Agenda
Village of Arlington Heights
Design Commission
Buechner Room, 1st Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 22, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 7/08/14

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#14-062 - 1810 N. Walnut Ave. - SF/Teardown

B. DC#14-063 - 308 W. Euclid Ave. - SF/New

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

Item: Minutes - 7/08/14

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
DC Minutes 7/8/14_DRAFT	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 8, 2014

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow
Anthony Fasolo
Alan Bombick

Members Absent: None

Also Present: Jason Miller, Fitness 19 for Westgate Park & Shop
Mike Schwartz, Owner of Westgate Park & Shop
Jon Ridler, Arlington Heights Chamber of Commerce
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 24, 2014

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 24, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt complimented Staff on the minutes that were compiled regarding the Hickory/Kensington Design Guidelines discussed at the last meeting. He also advised the commissioners about a conversation he had with Charles Perkins and Mayor Hayes outside the meeting regarding this matter, where he was told that the Arlington Heights Park District owns all of the buildings along Northwest Highway, with the exception of Grant's Shell gas station, and that it might have been short-sighted to not involve the Design Commission earlier during the development of the Hickory Kensington Area Plan. **Chair Eckhardt** also said that he recently visited the Hickory/Kensington area and has now formed an opinion regarding the Design Guidelines, and he encouraged the commissioners to visit the site as well before the item is brought back for review. **Commissioner Bombick** added that he felt the minutes very accurately reflected his thoughts at the last review and he wanted to again enforce his concerns

about what the Design Commissions' purview is, which is the compatibility and quality of the environment that gets created. He again wanted to underline that he does not understand this pre-occupation with eradicating our past, which is in part our buildings. Other communities make it a requirement to incorporate a few of the existing buildings that would form the fabric a very vibrant, historically based redevelopment.

Mr. Hautzinger asked if photos of the existing buildings in this area for discussion at the next review of the project. **Chair Eckhardt** said that after recently visiting the site, he really did not see much in this area, with the exception of potentially the Heller structure. Most of the buildings are pretty much of no historical nature, and the auto dealership on the corner is the only building that begins to look like something that could be fixed up, also keeping in mind the previous Lattof complex that was completely demolished for the new Mariano's. He asked Staff to provide photos of existing buildings in this area for the next review of the project.

1. SIGN VARIATION REVIEW

DC#14-049 – Westgate Park & Shop – 1531-1711 W. Campbell St.

Mr. Jason Miller, representing *Fitness 19*, and **Mr. Mike Schwartz**, owner of *Westgate Park & Shop*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a variation from Chapter 30, Section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs, and a variation from Chapter 30, Section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

The petitioner is proposing to install a new sign panel into an existing pole mounted ground sign structure at the Westgate Park & Shop Retail Center, for the two tenants "Fitness 19" and "Northwestern Dental Group". The Westgate Park & Shop retail center is located at the intersection of Campbell Street and Wilke Road. The property was constructed around 1960 and became a Planned Unit Development in 1995. It is located in a B-1, Limited Retail zoning district. The retail center includes approximately 59,000 sf of retail space on approximately 4.4 acres. The center has multiple retail tenants such as Walgreens, Sherwin Ace Hardware, Subway Restaurant, Fitness 19, Cake Box Bakery, Murphy's Lounge, and the Northwestern Dental Group.

The existing ground sign originally served a grocery store and is located at the middle parking lot driveway located along Campbell Street. This ground sign existed prior to the installation of the "Walgreens" ground sign at the corner of Campbell Street and Wilke Road. In 1995, a sign variation was granted to allow the "Walgreens" ground sign to be installed within 300' of the existing sign along Campbell Street. However, approval of the sign variation in 1995 was conditioned that the sign along Campbell Street would be removed once the grocery store or any other food/deli store vacated the center. The last grocery store tenant left the retail center around 2008, at which time the sign should have been removed. Therefore, new sign variations are required to allow the existing ground sign to remain.

A summary has been provided in the staff report showing ground signs at similar retail centers, the vast majority of which only have one ground sign, with the only exception being the Esplanade near the race track, which received a variation for a second ground sign in 2008. Staff is recommending denial of the proposed sign variations, with 5 reasons as follows:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.

4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing "Walgreens" ground sign to incorporate multiple tenant panels.

Also, a letter of opposition was received by Staff from a nearby resident of the shopping plaza. **Mr. Hautzinger** added that, in lieu of using the existing second ground sign, the petitioner could consider incorporating code compliant directional ground signs. Directional ground signs are small signs used to highlight the entrance in to the retail center. They are allowed to be 6 SF in size and 3 feet in height. They can display direction to the parking area, such as "Enter", and can also include the name of the retail center. One directional ground sign is allowed at each driveway.

Mr. Miller stated the reasons for the sign variation requests, which include providing visibility for tenants located at the eastern portion of the shopping center. He explained that Westgate Park & Shop is perpendicular to the main thoroughfare that the existing Walgreens ground sign is using, and tenants on the eastern corner of the plaza get little to no visibility from the major thoroughfare on Wilke Road. He added that Campbell Street is another line of traffic for the plaza itself, in the sense that the entire plaza is directly facing Campbell Street and the proposed ground sign would help tenants gain more visibility from both Wilke Road and Campbell Street. He has been a tenant since 2010 and he has been discussing with Mr. Schwartz the possibility of sharing signage with other tenants ever since. Their proposal for the existing ground sign is to re-purpose the sign as opposed to removing it, which will benefit the plaza and add to the property value. Fitness 19 would gain no competitive advantage with this ground sign, as there is no other fitness related business in the area, and the sign aesthetics are similar to the existing Walgreens ground sign, therefore, the character of the plaza would not change. **Mr. Miller** concluded that although his business has functioned for the last 4 years without this ground sign, he believes the ground sign is a creative way to continue to run a business cost effectively. He asked for approval of the ground sign to gain more visibility from Wilke Road.

Commissioner Bombick asked if there were any photos of the original ground sign at Wilke and Campbell when the plaza was built, which Staff replied were not available. **Commissioner Bombick** sketched what he remembered the original triangle-shaped ground sign to look like, which was dark maroon in color with 'Westgate' in cream colored letters. He added that he wished the original sign was still there, and **Mr. Schwartz** agreed. **Mr. Schwartz** asked the commissioners to vote against Staff's recommendation to deny the variation request. He explained that the original ground sign had a lot of charm; however, when Walgreens moved to the plaza they insisted on having their own reader board sign, and asked the Village for a variance. He clarified that there have actually been 2 different ground signs at the corner of Wilke and Campbell, with the current ground sign being there a few years prior to Walgreens moving in. The existing ground sign on Campbell Street has been there for 26 years.

Mr. Schwartz saw no reason to change the existing ground sign on Campbell Street; if it's not broke don't fix it. He asked for details regarding the objection letter the Village received, since he has never heard anything negative from neighbors regarding the sign. The resident letter was presented, which was signed 'Residents in the Neighborhood'. **Mr. Schwartz** replied that the restaurant across the street on Campbell has been at war with them since Walgreens would not allow the owner and his employees to park in their parking lot, and he would not be surprised if this letter was from that business owner. He felt the letter was total nonsense. He also said that when Walgreens requested the sign variation, he was not aware of it or involved in it at that time, nor would he have agreed to it; however, by the same token, he let Walgreens have free reign and maybe the time to do something about it was then.

Mr. Schwartz gave justification for keeping the existing ground sign on Campbell, which he thought of as grandfathered. He explained that taking the sign down will cost $10,000 and the sign is probably worth $20,000. He pointed out that the retail center to the north is 80% vacant and the center to the immediate south is 100% vacant. He felt this was no time to toy with the retail environment and added that he works very hard to keep the center full and this ground sign is very important for the retail health of his tenants.

Mr. Miller pointed out that he recently expanded his Fitness 19 business and with expansion comes additional costs. This ground sign is a way to allow his business to continue to thrive, get exposure, and gain the needed client flow necessary to sustain his business.

Chair Eckhardt asked about the number of tenants in the plaza, which Staff replied was more than the 7 listed in the Staff report. It was noted that Walgreens is the only tenant on the existing ground sign at the corner of Wilke and Campbell, and the remaining tenants only have wall signs.

Commissioner Fitzgerald asked for clarification about the Walgreens ground sign and whether any other tenants are allowed to be on the sign. **Mr. Schwartz** replied that Subway asked to add their name to the existing Walgreens ground sign and Walgreens responded that there was insufficient space to do so. **Chair Eckhardt** asked if there are any lease restrictions on the Walgreens sign that would not allow for other tenants to be added and **Mr. Schwartz** replied that the ground sign belongs to Walgreens; therefore, Walgreens has the final decision about adding other tenants to it. **Commissioner Fitzgerald** also asked if the existing wall sign for Fitness 19 is at the maximum size allowed and **Mr. Miller** said he was unsure. **Commissioner Fitzgerald** said that he has had no trouble seeing the wall sign for Fitness 19, and he is not in favor of the sign variation request. He also felt the $10,000 amount stated by the owner to remove the existing ground sign was extremely high.

Commissioner Fasolo asked if there were any photos of the existing second ground sign taken from the intersection of Campbell and Wilke. **Mr. Miller** replied that only a close-up photo of this sign was provided**. Commissioner Fasolo** felt that more visibility would be achieved with signage at the corner versus on Campbell Street. He preferred to see the Walgreens sign be modified to include the name of the plaza and as many tenant names as possible, and the

existing second ground sign removed. He felt the existing wall signs above each storefront in the plaza were visible and provided plenty of signage, especially in a residential neighborhood such as this.

Commissioner Bombick commented that this particular Walgreens location has been here since the early 1960's and started out as one of the busiest Walgreens in the entire chain, and to this very day it remains one of the very busiest Walgreens in the entire system of Walgreens. He pointed out how fortunate the Village is to have a center like this serving the neighborhood and to have the volume that it does speaks very highly to the support it receives compared to other nearby centers that are empty. Awareness of the businesses here is very important and the odd shaped parcel with an orientation to the narrow side, created a real hardship for the tenants. He felt that Walgreens and Ace Hardware drive business here and he did not know why we would want to go backwards and penalize our businesses by taking away things that have been there for so long and nobody can remember when they were not there. He felt the letter received by the Village in opposition to the variation was hearsay because it is unsigned. He felt there should be some kind of ground sign giving the opportunity to identify the tenants on the Campbell side of the street where signage ought to be, and set up so a few more businesses could be identified. He felt this was a really unique situation and it provides a great service to the west half of old Arlington Heights and the east half of Rolling Meadows, and we should do what we can do to support it; we should not be penalizing it.

