.
- Building Materials should have a crisp and clean appearance, such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figure 20).

Existing Residential Context

Figure 13. 177-197 N. Hickory Rowhomes

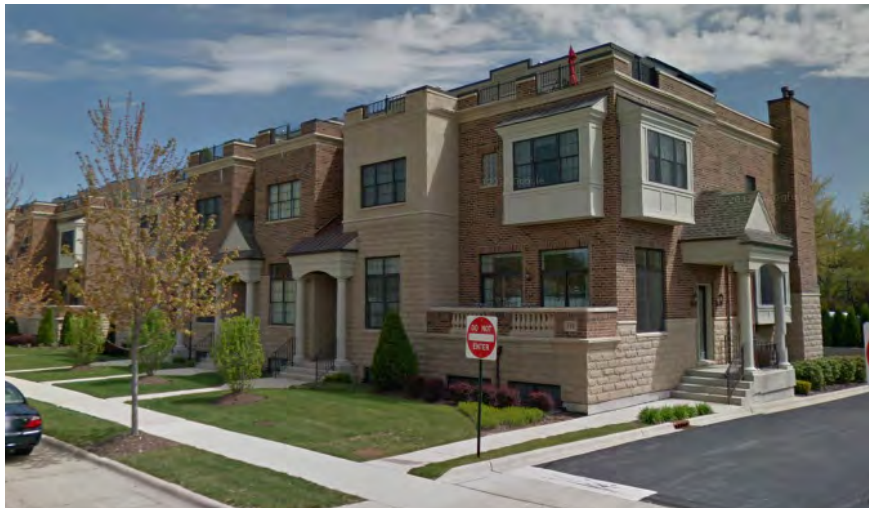


Figure 14. 177-197 N. Hickory Rowhomes

Figure 15. Arlington Crossings Townhomes, along Dryden Avenue

Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area

Figure 17. Blending traditional gable roofs with flat roofs provides an aspect of comfort to the modern aesthetic.

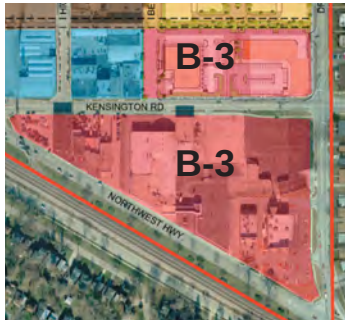
Figure 18. A mix of brick and stone masonry with simplified modern detailing complements the adjacent traditional homes.

Figure 19. Flat roofs and simple geometric massing create an overall modern look.

Figure 20. Simple, modern geometry combined with traditional brick offers a sense of comfort to the area.

6. Commercial Zone (B-3)

The Commercial Zone is located along Kensington Road, between Dryden Street and Northwest Highway (refer to Figure 4 on page 5). A large portion of the commercial zone has already completed redevelopment. The guiding requirement for the architectural style of the remaining sites shall be to coordinate with and complement the existing context of the completed buildings.



Building Height:

- 1 or 2 stories

Architectural Design Features:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Existing Commercial Context

Figure 21. Mariano's Fresh Market, 802 E. Northwest Highway

Figure 22. Multi-tenant Retail along Kensington Road

Figure 23. Walgreens and Multi-Tenant Retail at Northwest Highway and Dryden Avenue

7. Sustainability / Green Technology

Per the Village Board goal to "promote green based policies and services", sustainable design and construction methods are encouraged throughout the development area. There are numerous sustainable design strategies to consider which offer many benefits such as enhancing building occupants' comfort and convenience, reducing energy and water consumption, aiding in the management of storm water, reducing air pollution, and minimizing construction waste.

Alternative Transportation:

- Promote the use of public transportation.
- The Arlington Heights Metra commuter rail station and Pace Bus stops are 1/2 mile from the Hickory / Kensington site.
- Encourage covered bicycle storage facilities on site for building occupants.

Green (vegetated) Roofs offer many benefits:

- Improves roof insulation which reduces energy consumption and improves occupant comfort.
- Extends the life of roofing membranes
- Helps manage storm water
- Reduces local heat island effects

Optimize Building Energy Performance:

- Efficient Mechanical Systems
- Energy Efficient Appliances and Lighting Fixtures
- Enhanced Building Envelope Insulation

Construction Materials:

- Consider environmentally friendly building products which contain at least 25% postconsumer recycled content.
- Use construction materials that are extracted, processed, and manufactured within 500 miles of the site.
- Responsibly manage construction waste to divert materials taken off of the site from landfills.

