



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 26, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/12/18

IV. REPORTS

V. OLD BUSINESS

- A. DC#17-115 - 619 N. Arlington Heights Rd. - SF/Addition
- B. DC#18-026 - Hickory/Kensington - 4 N. Hickory Ave. - Mixed-Use

VI. NEW BUSINESS

- A. DC#18-053 - 206 S. Mitchell Ave. - SF/New
- B. DC#18-055 - 445 S. Beverly Ln. - SF/Addition
- C. DC#18-058 - 1427 W. Maude Ave. - SF/Addition
- D. DC#18-059 - Mitsuwa - 100 E. Algonquin Rd. - Commercial

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 - 6/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 6/12/18

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 12, 2018

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

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

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for *Arlington Downs Apartment Building*
Paul Bilger, OKW Architects for *Arlington Downs Apartment Building*
Joan Russick, OKW Architects for *Arlington Downs Apartment Building*
James Cazares for the *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 22, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 22, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MULTI-FAMILY NEW RE-REVIEWDC#18-025 – Arlington Downs Apartment Building – 3400 W. Euclid Ave.

Mike Fitzgerald, Joan Russick, and Paul Bilger, representing *OKW Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

This project was previously reviewed by the Design Commission on May 8, 2018, at which time the project was continued to allow design concerns to be addressed. The following is a summary of some of the key comments and suggestions from the Design Commission:

- Exterior Colors and Materials:
 - o Overall, the Design Commission liked the exterior color palette for the building.
 - o There was some concern about the use of lap siding, especially at the main entrance.
 - o The siding material shown on the top floor required clarification.
 - o It was encouraged that the wall materials and colors in the courtyard should match the exterior walls.
- Corner Features:
 - o There was mixed feedback on creating a hierarchy amongst the corner features, or keeping them all the same, like bookends.
- Balconies:
 - o The semi-recessed balcony detail on the south wall was favored, and it was encouraged to continue this detail on the other sides of the building.
- Pergola:
 - o The option of angling the support columns was discussed, and overall the Design Commission expressed a preference for this option.
- Entrance Canopy:
 - o The Design Commission encouraged the entrance canopy to be larger, more interesting, and slightly raised to be above the brick coursing.
 - o There was a preference for angled support columns, with consideration to engage the columns to the wall, similar to the 'One Arlington' building.
- VTAC Louvers:
 - o Alternate discrete locations for the louvers was encouraged, but painting the louvers to match the adjacent wall surface was an acceptable approach.
- Parking Garage:
 - o There was concern with the appearance of how the parking garage attached to the apartment building, and a dividing detail was encouraged.
 - o There was concern regarding the appearance of the east wall. Staggered panels were considered, but looked too busy.
 - o There was concern regarding the lack of windows in the stair tower.
 - o Overall, the garage needed more color to complement the building design.

In response to the comments from May 8, the petitioner has made changes to the design. A summary of the changes is as follows:

- Exterior Colors and Materials:
 - o No changes to the exterior colors.
 - o The lap siding was changed to a smooth panel with a running bond layout.
 - o The siding material on the top floor has been clarified to be smooth panels.

- o The renderings have been updated to show the courtyard walls detailed to match the exterior walls.
- Corner Features:
 - o No changes.
- Balconies:
 - o The semi-recessed balcony detail on the south wall has been omitted to be consistent with the other elevations. However, the cornice detail at the top of the wall above each balcony has been lowered to visually break up the long walls in a similar manner as the semi-recessed balconies.
- Pergola:
 - o The pergola support columns have been angled to complement the entrance feature on the existing 'One Arlington' building.
- Entrance Canopy:
 - o The entrance canopy has been widened, raised, and angled support columns added to complement the entrance canopy design at the existing 'One Arlington' building.
- Parking Garage:
 - o A metal mesh screen has been added to create a break between the apartment building and the parking garage.
 - o A metal mesh screen wall has been added to the east wall to add interest to the design.
 - o The stair tower walls have been opened up for a more transparent appearance. The openings are covered with metal mesh screens.

Overall, Staff feels the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and fits well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed hotel, and the proposed retail buildings.

In regards to the proposed revisions, Staff would suggest the following:

- The proposed running bond pattern in the "pumpkin" wall panels is a little busy, and should be evaluated by the Design Commission for cohesiveness with the overall design.
- Omitting the semi-recessed balcony detail is not consistent with the Design Commission's recommendations. The revised cornice detail above the balconies does work well to visually break up the long walls in a similar manner, but the semi-recessed balcony detail is preferred and encouraged.
- The revised entrance canopy is much improved from the previous design, and it works well to signify the entrance.
- The proposed metal mesh screen wall at the garage is a creative solution to visually separate the garage from the apartment building, and it works well to add interest to the sloped portion of the east wall. Options to grow vegetation on the east screen wall are encouraged.
- It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain wall for an enhanced appearance and to protect the stairs from rain, snow, and ice.
- The precast concrete garage panels are still too monochromatic. It is recommended that color be added to the base of the garage to complement the apartment building.
- The previous plans included a small cornice detail at the top of the garage, which has been omitted. It is recommended that the cornice detail be added back to the design.
- The exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage need to be clarified. These walls need to be of a finished quality consistent with the apartment building design.

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color. There is no signage included in this proposal, and all signage shall comply with Chapter 30, with separate permits required.

Staff recommends approval of the design, with consideration to items 1 through 7 listed in the Staff report.

Mr. Fitzgerald began a slide presentation in response to the updates that were made. He commented that although not this commission's purview, the costs of the project are a part of the design, and they want to best address concerns made by both the commissioners and Staff while not having a net cost add to the project. Previous concerns about the balconies were evaluated, with a preference that all balcony locations be recessed and perhaps have one detail that runs consistent throughout the project. A decision was made to make all the balconies flush, while creating the effect of breaking up the facade on all directions with a break in the cornice above the balconies, and the 3 zones of balconies along Euclid were pulled forward to be flush with the wall, and the dark Hardie panel on the top level was carried down vertically into the zone where the balconies are. The corner elements were also studied; changing colors, changing shape; changing the pumpkin material from lap siding to panels. They felt that given the breath of the building, the accent of the pumpkin at the corners is important and helps break up the length of the facade and provide some accent to these corners; therefore, the accent material remains in the location being shown; however, the lap siding was changed to a panel system, and the over scaled running bond pattern was changed to a typical grid. Also, the pergola on the west side of the building follows the curve of the road and the geometry of the ADR1 building.

Concerns about the views from westbound Euclid were also studied, and a slide was presented to the commissioners that showed the distance off Euclid that the parking garage sits and the space between the office building to the east of the site and the proposed new apartment building. The slide shows just a narrow window of visibility of the parking garage, and that the building in the foreground will obscure a significant amount of the parking garage. The slide also shows the corner elements as an accent to the development, the vertical breaks in the wall where the projecting balconies are located, and the modification made to the profile of the apartment building by jogging the parapet down to further accent that zone. Details of the balcony were also shown, depicting the parapet where the dark material carries down, and the trim piece on the balcony patio doors with the metal mesh infill panel.

Mr. Fitzgerald also stated that although not part of this commission's purview, the interior planning does have an affect on what is being done on the outside of the building, and as a result of further conversations with both Village Staff and their client, modifications were made to the internal workings of the plan with regards to the amenity and common spaces for residents near the entrance court on the north side of the building. The club room and fitness room were moved to the west side of the building, which enables a more semi-private utilization of the terrace, as well a connection from the communal spaces to the communal courtyard. There is still a landscape buffer separating the general public from the residents utilizing these spaces, but it becomes a more active space, rather than a private terrace for residents.

Looking at the main entrance on the north side of the building, the entry canopy was expanded just beyond the entry doors at the lobby, supported by angled brackets, much in keeping with some of the vocabulary of the ADR1 building. The change in the pumpkin panel system from lap siding to an over scaled running bond is more consistent with the light color and dark color Hardie panels. In response to Staff comments about the parking garage, the color tone on the pre-cast concrete panels at the base were added back, to help better ground the garage. The base carries through not only the main parking area, but the emergency stair tower itself, which was lowered to create a more vertical element. The added screen will create that space between the apartment building and the parking garage itself as a much more transparent element. Mr. Fitzgerald pointed out the addition of the accent pumpkin color on the inside of the stairs, and for cost purposes proposing they are proposing to infill the stair openings with the metal mesh because the stair is intended to be an open air emergency stair only. The main garage stair is located in the back corner.

Mr. Fitzgerald explained that the screen has also been added along the ramps on the east garage elevation. He explained the mesh screen detail was initially proposed as a double layer web, but due to cost, they are now looking at a single layer mesh hung from the garage. They had discussions with their client about landscaping in the area of the screening, and whether it will grow up the screen, resulting in their preference that plantings at the base of the garage not be allowed to trail up the screen, and that the screen act as a semi-transparent element in front of the ramp system. They also looked at the wall located at the top level of the parking deck, and propose that the dark Hardie panel at the top floor continue to wrap around the top layer, and beneath that part of the parking garage structure itself, the concrete wall would be painted to match the Hardie panel on the apartment building. There are some areas of mechanical equipment on the roof that primarily serve the public spaces, which will sit more towards the middle of the roof and be screened, although there is a continuous parapet around the entire building that is a minimum 2-feet in

most areas, and 4-feet at the corners. They do not anticipate the equipment being visible from many places, given the parapet wall and how far back it is, and the equipment screening will match the dark tone of the Hardie panel shown wrapping around the top of the building.

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

Commissioner Kubow liked what was done with the entrance; he liked the horizontality of it, which made it feel a little more prominent than what was previously proposed, and he felt there was a great opportunity to add some type of logo there as well. He also liked the change from the lap siding to the Hardie panel, which was fitting for a more contemporary design. With regards to the parking garage, the image shown tonight with the existing building located to the east was not previously presented and was helpful to show how much of the garage elevation would actually be seen from Euclid, which he felt would be limited. He acknowledged how difficult it is to fenestrate a parking garage, but felt the current proposal was fine because the existing building will block the garage elevation.

Commissioner Kubow said that most multi-family buildings have some type of walk-out at the ground-floor units; however, none of the ground-floor units on the proposed new building have balconies or porches. The petitioner pointed out that the grade drops off on the east and south elevations. Regardless of the grade change, Commissioner Kubow felt there was an opportunity for something at the ground-floor units, and although it would increase costs, a higher rent for those units could help offset those costs. He felt that moving the amenities to the west elevation helped greatly and would go a long way, although he felt the front entrance should be there as well. Commissioner Kubow also asked if the transformers located along Euclid are required to be screened with landscaping, and the petitioner replied that the location of the transformers has not yet been finalized; however, the intent is to screen them wherever they end up. Commissioner Kubow also said that although he understood cost factors, the stairwell that faces northwest would get hit with the elements and for safety reasons, he would require some type of glazing there.

Commissioner Kubow compared the southwest elevation of both the previous design and the current design. He liked the color scheme currently being shown, but wished the petitioner would have stayed with the recessed balconies on Euclid Avenue, which he felt were more interesting. He also asked for clarification on the change to the parapet, and Mr. Fitzgerald said that the continuous parapet that was previously proposed was stepped down to further accentuate the vertical break, which Commissioner Kubow liked as a compromise to create visual interest. Overall, Commissioner Kubow liked what was now being proposed.

Commissioner Kingsley felt the petitioner did a great job with the revisions, comments and presentation tonight. She too liked the changes that were done to the front entrance on the north elevation, and she agreed with Commissioner Kubow about the west elevation, although she really liked how it was designed to be a private-public space. She pointed out what appeared to be one private area along the west side underneath the trellis, and Mr. Fitzgerald explained that this one unit would have a private terrace underneath the trellis. Commissioner Kingsley also agreed with Commissioner Kubow's comments about the first-floor units not having walk-outs; the first-floor units on grade could benefit from exterior doors that allow residents to bypass the interior of the building and enter/exit from the outside. She also agreed that the parking garage stair should be glazed or enclosed, since it would be used more by pedestrians that park in this area, and she liked the panel systems now being proposed instead of the lap siding. She asked if the reveals would be expressed, and the petitioner said that the reveals would be expressed but painted out the same color as the panel system.

Commissioner Kingsley reviewed the colors and samples being proposed for the new building and parking garage. She confirmed that 3 colors are proposed for the apartment building, Gingery, Iron Gray, and Cobblestone, as well as the Cedar color brick with a natural grout. She referred to the balcony detail and asked about the dark grey inset on the top of the window, and the petitioner explained that the window head of every unit would have a grey panel that goes up to the underside of the balcony of the unit above, as well as grey trim down the sides to the top of the brick. Commissioner Kingsley also asked if the windows were all the same color, and the petitioner said that they are intended to all be the same Gull Grey color, which he presented a sample of. The petitioner also presented samples of the accent metal for the cornices, coping, balconies, and trellis, and reviewed the colors and materials being

proposed for the parking garage. Commissioner Kingsley said the color palette was very nice and she especially liked the brick and the pumpkin color. Mr. Fitzgerald said that they will finalize the exact pre-cast stain color on site to find the best match with the brick color.

With regards to the parking garage, Commissioner Kingsley really liked the metal screen wall being proposed, but she was not in favor of the mounting clips; she suggested the petitioner further study this and have Staff review it to ensure its quality. She also felt it was important to break up the screen wall and she suggested a living wall if possible. She further commented that the inside of the stairwell appeared to be painted orange, and Mr. Fitzgerald confirmed this. Commissioner Kingsley also said that she preferred the grid layout for the Gingery color panels that was presented tonight, which mimics the other panels and is a little less busy than the running bond. Mr. Fitzgerald said that they agreed.

Commissioner Eckhardt said that 2 of his questions have already been answered, one about the pumpkin material, and the other about vegetation on the parking garage screens, which is sometimes well intended but never works. He felt a more architectural, cool looking screen would be exciting, possibly with LED lights on it to give it some fun. He asked if balconies were being proposed inside the courtyard and the petitioner said they were not. Commissioner Eckhardt also referred to the east elevation of the apartment building and the close proximity of the bottom wall panel at grade that gets bigger and bigger as grade drops, until it appears to be almost a full-story; this area needs some attention. He suggested splitting it and putting another color underneath, to keep the line going around, or build a retaining wall further out on the property, allowing a flat area for a resident to walk out on, or include trees to screen it. Commissioner Eckhardt still had some concerns about the parking garage location, although moving some of the public areas away from it was an improvement, and he was bothered by many of the units having no balconies, especially the larger units. He was in favor of all the other changes that were made, although he wanted to see the stairwell enclosed with glass, and he assumed the steel stairs would be painted a color to offset the Gingery color, which he liked.

Chair Fitzgerald said that all of his questions have already been asked by the other commissioners. He was fine with the balconies as proposed, which he liked, and he really liked the parking garage stairwell, and agreed with the suggestion to add glass windows. He also agreed that it is very difficult to get vines to grow up a lattice type panel to where it gets high enough to have an effect; he would rather see nothing there, than have something look weak and sick all the time.

Commissioner Kubow was concerned about the metal panel being proposed for the parking garage. He referenced 'The Emerson' development in Downtown Oak Park, an apartment project he worked on that introduced a cool perforated metal panel for the parking garage, where all of the connections were hidden behind the panel. Using different angles gave the screening a sculptural feel, which was an art requirement by the Village of Oak Park; there are multiple cost effective ways of doing metal panels or any type of screening where the clips are not seen, and he was glad that Commissioner Kingsley brought this up because he did not like the screen wall example being shown tonight at all. He felt it was important that it be a requirement that Staff take a very close look at what was proposed there. His motion would include a requirement to add glazing to the garage stair tower, a requirement to use stack bond pattern in the siding as opposed to the staggered running bond, and a requirement that Staff review the final detailing for the metal screen wall on the parking garage.

Mr. Hautzinger encouraged the motion to include Staff's recommendation that color be added to the base of the garage to complement the apartment building, which was presented tonight but was not in the packet. The commissioners liked this revision and agreed to add it to the motion. Commissioner Kingsley referred to Staff's suggestion that the cornice detail be added back to the precast concrete garage walls, and the petitioner agreed. Mr. Hautzinger also suggested that details of the big blank walls above the parking garage, which were not included in the plans submitted, be added to the motion. Commissioner Kingsley reiterated Commissioner Eckhardt's concerns and suggestions about the receding grade on the east side of the building, and again on the north elevation where the driveway slopes down. The petitioner added that their intent is to add landscaping in those areas to help soften the wall.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED NEW APARTMENT BUILDING TO BE LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 5/25/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD GLAZING TO THE GARAGE STAIR TOWER.
2. A REQUIREMENT TO USE SMOOTH PANEL SIDING INSTEAD OF LAP SIDING.
3. A REQUIREMENT TO USE STACK BOND PATTERN IN THE 'PUMPKIN' PANEL SIDING, IN LIEU OF THE STAGGERED RUNNING BOND.
4. A REQUIREMENT THAT STAFF REVIEW THE FINAL DETAILING FOR THE METAL MESH SCREEN WALLS ON THE PARKING GARAGE.
5. A REQUIREMENT TO ADD THE TINTED COLOR ON THE BASE OF THE GARAGE WALLS, A COLOR TO MATCH THE BRICK ON THE APARTMENT BUILDING.
6. A REQUIREMENT TO INCLUDE THE CORNICE REVEAL DETAIL ON THE TOP OF THE PARKING GARAGE WALLS ON THE PARKING GARAGE.
7. A REQUIREMENT TO INCLUDE THE DETAILING ON THE APARTMENT WALLS ABOVE THE TOP OF THE GARAGE AS PRESENTED TONIGHT, PER EXHIBIT A313 DATED 6-12-18.
8. A RECOMMENDATION TO INCLUDE ADDITIONAL BRICK DETAILING ON THE EAST AND NORTH ELEVATIONS TO CREATE A HORIZONTAL SHADOW LINE AT THE FIRST-FLOOR ELEVATION WHERE GRADE DROPS BELOW THE FIRST-FLOOR.
9. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

Mr. Fitzgerald thanked the commissioners for their support and feedback, and felt the overall design was improved as a result of the design review process.

ITEM 2. COMMERCIAL REVIEWDC#18-048 – European Crystal Hotel

James Cazares, representing the *European Crystal Hotel*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new eight-story, 60-room hotel addition to the existing European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower. This project was previously approved by the Design Commission in 2016 and again in 2017. In 2016, the petitioner proposed a 10-story building with 160 hotel rooms. Then, due to a lack of sufficient parking on the site, in 2017 the proposal was revised as a 12-story building with 128 hotel rooms. Both of the previous hotel designs were sleek and modern as compared to the traditional design of the existing banquet facility, which worked well because the hotel became the new main entrance and face of the building in those concepts.