Commissioner Kubow felt this was a tough situation and he was torn, however, he would suggest the plaza owner make a serious effort with Walgreens to add other tenants to the existing ground sign at the corner, which provides the best frontage and advertising. If the plaza owner is unsuccessful in getting Walgreens to agree to this and correspondence from Walgreens indicating such is submitted to the Village, then he would recommend approval of what the petitioner is proposing tonight.

Chair Eckhardt asked how the Walgreens sign could be modified to be larger, and if so, what the square footage would be. **Mr. Hautzinger** replied that the existing Walgreens ground sign is 60 square feet and 66 square feet is allowed by code. He pointed out the option to remove the name of the plaza on the sign to allow for tenant space and focus on the larger tenants in the plaza. **Chair Eckhardt** pointed out that the Esplanade, which is the newest retail center included in Staff's summary of ground signs, is also the smallest of the centers reviewed, yet it received a variation for 2 ground signs. If there is a trend, he felt the trend is to consider the needs of a specific center.

Chair Eckhardt further stated that it is a red flag to him that the condition of the previous sign variation was to remove the second ground sign when the grocery store vacated, but it was not removed. He is however sympathetic to Commissioner Bombick's comments about helping businesses, and having a second ground sign for this particular center, which is long and skinny and has four entrances, is a reasonable request that this commission should consider, as was done for the Esplanade center. He also agreed with Commissioner Kubow's suggestion for the plaza owner to work with Walgreens to re-design the ground sign at the corner and add other

major tenants. He felt that Wilke Road was much more prominent for visibility than Campbell Street. He suggested a motion to table the request tonight and ask the petitioner to explore in detail the existing sign at the corner and then return to the Design Commission. He felt this was a possible precedent, in light of the study that Staff conducted, with only one retail center found to have more than 1 ground sign.

Commissioner Fitzgerald maintained the same opinion he stated earlier. He preferred that the ground sign at the corner be utilized, rather than use the second ground sign that should have been removed. **Commissioner Fasolo** maintained his previous position as well, which was to modify the existing corner ground sign with more tenants, and work with Walgreens to try to achieve this. He also suggested trying to obtain an official, signed letter from the resident that expressed opposition to the variation. **Commissioner Bombick** generally concurred with the idea of focusing on the ground sign at the corner where the most traffic volume is. He suggested replacing the Westgate logo at the top of the Walgreens sign with the Westgate logo design being proposed for the second ground sign because it was far nicer. He also suggested taking the amount of area equal to the Walgreens and Westgate panel on the existing Walgreens sign and adding it to the bottom of the sign with other tenant names, which would be acceptable to him. **Commissioner Kubow** had no further comments.

Chair Eckhardt suggested the project be tabled tonight based on the comments made by the commissioners until the petitioner conducted more due diligence before a final solution was found and voted on.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO TABLE THE SIGN VARIATION REQUEST FOR WESTGATE PARK & SHOP (DC#14-049), UNTIL SUCH TIME AS THE PETITIONER CONDUCTS MORE DUE DILIGENCE BEFORE A FINAL SOLUTION IS FOUND AND VOTED ON.

Mr. Miller asked the commissioners for any other suggestions to help expedite the approval of the variation when they return, if Walgreens does not agree to modify their existing ground sign to include other tenants.

With regards to the proposed design of the second ground sign, **Chair Eckhardt** said that understanding the sign code is important, and he was not in favor of all the advertising specials and such under the Fitness 19 name. He pointed out that sandwich board signs outside the Downtown are currently under review by the Village, which would be another option to help advertise a business. **Commissioner Bombick** reiterated that the biggest impact from signage would be at the corner of the retail center, with horizontal panels for some tenants. **Chair Eckhardt** added that if the commission was going to grant a variation, he would rather do so for the corner sign than a second ground sign on Campbell.

Mr. Schwartz said that in his previous long discussions with Walgreens, their general position has been that any additions to their ground sign would make what they have smaller, which is already at the minimum they want. He asked if the existing Walgreens sign could be made

larger, and the commissioners said that they would consider any option the petitioner proposed. **Mr. Schwartz** added that he anticipates competition in the future from the huge vacant center on Kirchoff Road in Rolling Meadows that was recently sold for redevelopment.

Commissioner Fitzgerald encouraged the removal of 'Westgate Park & Shop' at the top of the Walgreens ground sign to allow for space to accommodate space below for other tenants. **Chair Eckhardt** encouraged adding directional signage at the primary entrance as well. **Commissioner Bombick** asked about the height of the Walgreens sign and if code allowed it to be taller. **Mr. Hautzinger** clarified that the height of the ground sign is 16'-6", which is the maximum allowed by code. **Mr. Hautzinger** also advised that there is a requirement for a site visibility triangle at the corner, which is 12-feet in each direction. The visibility triangle will need to be reviewed when evaluating options for redesign of the existing Walgreens sign. **Chair Eckhardt** encouraged the petitioner to come back with a favorable recommendation from Staff.

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

ITEM 2. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

Item: DC#14-062 - 1810 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission consider the recommended revisions and approve the proposed new single-family home to be located at 1810 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received on 6/20/14 and the following:

1. Recommend adding a stone base and double hung window to the side of the garage.

2. Recommend adding shingle style siding in the gable on the rear elevation.

3. Consider adding shingle style siding in the gables on the side elevations.

4. Recommend to omit the gable bump out above the front entry, and use a smaller window.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	1810 N. Walnut Ave.
Project Address:	1810 N. Walnut Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	July 14, 2014

PETITION INFORMATION:

DC Number:	14-062
Petitioner Name:	Frank Dimperio
Petitioner Address:	5th Avenue Construction 200 E. 5th Ave. Suite 101 Naperville, IL 60565
Meeting Date:	July 22, 2014

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to demolish an existing single story residence to allow the construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,910 square feet and the proposed residence will have 3,876 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 30.5 feet Side: 8.82 feet Side: 8.82 feet Rear: 34.64 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,002 SF	3,876 SF
Building Lot Coverage	3,119 SF	2,548 SF
Impervious Surface Coverage Total	4,455 SF	3,390 SF

The proposed design is generally nicely done with varying roof lines, varied materials, and good proportions. However, there is some concern that the majority of the first floor elevation is garage doors. Additionally, Staff recommends the following revisions:

1. Recommend adding a stone base and double hung window to the side of the garage.
2. Recommend adding shingle style siding in the gable on the rear elevation (to match the front of the house).
3. Consider adding shingle style siding in the gables on the side elevations.
4. The window gable above the front entry looks odd since it does not align with the other second floor windows. It is recommended to omit the gable bump out, and use a smaller window to fit above the entry. Refer to sketch below.

The existing neighborhood consists of primarily single story homes. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. The design of the roof, the single story front porch, and the stepping of the floor plan on the south side all help to fit the proposed house into the neighborhood. Additionally, although the neighborhood is predominantly single story homes, the subject property does have a similar scale, two story home on the lot directly to the north and directly across the street.

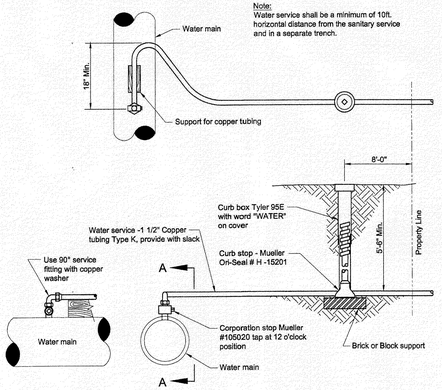
RECOMMENDATION:
It is recommended that the Design Commission **consider the recommended revisions and approve** the proposed new single-family residence to be located at 1810 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received on 6/20/14, and the following:

1. Recommend adding a stone base and double hung window to the side of the garage.
2. Recommend adding shingle style siding in the gable on the rear elevation.
3. Consider adding shingle style siding in the gables on the side elevations.
4. Recommend to omit the gable bump out above the front entry, and use a smaller window.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____ July 14, 2014
Steve Hautzinger, Design Planner
Department of Planning and Community Development

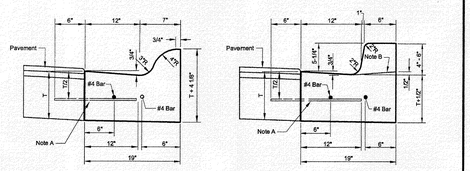
Cc: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-062

Typical 1-1/2" Domestic Water Service



Village of Arlington Heights Engineering Dept. - Revised: Nov. 1, 2006 \ENG_COM\Standard Drawings\water-service.dwg

REMOVAL AND REPLACEMENT REQUIREMENTS FOR CONCRETE CURB & GUTTER

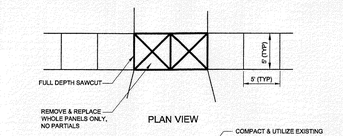


Notes:
1. 2-#4 longitudinal bars 20 feet in length with 12" overlaps, at 60' intervals, except at expansion joints.
2. Expansion joints shall be a minimum of 3/4" preformed expansion material and shall be provided with a 1" dia. x 18" coated smooth dowel bar fitted with a cap that will allow a minimum of 1" of expansion.
3. Construction joints shall be template formed or saw-cut (within 24 hours of placement of the curb) to 1/5th the depth of the gutter flag at 20ft. intervals or at the joints depth of the gutter flag at 20ft. intervals or at the joints in an adjacent concrete pavement.