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

8. Streetscape

Streetscape improvements will be incorporated throughout the Hickory/Kensington area. The improvements will include items such as special paving, benches, trash receptacles, street trees, lighting and tree grates. The streetscape is designed to reduce maintenance by using materials such as concrete for the walkways with stamped concrete at key intersections. The overall style of the streetscape will be a clean and modern aesthetic. Below is a map identifying the area where the streetscape elements will be implemented, as well as a conceptual street view.

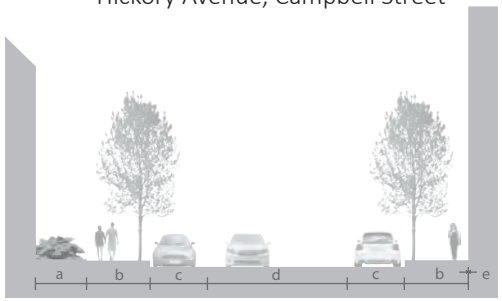
Figure 24. Map of pending streetscape application

Figure 25. Conceptual street view of Hickory looking south

Street Sections

Cross sections for Campbell Street, Hickory Street, Douglas Avenue and Kensington Road have been designed to guide development and establish dimensions for landscaping and walkways. New development shall provide for sidewalks pursuant to the cross sections for each street delineated.

Hickory Avenue, Campbell Street

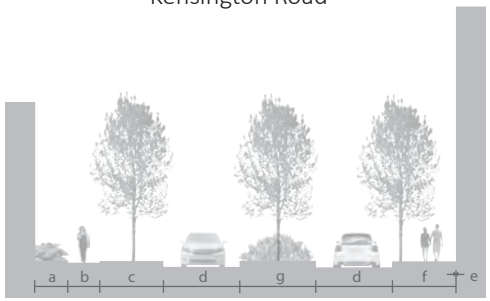


a	building setback (left)	8′ - 15′
b	sidewalk	10′
c	parallel parking	9′
d	street	22′
e	building setback (right)	0′ - 5′

Douglas Avenue

a	building setback	10′
b	sidewalk (left)	10′
c	parallel parking	9′
d	street	22′
e	sidewalk (right)	5′

Kensington Road



a	building setback	5′
b	sidewalk (left)	5′
c	parkway	10′
d	street	12′
e	building setback (right)	0′ - 5′
f	sidewalk (right)	10′
g	median	12′

Streetscape Elements

The street network is on a grid with the key intersection located at Hickory Avenue and Campbell Street. The detail below includes curb bump outs, with stamped concrete at the bump outs only, along with stained concrete in the crosswalks. Concrete should be utilized for the walkways with decorative stamped concrete and curb bump outs at key intersections. These details are required at all intersections throughout the Hickory/Kensington core area. The Hickory/Kensington plan calls for extending Campbell Street from Douglas Avenue to Dryden Avenue.