The current project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a hotel in the M-2 zoning district. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The current proposal is a smaller building than previously approved, and it retains the existing banquet hall Porte cochere as the main entrance on the west side of the building. Since the hotel addition is not proposed to become the new main entrance for the building, it has been designed in a more traditional style to fit in and complement the existing banquet facility. All of the exterior materials have been selected to match the existing building, and details such as the EIFS cornice have been designed to match existing detailing.

Overall, the proposed hotel design is nicely done. The composition of the facades are nicely balanced with the same level of detailing on all sides of the building. The front elevation includes an open wall space at the top of the building to accommodate a future wall sign. The first and second floors are designed to highlight the base of the building and the two-story lobby space within. One minor comment on the design is to adjust the spacing of the transom at the first floor windows to match the same size as the transoms in the second floor windows above. All new exterior mechanical equipment will be located on the roof of the existing single-story banquet building where they will be screened from view by the new hotel tower. The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building. Signage has not been submitted for review at this time, but all signage shall comply with Chapter 30 sign code and separate sign permits will be required for all signage.

Staff recommends approval of the proposed design for the addition to the existing hotel, with the suggestion to adjust the spacing of the transom at the first-floor windows to match the size of those on the second-floor.

Mr. Cazares had no comments at this time.

Commissioner Kingsley appreciated the background given by Staff that explained the change in the project; however, she liked the previous design better. Mr. Cazares explained that the previous design for the hotel was a modern design, but the current proposal will include golds, creams, and moldings to match the existing banquet facility. The new hotel will be named the Chez Hotel, which means “to welcome”. In general, Commissioner Kingsley felt the proposed design was fine, however, she asked if the brick reveals on the main body of the building would be gray, and Mr. Cazares replied that the reveals will be cast stone to match the existing building, which is gray. Commissioner Kingsley felt there was a missed opportunity at the upper floors to finish it the same way that the base is expressed with cast stone. She also had concerns about how the two connect, and the detailing of the column and cornice as it steps down. She reiterated that this is a missed opportunity to finish the top of the building to be the same as the bottom; it could just be simpler and more noble of a material that will wear the same as the building base.

Commissioner Eckhardt commented that the proposed design is very classic, with a base, middle and top. He really liked the detailing of all the lines and shadows, and all the subtle and very classic details being proposed. He felt the brick pier at the top of the northeast corner of the building should be eliminated for a more balanced appearance. Otherwise, he really liked the building and felt that it will maintain its elegance for a long time.

Commissioner Kubow liked this design better than the previous design, and felt that Commissioner Eckhardt hit it right on the head; the proposed design is not only going to age better visually, but in terms of the materials being proposed, it would hold up better over time. This is a classic design, with the base, the middle and the crown. He also agreed with Staff that the space of the transom at the first-floor windows should match the size of the transoms above. Commissioner Kubow also commented that he felt this area is struggling, and he was disappointed to hear that the previous design for the hotel was not approved. He felt the Village would want to do everything possible for a hotel developer who wants to make this area look better, instead of losing the previous design that was very cool and pretty dramatic because a parking ratio was not met. In general, he approved of the design as proposed, with a requirement to adjust the mullion height as stated by Staff.

Chair Fitzgerald also liked the building design and agreed that it will be timeless. He liked the idea of stone at the top of the building as suggested by Commissioner Kingsley, if budget allows, and he agreed with Commissioner Eckhardt's comments about whether the column on the shorter side of the top floor needed to be there or not. He also agreed with Staff's comment about the spacing of the window transoms.

Chair Fitzgerald pointed out that there is nobody in the audience at this time, with the exception of the petitioner.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED DESIGN FOR THE EUROPEAN CRYSTAL HOTEL LOCATED AT 519 W. ALGONQUIN ROAD. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 5/8/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADJUST THE SPACING OF THE TRANSOM AT THE FIRST-FLOOR WINDOWS TO MATCH THE SAME SIZE AS THE TRANSOMS IN THE SECOND-FLOOR WINDOWS ABOVE.
2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS ALL EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO PICK UP SOME OF THE DRAMA.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley reiterated her comments that the simplicity of the first floor facade could also be expressed at the top. The size of the cornice is very important and it is typically accentuated in older buildings that have a base, a middle, and a top. She understands that the EIFS cornice matches the existing building, but it could be smaller, it could be something different, because the first floor detailing is what is going to sing on the building. The detail of how the lower cornice meets the brick column is also going to be really important. The first floor design is really nice and refined and restrained and classy, and she felt the same thing could be done at the top.

Mr. Hautzinger felt that a recommendation to use stone at the top floor of the building in lieu of EIFS was a good recommendation, if the project budget were to allow it. Commissioner Kingsley felt that her suggestions should also go hand-in-hand with Commissioner Eckhardt's comments to simplify the top floor.

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

2. A RECOMMENDATION TO ELIMINATE THE BRICK PILASTER ON THE LOWER PORTION OF THE TOP FLOOR AND DETAIL THAT CORNER AS EIFS, AND ADD FURTHER DETAIL TO THE TWO BRICK PILASTERS THAT CONTINUE UP TO THE HIGHER PORTION TO HAVE MORE SOLIDITY, OR CONSIDER ELIMINATING ALL OF THE BRICK PILASTERS, FOR STAFF TO REVIEW.

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

ITEM 3. OTHER BUSINESS

2018 Alan F. Bombick Award

Staff presented the nominations for both single-family and commercial/multi-family projects. The commissioners reviewed the nominations and selected the new single-family residence at 444 S. Lincoln for the single-family award, and Thomas Middle School was selected for the commercial award.

DRAFT

ITEM 4. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:15 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#17-115 - 619 N. Arlington Heights Rd. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 619 N. Arlington Heights Road. This recommendation is subject to compliance with the revised architectural plans dated and received 6/7/18, 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

Staff Report
Exhibits
Minutes 9/26/17

Type

Board or Commission Report
Exhibits
Minutes

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Vincent Residence
Project Address: 619 N. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: September 21, 2017
Date Revised: June 21, 2018

PETITION INFORMATION:

DC Number: 17-115
Petitioner Name: Robert Flubacker
Petitioner Address: Robert Flubacker Architects
1835 Rohlwing Road, Suite B
Rolling Meadows, IL 60008
Meeting Date: September 26, 2017
Re-review Meeting Date: June 26, 2018

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

ANALYSIS:

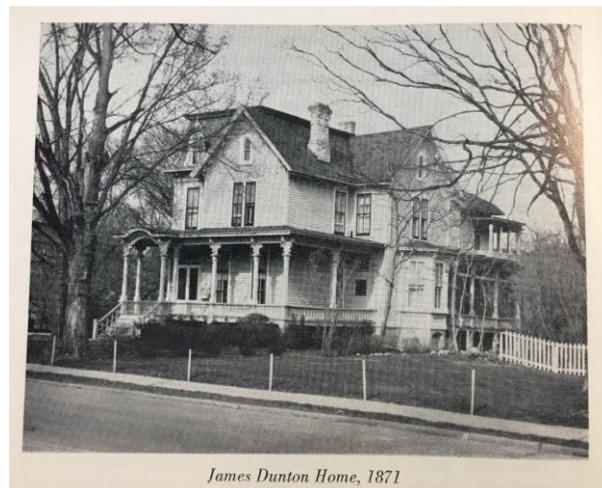
Summary

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

The petitioner is proposing to add a new two-car garage addition to an existing two-story house. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 19,360 square feet and the house, with the proposed addition, will have approximately 5,234 square feet. The proposed addition complies with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 40 feet max. Side: 8.8 feet Side: 8.8 feet Rear: 30 feet	Front: 54.0 feet Side: 9.0 feet Side: 7.75 feet (existing) Rear: 88.8 feet
Building Height	25 feet to the midpoint	17.3 feet to the midpoint (addition)
FAR	8,182 SF	5,234 SF
Building Lot Coverage	6,776 SF	2,874 SF
Impervious Surface Coverage Total	9,680 SF	5,923 SF

The existing house was built in 1869 by the Dunton family, founders of Arlington Heights. The house was included in a Community Preservation Report prepared by the School of the Art Institute in 2004, and is rated as "Exceptional". Refer to historic photo below, taken in 1871. This project is appearing before the Design Commission due to the historical significance of this property.



James Dunton Home, 1871

Project Update:

This project received Design Commission approval on September 26, 2017. At this time, the Petitioner has made revisions to the design due to cost. The original garage design included detailed mouldings and brackets to match the existing detailing on the house. However, the petitioner has reported that those details are too costly to produce. Therefore, they are seeking approval for a simplified version of the design, without the decorative brackets and mouldings.

The revised design still fits in very well with the existing house. The massing of the garage, detailing of doors and windows, and detailing of the overhangs and eaves are all very nicely done to complement the existing house. The garage addition is substantially set back from the front of the house which creates the appearance of a detached garage, and it is questionable whether the decorative brackets and mouldings would be visible from the street. Overall, the design is still very nicely done.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed addition to the existing single-family residence located at 619 N. Arlington Heights Road. This recommendation is subject to compliance with the revised architectural plans dated and received 6/7/18, 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.

_____, June 21, 2018

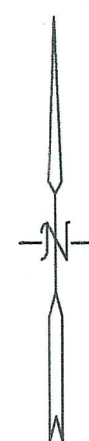
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-115

PLAT OF SURVEY

Order No. 1311130

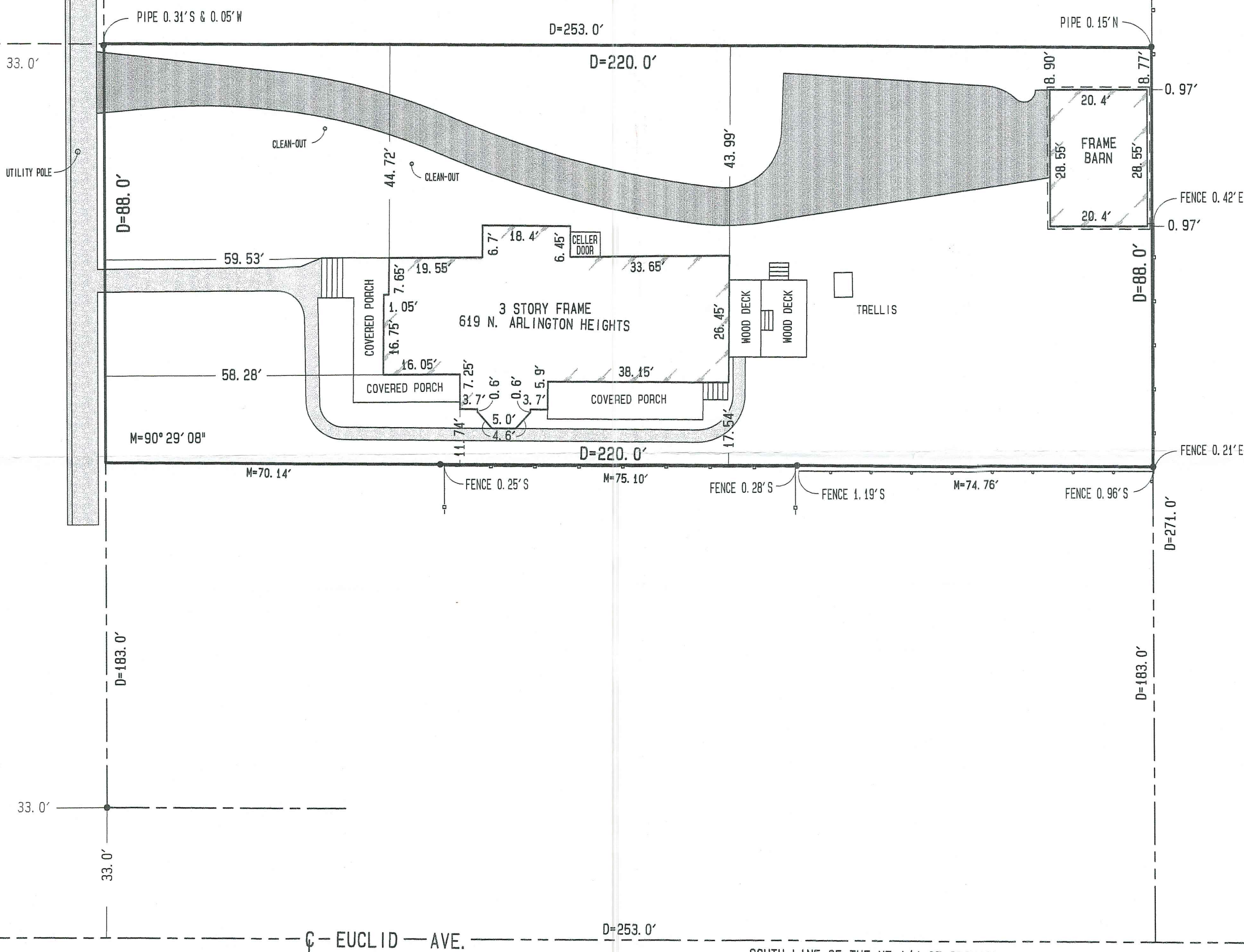
THE NORTH 88 FEET OF THE SOUTH 271 FEET OF THE EAST 220 FEET OF THE WEST 253 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 20'

WESTLINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29

CL - ARLINGTON HEIGHTS - RD.



LEGEND
LIMITS of BUILDING =
CONCRETE =
ASPHALT =
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171

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STATE of ILLINOIS S.S.
COUNTY of KANE

WE, LAND DIVISIONS, INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: MAY 2, 2013.



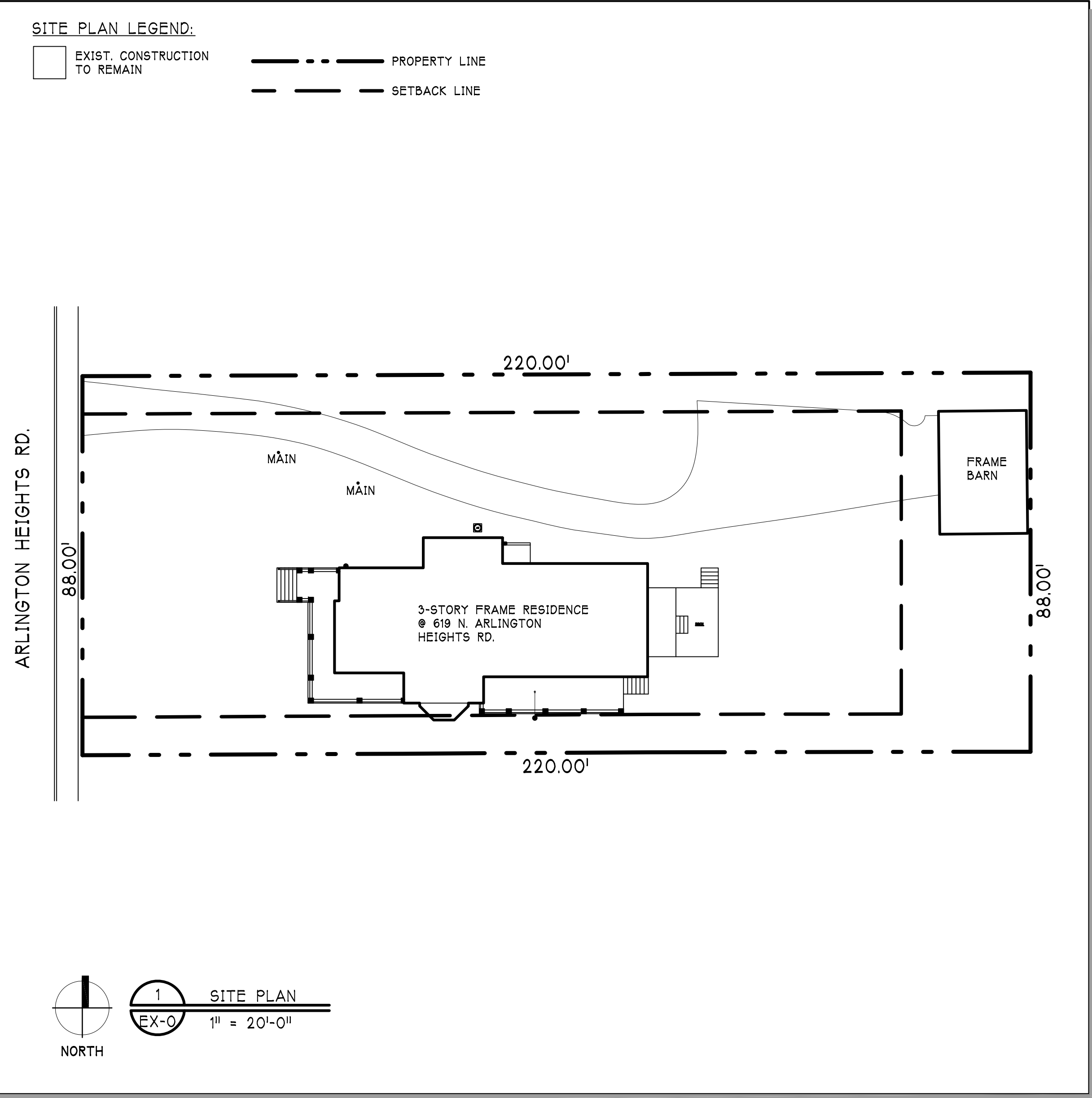
THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR THOMPSON AND VINCENT.