Note "A" 1/2" dia. steel tie bars @ 2'-6" centers grouted in place or 5/8" dia. j-bolts anchored in place. (omit for bituminous base course)

Note "B" Profile for depressed curb @ driveways and ramps

REMOVAL AND REPLACEMENT REQUIREMENTS FOR CONCRETE SIDEWALK



NOTES:
5" - SIDEWALK NOT THROUGH DRIVEWAY
6" - SIDEWALK TROUGH A SINGLE FAMILY RESIDENTIAL DRIVEWAY
8" - SIDEWALK THROUGH ALL OTHER DRIVEWAYS

Village of Arlington Heights Engineering Dept. - Revised: Nov. 1, 2006 \ENG_COM\Standard Drawings\sumpconnection.dwg

NOTES:

1. THE EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES IN THE FIELD AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION AND DEPTH OF UTILITIES SHOWN HEREON PRIOR TO CONSTRUCTION. AT THE CONTRACTOR'S OPTION IF APPLICABLE, THE EXISTING SERVICES CAN BE LOCATED AND UTILIZED UPON APPROVAL FROM THE VILLAGE OR ITS REPRESENTATIVE.
3. ANY SPOIL/TOP SOIL STOCKPILE SHALL HAVE DOUBLE ROWS OF SILT FENCES INSTALLED AND MAINTAINED AROUND THE BASE OF STOCKPILE. THE SILT FENCE MUST BE MAINTAINED PROPERLY. THE AMOUNT OF SOIL IN THE STOCKPILE AND THE LENGTH OF TIME THE STOCKPILE IS ON SITE SHALL BE MINIMIZED. ALL EXCESS STOCKPILE MATERIAL SHALL BE REMOVED AS SOON AS POSSIBLE.
4. THE PROPOSED DRIVEWAY APRON AT THE SOUTHEAST CORNER OF THE SITE IS TO BE USED AS GRAVEL MAT AND WASH DOWN AREA FOR THE CONSTRUCTION ACTIVITIES.
5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL HOUSE DIMENSIONS/FEATURES.
6. IF IT IS DETERMINED THAT THE EXISTING WATER SERVICE, NOT SHOWN HERE, IS TO BE REPLACED, DISCONNECT EXISTING WATER SERVICE LINE AT MAIN AND INSTALL NEW 1 ½" COPPER WATER SERVICE PIPE TYPE K ALONG WITH B-BOX, CORPORATION AND CURB STOP.
7. CONNECT HOUSE PLUMBING TO EXISTING SANITARY SEWER SERVICE PIPE IF EXISTING SANITARY SERVICE, NOT SHOWN HERE, IS TO STAY.
8. FOUNDATION SHALL BE DEWATERED TO THE STREET IF NECESSARY. ALL WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE SHALL BE FILTERED.
9. SWALES ARE TO BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION.
10. ALL RESTORATION WITHIN THE LIMITS OF RIGHT OF WAY SHALL BE RESTORED WITH SOD.
11. A FINAL GRADING SURVEY IS REQUIRED AT THE COMPLETION OF THE PROJECT AS REQUIRED BY THE VILLAGE.
12. PROPOSED DOWNSPOUTS LOCATION ARE FOR INFORMATION ONLY AND WILL BE DETERMINED IN THE FIELD DURING THE CONSTRUCTION STAGE.
13. THE EXISTING WATER SERVICE DISCONNECTION AND THE PROPOSED WATER SERVICE CONNECTION LOCATIONS SHALL BOTH BE MADE AT THE MAIN. THEY SHALL BE NO LESS THAN 18 INCHES FROM EACH OTHER. THE EXISTING WATER SERVICE LOCATION SHOWN IS FOR INFORMATION ONLY. ADJUST PROPOSED WATER SERVICE LOCATION IN FIELD IF NECESSARY.
14. PROVIDE SPLASH BLOCKS FOR SPLASH-ON-GRADE DOWNSPOUTS AND SUMP PUMP DISCHARGE.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
16. ANY DAMAGE TO THE TREES WITHIN THE VILLAGE'S RIGHT OF WAY AS A RESULT OF THE CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS AT THE DIRECTION OF THE VILLAGE FORESTER.
17. THE AMOUNT OF SOIL IN THE STOCKPILE IS TO BE MINIMIZED AND EXCESS STOCKPILE MATERIAL SHALL BE REMOVED AS SOON AS POSSIBLE.

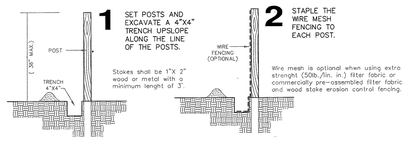
North
Scale 1" = 10'
0' 10' 20' 30'

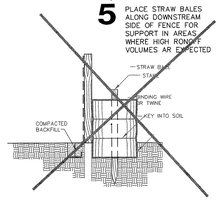
LOT COVERAGE TABULATION

	EXISTING		PROPOSED	
PERVIOUS	6,485	72.8%	5,401	60.6%
IMPERVIOUS	2,428	27.2%	3,512	39.4%
BUILDING & GARAGE	1,641		2,575	
DRIVEWAY/WALK	719		912	
OTHERS	68		25	
TOTAL	8,913	100%	8,913	100%

EROSION CONTROL DETAILS

Plans and Specifications for Silt Fence and Straw Bale Placement





When barriers are used along property lines or at base of slopes, they should be installed parallel to the contours. When used at storm sewer inlets, as much filter area as possible should be provided.

Filter barriers may be made of straw bales or other filter material.

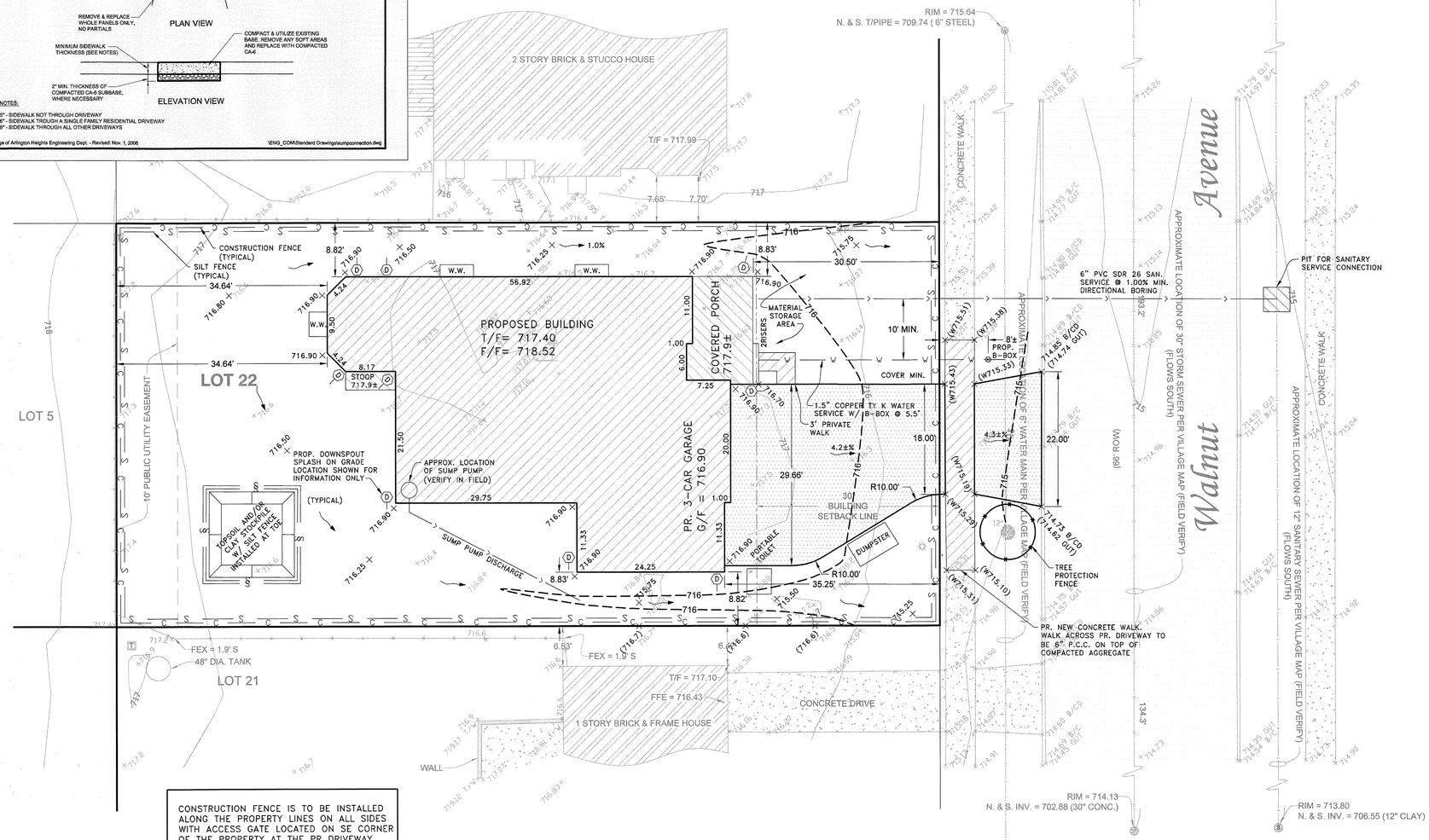
Maintenance

1. Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
2. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
4. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

CONSTRUCTION FENCE IS TO BE INSTALLED ALONG THE PROPERTY LINES ON ALL SIDES WITH ACCESS GATE LOCATED ON SE CORNER OF THE PROPERTY AT THE PR DRIVEWAY.

SILT FENCE IS TO BE INSTALLED 6" INSIDE CONSTRUCTION FENCE.

(DUE TO PLAN CONGESTION, FENCE LOCATIONS SHOWN ARE NOT TO SCALE)



PLANS PREPARED FOR:
5TH AVE CONSTRUCTION
200 E. 5TH AVE.
NAPERVILLE, IL 60565

RIDGELINE CONSULTANTS, LLC
ILLINOIS PROFESSIONAL DESIGN FIRM: 184.004766
1661 ALCUTT ROAD, MONTGOMERY, IL 60538
PHONE (630) 801-7927 Fax (630) 701-1385

REVISIONS

DATE	

GRADING PLAN
1810 N. WALNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

PROJ. MGR: J H
DRAWN BY: J H
CHECKED BY: J L
DATE: 05/06/14
SCALE: 1"=10'