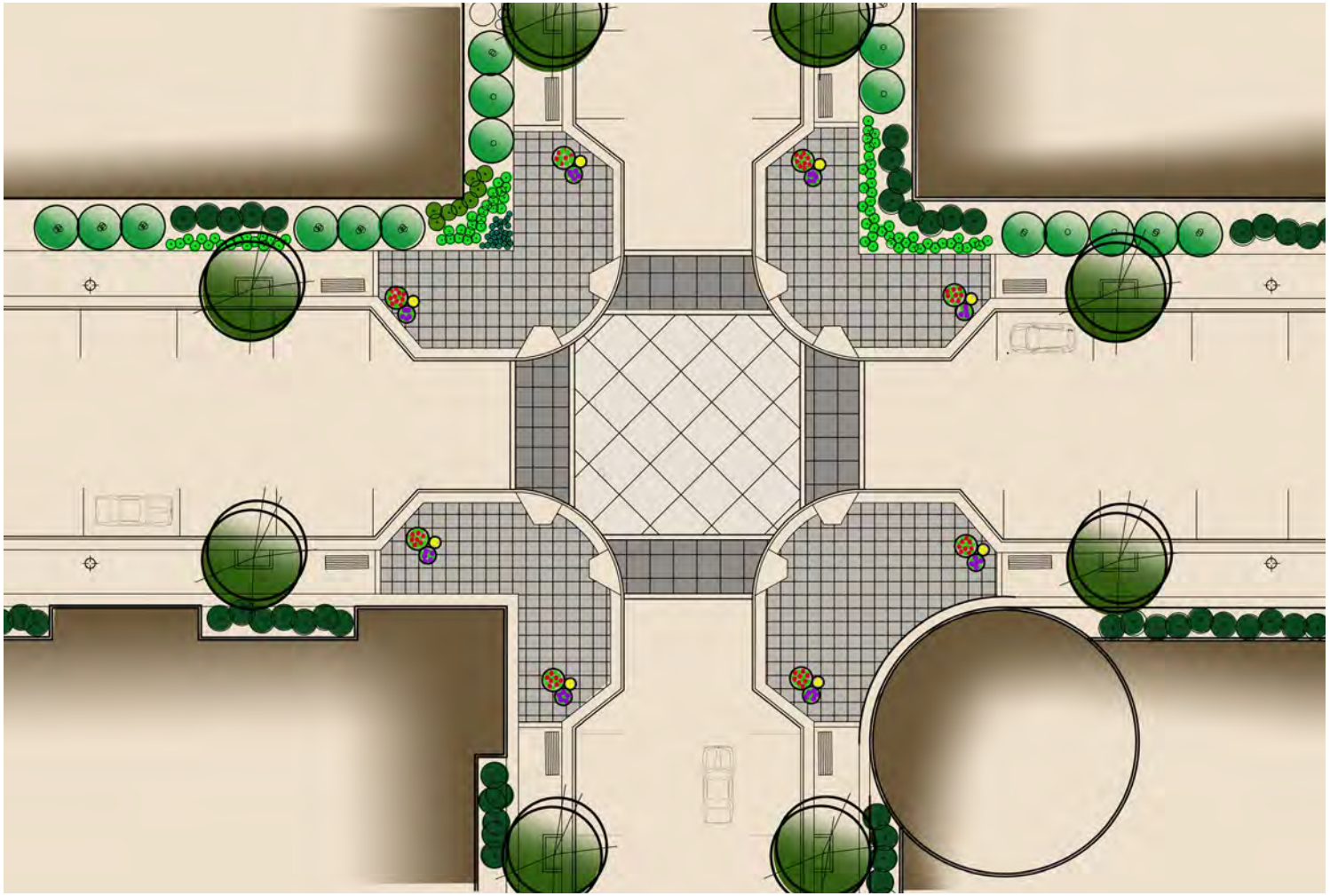


Figure 26. Curb bump out of Hickory Avenue amd Campbell Street

Design Features

The use of street trees and other types of plant material along each corridor are important elements to help define the street edge and help soften the building mass as well as complement the architecture. Landscaping, along with lighting and street furniture will reinforce the modern design theme of the area. Landscaping will be used to add texture, color, form and seasonal interest and will be used to provide visual screening of undesirable views such as parking lots. The use of streetscape elements such as light fixtures, benches, trash receptacles and stamped concrete at key intersections will enhance and articulate the area. The streetscape is designed to be **low maintenance and cost effective**. Streetscape furnishings shall consist of contemporary furnishings in order to carry out the modern aesthetic.

- Install colored stamped concrete at the corners of key intersections along with curb bumpouts
- Paving colors will be tones of gray to establish a fresh modern look
- Utilize concrete for the walkways
- Implement decorative lighting within or along the right-of-way
- incorporate shade trees on public right-of-way that are spaced 35-40 feet apart
- Incorporate street furnishings that include benches, trash cans and raised planters

Kensington Road Improvements

Along Kensington Road, landscaped medians should be incorporated where feasible. Medians will help provide visual connectivity for the south commercial district and the north commercial/mixed use. A few of the benefits that medians can provide include:

- **Environmental**—landscaped medians incorporate trees and other plantings that help reduce the urban heat island effect.
- **Stormwater management**—medians collect and store stormwater, reducing the amount that enters storm sewers.
- **Aesthetics**—median plantings contribute to the “greening” and beautification .