ALTERATIONS AND ADDITIONS FOR

THE VINCENT RESIDENCE

619 N. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

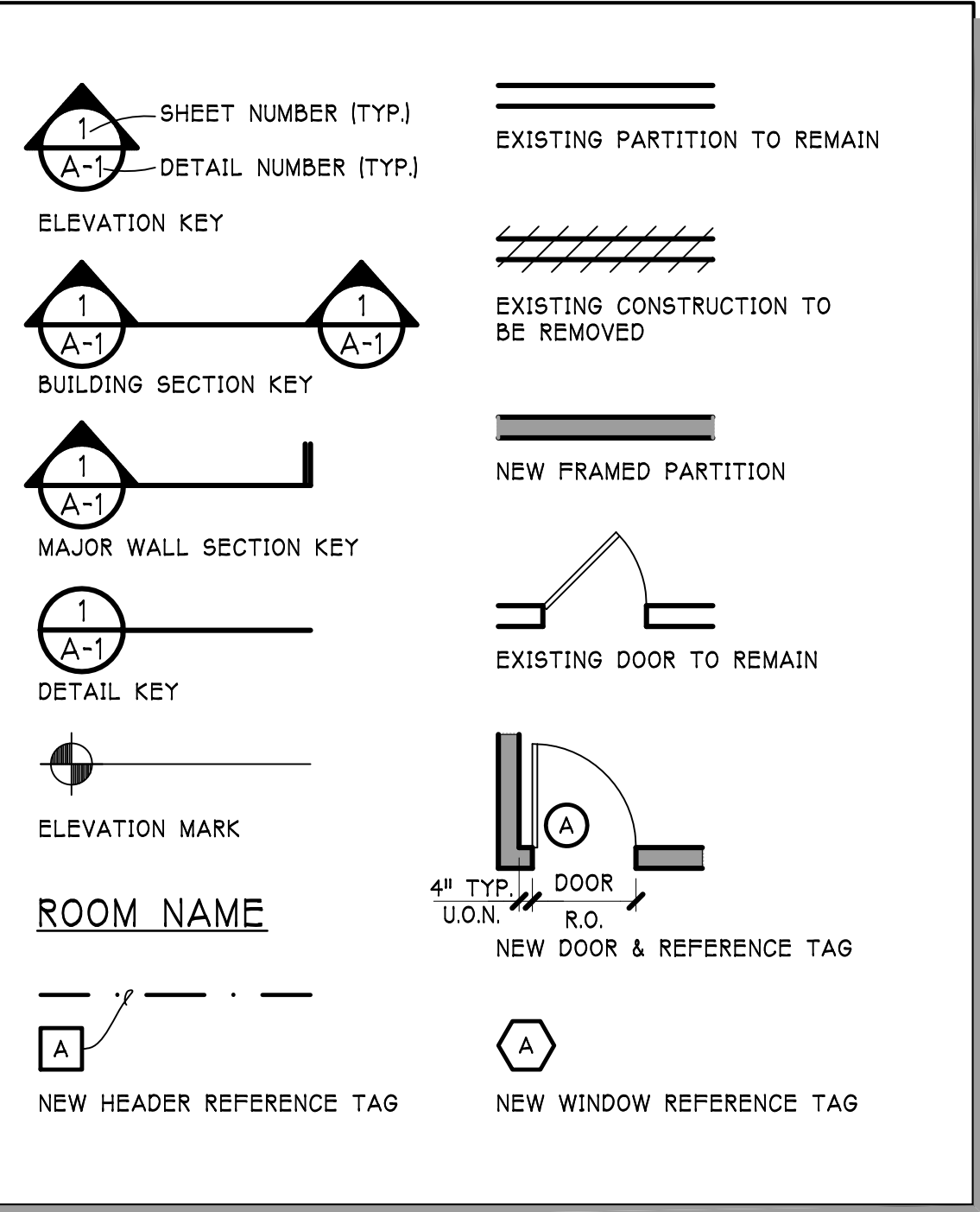
SITE PLAN



ABBREVIATIONS

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

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

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 - INTERNATIONAL RESIDENTIAL CODE
 - INTERNATIONAL BUILDING CODE
 - INTERNATIONAL PROPERTY MAINTENANCE CODE
 - INTERNATIONAL FIRE CODE
 - INTERNATIONAL FUEL GAS CODE
 - INTERNATIONAL MECHANICAL CODE
 - INTERNATIONAL EXISTING BUILDING CODE
- 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS PLUMBING CODE
- 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
- 1997 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:

LOT AREA: 19,360 SQ.FT.

ALLOWABLE F.A.R. 8,182 SQ.FT.

ALLOWABLE LOT COVERAGE 6,776 SQ.FT.

ALLOWABLE IMPERVIOUS SURFACE 9,680 SQ.FT.

BUILDING AREAS:

FIRST FLOOR 2,124 SQ.FT.

SECOND FLOOR 2,112 SQ.FT.

ATTIC 461 SQ.FT.

DETACHED BARN 582 SQ.FT.

DESIGN LOADS: (PER SQ. FT.)

ATTIC, NO STORAGE 10# LL + 10# DL = 20# TOTAL

ATTIC, w/STORAGE 20# LL + 10# DL = 30# TOTAL

ATTIC, HABITABLE 30# LL + 10# DL = 40# TOTAL

SLEEPING ROOMS 30# LL + 15# DL = 45# TOTAL

ROOMS (NOT SLEEPING) 40# LL + 15# DL = 55# TOTAL

GROUND SNOW LOAD 25#

LIST OF DRAWINGS

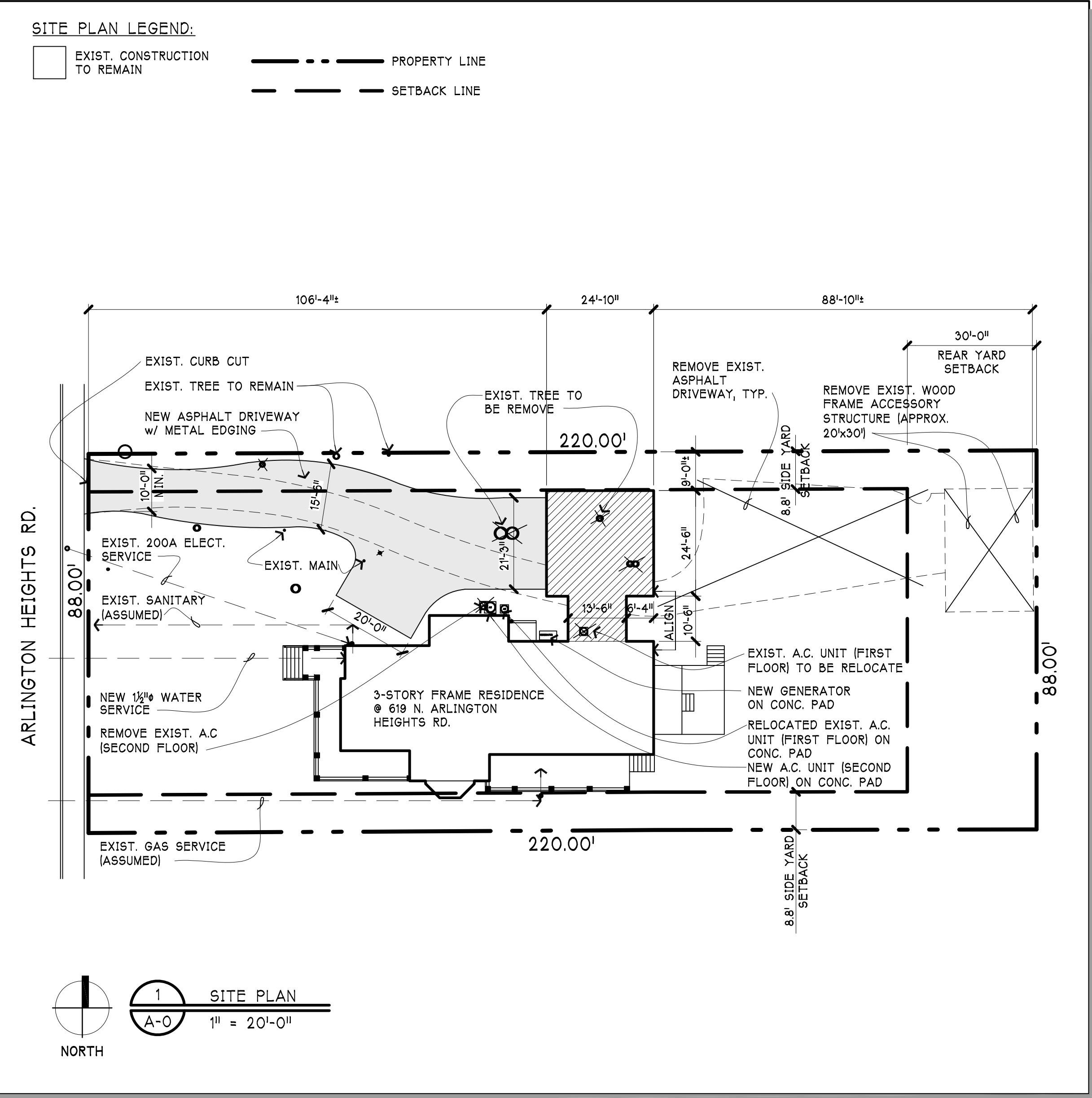
EX-0	TITLE SHEET
EX-1	BASEMENT PLAN
EX-2	FIRST FLOOR PLAN
EX-3	SECOND FLOOR PLAN / ATTIC PLAN
EX-4	EXTERIOR ELEVATIONS
EX-5	EXTERIOR ELEVATIONS

ALTERATIONS AND ADDITIONS FOR

THE VINCENT RESIDENCE

619 N. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

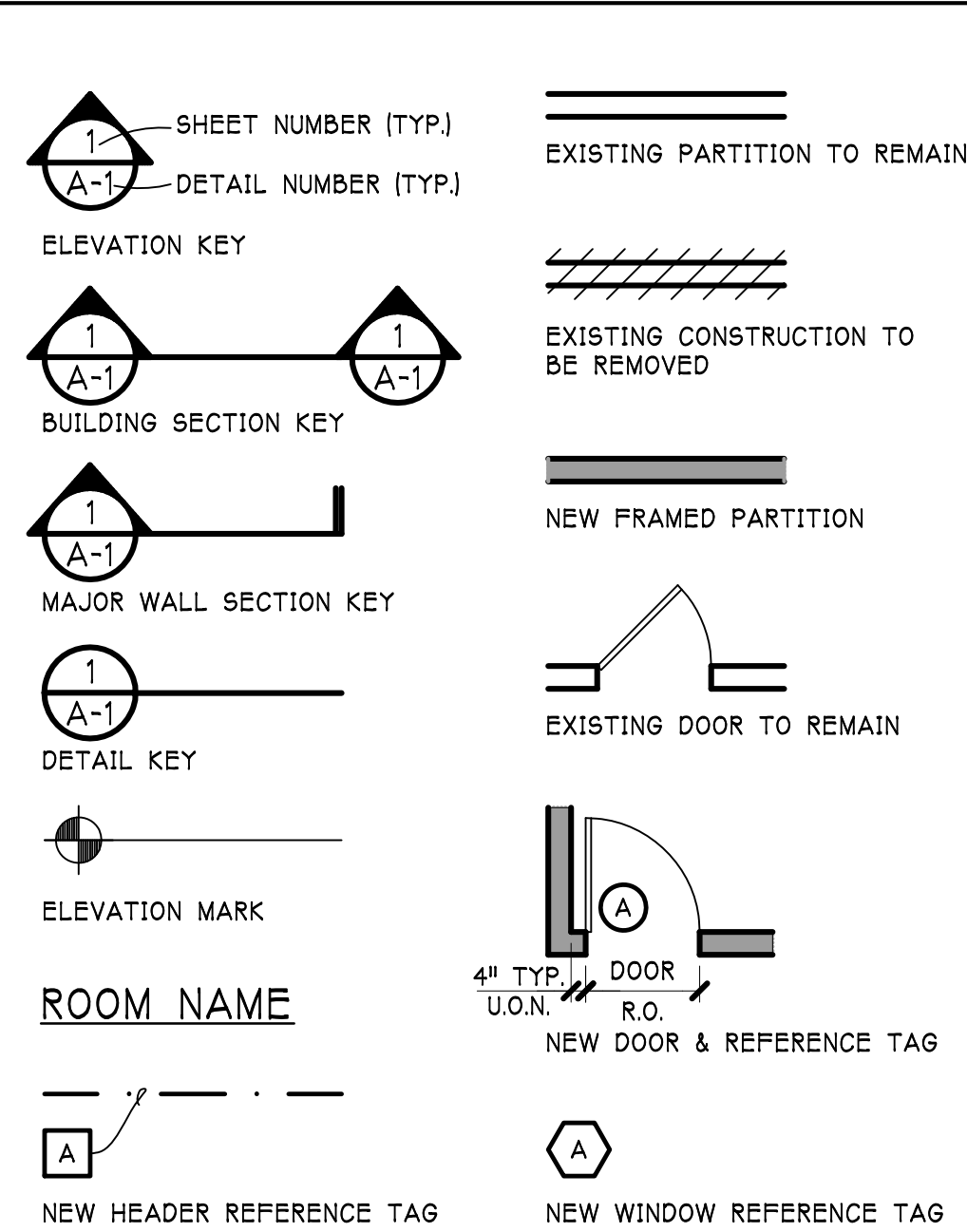
SITE PLAN



ABBREVIATIONS

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

SYMBOLS



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- 2014 ILLINOIS PLUMBING CODE
- 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
- 1997 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:

LOT AREA: 19,360 SQ.FT.

ALLOWABLE F.A.R. 8,182 SQ.FT.

ALLOWABLE LOT COVERAGE 6,776 SQ.FT.

ALLOWABLE IMPERVIOUS SURFACE 9,680 SQ.FT.

BUILDING AREAS:

FIRST FLOOR	2,271 SQ.FT.
SECOND FLOOR	2,112 SQ.FT.
GARAGE	603 SQ.FT.

DESIGN LOADS: (PER SQ. FT.)

ATTIC, NO STORAGE	10# LL + 10# DL = 20# TOTAL
ATTIC, w/STORAGE	20# LL + 10# DL = 30# TOTAL
ATTIC, HABITABLE	30# LL + 10# DL = 40# TOTAL
SLEEPING ROOMS	40# LL + 15# DL = 55# TOTAL
ROOMS (NOT SLEEPING)	40# LL + 15# DL = 55# TOTAL
GROUND SNOW LOAD	30#

LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	FOUNDATION PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN / ATTIC PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS



Property Left 3
627 N Arlington Heights Rd.



Property Left 2
623 N. Arlington Heights Rd.



Property Left 1
621 N. Arlington Heights Rd.



Subject Property
619 N. Arlington Heights Rd.



Property Right 1
204 E. Euclid Ave.

E.
E
U
C
L
I
D



Property Right 2
515 N. Arlington Heights Rd.



Property Right 3
507 N. Arlington Heights Rd.

N. ARLINGTON HEIGHTS RD.

616 N. Arlington Heights Rd.

Property Across 1



612 N. Arlington Heights Rd.

Property Across 2



114 E. Euclid Ave.

Property Across 3



A
V
E.

←North



James Dunton Home, 1871



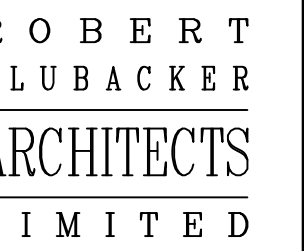


EXISTING ELEVATION STUDY
SCALE: 1/8" = 1'-0"



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

N. ARLINGTON HEIGHTS RD.



35-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

GENERATIONS AND ADDITION FOR

THE VINCENT RESIDENCE

619 N ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

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Project Number
17002

EX-4



1	EXISTING WEST ELEVATION
EX-4	1/4" = 1'-0"



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

9/26/17 – Approved Design

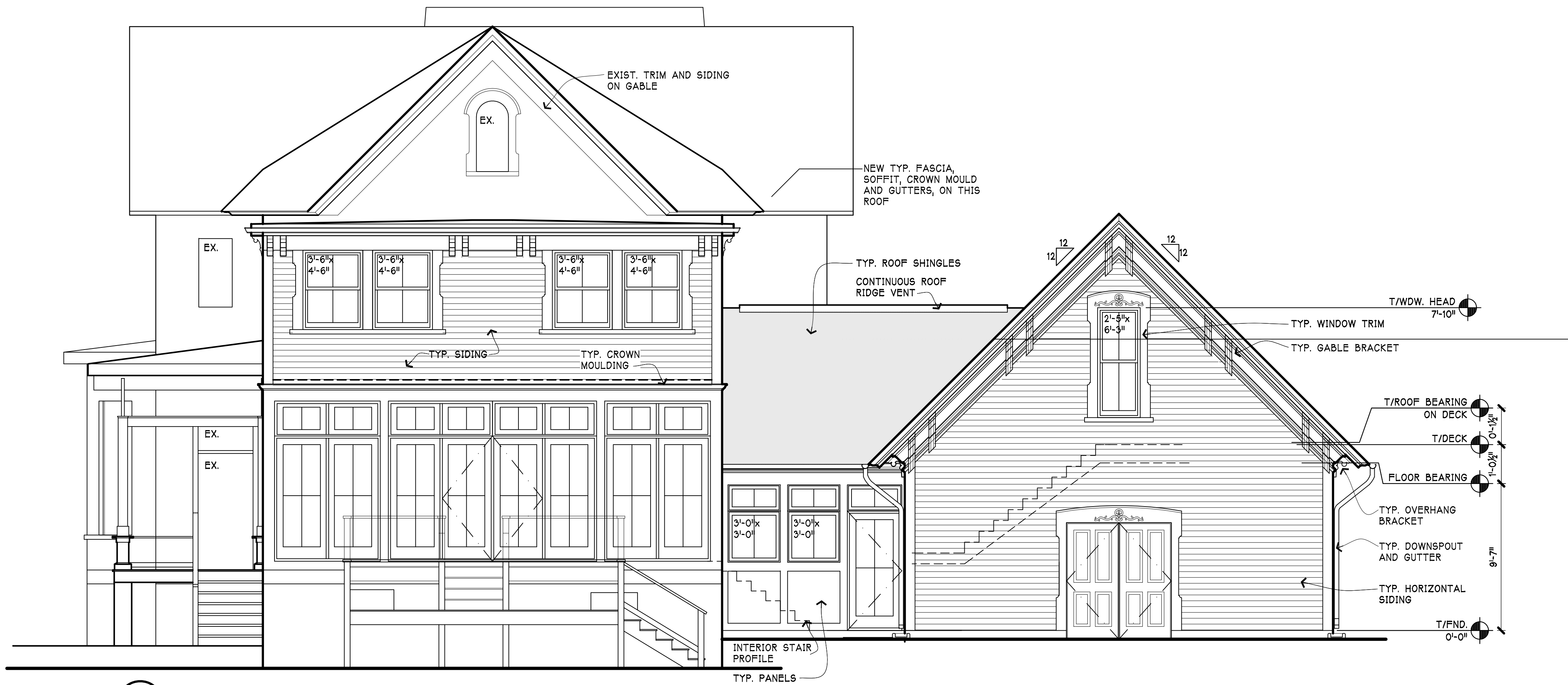


1 GARAGE/BREEZEWAY WEST ELEVATION
A-4 1/4" = 1'-0"

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

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	LAMINATED ASPHALT SHINGLES, MATCH EXIST. T.M.E. (U.L. LISTED CLASS-C OR BETTER)	T.M.E.
HORIZONTAL SIDING	'JAMES HARDIE' HARDIE-PLANK 4" HORIZ. BEVEL FIBER CEMENT SIDING, PREFINISHED	T.B.D.
CORNER TRIM	'JAMES HARDIE' HARDIE-TRIM, 5/4 SMOOTH x 7 1/4", T.M.E. HOUSE	WHITE
WINDOW TRIM	'JAMES HARDIE' HARDIE-TRIM, SIZE & DESIGN T.M.E. HOUSE	WHITE
FASCIA	'JAMES HARDIE' HARDIE-TRIM, 4/4 SMOOTH x 7 1/4", T.M.E. HOUSE	WHITE
SOFFIT	'JAMES HARDIE' HARDIE-SOFFIT FIBER CEMENT, VENTED PANELS	WHITE
FRIEZE	FIBER CEMENT, MULTIPLE-PIECES T.M.E. (SEE 4/A-5 & 5/A-5)	WHITE
OVERHANG BRACKET (SEE 4/A-5)	CUSTOM PROFILE T.M.E., FIBER CEMENT FABRICATE W/ MULTIPLE PLYS OF TRIM MATERIAL (THICK AS REQ'D); ALL EXPOSED SURFACES/EDGES TO BE FLAT/SMOOTH	WHITE
GABLE BRACKET (SEE 5/A-5)		
CROWN MOULDING	'JAMES HARDIE' FIBER CEMENT, 5 1/4" CROWN MOULDING, T.M.E. HOUSE	WHITE
PANELS	'JAMES HARDIE' HARDIE-PANEL, SMOOTH, FLUSH PANEL w/ COVE MOULDING	WHITE
GUTTERS AND DOWNSPOUTS	HALF-ROUND, PRE-FINISHED ALUM. GUTTERS w/ STRAP HANGERS, T.M.E AND OVERSIZED DOWNSPOUTS & CONC. SPLASHBLOCKS	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-

NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN



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

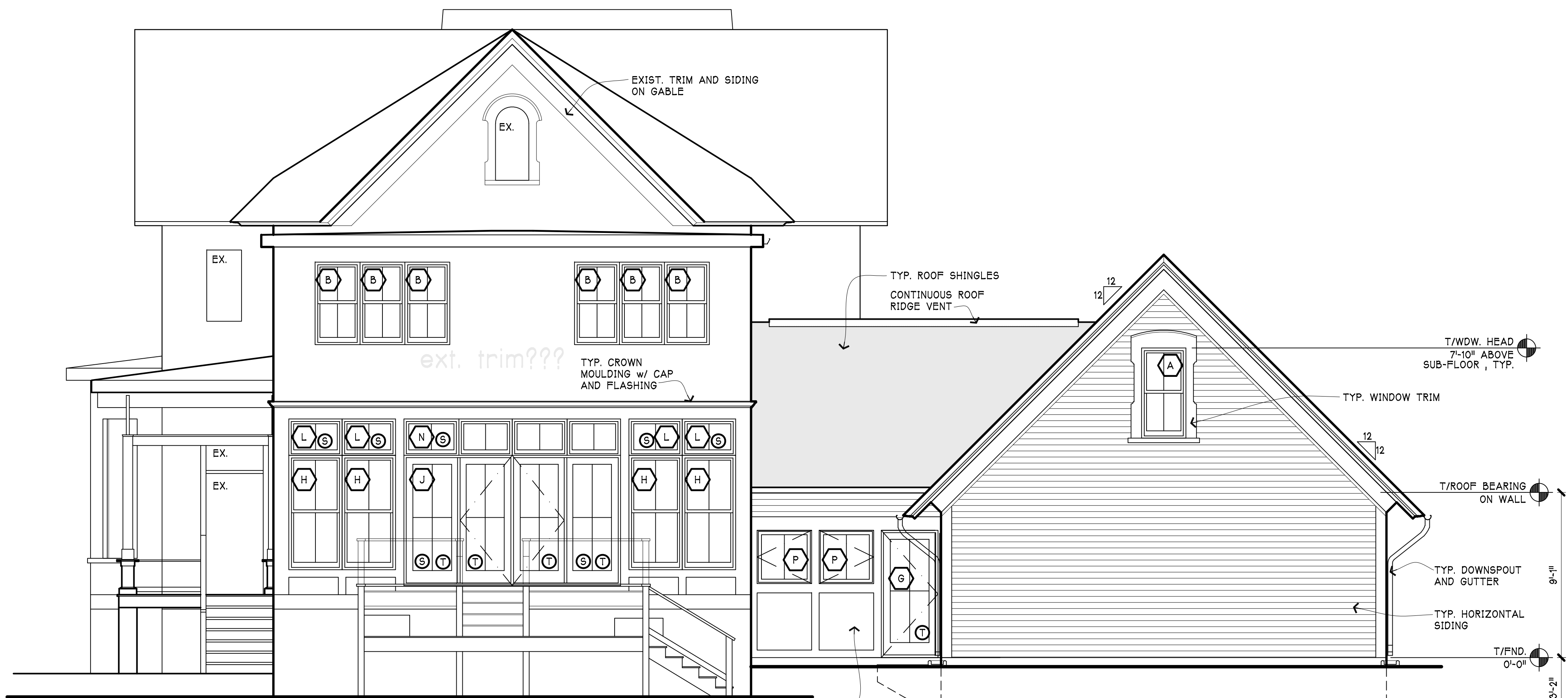
6/26/18 – Revised Design



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



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



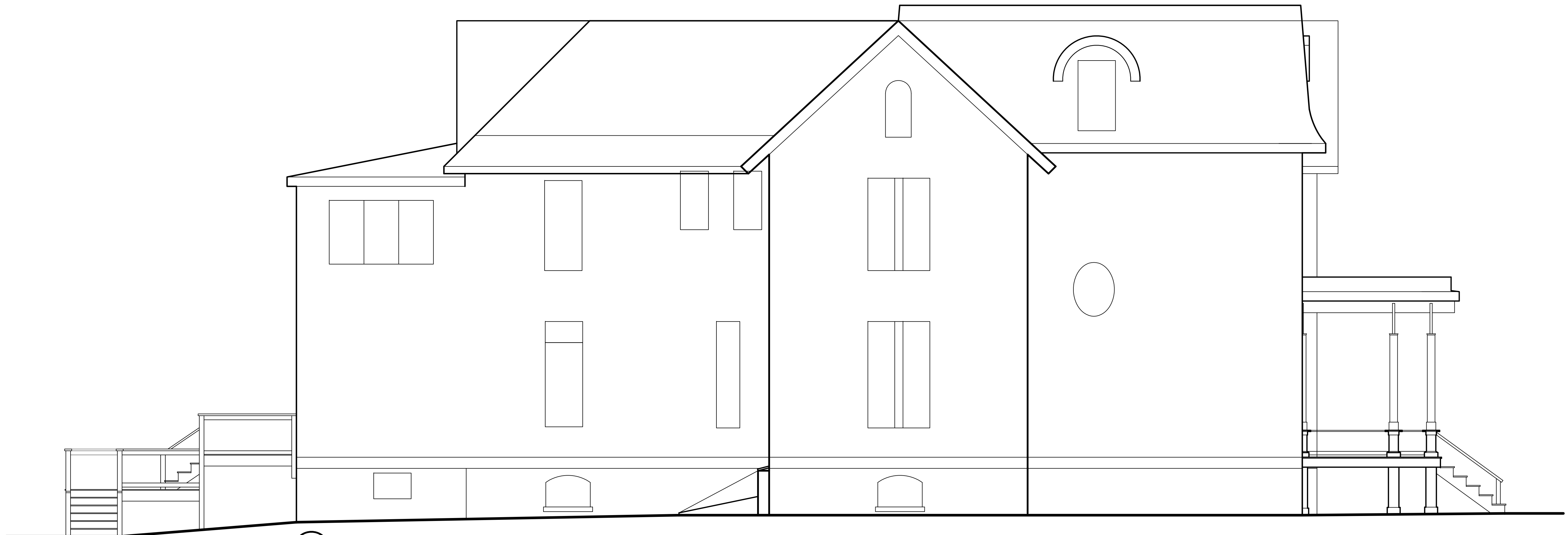
3 EAST ELEVATION
A-4 1/4" = 1'-0"

ELEVATIONS MATERIAL LEGEND		
MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	LAMINATED ASPHALT SHINGLES, MATCH EXIST. T.M.E. [U.L. LISTED CLASS-C OR BETTER]	T.M.E.
HORIZONTAL SIDING	'LP SMART-SIDE', 76 SERIES LAP SIDING, 4" HORIZONTAL	T.B.D.
CORNER TRIM	'LP SMART-SIDE', 540 SERIES REVERSIBLE TRIM, 7 1/4", T.M.E. HOUSE	WHITE
WINDOW TRIM	'LP SMART-SIDE', 540 SERIES REVERSIBLE SIZE & DESIGN T.M.E. HOUSE	WHITE
FASCIA	'LP SMART-SIDE', 540 SERIES REVERSIBLE FASCIA TRIM, 7 1/4", T.M.E. HOUSE w/ 5 1/4" CROWN MOULDING TRIM, T.M.E.	WHITE
SOFFIT	'LP SMART-SIDE', 540 SERIES REVERSIBLE VENTED PANELS	WHITE
FRIEZE	FLAT BOARD TRIM w/ COVE MOULD [SEE 5/A-5]	WHITE
CROWN MOULDING	5 1/4" CROWN MOULDING, T.M.E. HOUSE	WHITE
PANELS	'AZEK' OR EQUAL. FLUSH PANEL w/ COVE MOULDING	WHITE
GUTTERS AND DOWNSPOUTS	HALF-ROUND, PRE-FINISHED ALUM. GUTTERS w/ STRAP HANGERS, T.M.E. AND OVERSIZED DOWNSPOUTS & CONC. SPLASHBLOCKS	WHITE
FLASHING	PRE-FINISHED ALUMINUM FLASHING, 0.024"	-
NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN		

WINDOW SCHEDULE						
WDW. TAG	UNIT SIZE	TYPE	DIVIDED LITE	FINISH		NOTES
				INTERIOR	EXTERIOR	
A	CUDH 2426	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
B	CUDH 2424*	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	V.I.F., NOTE 1
C	DELETED					
D	CUDH 2628	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
E	CUDH 2634	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
F	DELETED					
G	CUFD 3068	FRENCH DOOR	SNAP-IN	PAINT	CLAD	-
H	CUDH 3034	DOUBLE HUNG	SNAP-IN	PAINT	CLAD	-
I	DELETED					
J	CUFD 12070	FRENCH DOOR	SNAP-IN	PAINT	CLAD	-
K	DELETED					
L	CUDHT 30(2'-0"FS)	D.H. TRANSOM	SNAP-IN	PAINT	CLAD	-
M	DELETED					
N	CUDHT (11'-11" FS) (2'-0" FS)	D.H. TRANSOM	SNAP-IN	PAINT	CLAD	NOTE 2
O	CUCA 2424	CASEMENT	SNAP-IN	PAINT	CLAD	-
P	CUCA 3636	CASEMENT	SNAP-IN	PAINT	CLAD	-
R	DELETED					
S	DELETED					
EGRESS WINDOW (24" MIN. CLEAR HEIGHT, 20" MIN. CLEAR WIDTH, 5.7 SQ.FT. MIN. AREA, 5.0 SQ.FT. MIN. AT GRADE LEVEL, 44" MAX. SILL HEIGHT)						
STATIONARY UNIT TEMPERED GLASS						
MANUFACTURER: 'MARVIN WINDOWS' (U.O.N.)						
CLADDING: WHITE						
GLAZING: LOW-E II GLASS w/ ARGON GAS (U-FACTOR: ACTUAL 0.30, CODE 0.32)						
SCREEN: STANDARD						
WDW. HARDWARE: NO SASH LIFTS ON D.H.						
DOOR HARDWARE: OIL RUBBED BRONZE						
DIVIDED LITE: 'CREATIVE MILLWORK' SNAP-IN GRILLES, w/ FULL-SURROUND						
NOTE 1: NEW WINDOWS IN EXISTING OPENING						
NOTE 2: 4-WIDE DOUBLE HUNG TRANSOM UNIT, WIDTH TO MATCH FRENCH DOOR WIDTH						
GENERAL NOTE: G.C. TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OF ANY CUSTOM WINDOW UNITS PRIOR TO ORDERING AND FABRICATION						



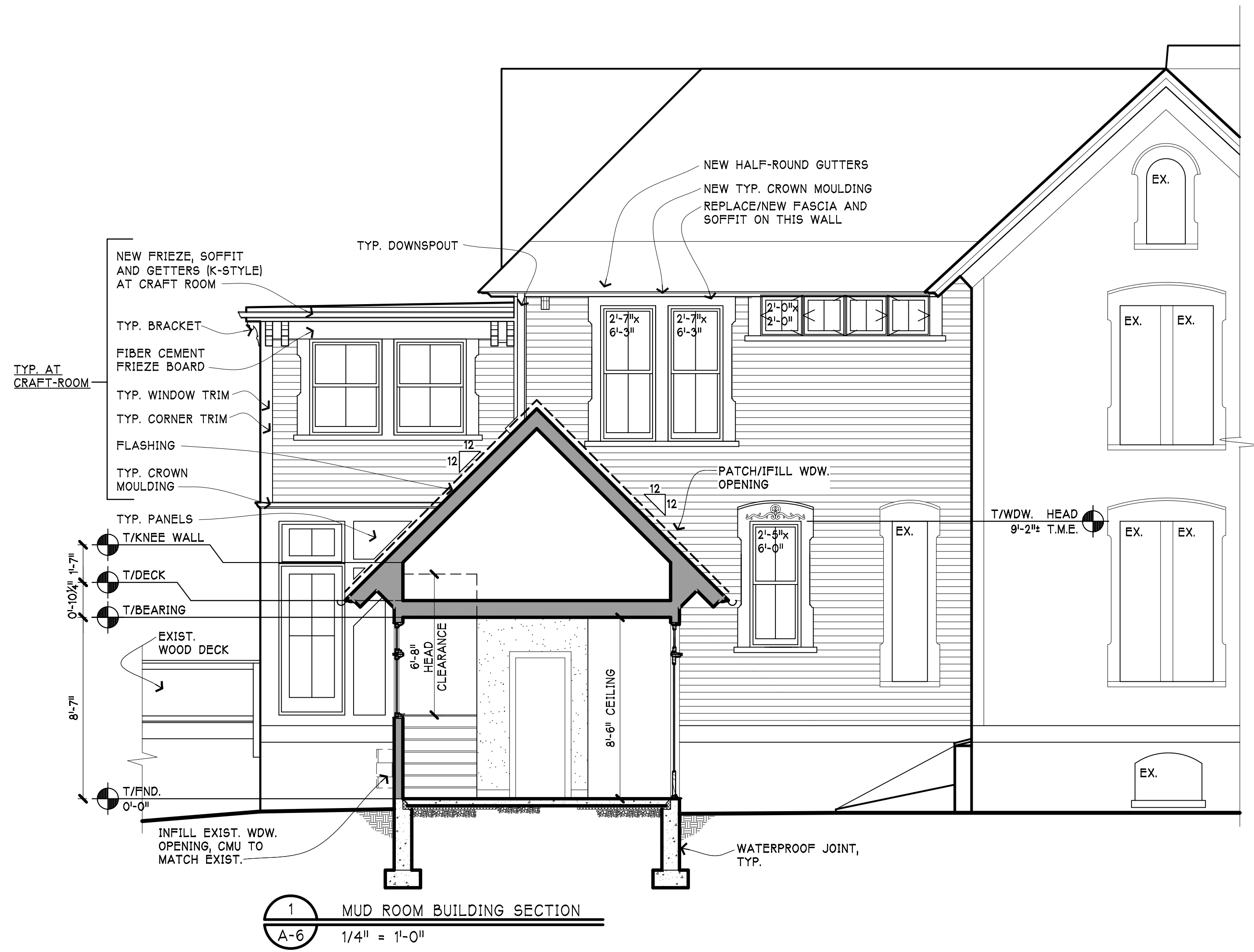
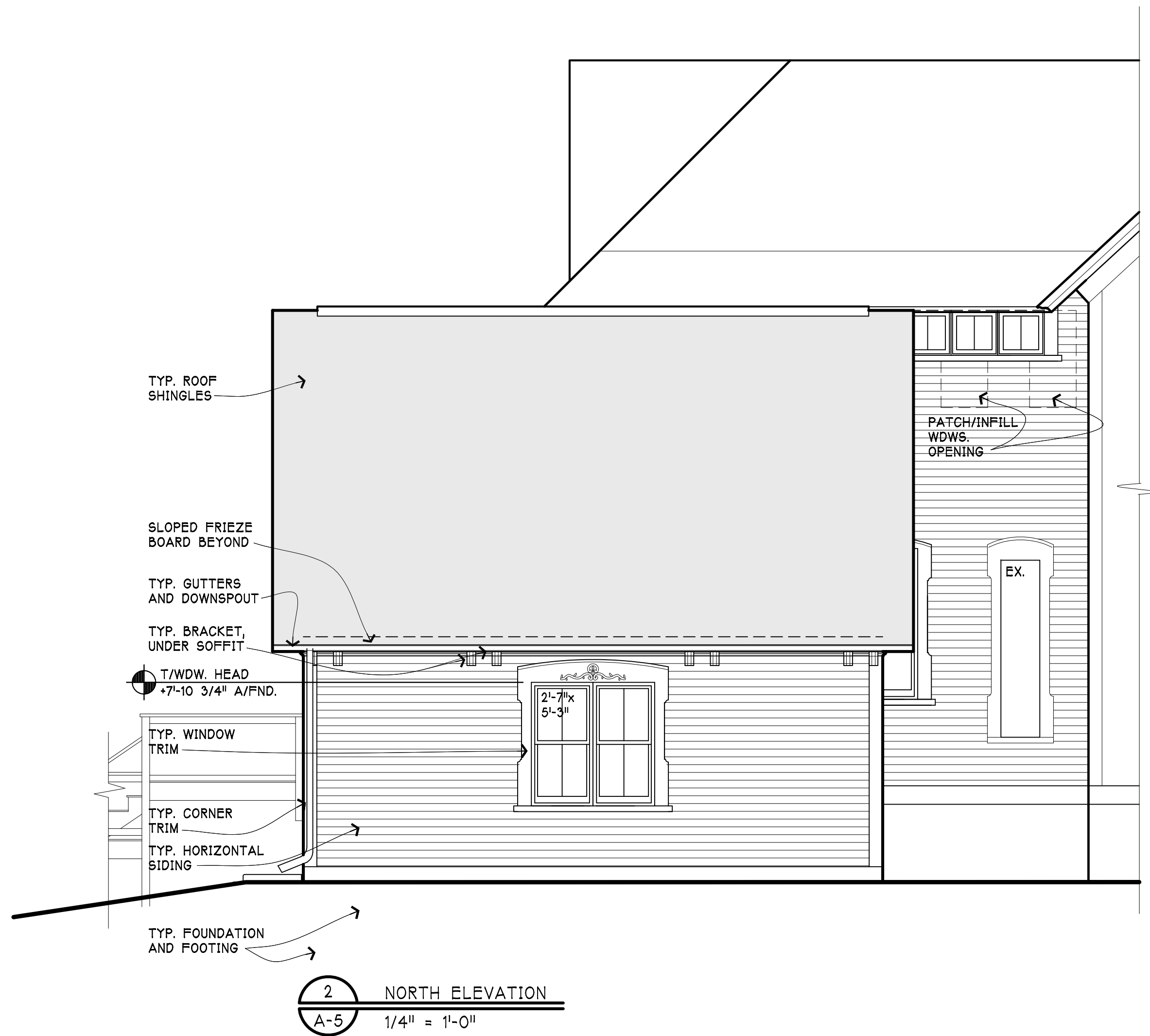
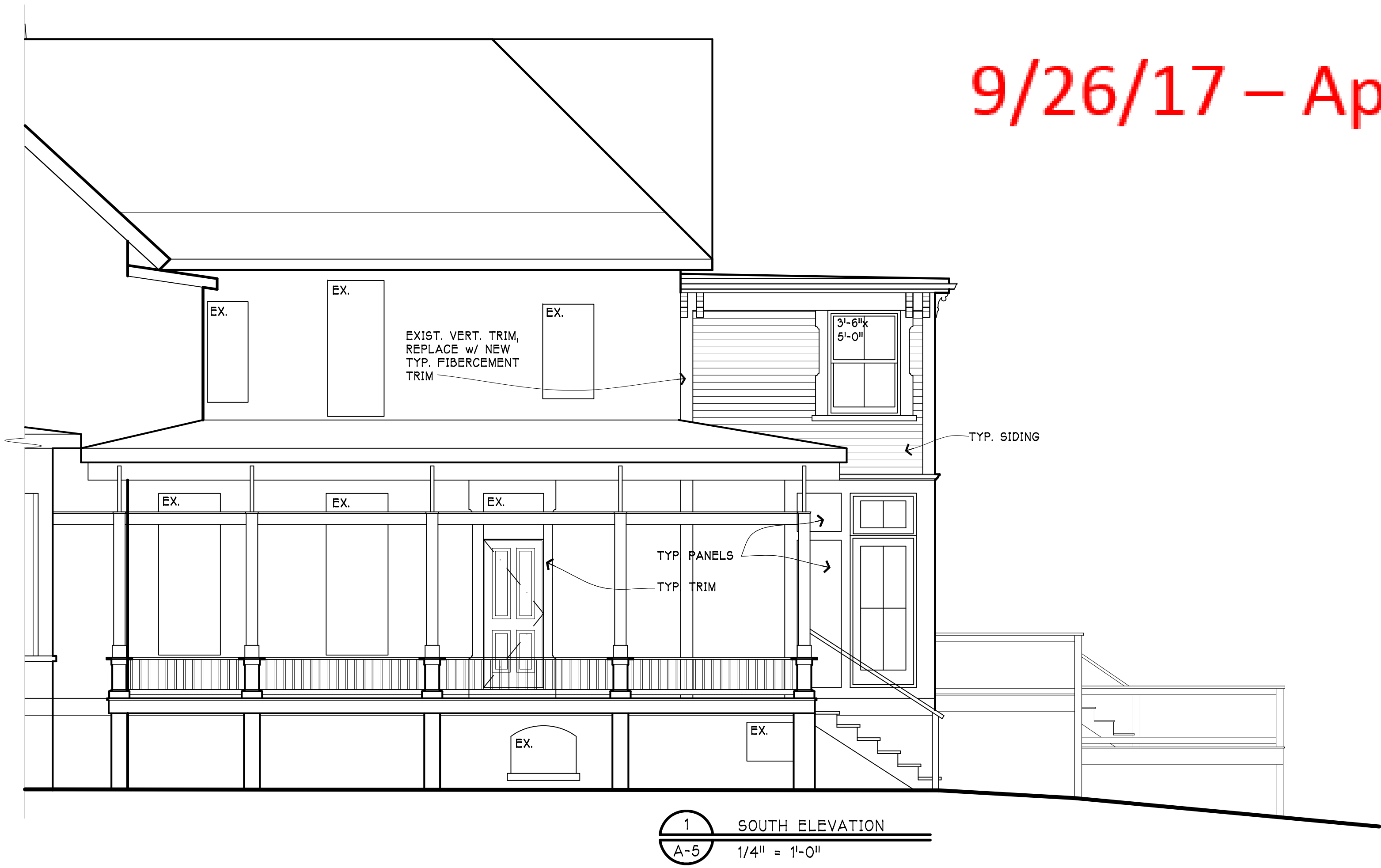
1 EXISTING SOUTH ELEVATION
EX-5 1/4" = 1'-0"