SHEET 2 OF 2

2014-0079

Attic Ventilation

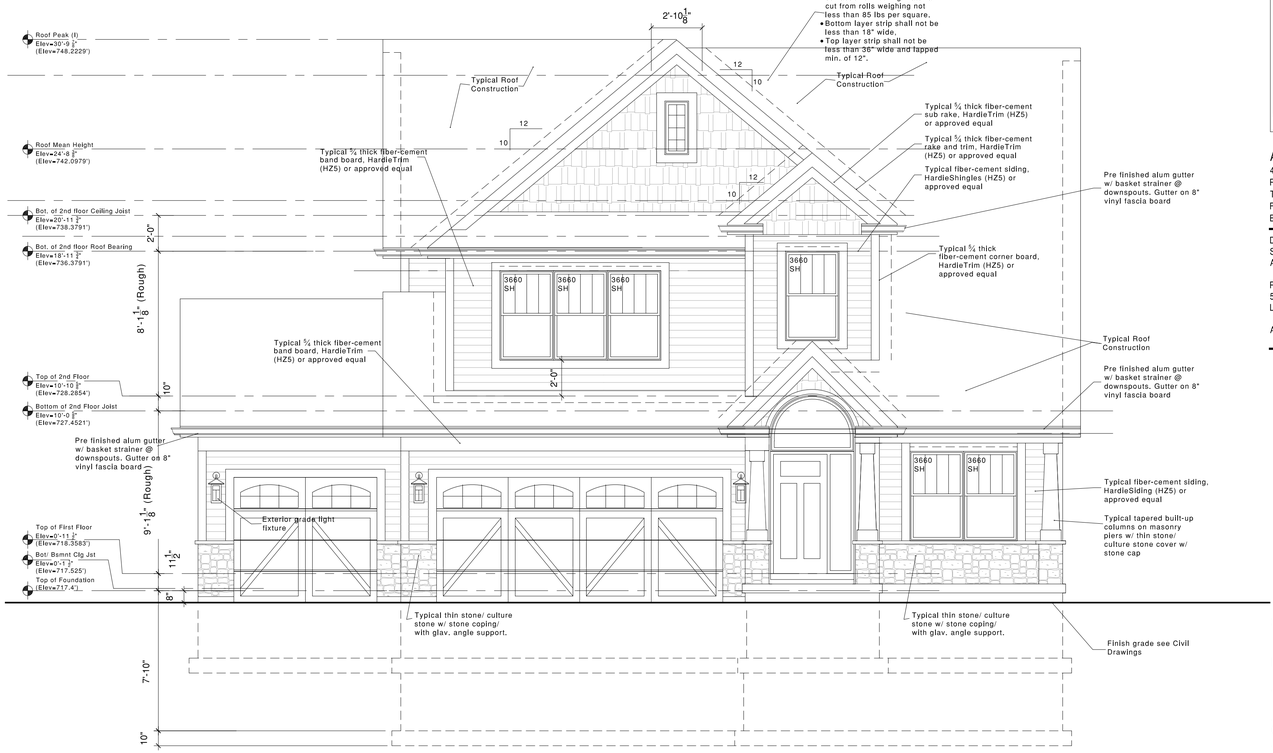
- When determined by the building official due to atmospheric or climatic conditions, enclosed attics and rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. The net free ventilating area shall be not less then 1 to 150 of the area of the space ventilated except that the area may be 1 to 300, provided at least 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 36" above eave or cornice vents. The net free cross-ventilation area may not be less then 1 to 300 of the area of the space ventilated when the vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling.

Emergency Egress Openings

Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of separate tools. Where windows are provided as a means of egress or rescue they shall have a sill height of not more then 44" above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 sq.ft. the minimum net clear opening height dimension shall be 24", the width shall be 20". A grade floor window may have a net clear opening of 5 sq. ft.

General Notes

1. 3m firestopping shall be provide at all top and bottom plates that are penetrated by pipes or hvac duct work, as well as between transitions of vertical and horizontal spaces.
2. All stairway treads that are winders must have a min. 6" depth at the narrowest part.
3. All exterior concrete driveways and public sidewalks must have a 28 day compressive strength of 4,000 psi, 6 bag mix concrete.
4. The developer/ owner is aware that a separate permit will be required for finish basements.
5. Window supplier/ contractor shall provide tempered glass for glazing over 9 sq. ft. within 18 in. of the floor.
6.



Front Elevation

Scale: 1/4" =1'-0"

Rear Elevation

Scale: 1/4" =1'-0"

Material Schedule:

Material Type	Manufacturer	Color
Stone	Fond Du Lac	Country Squire
Siding-Lap	James Hardi Siding	Light Mist
Trim	James Hardi Trim	White
Roofing Shingles	Asphalt	Estate Grey
Facia/ Soffit/ Gutter	Alum.	White
Windows	Pella	White

Architectural Studio, Ltd.
445 Uvedale Road
Riverside, Il. 60546
Tel: (708) 526-7103
Fax: (708) 526-7105
Email: Scott.s@archstudioltd.net

Drawn By:
Scott Shalvis
Approved:

Prepared For:
5th Avenue Construction
Location:

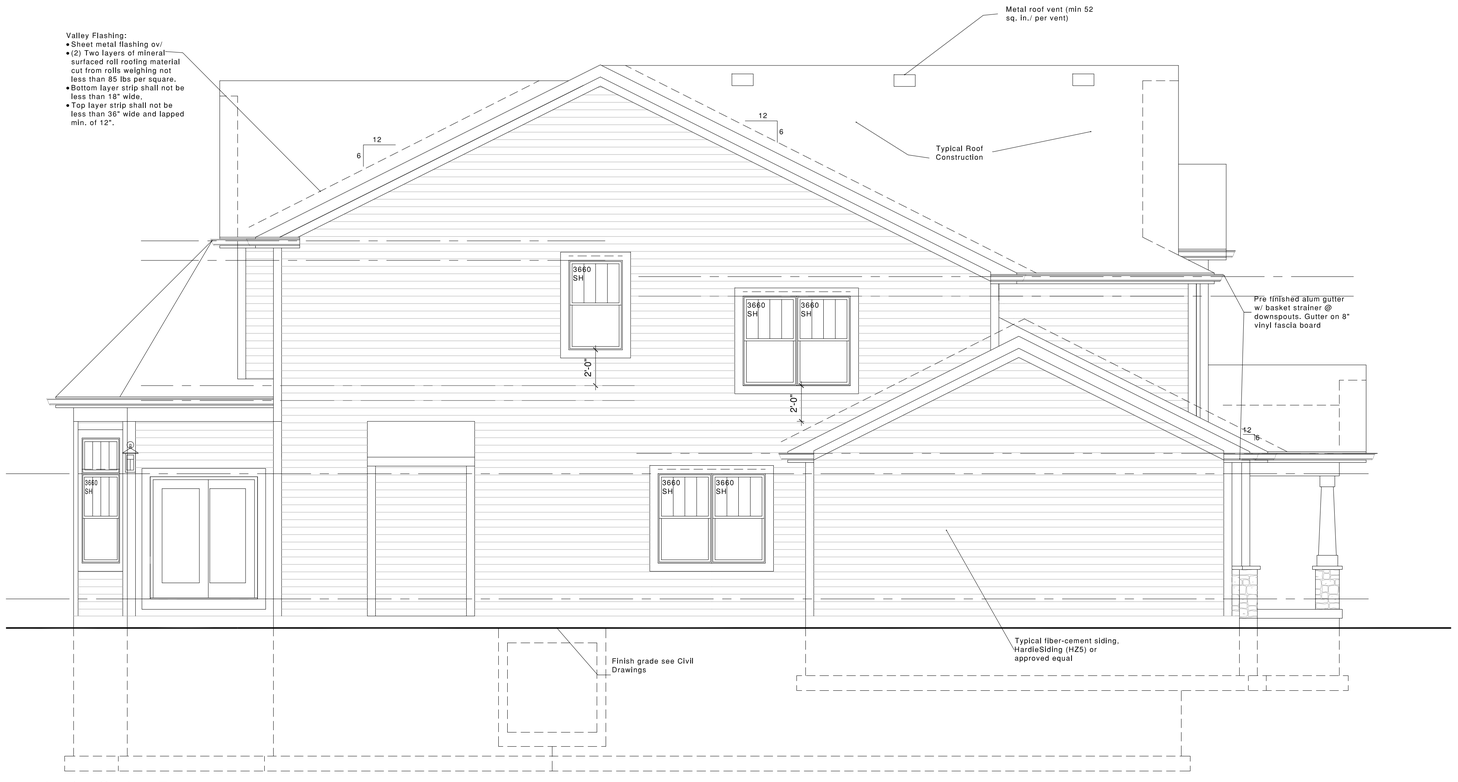
Arlington Heights, Illinois

Proposed Single Family
Oeastmann Walnut, LLC
1810 N. Walnut Ave.
Arlington Heights, Illinois
Developer
5th Avenue Construction

Date:
04-29-2014
Project Number:
2014-016

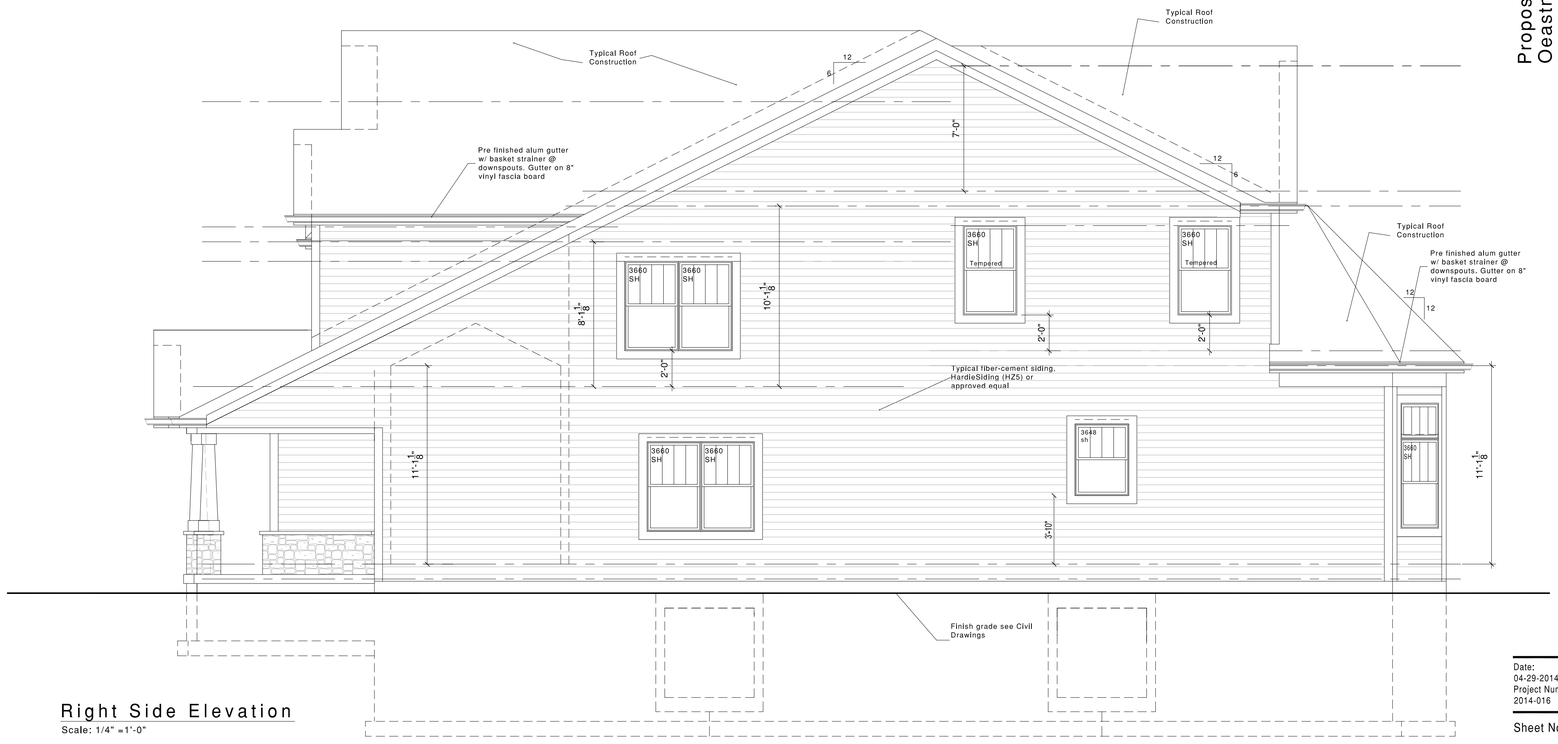
Sheet No.