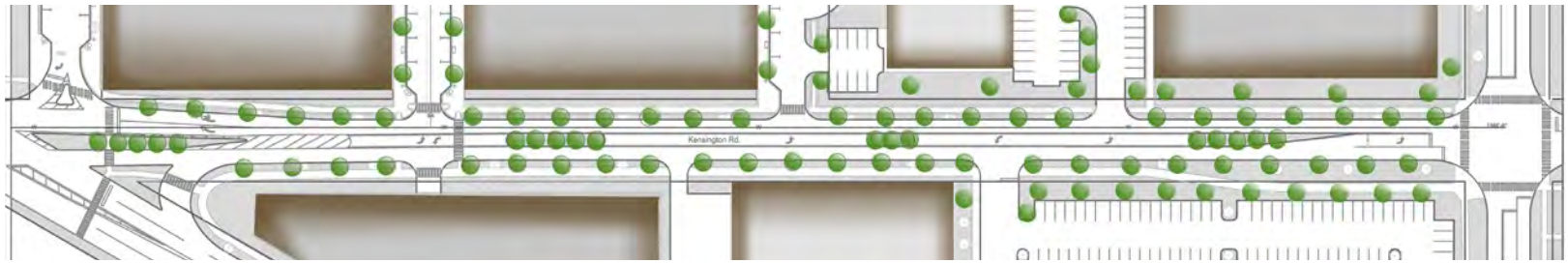


Figure 27. Kensington Road

Site Furnishings

The overall style of the site furnishings will complement the architecture and will consist of a clean and modern aesthetic.

Benches

- Clean, modern geometry
- Steel finish
- Should be carefully and conveniently located

Trash Receptacles

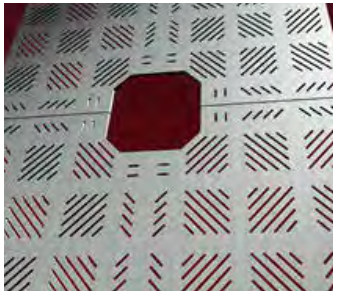
- Clean, modern geometry
- Steel finish
- Complement bench and site furnishings package

Colored Stamped Concrete

- Grey color
- Located at key intersections

Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant

Bike Racks

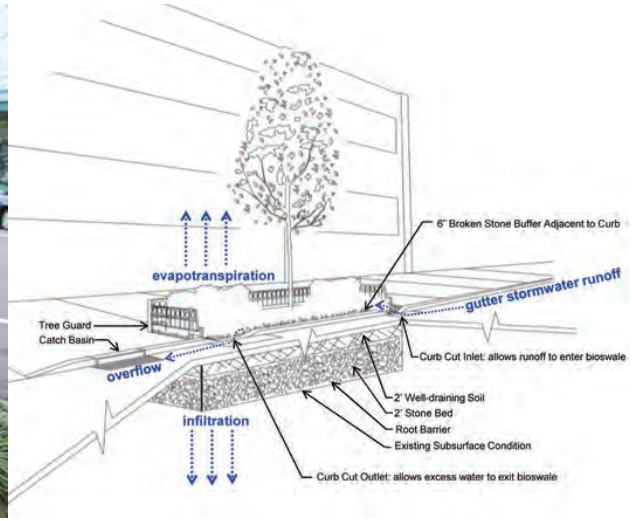
- Simply designed with minimal visual impact
- Design consistent with bench and trash receptacle
- Shall be conveniently located but separate from pedestrian walks

Pervious Pavement

- Explore the use of pervious pavement for parking lots
- Reduce water run-off
- Environmental benefits

Bio-Swales

Bio-swales are planting beds designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides and are filled with vegetation. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids in the trapping of pollutants. In addition to filtering runoff, bio-swales will absorb some of the water which will reduce run-off. Bio-swales will be incorporated into the streetscape within the core area.



The application of the recommended design treatments and details defined in this document can help establish a unified modern theme and unique visual image of the Hickory/ Kensington area. The use of the brick pavers at key intersections, light poles, and other site elements are essential in achieving a consistent level of corridor detail and beautification.

9. Summary

The design standards set forth in these Design Guidelines will serve to direct the overall aesthetic quality of the development of the Hickory/ Kensington area towards the creation of a vibrant, mixed use neighborhood with a fresh and modern aesthetic that will be unique to Arlington Heights, and will provide new housing and commercial opportunities in a walkable, pedestrian friendly environment.

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Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
www.vah.com

Item: 2017 Budget

Department: Planning & Community Development

Review and approval of proposed budget for 2017

ATTACHMENTS:

Description	**Type**
2017 Budget	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2017 BUDGET REQUESTS

Name of Board or Commission: DESIGN COMMISSION

Chair: TED ECKHARDT

	2014-15 Actual	8 Month Period Ending Dec. 2015 Actual	2016 Adopted Budget	2016 Estimated Actual	2017 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
Photocopying	$72	$15	$100	$25	$100	101-1015-502.22-15
COMMODITIES:						
Printing Supplies	$0	$0	$200	$200	$200	101-1015-502.30-05
Award Plaques (2)					$200	101-1015-502.30-05
TOTAL EXPENDITURES	**$72**	**$15**	**$300**	**$225**	**$500**	