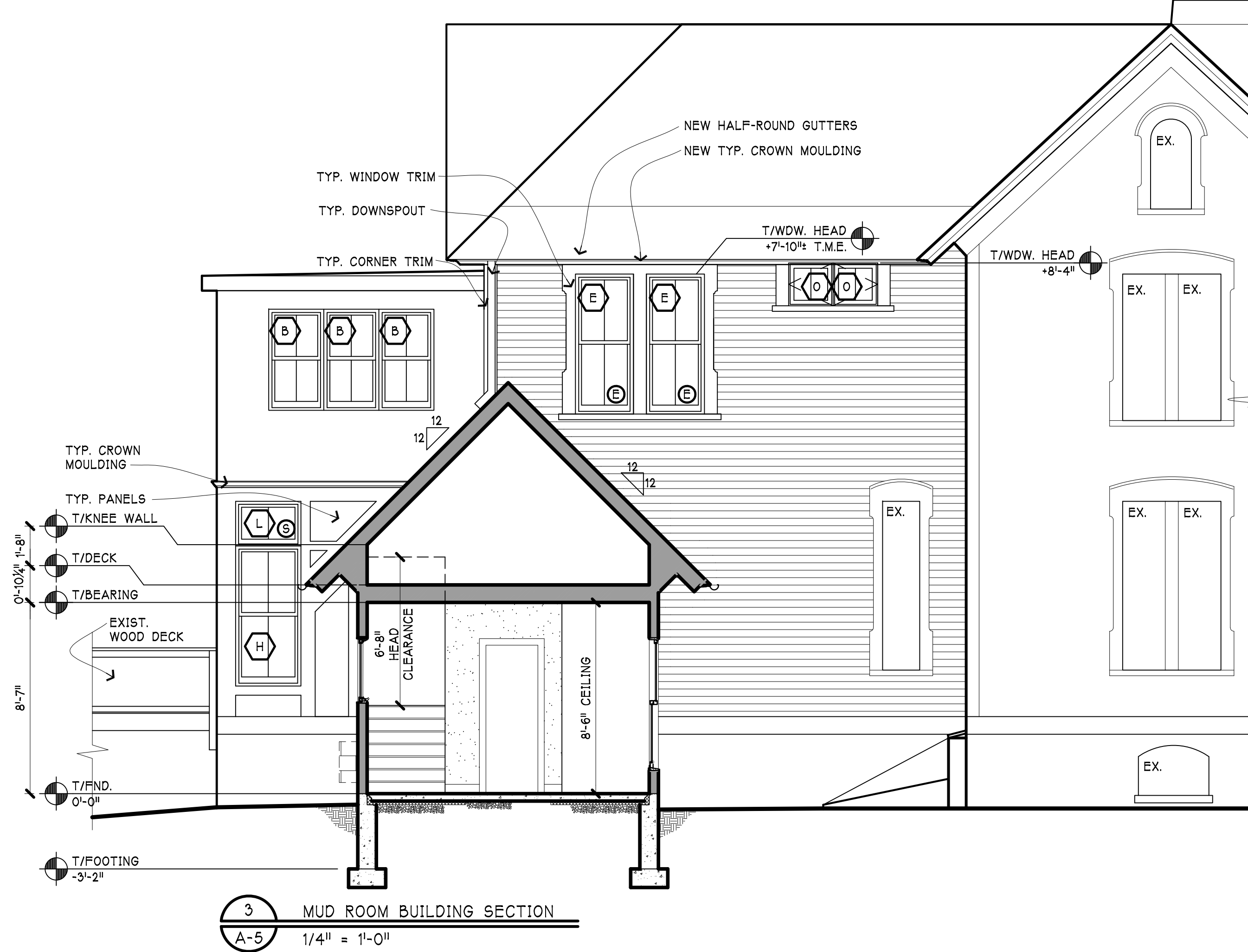
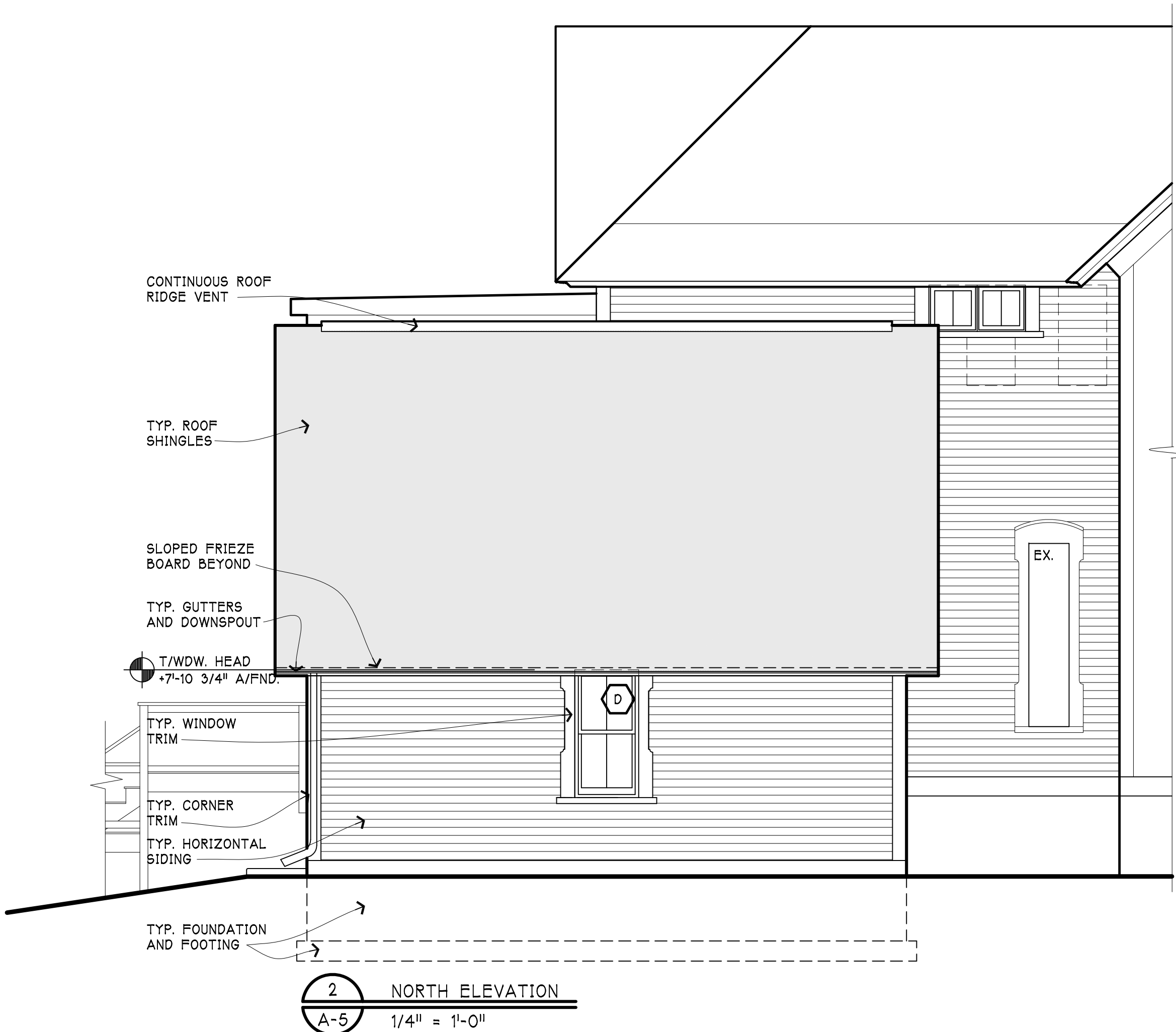
2 EXISTING NORTH ELEVATION
EX-5 1/4" = 1'-0"

Date	Description
3.30.17	EXIST.

9/26/17 – Approved Design



6/26/18 – Revised Design



Date	Description
10/5/17	BID
5/2/18	PERMIT
6/7/18	D.C.

Single- Family Home Application

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	MATERIAL	COLOR
Roof shingles	Match existing	Asphalt	Match existing
Horizontal siding	James Hardie	Fiber-cement	Blue to match existing
Trim/Fascia/Gutters	James Hardie	Fiber-cement	White
Windows	Marvin Windows	Clad	White

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 26, 2017

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

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

Members Absent: None

Also Present: Tom Meyer, Lexington Homes for *Lexington Heritage*
Michael Bova, Top to Bottom Construction for *1805 N. Walnut Ave.*
Robert Kolososki, Prairie Tech Ltd. for *1805 N. Walnut Ave.*
Robert Flubacker, Robert Flubacker Architects for *619 N. Arlington Heights Rd.*
Mr. & Mrs. Vincent, Owners of *619 N. Arlington Heights Rd.*
Matt Peota for *Passero*
Alex Perry, Right Way Signs for *Passero*
Dr. John Kotis for *Kotis Surgical Center*
Douglas Hammen, Douglas Design & Associates for *Kotis Surgical Center*
Susan Maish, JNKA Architects for *St. Edna Church*
Mike Maloni, Building Rep for *St. Edna Church*
Chris Stair for *Aldi*
Tom Strehmann for *Aldi*
David McCallum, McCallum Associates for *Aldi*
T.J. Doyle, Doyle Signs for *Aldi*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 12, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 12, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SINGLE-FAMILY ADDITION REVIEW

DC#17-115 - 619 N. Arlington Heights Rd.

Robert Flubacker, representing *Robert Flubacker Architects*, and Mr. & Mrs. Vincent, the homeowners, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to add a new two-car garage addition to an existing two-story house. The proposed addition complies with all R-3 zoning requirements. This house was built in 1869 by the Dunton family, founders of Arlington Heights. The house was included in a Community Preservation Report prepared by the School of the Art Institute in 2004, and is rated as "Exceptional".

The proposed two-car attached garage addition is beautifully designed to match the style, massing, and detailing of the existing house, and it is nicely located towards the rear of the home creating the appearance of a detached garage. This project is appearing before the Design Commission due to the historical significance of this property, but the proposed garage addition is recommended for approval as submitted.

Mr. Flubacker had no comments to add at this time.

Commissioner Coon felt it was a beautiful home, although if it were his home he would not add a garage onto the home; however, looking at the site and how it is viewed from the street, he felt the addition was set back far enough. His only concern is that the James Hardie siding will not be an effective match to the traditional wood lap board siding that exists on the home; the existing height between the boards appears shorter than what the James Hardie product is, as well as the wood texture, which he felt should be smooth. He acknowledged the effort that went into the cornice work and the window trim, which he felt were all very good matches to the existing architecture. The homeowner stated that the existing siding on the home is aluminum, not wood. Mr. Flubacker added that the Hardi board product is available to match the height between the existing boards, as well as smooth texture. Commissioner Coon said that he would approve the project with a recommendation to match the height of the existing lap board siding, and that it be a smooth texture.

Commissioner Kubow had no comments, he was in support of the project.

Commissioner Kingsley said it was a nice addition and she was happy to see it set back, which is very appropriate. Her only hesitation is that the existing home is probably one of the most iconic historic homes in the Village, and although the Village does not have a register of historic buildings in town, with mandatory guidelines to be followed, one of the guidelines of the National Historic Preservation Guidelines for additions is to make the addition not appear as if it were original. She felt that the petitioner has done that by setting the addition back; however, perhaps a different color for the siding or designing the addition more simply should be considered so that it can be seen where history took its place. She was glad to see clad windows being proposed instead of wood, and she asked if the windows would be simulated divided lights, which she preferred. Mr. Flubacker replied that the new windows will match the existing windows.

Commissioner Eckhardt felt the addition was beautifully detailed, and if this were his home, he would want the addition to match the existing home as opposed to looking different. He asked about the trim on the double window above the garage doors that appears to interfere with the frieze board, and Mr. Flubacker replied that there are areas on the existing home where this happens. Commissioner Eckhardt was okay with this detail, and he was in favor of matching the existing windows and siding as proposed.

Chair Fitzgerald liked the proposed addition and felt it was done extremely well, and knowing that it is going to be set so far back, he felt it would fit in beautifully. He also commented that it would be nice to have the old barn in the rear yard removed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 619 N. ARLINGTON HEIGHTS ROAD, AS SUBMITTED. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 8/31/17 AND RECEIVED 9/01/17, 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. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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



Item: DC#18-026 - Hickory/Kensington - 4 N. Hickory Ave. - Mixed-Use

Department: Planning & Community Development

Requested Action

Approval of the architectural design for a new mixed-use commercial/multi-family building.

Recommendation

It is recommended that the Design Commission approve the design of the mixed-use building to be located at 4 N. Hickory Avenue. This recommendation is subject to compliance with the revised plans dated and received 6/20/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. 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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

2. All signage shall comply with the Sign code, Chapter 30.

ATTACHMENTS:

Description

Staff Report

DC Minutes 4-10-18

Exhibits 4-10-18

Preliminary Design 6-13-17

Exhibits 6-26-18

Hickory/Kensington Design Guidelines

Type

Board or Commission Report

Minutes

Exhibits

Exhibits

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 4 N. Hickory Avenue
Project Address: 4 N. Hickory Avenue
Prepared By: Steve Hautzinger

Date Prepared: April 4, 2018
Date Revised: June 20, 2018

PETITION INFORMATION:

DC Number: 18-026
Petitioner Name: Guido C. Neri
Petitioner Address: Neri Architects
444 N. Northwest Highway, Suite 355
Park Ridge, IL 60068
Meeting Date: April 10, 2018
Re-Review Meeting Date: June 26, 2018

Requested Action(s):

Approval of the architectural design for a new mixed-use commercial/multi-family building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

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

This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD) and Plat of Subdivision. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new five-story mixed-use building with 76 residential apartment units and 3,435 sf of commercial space. The existing site is currently vacant.

Hickory/Kensington Area Design Guidelines:

This project is located within the Hickory/Kensington redevelopment area, which has a unique set of Design Guidelines that were approved by the Design Commission in 2014. Per the Design Guidelines, the core of the Hickory/Kensington area is envisioned to have a clean and modern aesthetic that is unique to Arlington Heights, and shall include the following architectural features:

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

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.