A-1.0



Left Side Elevation

Scale: 1/4" =1'-0"



Right Side Elevation

Scale: 1/4" =1'-0"

Architectural Studio, Ltd.
445 Uvedale Road
Riverside, Il. 60546
Tel: (708) 526-7103
Fax: (708) 526-7105
Email: Scott.s@archstudioltd.net

Drawn By:
Scott Shalvis
Approved:

Prepared For:
5th Avenue Construction
Location:

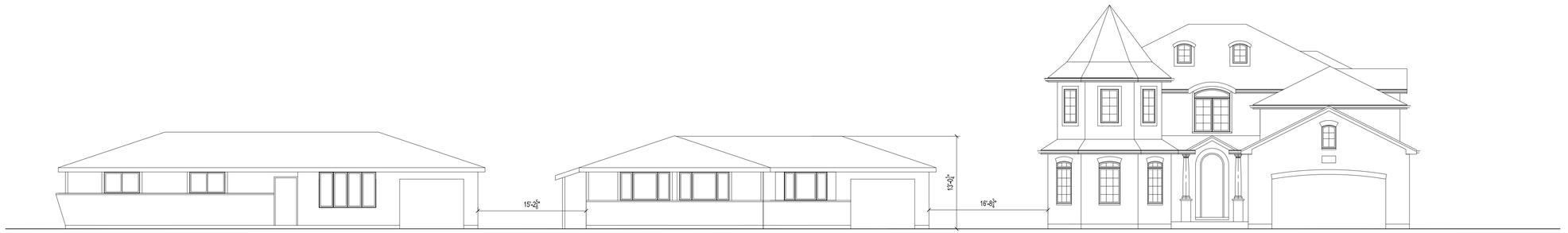
Arlington Heights, Illinois

Proposed Single Family
Oeastmann Walnut, LLC
1810 N. Walnut Ave.
Arlington Heights, Illinois
Developer
5th Avenue Construction

Date:
04-29-2014
Project Number:
2014-016

Sheet No.

A-1.1



Existing Context Elevation

Scale: ⅛" = 1'-0"

Proposed Context Elevation

Scale: ⅛" = 1'-0"

Context Elevation for 1810 N. Walnut

Architectural Studio, Ltd.
445 Uvedale Road
Riverside, Il. 60546
Tel: (708) 526-7103
Fax: (708) 526-7105
Email: Scott.s@archstudioltd.net

Drawn By:
Scott Shalvis
Approved:

Prepared For:
5th Avenue Construction
Location:

Arliington Heights, Illinois

Proposed Single Family
Oeastmann Walnut, LLC
1810 N. Walnut Ave.
Arlington Heights, Illinois
Developer
5th Avenue Construction

Date:
04-29-2014
Project Number:
2014-016

Sheet No.

Ask-1.0

Walnut Avenue

Property to Left 3
1736 N. Walnut Ave

Property to Left 2
1802 N. Walnut Ave

Property to Left 1
1806 N. Walnut Ave

Subject Property
1810 N. Walnut Ave

Propery to Right 1
1818 N. Walnut Ave

Property to Right 2
1824 N. Walnut Ave

Property to Right 3
1830 N. Walnut Ave

Property Across Street
1805 N. Walnut Ave

Property Across 2
1811 N. Walnut Ave

Property Across 3
1819 N. Walnut Ave

Boundary/Topographic Survey and Demolition Plan

North
Scale 1" = 10'

0' 10' 20' 30'

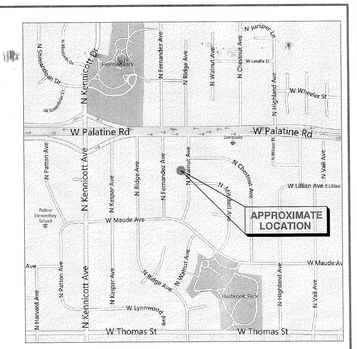
LINE TYPE LEGEND

BUILDING SETBACK =
DEPRESSED CURB =
EASEMENT =
FENCE =
SANITARY SEWER =
STORM SEWER =
WATER LINE =

LEGAL DESCRIPTION:

LOT 22 IN BLOCK 2 IN HASBROOK SUBDIVISION UNIT NO. 3, OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 8, 1958, AS DOCUMENT NO. 17311140 AND FILED AS DOCUMENT NO. LR1816395, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1810 N. WALNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



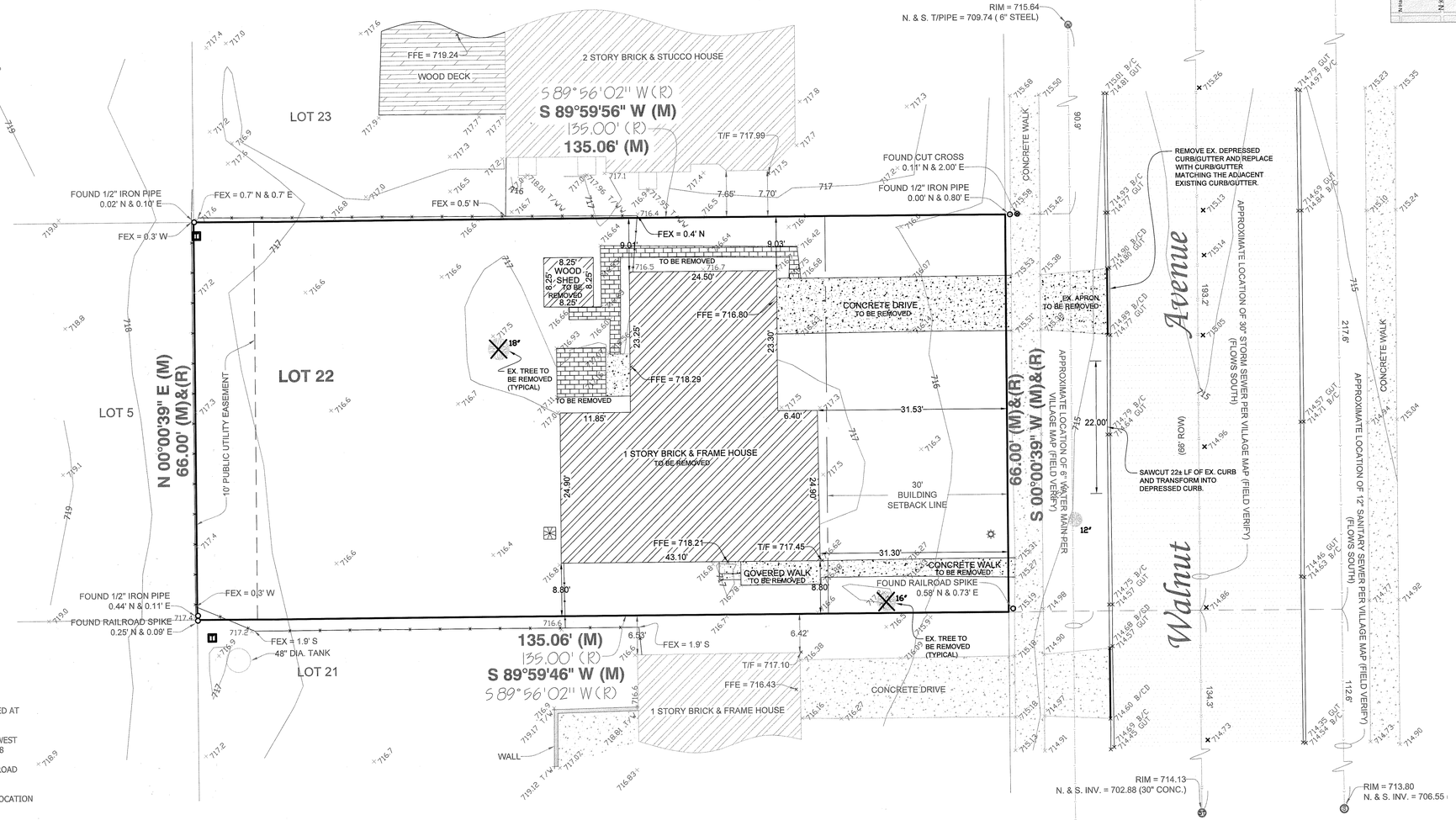
Vicinity Map
(No Scale)

ABBREVIATION LEGEND

B/C = BACK OF CURB
B/CD = BACK OF DEPRESSED CURB
E = EAST
E'LY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
GUT = GUTTER
(M) = MEASURED DISTANCE
N = NORTH
N'LY = NORTHERLY
(R) = RECORD DISTANCE
S = SOUTH
S'LY = SOUTHERLY
T/F = TOP OF FOUNDATION ELEVATION
T/W = TOP OF WALL ELEVATION
W = WEST
W'LY = WESTERLY

SYMBOL LEGEND

= ASPHALT
= AIR CONDITIONER
= BRICK
= CONCRETE
= DECIDUOUS TREE
(DS) = DOWNSPOUT
= LIGHT
(S) = SANITARY MANHOLE
(ST) = STORM MANHOLE
= TELEPHONE PEDESTAL
(W) = WATER MANHOLE
= WOOD



NOTES:

1) ALL BEARINGS SHOWN HEREON ARE BASED ON SUBDIVISION PLAT.
2) CONTOUR INTERVAL = 1.0'
3) ELEVATIONS HEREON REFER TO NAVD 88.
4) SOURCE BENCHMARK: VILLAGE OF ARLINGTON HEIGHTS BENCHMARK NO. 33 LOCATED AT 1828 ARLINGTON HEIGHTS ROAD. ELEVATION = 702.23 NAVD 88

   SITE BENCHMARK: WEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE SOUTHWEST CORNER OF WALNUT AVENUE AND CHESTNUT AVENUE. ELEVATION = 717.66 NAVD 88
5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
7) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE **VILLAGE** OF ARLINGTON HEIGHTS AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
8) FIELD WORK COMPLETED ON 3-19-2014.
9) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
10) PARCEL CONTAINS APPROXIMATELY 8912.8 SQUARE FEET.
11) SITE COVERED WITH ICE AND SNOW AT TIME OF SURVEY.

Ridgeline CONSULTANTS
CONSULTING ENGINEERS
LAND SURVEYORS

GEORGE H. SKULAVIK P.L.S 2580 EXPIRATION DATE 11/30/2014
STACY L. STEWART P.L.S. 3415 EXPIRATION DATE 11/30/2014
PROFESSIONAL DESIGN FIRM NO. 184-004766
1661 AUGUTT ROAD
MONTGOMERY, ILLINOIS 60538
PHONE 630-801-7927 FAX 630-701-1385

Survey is valid only if original seal is shown in red.

Rev. Date	Rev. Description

Book #: RL-87	Dwg. Size: U
Drawn By: TMS/JD	Checked By: SLS
Reference:	
Date: 3-20-2014	
Client: 5TH AVENUE CONSTRUCTION	
Project Number: 2014-0079-Rem	

Item: DC#14-063 - 308 W. Euclid Ave. - SF/New

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 308 W. Euclid Avenue with the context of the neighborhood. This recommendation is based on the architectural plans dated and received 6/24/14, and the following:

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

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Zeller/Kelly Residence
Project Address:	308 W. Euclid Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	July 14, 2014

PETITION INFORMATION:

DC Number:	14-063
Petitioner Name:	Robert Flubacker
Petitioner Address:	Robert Flubacker Architects 1835 Rohlwing Rd. Suite B Rolling Meadows, IL 60008
Meeting Date:	July 22, 2014

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

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to build a new one story residence with an attached two car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,426 square feet and the proposed residence will have 2,847 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26.94 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 26.94 feet Side: 10.66 feet Side: 10.16 feet Rear: 44.83 feet
Building Height	25 feet to the midpoint	19 feet to the midpoint
FAR	5,808 SF	2,847 SF
Building Lot Coverage	4,699 SF	3,247 SF
Impervious Surface Coverage Total	6,713 SF	5,136 SF

The subject property is located on Euclid Avenue within the "Historic Arlington Neighborhood Association" (HANA) area of Arlington Heights. The portion of Euclid Avenue running through the HANA area (from Walnut Avenue to Belmont Avenue, see map below) is a very prominent historic corridor of predominantly traditional style, two story homes with detached garages.

HANA Neighborhood Boundary Map

The proposed new home is a modern style, single-story home with an attached two car garage. The proposed materials are a non-traditional palette of shades of light and dark gray materials. The design of the home is very nicely done, but it is not in the character of this particular location.

The proposed home does not comply with the following evaluation criteria set forth in the Village of Arlington Heights' Single Family Design Guidelines:

1. Architectural character as it relates to the neighborhood.
2. Material Selection.
3. Harmony and compatibility to adjacent structures.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 308 W. Euclid Avenue with the context of the neighborhood. This recommendation is based on the architectural plans dated and received 6/24/14, and the following:

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

_____ July 14, 2014
Steve Hautzinger, Design Planner
Department of Planning and Community Development

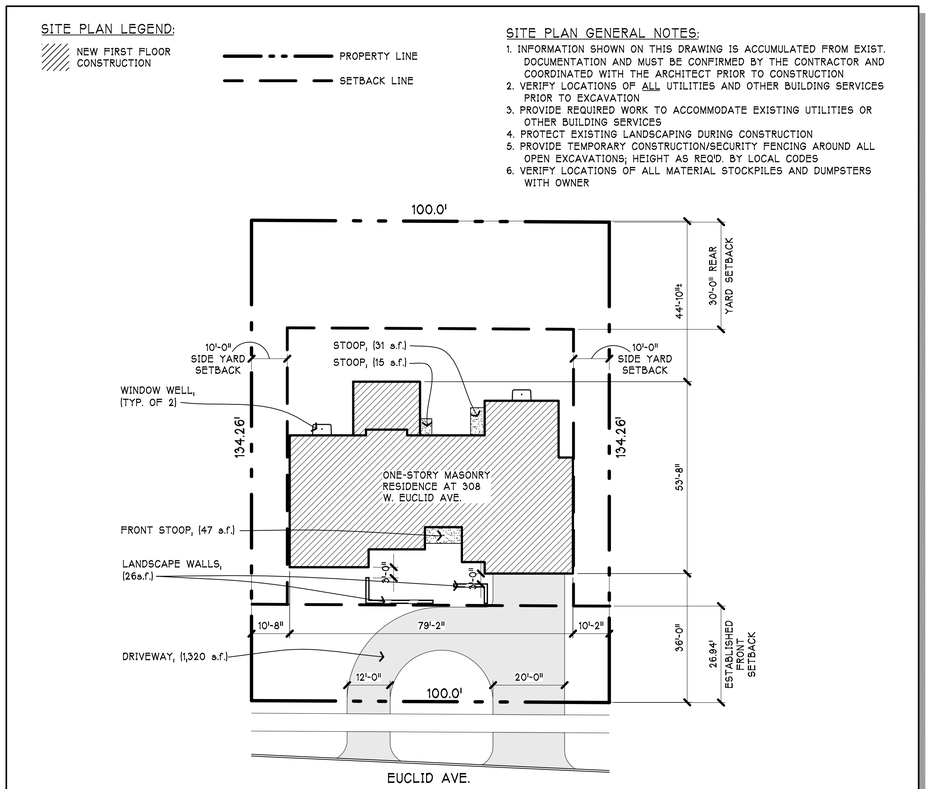
Cc: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director Building & Health Services, Charley Craig, Building Services, Petitioner, DC File 14-063

NEW SINGLE FAMILY HOME FOR

THE ZELLER-KELLY RESIDENCE

308 W. EUCLID AVE.
ARLINGTON HEIGHTS, ILLINOIS

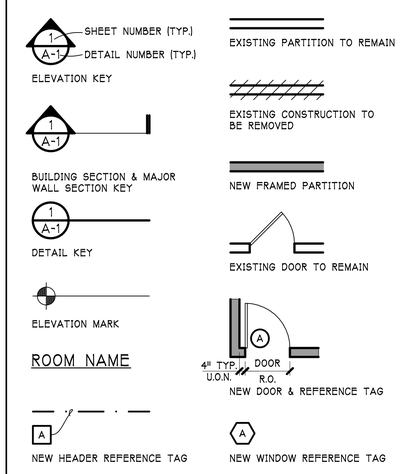
SITE PLAN



ABBREVIATIONS

@	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
5S	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A./C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	FTG.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
BLDG.	BUILDING	GALV.	GALVANIZED	RM.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	S.C.	SOLID CORE
C.	CARPET	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	S.P.	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CLG.	CEILING			SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STL.	STEEL
COL.	COLUMN	INT.	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T/	TOP OF
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T.&B.	TOP & BOTTOM
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.&G.	TONGUE & GROOVE
D.	DRYER	MAX.	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	MED.	MEDIUM	TV.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
DN.	DOWN	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.	DOWN SPOUT	MTL.	METAL	V.T.R.	VENT THRU ROOF
D.W.	DISHWASHER	NFHB	NON-FREEZE HOSE BIBB	W/	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NUMBER	W.C.	WATER CLOSET
		NOM.	NOMINAL	WD.	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	WDW.	WINDOW
ELEV.	ELEVATION	O.A.	OVER ALL	W.H.	WATER HEATER
EP	EJECTOR PIT/SUMP	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQ.	EQUAL	O.H.	OVERHANG	W/O	WITHOUT
EQUIP.	EQUIPMENT	OPP.	OPPOSITE	WT.	WEIGHT
EQUIV.	EQUIVALENT	OV.	OVEN	W.W.F.	WELDED WIRE FABRIC
E.W.	EACH WAY	PERF.	PERFORATED		
EXIST.	EXISTING	PL.	PLATE		

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES:

- INTERNATIONAL RESIDENTIAL CODE, 2009
- INTERNATIONAL BUILDING CODE, 2009
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009
- INTERNATIONAL FUEL GAS CODE, 2009
- INTERNATIONAL EXISTING BUILDING CODE, 2009
- INTERNATIONAL ENERGY CONSERVATION CODE, 2012
- INTERNATIONAL MECHANICAL CODE, 2009
- ILLINOIS PLUMBING CODE, 2004
- NATIONAL ELECTRICAL CODE, 2005
- INTERNATIONAL FIRE CODE, 2009
- ILLINOIS ACCESSIBILITY CODE, 1997
- INCLUDES ALL APPROVED AMMENDMENTS/ORDINANCES TO THE ABOVE REFERENCED CODES

BUILDING DATA

AREA & VOLUME

FIRST FLOOR: 2,679 SQ.FT. w/ SCREENED PORCH
ATTACHED GARAGE: 535 SQ.FT.

DESIGN LOADS

FLOOR: 40# LL + 15# DL = 55# PER SQ.FT.
ROOF: 30# LL + 17# DL = 47# PER SQ.FT.
CEILING: 20# LL + 10# DL = 30# PER SQ.FT.
WALL: 100# PER LINEAR FT.