Previous Design Commission Review and Petitioner Responses:

This project was reviewed by the Design Commission on April 10, 2018, at which time the project was CONTINUED to allow design concerns to be further studied and addressed. Overall, the Design Commission supported the proposed modern design, but the following is a summary of key comments and concerns from the Design Commission:

- **East Elevation.** The Design Commission felt the right side of the east elevation was too flat, and it needed to be further developed with similar detailing as the left side.
 - The petitioner has added a new bumpout on the right side of the east elevation to match the left side, which works well to break up the long flat wall.
- **East Elevation, First Floor.** The Design Commission requested additional design development of the first floor walls along the pedestrian sidewalk.
 - The petitioner has added multiple garage windows with frosted glazing along the first floor walls.
- **Wall Panel Details.** The Design Commission requested additional details for the various exterior wall materials including exterior corner details, panel joints, and transitions between materials.
 - The petitioner has provided details and representative photos on drawing A-19 to illustrate how each different product will be detailed.
- **Balcony Railings.** The Design Commission requested additional details for the solid and mesh balcony railings, including scupper details for the solid balconies.
 - The metal mesh railings have been changed to standard vertical baluster railings with a dark bronze finish.
 - The solid balcony railings have been further detailed with panel joints and downspouts have been added which will be connected to internal scupper/drains.
- **Storefront and Window Finishes.** There was discussion regarding the combination of clear anodized aluminum storefronts and balcony doors with dark bronze windows.
 - The petitioner has changed the windows to clear anodized aluminum so that all of the exterior door and window frames have a consistent appearance.
- **Signage.** The Design Commission requested clarification on the material, color, and illumination of the proposed “FOUR NORTH” wall sign.
 - The signage has been called out as 24” in size with backlit illumination, and a dark bronze finish.
- **Sustainable Design Features.** A summary of sustainable design features was requested by the Design Commission, focusing on those items pertaining to the building materials, as outlined on pages 15 & 16 of the Hickory/Kensington Design Guidelines.
 - The petitioner has indicated that energy efficient LED lighting with occupancy controls will be used throughout the project, and they intend to use as many locally sourced building materials as possible.

Staff Comments:

Overall, the proposed design has a modern aesthetic that meets the intent and criteria of the Hickory/Kensington Area Design Guidelines. The revisions and clarifications requested by the Design Commission have all been addressed, and they are nice enhancements to the design. Staff has no additional comments.

Equipment Screening:

All rooftop mechanical equipment will be screened by the building’s parapet walls.

Signage:

The proposed “FOUR NORTH” wall sign is approximately 50 sf, and appears to comply with code. The general appearance of the sign is modern and distinctive, and it works well with the overall design concept. Separate permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the mixed-use building to be located at 4 N. Hickory Avenue. This recommendation is subject to compliance with the revised plans dated and received 6/20/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. 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, sign code or building 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/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
2. All signage shall comply with the Sign code, Chapter 30.

____ June 20, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning & 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 18-026

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 10, 2018

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

Members Present: John Fitzgerald, Chair
Aaron Coon
Kirsten Kingsley

Members Absent: Jonathan Kubow
Ted Eckhardt

Also Present: Daniel Poloz, Poloz Design Studio for 915 S. Dunton Ave.
Suresh Tummala, Himalaya Enterprises LLC for *Golden Corral*
Guido Neri, Neri Architects for 4 N. Hickory Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 13, 2018

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF MARCH 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. MIXED-USE REVIEW

DC#18-026 – 4 N. Hickory Ave.

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

Chair Fitzgerald asked if there was any public comment on the project and there was response from the audience to observe the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story mixed-use building with 76 residential apartment units and 3,435 sf of commercial space. The existing site is currently vacant. This project requires Plan Commission review and Village Board approval as a Planned Unit Development (PUD) and Plat of Subdivision. Since this project requires Plan Commission review, the Design Commission shall be reviewing and discussing the building and signage only.

Hickory/Kensington Area Design Guidelines:

This project is located within the Hickory/Kensington redevelopment area, which has a unique set of Design Guidelines that were approved by the Design Commission in 2014. Per the Design Guidelines, the core of the Hickory/Kensington area is envisioned to have a clean and modern aesthetic that is unique to Arlington Heights, and shall include the following architectural features:

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

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.

This project received a preliminary Design Commission review on June 13, 2017 with the following highlights:

- Overall, the Design Commission supported the design.
- The Design Commission agreed that the residential entrance was understated and needed further development.
- The Design Commission felt the retail storefronts were understated.
- The Design Commission recommended enhancing the blank first floor walls with recesses to break up the flat wall.
- It was commented that the horizontal railing design should be checked for code compliance because of climbing hazard concerns.

Since the preliminary review, there have been a few significant changes to the design:

- The design of the residential entrance on the east elevation has been enhanced, which now has an interesting and distinctive appearance.
- The commercial storefronts have been given a more distinctive appearance with a smooth stone façade that extends up to the second floor windows above, creating a designated wall space for signage.

- The blank first floor walls have been broken up by extending materials from the upper floors down to grade.
- The horizontal balcony railings have been changed to a grid design with some balconies having solid walls.
- Additional exterior materials and colors have been added to the design.

Overall, the proposed design has a nice modern aesthetic that meets the intent and criteria of the Hickory/Kensington Area Design Guidelines. However, the following items should be evaluated by the Design Commission:

- The combination of dark bronze windows with clear anodized balcony doors and clear anodized commercial storefronts has a busy appearance. It is recommended that the windows be changed to clear anodized aluminum to simplify the exterior material palette and coordinate with the aluminum siding and storefronts.
- The first floor walls facing Hickory should be further articulated to break up the blank wall areas. Consider adding false windows towards the south end of the wall, and rectangular brick recesses in other areas.
- Evaluate the combination of solid versus open balcony railings.
- Consider omitting the second floor balconies on the south elevation to allow greater flexibility for retail signage.
- It is recommended that exterior architectural lighting be provided to up light the building walls from grade.

The proposed 'FOUR NORTH' wall sign appears to comply with code, with the general appearance of the sign being modern and distinctive, which works well with the overall design concept. However, the materials and illumination for the sign should be clarified.

Staff recommends approval of the proposed design with the recommendations previously stated and included in the Staff report.

Mr. Neri reviewed the material samples, which included a corrugated metal panel, brick, stone, Hardi-siding, and two window colors, anodized aluminum and bronze. They are not opposed to using either color for the windows; however, they would suggest changing the sign color to match for consistency. Mr. Neri also addressed the comments made by Staff. He pointed out that there is a 4' drop in grade from Kensington heading north to the new Campbell Street, with the building wall getting taller further north. Although they are not opposed to breaking up the wall, he would suggest adding real windows to help illuminate the garage, either clerestory or frosted for security reasons. The windows could be added to the east elevation, lined up under the balconies in the masonry. However, they feel that adding windows under the balconies adjacent to the commercial storefront windows would be too busy. With regards to the solid balconies, the design intent is to provide additional privacy along Kensington; however, they are not opposed to opening the balconies up and going with a consistent grid railing throughout, as well as possibly lowering the solid wall and adding a short 12-inch rail on top of it to be coordinate with the other balconies. They are not in favor of eliminating the second-floor balconies on the south elevation over the commercial space because it would compromise those two units; they would rather explore the option of integrating it better with the ground floor materials. This would create a tall gap between grade and the third-floor balcony, which they feel would look overwhelming and awkward.

Mr. Neri also said that they are not opposed to adding exterior architectural lighting to up light the building; however, at the same time, they want to be sensitive to the residents of the building. With regards to the sign, they are considering a solid metallic sign with LED backlighting suspended from the wall, the letters would not light up.

Commissioner Kingsley said she was not at the preliminary review of the project. She asked if there is a required amount of commercial space in this development, and Mr. Guido replied that commercial space was only a requirement along Kensington. Commissioner Kingsley said that the Hickory/Kensington Design Guidelines for this area talks about promoting a pedestrian friendly sidewalk with 'expansive use of glass to promote pedestrian interaction with business storefronts. She could see this being done on Kensington, but she wanted to see more of that along Hickory. This project is the first of its kind in this area and it would be a shame if all of the future developments are like this, with very little of the ground floor being commercial space.

Mr. Hautzinger explained that the Hickory/Kensington Area Plan establishes the development goals for the area, and it calls for commercial space to be mostly towards Kensington, in order to be viable, with Hickory not generating enough traffic to attract retailers and restaurants. Moving north from the mixed-use component, it will transition to all residential, up the remainder of the block. Commissioner Kingsley reiterated that it would be nice to see more commercial on that first floor, to make the other buildings north of here more viable; so there is no transition within the first 30' of this building. She was glad to see that the Design Guidelines were followed with regards to the use of glass on Kensington, but she would have liked to see more commercial all the way along it.

Commissioner Kingsley was not opposed to any of the materials being proposed, and felt the color palette was great; however, she questioned how the materials terminate, turn the corner, and meet each other. Specifically how the corrugated metal turns the corner, where the pattern of seams would be in the grey panels, whether the fasteners would be exposed or concealed, and if a reveal edge is being used then how those corners are turned. She was also interested in how the base material of either stone or brick then goes into either the corrugated metal or the panels. She liked the solid balconies being shown on the south elevation, but questioned how the panels will be detailed and what will be at the top.

Mr. Hautzinger clarified that the horizontal bands between the corrugated siding are proposed to be smooth aluminum, which the petitioner did not mention in his overview of the materials. He summarized all of the proposed materials including stone veneer at the base, alternating corrugated metal and smooth metal panels, smooth metal for the solid balconies, grey brick that continues up behind the balconies, and grey and red smooth fiber cement panels.

Commissioner Kingsley reiterated her concerns about wanting to see how all the Hardi panels are laid out and detailed, and felt it would be cool and interesting if some of them are exposed fasteners or recessed reveals. She was interested in knowing what the expression of the paneled system would be, such as how the grey panel system is treated different than the red; how the smooth metal is associated with the corrugated metal, with the brick, and with the window sill; will there be exposed foundation with the brick just sitting on it, and Hardi sitting on that; and the connection between the stone and the brick and the concrete. Because there are so many materials being proposed, she felt the building would be successful in the details, and based on the drawings and renderings, it was hard for her to approve the building when she did not know what it would look like. Commissioner Kingsley was also interested in knowing the materials and detailing of the balconies, and how they are drained. Mr. Neri said that there would be exterior drains onto the sidewalk, through a scupper off to the side.

Mr. Hautzinger had concerns about the horizontal projected cantilevers above the balconies; how will they be detailed and drain water. Commissioner Kingsley questioned the soffit material and the underside of the balconies, how the rooftop equipment will be screened, and if the corrugated metal has a corner detail. Mr. Neri replied that the balcony soffit material would be a fitted ceiling, the parapet wall would screen the mechanical units, and the corrugated metal has a vertical channel detail at the corner. Commissioner Kingsley asked about the coping and overhang material of the horizontal projection of the canopies, and Mr. Neri explained that the overhang would be a Hardi panel of a color yet to be selected, and the open balconies would be anodized aluminum with cantilevered wood framing, a Hardi-panel around the perimeter, and a finished ceiling below.

Commissioner Coon liked a lot of pieces about the building; he liked the entrance to the apartments and the two balconies that come into that element, he liked the Kensington elevation, and he liked the north end of where the retail stops. However, he felt that it started to get rambunctious on the east elevation, which is completely overbearingly busy. He referred to the Commercial Design Guidelines, which recommends that projects located across from residential, having a wall that is longer than 100', be broken up with changes in material, which the petitioner has done, or broken up in elements that project out. He felt there were more opportunities to do that on the north end of the east elevation, and shorten the effect of the longer elevation. It is just a very flat elevation and makes the projected balconies feel very tacked on, and he wondered if there were opportunities to project the brick and partially recess some of the balconies. Bringing the wall out would help a lot to break up the long wall and bring some relief to that wall, making it appear less flat.

Commissioner Coon suggested a variance to extend the building over the sidewalk along Kensington, still allowing for 5' of sidewalk; however, the piers would be free standing, creating an arcade effect that would be a much friendlier pedestrian experience through this area and make the retail element more meaningful. He agreed with Commissioner Kingsley's comment about the lack of retail and mixed-use going down the street, while being sensitive to the fact that retail is a hard thing when there is nothing to draw people down there. Having retail along Hickory would be very difficult, until this area is further developed.

Commissioner Coon said that details such as how the corners are treated and how the balconies interact are things that the commissioners really want to see and have the ability to comment on, especially where the exposed foundation comes up to meet the finished floor, and the finish material stops there. This same thing occurs along Arlington Heights Road at the Arlington Town Center development and it looks horrible, absolutely horrible; this must be detailed in a different way. Mr. Hautzinger clarified that the rendering probably does not show the foundation accurately because the sidewalk will need to align with the storefront thresholds for access into the stores. Mr. Neri replied that he was unaware that this detail needed to be presented to the Design Commission; however, he believed there would not be any exposed concrete where a public sidewalk meets the building. Commissioner Coon reiterated that this detail is shown on the drawings and the commissioners are all longtime residents of the Village who care about this town and do not want to walk around seeing mistakes like this being repeated in the Village. He brings up this nitpicky item about the foundation detail because when he drives down Arlington Heights Road and looks over at Arlington Town Square to see this same horrible detail, or when he sees the exposed rooftop units the developer promised to screen but never did, he is bothered by it. He expects the petitioner to come in with a design that depicts what is intended to be developed, and felt this project was not ready to be approved tonight because there are just too many open questions and concerns for him. He reiterated his main concern is how to simplify the east elevation and make it less busy, while still providing each unit with a balcony.

Commissioner Coon also said he was fine with the 'FOUR NORTH' sign as shown on the east elevation, although he was somewhat bothered by the symmetry of the 2 windows on either side because of the focus it brings on the area, which is just another element in an overly complicated elevation. He acknowledged that this is a tough site because of the 4' drop off, and the only logical place for retail is at the south end; however, the ceiling height for retail should be higher, which unfortunately results in a very tall wall. He liked the landscaping being shown, but felt that additional plantings were needed to help soften and break up the wall and make the area more pedestrian friendly. Mr. Hautzinger reiterated the petitioner's previous suggestion to add windows under some of the balconies to break up the wall. Mr. Neri replied that adding windows under some but not all of the balconies would help; treat some part of the wall with fenestration and other parts with landscaping.

Commissioner Coon said he was not on this commission when the project was presented for a preliminary review, but he worked on a project in Vail, Colorado with their Design Commission and they were required to completely redesign the building three times. He is used to this process where the design gets refined, but it is difficult to do that when all the answers are not here. He commented that the egress doors off the garage should be a commercial type door, and he liked the solid balconies, although he had a problem with them draining on the sidewalk.

Chair Fitzgerald said that he was at the preliminary review of this project, along with the 2 commissioners that are not here tonight, and he appreciated that the petitioner did what the commission asked to be done at that time; however, he was now worried about what would happen when those commissioners come back, after the comments made tonight. He liked the proposed building and felt the petitioner addressed a lot of what was talked about at the preliminary review, and he liked the idea of adding windows in the garage, which is a benefit from both inside and outside. He liked the solid balconies on the south elevation as proposed; he felt they looked fantastic and he liked that they were different and he liked the height of them as shown. The color of the windows and doors was not discussed and he was unsure about it, and he was in support of landscape lighting to be approved by Staff. He also liked the sign as shown. Overall, he really liked the project as proposed, and felt that some of the items brought up tonight were fair and really good; however, he reiterated that what the petitioner brought back tonight is what the three previous commissioners asked to be done. He suggested the commissioners summarize the issues that are really important to them.

Commissioner Kingsley reiterated that it was difficult for her to approve some of the design because it was unclear to her as to how it was going to be detailed; however, overall there are a lot of things she likes about the building. After looking at the Design Guidelines and because this commission wrote the Design Guidelines, she felt it was only right that those guidelines be addressed, and if they are not specifically addressed, then they should be at least be discussed. She reference items on Page 7, 15, 16 and 23 that she felt should be talked about when the project comes back; she just wants an answer on how the Design Guidelines impacted the design being proposed. Other concerns for her are the details of the new building; it is difficult for her to understand what it will look like if it is unclear how they meet because there are so many materials on the building; however, she felt it could be successful if those actually work. She also wanted to see the drainage of the balconies addressed, and felt that Commissioner Coon brought up some very good suggestions that might help to resolve the details on the building.

Chair Fitzgerald reiterated that the east elevation is a result of the direction given by the commissioners at the preliminary review, and he did not want to see it change again at the next meeting if a commissioner was not there. To clarify, Commissioner Coon said there are a lot of ins and outs up on the left end of the east elevation and then it is all flat, and he wanted some of the detailing from the left side to carry throughout to the right side. Mr. Guido said that although he understood the comments made tonight, he was also confused at the same time. Commissioner Coon said that he did not want to hold up the petitioner's process moving forward with the Plan Commission review, and the project could come back for another review with this commission after Plan Commission, because the issues talked about tonight would not impact any decisions or recommendations from the Plan Commission. Mr. Guido said they are currently addressing Plan Commission comments as they receive them; however, coming back to this commission would put everything else on hold.

Mr. Hautzinger said that based on the comments and concerns regarding the building design made tonight, it did not appear as though there were any issues that should hold up the Plan Commission process. Speaking on behalf of the commission, Commissioner Coon said that the Design Commission's goal is to ensure that the Design Guidelines are met and that Staff's comments are addressed; the goal is not to hold up projects. However, he wanted to see what the petitioner came back with because these are not significant changes, which in fact would be easy for him to work up solutions to in 3 or 4 days. In terms of the details for the metal paneling, it would be hugely helpful for the petitioner to bring in sample images of the finished details and materials.

Mr. Hautzinger summarized the points that need to be addressed, based on the comments made tonight.

East elevation. The commissioners felt the right side of the east elevation is too flat, and needs to be further developed to be more similar to the left side.

Metal Wall Panels. The details of the exterior metal wall panels need to be further clarified. Provide standard manufacturer details and/or manufacturer photos to illustrate how exterior corners and joints between other materials will be detailed.

Hardie Panel Joints. The design intent of the joints in the hardie panels need to be clarified. Provide a detail of the panel joints include the profile and color of the reveal strip and the panel fastening method, exposed or not.

Balcony Railings. Provide balcony railing details for both the solid and mesh railings, including scupper details for the solid balconies.

Garage Windows. Show the new garage windows on the first-floor on the east elevation, and indicate the type of glazing to be used, possibly frosted.

Exterior Elevations. Clarify the notes on the exterior elevations to confirm that all materials are clearly and accurately noted.

Signage. Indicate the material, color, and illumination of the proposed "FOUR NORTH" wall sign.

Also mentioned by the commissioners were the window and door color, and although there was not much discussion about it, Staff reiterated their suggestion to change all the fenestration to the clear anodized; however, using both colors is also an option to consider. Mr. Guido presented two samples for consideration; Dark Bronze and Bright Silver, which is actually clear anodized aluminum. Chair Fitzgerald preferred the Dark Bronze because of the contrast with the lighter color railings, although he was okay with both colors. Commissioner Kingsley was leaning more toward the darker color because it would simplify the elevation; however, for her, the decision was dependent on how the details on the building are further developed. Commissioner Coon was okay with the Dark Bronze color.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO CONTINUE THE REVIEW OF THE 4 N. HICKORY AVENUE PROJECT (DC#18-026) TO A FUTURE MEETING DATE.