LIST OF DRAWINGS

A-0 TITLE SHEET / SITE PLAN
A-1 FOUNDATION PLAN
A-2 FIRST FLOOR PLAN
A-3 EXTERIOR ELEVATIONS
A-4 EXTERIOR ELEVATIONS / ROOF PLAN

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

NEW SINGLE FAMILY HOME FOR
THE ZELLER-KELLY RESIDENCE
308 W. EUCLID AVE.
ARLINGTON HEIGHTS, ILLINOIS

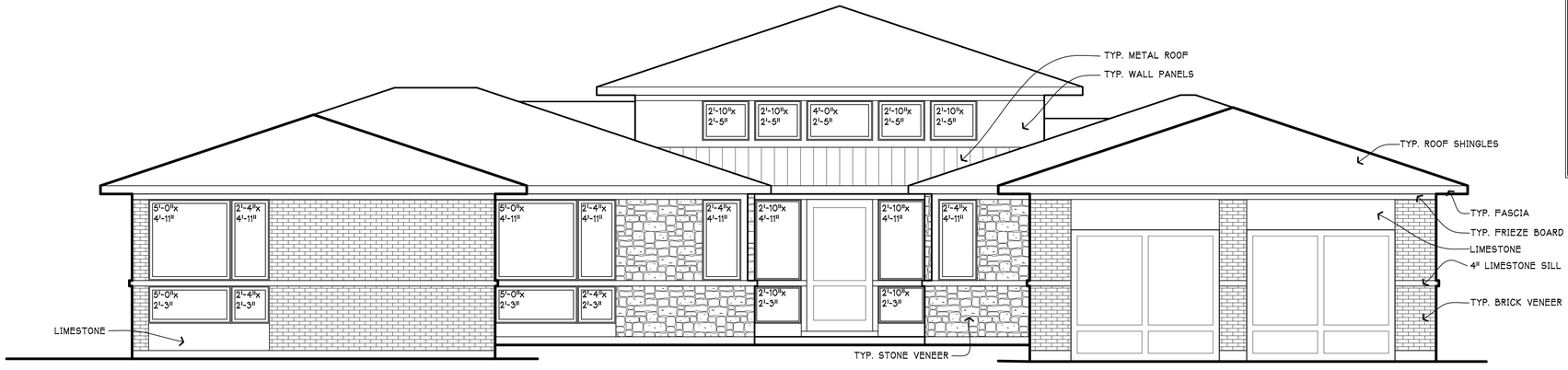
Date	Description
6.24.14	D.C.

© 2014 R.F.A. LTD.

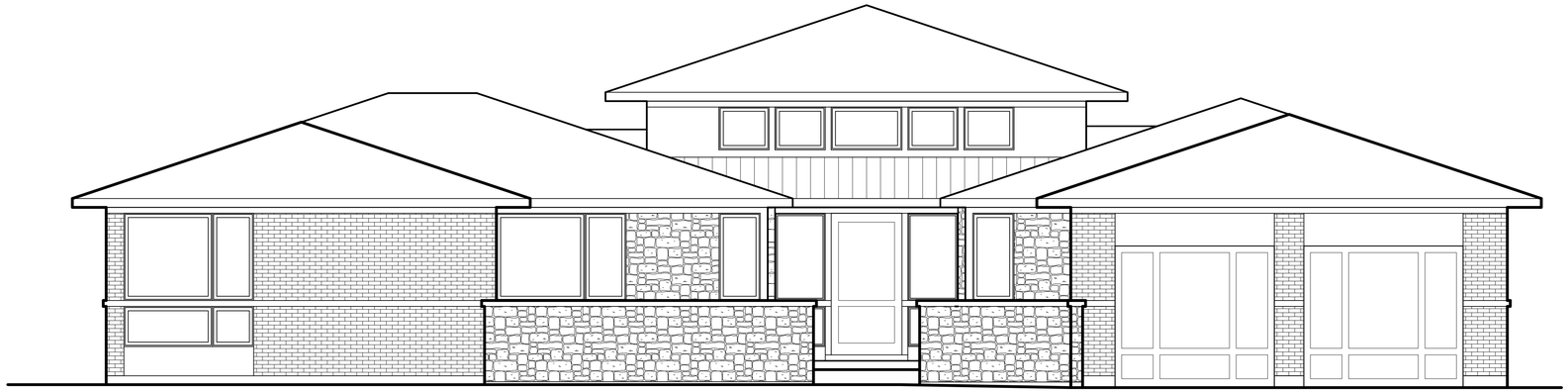
Project Number
14005

A-0

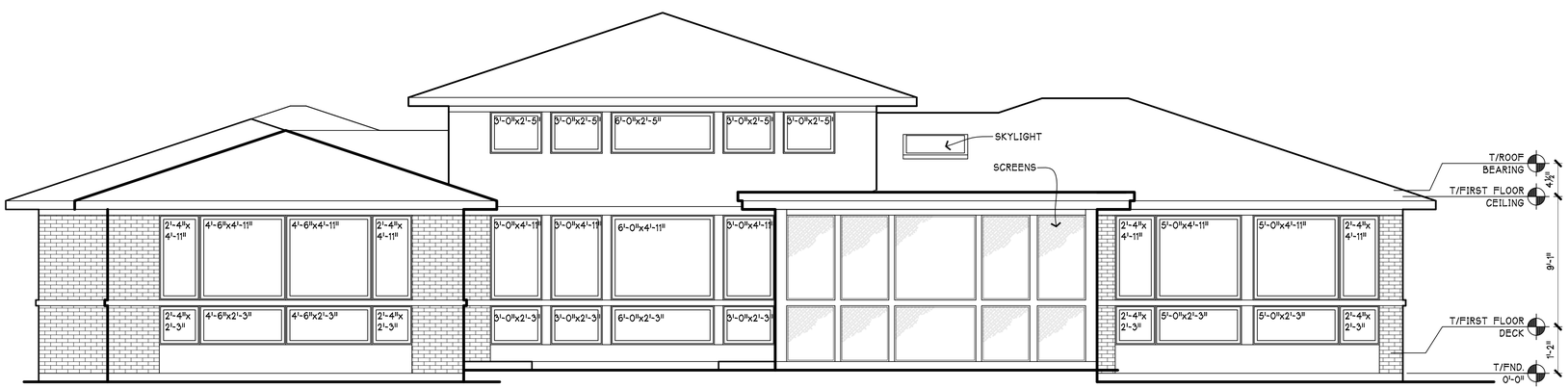
ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	'GAF', SLATELINE, ASPHALT ARCHITECTURAL SHINGLES	ENGLISH GRAY
METAL ROOF	'PAC-CLAD' PETERSEN PREFINISHED ALUMINUM, STANDING SEAMS	MUSKET GRAY
STONE VENEER	'BUECHEL STONE CORP.', MIDNIGHT CASTLE ROCK	-
BRICK VENEER	'GLEN GERY'	YUKON GREY
WALL PANELS	FIBERCEMENT	DARK BRONZE
WINDOWS	'MARVIN WINDOWS'	BRONZE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-



1 / A-3 SOUTH ELEVATION
1/4" = 1'-0"



2 / A-3 SOUTH ELEVATION w/ LANDSCAPE WALLS
1/4" = 1'-0"



3 / A-3 NORTH ELEVATION
1/4" = 1'-0"

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

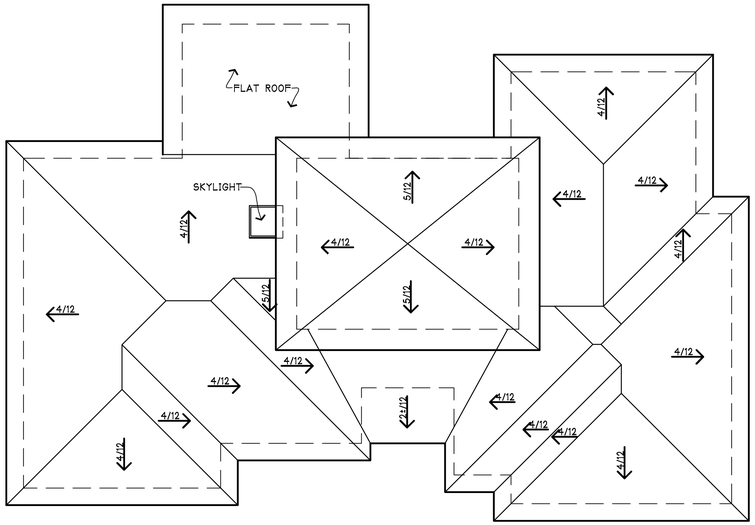
NEW SINGLE FAMILY HOME FOR
THE ZELLER-KELLY RESIDENCE
308 W. EUCLID AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
6.24.14	D.C.

© 2014 R.F.A. LTD.

Project Number
14005

A-3



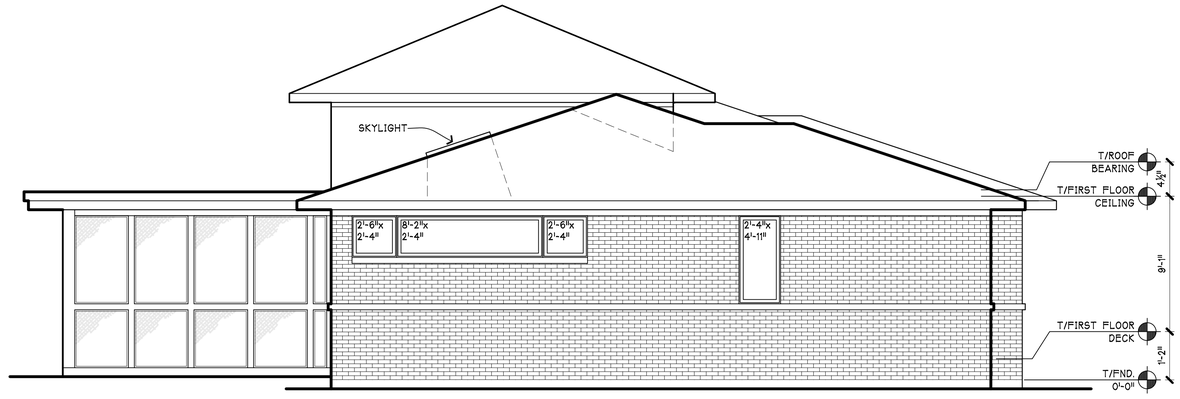
NORTH

5 / A-4 ROOF PLAN
1/8" = 1'-0"

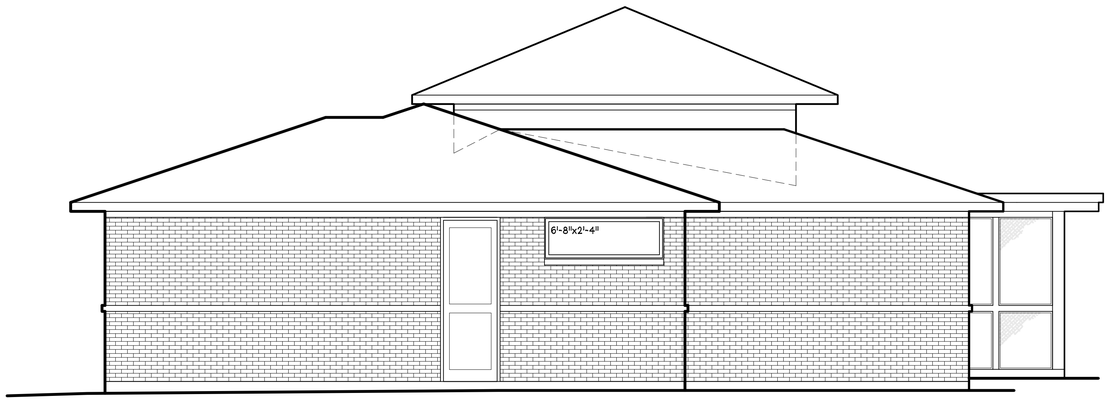
ROOF PLAN LEGEND:

4/12 → ROOF PITCH & DIRECTION

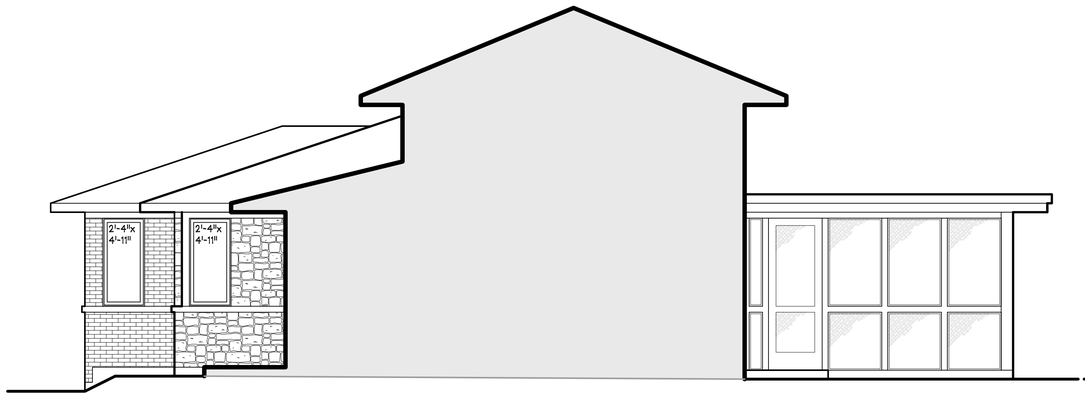
DS LOCATION OF GUTTER & DOWNSPOUT



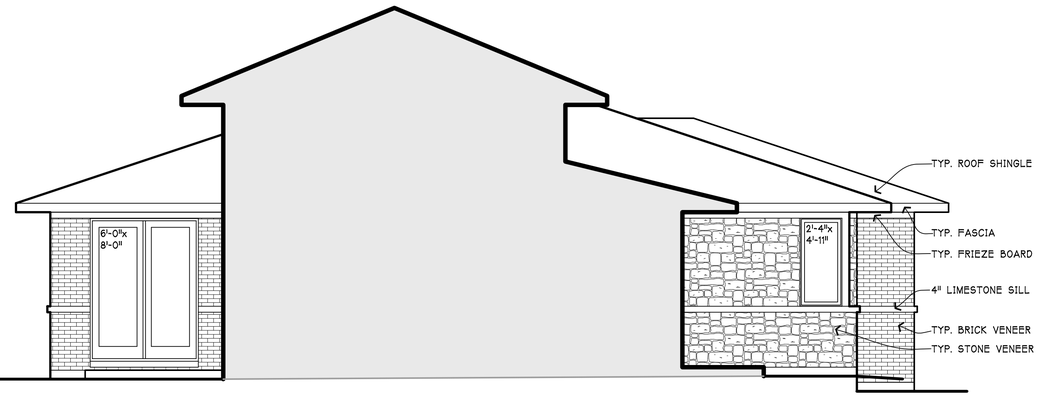
1 / A-4 WEST ELEVATION
1/4" = 1'-0"



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



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



3 / A-4 INTERIOR WEST ELEVATION
1/4" = 1'-0"

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

NEW SINGLE FAMILY HOME FOR
THE ZELLER-KELLY RESIDENCE
308 W. EUCLID AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
6.24.14	D.C.

© 2014 R.F.A. LTD.

Project Number
14005

A-4

PARKING LOT

PROPERTY ACROSS 3

PROPERTY ACROSS 2

312 W. EUCLID AVE.

PROPERTY TO LEFT 1

308 W. EUCLID AVE.

SUBJECT PROPERTY

306 W. EUCLID AVE.

PROPERTY TO RIGHT 1

302 W. EUCLID AVE.

PROPERTY TO RIGHT 2

W. EUCLID AVE.

N. CHESTNUT AVE.

605 N. CHESTNUT AVE.

PROPERTY TO RIGHT 3

317 W. EUCLID AVE.

PROPERTY ACROSS 1

315 W. EUCLID AVE.

PROPERTY ACROSS 2

311 W. EUCLID AVE.

PROPERTY ACROSS 3

PHOTOS OF SURROUNDING PROPERTIES

THE ZELLER-KELLY RESIDENCE

RFA, LTD.

308 W. EUCLID AVE.
ARLINGTON HEIGHTS, ILLINOIS

06/ 17/ 2014

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF

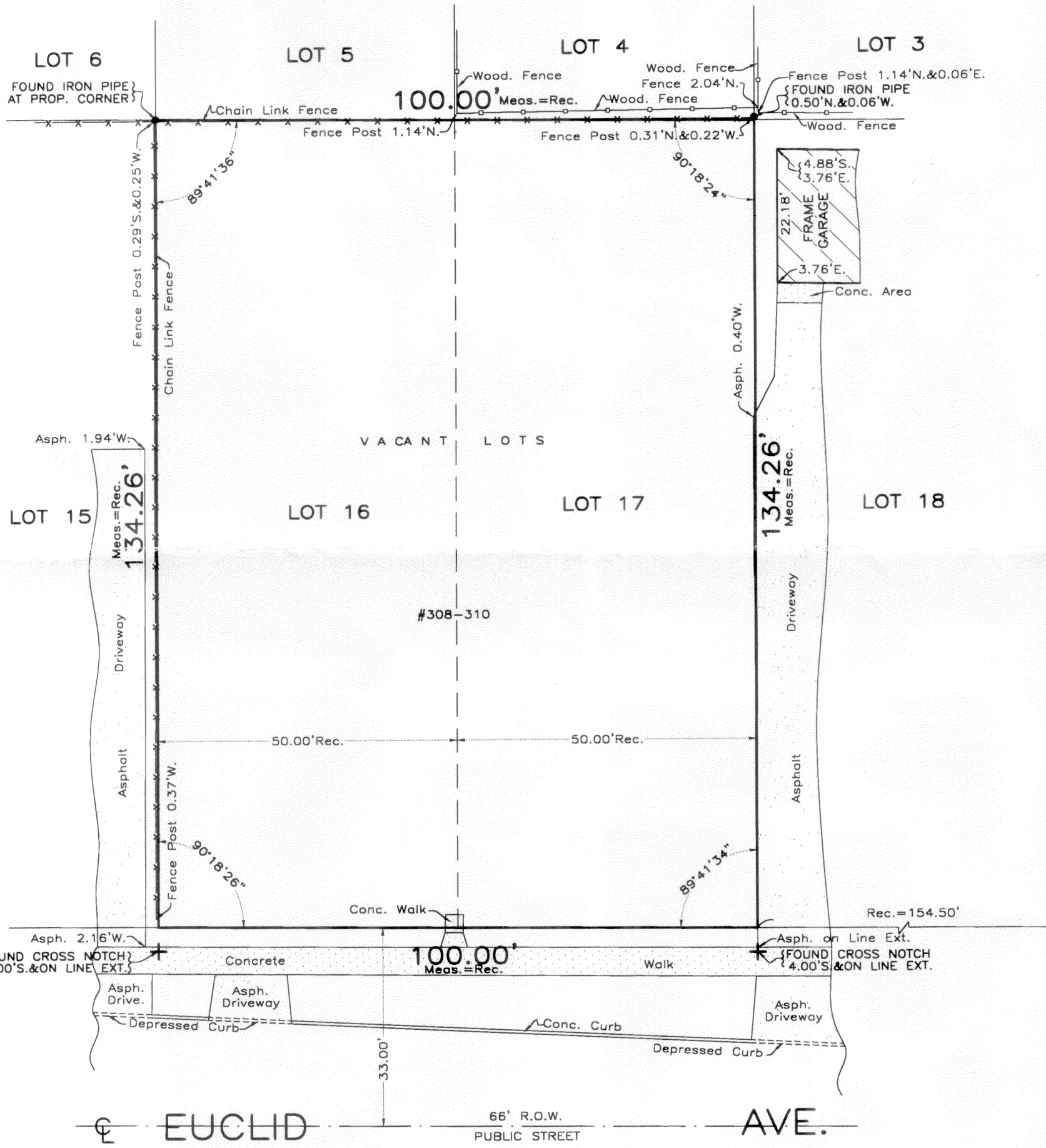
LOTS 16 AND 17 IN BLOCK 9 IN E. P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION OF THE EAST 28 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 13,425.76 SQ. FT. = 0.308 ACRES.

COMMONLY KNOWN AS: 308–310 WEST EUCLID AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

NORTH

GRAPHIC SCALE
0 20
(IN FEET)
1 Inch = 20 Ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 11–83552

Scale: 1 inch = 20 feet.

Date of Field Work: May 9, 2014.

Ordered by: WARD & DEBBIE WITTMEYER

HYLTON E. DONALDSON
035-002819
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook s.s.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: May 12, 2014.

Hylton E. Donaldson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2014.

Drawn by: J.V. & S.K.

21'-0"±

100'-0"

8'-0"±

W. EUCLID AVE.

PROPOSED ELEVATION STUDY

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

THE ZELLER-KELLY RESIDENCE RFA, LTD.

308 W. EUCLID AVE.
ARLINGTON HEIGHTS, ILLINOIS

06/ 17/ 2014

Single- Family Home Application

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER/SERIES	COLOR
Roof shingles	'GAF', Slateline	English Gray
Metal roof	'Pac-Clad' Petersen Prefinished Aluminum	Musket Gray
Stone veneer	Buechel Stone Corp.	Midnight Castle Rock
Brick Veneer	'Glen Gery'	Yukon Grey
Wall Panels	Fibercement	Dark Bronze
Windows	Marvin Windows and Doors	Bronze

List of primary colors, textures and materials to be used:

Roof shingles: Asphalt Shingles, English Gray color
Metal roof: Prefinished Aluminum, Musket Gray color
Stone veneer: Midnight Castle Rock
Brick veneer: 'Glen Gery', Yukon Grey color
Wall Panels: Fibercement, Dark Bronze color
Windows: Aluminum clad, Bronze color