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

PROPOSAL FOR

**NEW MIXED USE
BUILDING**

LOCATED AT:
4 N HICKORY

FEBRUARY 1, 2018
(rev. MARCH 1, 2018)

SUBMITTED TO:
**THE VILLAGE OF
ARLINGTON HEIGHTS
DESIGN COMMISSION**

BY:

N E R I

ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



NORTH DOUGLAS AVENUE



PROPERTY TO WEST 1
620 KENSINGTON



SUBJECT PROPERTY
HICKORY AND KENSINGTON

NORTH HICKORY AVENUE



PROPERTY TO EAST 1
704 KENSINGTON



PROPERTY TO EAST 2
710 KENSINGTON



PROPERTY TO EAST 3
714 KENSINGTON

EAST KENSINGTON ROAD

PROPERTY TO SOUTH
660 KENSINGTON



PROPERTY TO SOUTH
668 KENSINGTON



PROPERTY TO SOUTH
700 KENSINGTON



PROPERTY TO SOUTH
712 KENSINGTON



EAST KENSINGTON ROAD



SUBJECT PROPERTY
HICKORY AND KENSINGTON



PROPERTY TO NORTH 1
12 HICKORY



PROPERTY TO NORTH 2
16 HICKORY



PROPERTY TO NORTH 3
24 HICKORY

NORTH HICKORY AVENUE

PROPERTY TO EAST
704 KENSINGTON



PROPERTY TO EAST
1 HICKORY



PROPERTY TO EAST
8 HICKORY



PROPERTY TO EAST
9 HICKORY



SURROUNDING PROPERTY
PHOTOS

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 31 TO 36 BOTH INCLUSIVE IN BLOCK 2 IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE WEST 360 FEET OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN- IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF BLOCK 3 IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID (EXCEPT THAT PART OF SAID BLOCK 3 CONVEYED FOR ROAD IN COUNTY COURT OF COOK COUNTY, ILLINOIS AS CASE NO. 50638 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE RUNNING NORTH ALONG THE WEST LINE OF SAID BLOCK 3 117.78 FEET; THENCE EAST ALONG THE ARC OF A CIRCLE OF 1017.14 FEET RADIUS CONVEX TO THE SOUTHWEST TO A POINT IN THE SOUTH LINE OF SAID BLOCK 3; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 3 154.35 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE WEST TO THE POINT OF BEGINNING, ALSO OF THE SOUTH 1/2 OF ALL THAT PART OF PEORIA STREET (NOW KNOWN AS CAMPBELL STREET) LYING BETWEEN THE EAST LINE OF WESTERN AVENUE (NOW KNOWN AS DOUGLAS AVENUE) AND WEST LINE OF EVERGREEN AVENUE (NOW KNOWN AS HICKORY AVENUE) IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID NORTH AND ADJOINING BLOCK 3, AND THE NORTH 1/2 OF ALL THAT PART OF PEORIA STREET (NOW KNOWN AS CAMPBELL STREET) LYING BETWEEN THE EAST LINE OF WESTERN AVENUE (NOW KNOWN AS DOUGLAS AVENUE) AND THE WEST LINE OF EVERGREEN AVENUE (NOW KNOWN AS HICKORY AVENUE) IN DUNTON AND BIGSBY ADDITION TO ARLINGTON HEIGHTS AFORESAID SOUTH AND ADJOINING LOT 36 IN BLOCK 2 ALL LYING EAST OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 3 AT THE GAUGE OF WEST RAIL OF EXISTING SWITCH TRACK OF CHICAGO AND NORTHWESTERN RAILROAD COMPANY, SAID POINT BEING 120.89 FEET EAST (MEASURED ALONG THE SAID SOUTH LINE OF SAID BLOCK 3) OF THE SOUTH WEST CORNER OF SAID BLOCK 3; THENCE NORTH 273.11 FEET ALONG A LINE (BEING SAID GAUGE) WHICH EXTENDED NORTH INTERSECTS THE CENTER OF SAID VACATED CAMPBELL STREET 120.89 FEET EAST OF THE CENTER OF SAID VACATED CAMPBELL STREET; THENCE NORTH 120.89 FEET ALONG THE CENTER OF SAID VACATED CAMPBELL STREET TO THE POINT OF BEGINNING, ALSO OF THE SOUTH 1/2 OF SAID BLOCK 3 EXTENDED NORTH; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 3 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 3 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE A DISTANCE OF 3 FEET; THENCE NORTH 28.25 FEET TO CENTER OF VACATED CAMPBELL STREET AT SAID POINT 122.30 FEET EAST (MEASURED ALONG CENTER OF VACATED CAMPBELL STREET); THENCE NORTH 28.25 FEET TO THE SOUTH WEST CORNER OF LOT 36 IN BLOCK 2 IN DUNTON AND BIGSBY ADDITION AFORESAID, ALL 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 NO. 16W7125380RM WITH AN EFFECTIVE DATE: NOVEMBER 18, 2016.

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. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL 811. ILL. 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.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD83 (GEIOD 12B) UTILIZING GNSS EQUIPMENT AND REIL-NET CORS RTK NETWORK.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001517.

TAX P.L.N.S (PER TITLE COMMITMENT):
03-29-405-003-0000
03-29-405-003-0000

MONUMENTS WERE FOUND AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS: 4 N HICKORY, VACANT LOT ON NORTHWEST CORNER OF KENSINGTON AND HICKORY, ARLINGTON HEIGHTS, ILLINOIS. (TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0203J MAP WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 69,634 SQUARE FEET, OR 1.599 ACRES, MORE OR LESS. (TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON. (TABLE A ITEM 8)

NOTES FROM TITLE COMMITMENT:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.

E 18. RAILROAD RIGHT OF WAY SWITCH AND SPUR TRACKS (AFFECTS THE LAND AND OTHER PROPERTY)

G 20. RIGHTS OF SELENA A. BARTO FRANCES L. SISSON AND WILLIAM WALLACE PAUL, THEIR HEIRS AND ASSIGNS TO USE JOINTLY WITH FRANK A. VOGLER AND ASSIGNS ANY RAILROAD SWITCH OR TRACKS NOW ON THE LAND AND FROM TIME TO TIME BRANCH THEREFROM AND THE RIGHT TO CONSTRUCT AND OPERATE A SURVEY FROM SAID SWITCH TO BEGIN AT A POINT SOUTH OF THE SOUTH LINE OF LOT 36 LAND TO RUN OVER AND ACROSS SO MUCH OF THE SOUTH 60 FEET OF THE EAST 55 FEET OF THE LAND AND OTHER PROPERTY AS MAY BE NECESSARY, AS CREATED BY QUIT CLAIM DEED FROM WILLIAM WALLACE PAUL TO FRANK A. VOGLER DATED APRIL 1, 1912 AND RECORDED APRIL 12, 1912 AS DOCUMENT 4945381 AND BY QUIT CLAIM DEED FROM FRANCES L. SISSON TO FRANK A. VOGLER DATED APRIL 8, 1912 AND RECORDED APRIL 12, 1912 AS DOCUMENT 4945388 AND BY QUIT CLAIM DEED FROM SELENA A. BARTO TO FRANK A. VOGLER DATED APRIL 3, 1912 AND RECORDED APRIL 19, 1912 AS DOCUMENT 4949391. (AFFECTS LOT 36)

(IT APPEARS THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY HOWEVER PART OF THE DOCUMENTS ARE ILLEGIBLE AND DOCUMENT NUMBER 4949391 IS NOT AVAILABLE DUE TO DAMAGED FILM. PROVIDED COPIES OF THE DOCUMENTS ARE THE BEST AVAILABLE COPIES, UNABLE TO DETERMIN LOCATIONS OF EASEMENT OR RESTRICTIONS IF ANY. SEE DOCUMENTS FOR PARTICULARS.)

H 21. GRANT DATED NOVEMBER 29, 1920 AND RECORDED DECEMBER 10, 1920 AS DOCUMENT 7013493 BY THEODORE KREFT ET AL TO CHICAGO AND NORTH WESTERN RAILROAD AND A GRANT DATED DECEMBER 2, 1920 AND RECORDED JANUARY 11, 1921 AS DOCUMENT 7035669 BY E. W. A. ROWLES AND COMPANY A CORPORATION AND OTHERS TO CHICAGO AND NORTH WESTERN RAILROAD COMPANY THE RIGHT TO EXTEND A SWITCH TRACK NORTH FROM ITS PRESENT LOCATION TO THE NORTH AND SOUTH CENTER LINE OF BLOCKS 1 AND 2 AND ACROSS PEORIA AND AURORA STREETS, TO THE NORTH LINE OF SAID LAND OWNED BY "E.W.A. ROWLES COMPANY."

(IT APPEARS THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY HOWEVER RIGHTS GRANTED UNTO CHICAGO & NORTH WESTERN RAILWAY COMPANY ARE NOT A PLOTTABLE ITEMS. SEE DOCUMENTS FOR RESTRICTIONS, CONDITIONS AND PARTICULARS.)

AB 22. EASEMENTS IN FAVOR OF VILLAGE OF ARLINGTON HEIGHTS AND OF ALL PERSONS FIRMS, OR CORPORATIONS CLAIMING BY THRU OR UNDER IT TO CONSTRUCT AND MAINTAIN PUBLIC UTILITY FACILITIES EITHER ABOVE OR UNDER THE GROUND AS RESERVED IN ORDINANCE PASSES FEBRUARY 3, 1953 AND RECORDED FEBRUARY 16, 1953 AS DOCUMENT 15547124.

(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.)

I 23. RELATIVE TO THE VACATION OF STREETS DESCRIBED IN THE LEGAL DESCRIPTION WE NOTE THE FOLLOWING: THE RIGHTS OF THE PUBLIC OR QUASI-PUBLIC IF ANY, IN SAID VACATED STREETS FOR MAINTENANCE THEREIN OF POLES CONDUITS SEWERS ETC.

J 24. RIGHT TO USE AND ACCESS TO THE SPUR TRACK ALONG THE WESTERLY BOUNDARY OF THE LAND FOR THE USE OF THE PROPERTY WEST AND ADJOINING THE LAND AS CREATED BY GRANT FROM ARCO CORPORATION TO LATTOF MOTOR SALES DATED OCTOBER 13, 1964 AND RECORDED OCTOBER 29, 1964 AS DOCUMENT 19286649.

(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, EASEMENT FOR THE USE OF AND ACCESS TO THE SPUR OR SWITCH TRACK LOCATED ALONG THE WESTERLY BOUNDARY IS BLANKET IN NATURE AND IS NOT PLOTTABLE. SEE DOCUMENT FOR PARTICULARS.)

W 25. ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS RECORDED JUNE 28, 2013 AS DOCUMENT NO. 1317939045.

(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

X 26. ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, 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 NO. 1423245035.

(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

Y 27. ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, 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 NO. 1423245036.

(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

Z 28. ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, 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 NO. 1423245037.

(THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM. SEE DOCUMENT FOR PARTICULARS.)

STATE OF ILLINOIS) SS

COUNTY OF COOK)

TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: NERI ARCHITECTS, PC
AND TO: WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST AGREEMENT
DATED APRIL 1, 1975 AND KNOWN AS TRUST NO. 75-159

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, & 8 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2017.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2017 IN ROSEMONT, ILLINOIS.

GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES 12/31/2018
gptasinska@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:

10/09/2017 G.P.



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: 09/14/2017

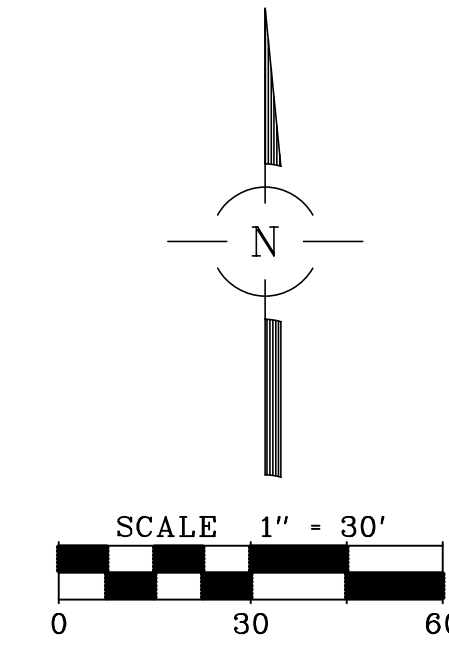
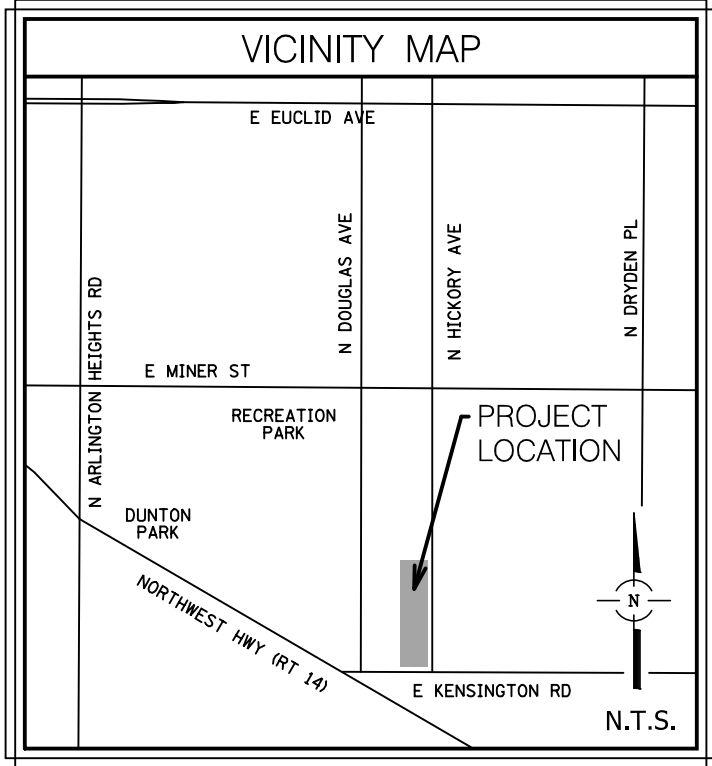
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FILENAME:

9934ALTA-01

SHEET

1 OF 1

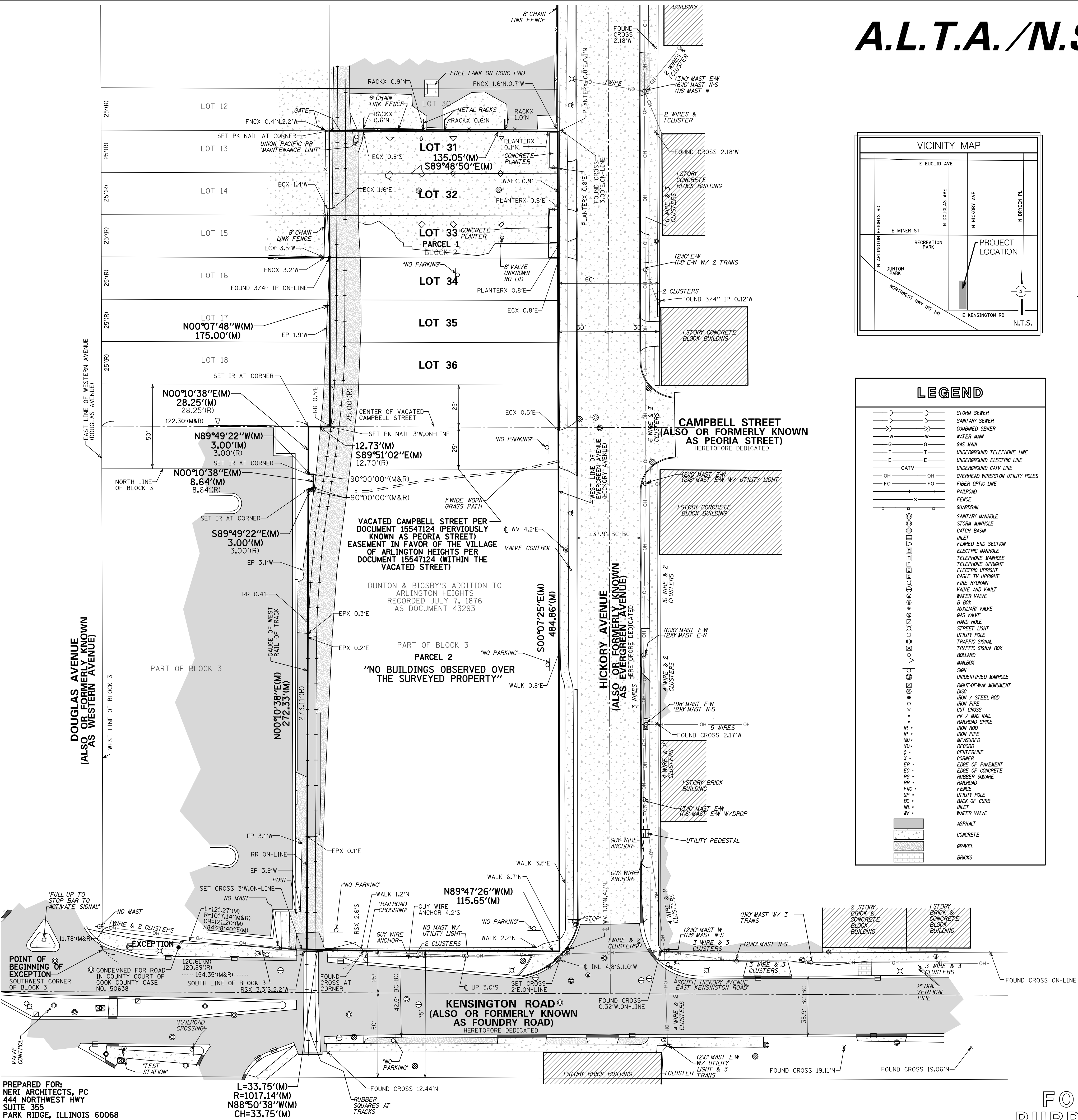


BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

LEGEND

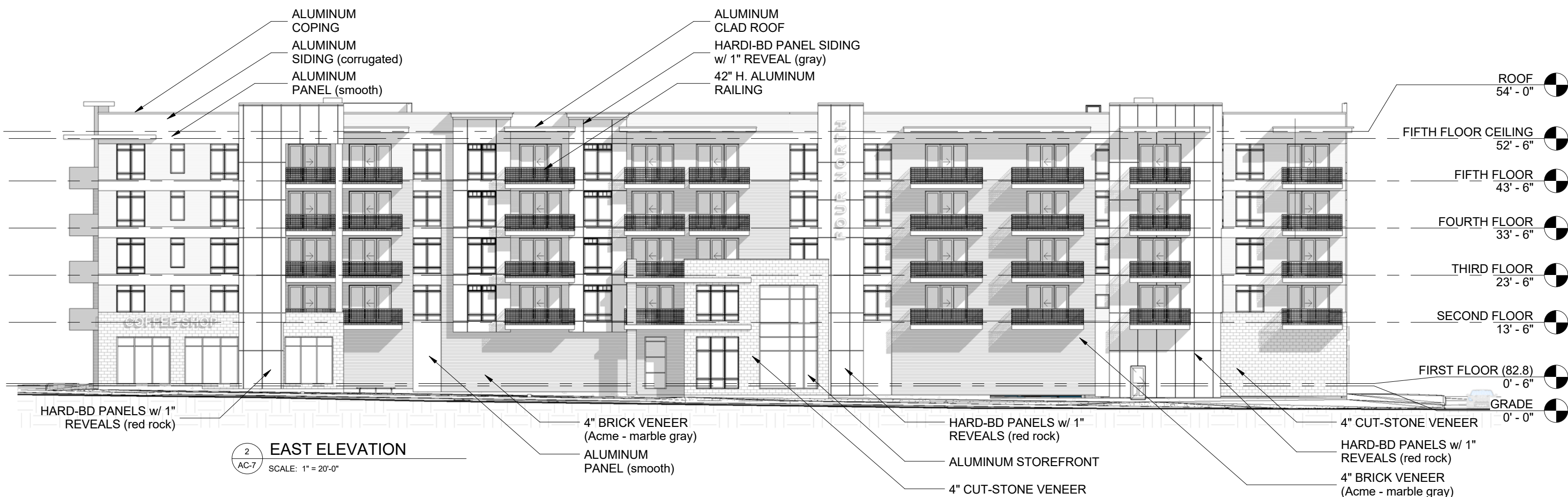
—>—>	STORM SEWER
—>—>	SANITARY SEWER
—>—>	COMBINED SEWER
—W—W	WATER MAIN
—G—G	GAS MAIN
—T—T	UNDERGROUND TELEPHONE LINE
—E—E	UNDERGROUND ELECTRIC LINE
—CATV—	UNDERGROUND CATV LINE
—OH—OH	OVERHEAD WIRES ON UTILITY POLES
—FO—FO	FIBER OPTIC LINE
—+—+	RAILROAD
—X—X	FENCE
—G—G	GUARDRAIL
—S—S	SANITARY MANHOLE
—S—S	STORM MANHOLE
—C—C	CATCH BASIN
—I—I	INLET
—F—F	FLARED END SECTION
—E—E	ELECTRIC MANHOLE
—U—U	TELEPHONE UPRIGHT
—E—E	ELECTRIC UPRIGHT
—C—C	CABLE TV UPRIGHT
—F—F	FIRE HYDRANT
—V—V	VALVE AND VAULT
—W—W	WATER VALVE
—B—B	B BOX
—A—A	AUXILIARY VALVE
—G—G	GAS VALVE
—H—H	HAND HOLE
—S—S	STREET LIGHT
—P—P	UTILITY POLE
—T—T	TRAFFIC SIGNAL
—B—B	TRAFFIC SIGNAL BOX
—M—M	MANHOLE
—S—S	SEIN
—U—U	UNIDENTIFIED MANHOLE
—R—R	RIGHT-OF-WAY MONUMENT
—D—D	DISC
—I—I	IRON / STEEL ROD
—P—P	IRON PIPE
—C—C	CUT CROSS
—PK—PK	PK / MAG NAIL
—S—S	RAILROAD SPIKE
—R—R	IRON ROD
—IP—IP	IRON PIPE
—M—M	MEASURED
—R—R	RECORD
—C—C	CENTERLINE
—C—C	CORNER
—EP—EP	EDGE OF PAVEMENT
—EC—EC	EDGE OF CONCRETE
—RS—RS	RUBBER SQUARE
—RR—RR	RAILROAD
—F—F	FENCE
—UP—UP	UTILITY POLE
—BC—BC	BACK OF CURB
—INL—INL	INLET
—WV—WV	WATER VALVE
—ASPH—	ASPHALT
—CONC—	CONCRETE
—GRAV—	GRAVEL
—BRICK—	BRICKS

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PURPOSES ONLY



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SUITE 355
PARK RIDGE, ILLINOIS 60068

L=33.75'(M)
R=1017.14'(M)
N88°50'38"(M)
CH=33.75'(M)

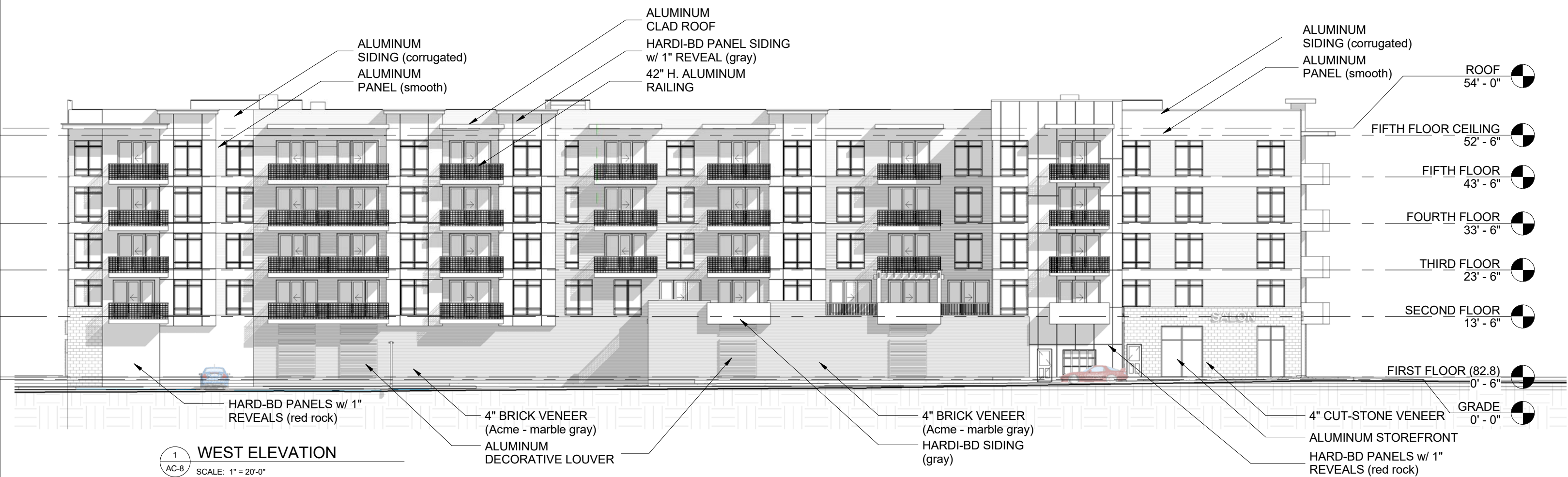


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AC-7

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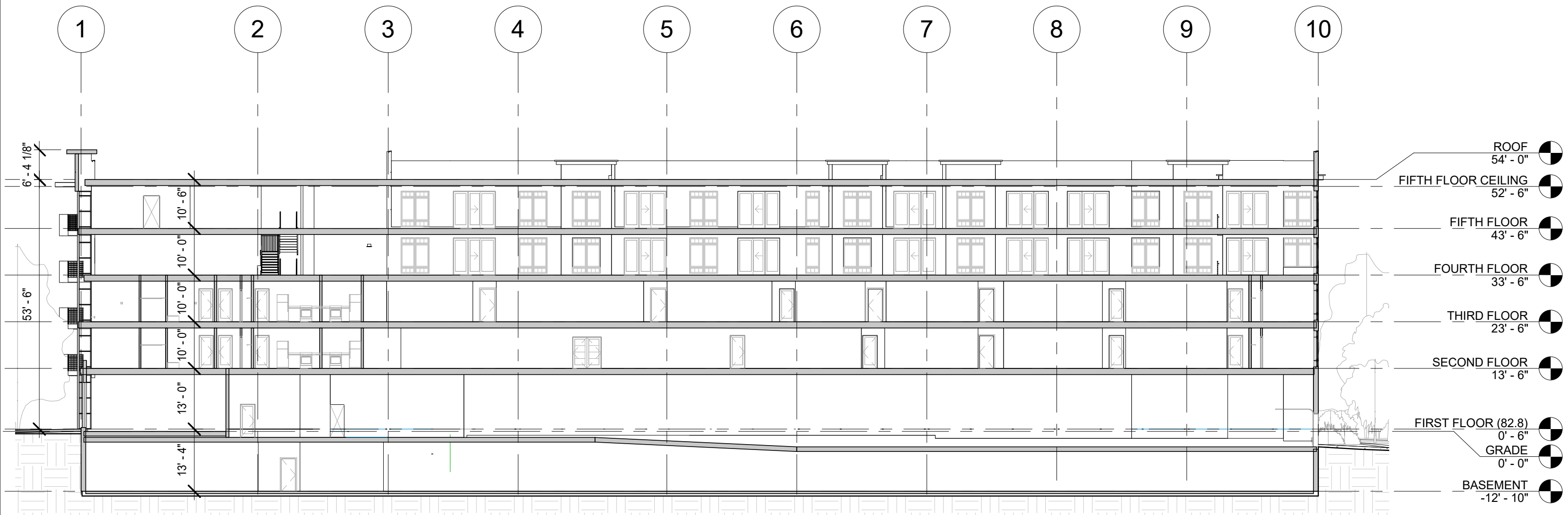
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AC-8

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1 LONGITUDINAL SECTION
AC-17 SCALE: 1" = 20'-0"

1702
02.01.18
AC-17



PERSPECTIVE VIEW LOOKING
NORTHWEST

2
AC-10 SCALE:



PERSPECTIVE VIEW LOOKING
NORTHEAST

1
AC-10 SCALE:

N E R I
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PERSPECTIVE VIEW LOOKING
SOUTHEAST

1
AC-9

SCALE:



PERSPECTIVE VIEW LOOKING
SOUTHWEST

2
AC-9

SCALE:

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1702
02.01.18
AC-17 B

1 View Looking North
AC-17 B SCALE: 12" = 1'-0"

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1702
02.01.18
AC-16 A

VIEW LOOKING NORTHWEST
SCALE: NTS

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1702
02.01.18
AC-14 A

1
AC-14 A View looking Northeast
SCALE: 12" = 1'-0"

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A
1 VIEW LOOKING NORTHEAST
SCALE: NTS

1702
02.01.18
AC-14

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1702
02.01.18
AC-17

1
AC-17

View Looking West
SCALE: 12" = 1'-0"

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1702
02.01.18
AC-15 A

1
AC-15 A View Looking SouthWest
SCALE: 12" = 1'-0"

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1702

02.01.18

AC-15

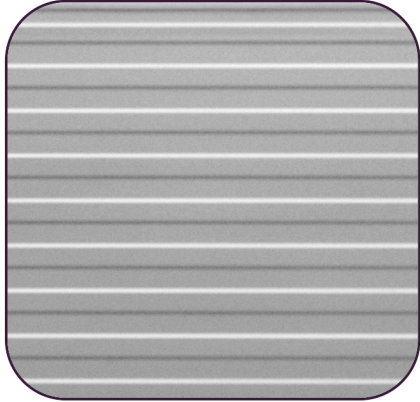
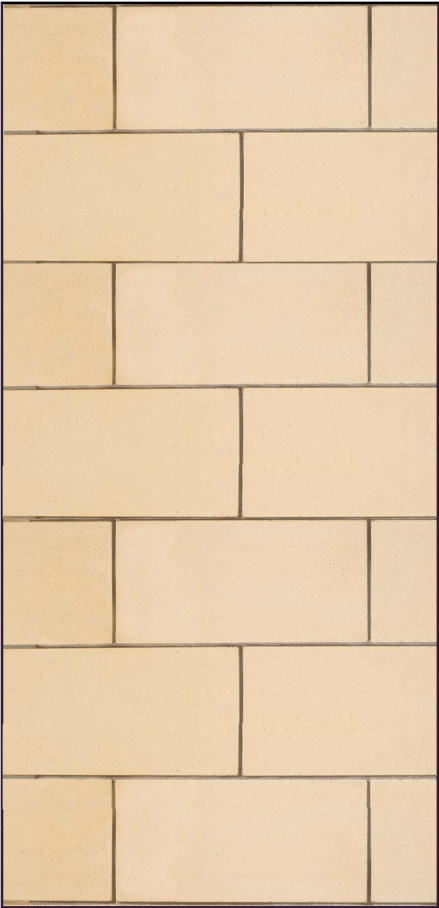


VIEW LOOKING SOUTHWEST

SCALE: NTS

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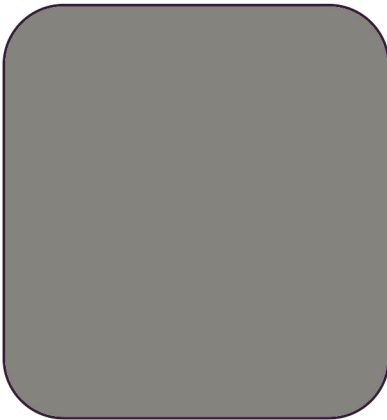
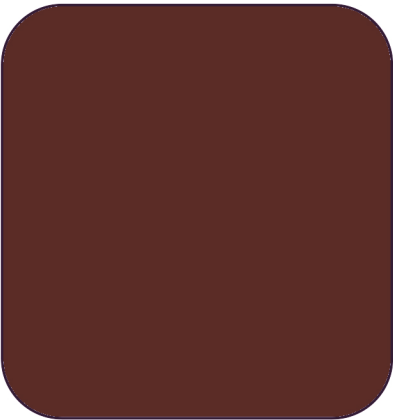
◀ SIDING
CORRUGATED
ALUMINUM

ALUMINUM
WINDOWS
DARK BRONZE ▶



◀ SIDING
BRUSHED
ALUMINUM

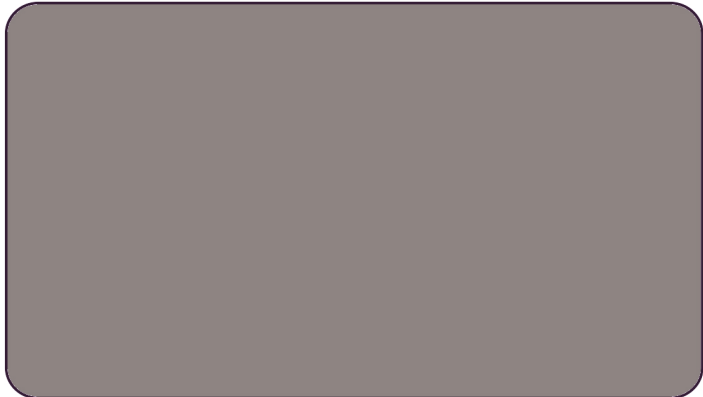
FIBER CEMENT
SIDING
COUNTRY RED
AGED PEWTER ▶



◀ STONE VENEER
ARRISCRAFT
CHAMPAIGNE

◀ BRICK VENEER
ACME
MARBLE GRAY

▼ FASCIA & SOFFIT
PAINTED ALUMINUM
MYSTIC GRAY



**NEW MIXED USE BUILDING
4 N. HICKORY AVE.**

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2 East
AC-7 SCALE: 1" = 20'-0"



1 North
AC-7 SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



A
1 PERSPECTIVE VIEW (LOOKING SE)
SCALE: NTS



A
1 PERSPECTIVE VIEW (LOOKING SW)
SCALE: NTS

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FAX 847.825.9451



A
1
PERSPECTIVE VIEW (LOOKING NW)
 SCALE: NTS



A
1
PERSPECTIVE VIEW (LOOKING NE)
 SCALE: NTS

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1 VIEW LOOKING NORTHWEST
AC-14 SCALE: 12" = 1'-0"



2 VIEW LOOOKING SOUTHWEST
AC-14 SCALE: 12" = 1'-0"



1 VIEW LOOOKING SOUTHEAST
AC-15 SCALE: 12" = 1'-0"



2 VIEW LOOKING NORTHEAST
AC-15 SCALE: 12" = 1'-0"

PROPOSAL FOR

**NEW MIXED USE
BUILDING**

LOCATED AT:
4 N HICKORY

FEBRUARY 1, 2018
(rev. JUNE 20, 2018)

SUBMITTED TO:
**THE VILLAGE OF ARLINGTON
HEIGHTS
DESIGN COMMISSION**

BY:

N E R I

ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400



NORTH DOUGLAS AVENUE



PROPERTY TO WEST 1
620 KENSINGTON



SUBJECT PROPERTY
HICKORY AND KENSINGTON

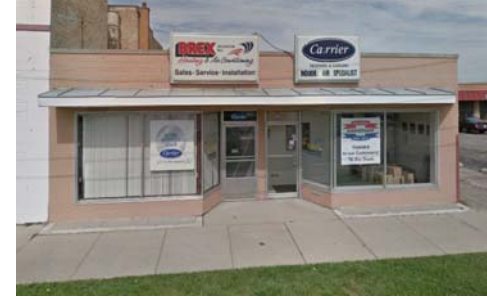
NORTH HICKORY AVENUE



PROPERTY TO EAST 1
704 KENSINGTON



PROPERTY TO EAST 2
710 KENSINGTON



PROPERTY TO EAST 3
714 KENSINGTON

EAST KENSINGTON ROAD

PROPERTY TO SOUTH
660 KENSINGTON



PROPERTY TO SOUTH
668 KENSINGTON



PROPERTY TO SOUTH
700 KENSINGTON



PROPERTY TO SOUTH
712 KENSINGTON



SURROUNDING PROPERTY
PHOTOS



SCALE: 1" = 40'-0"

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EAST KENSINGTON ROAD



SUBJECT PROPERTY
HICKORY AND KENSINGTON



PROPERTY TO NORTH 1
12 HICKORY



PROPERTY TO NORTH 2
16 HICKORY



PROPERTY TO NORTH 3
24 HICKORY

NORTH HICKORY AVENUE



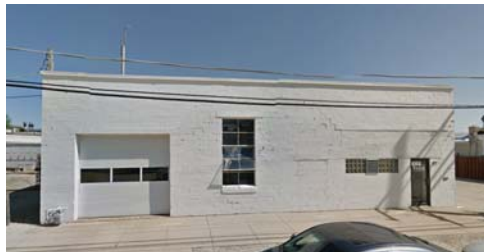
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704 KENSINGTON



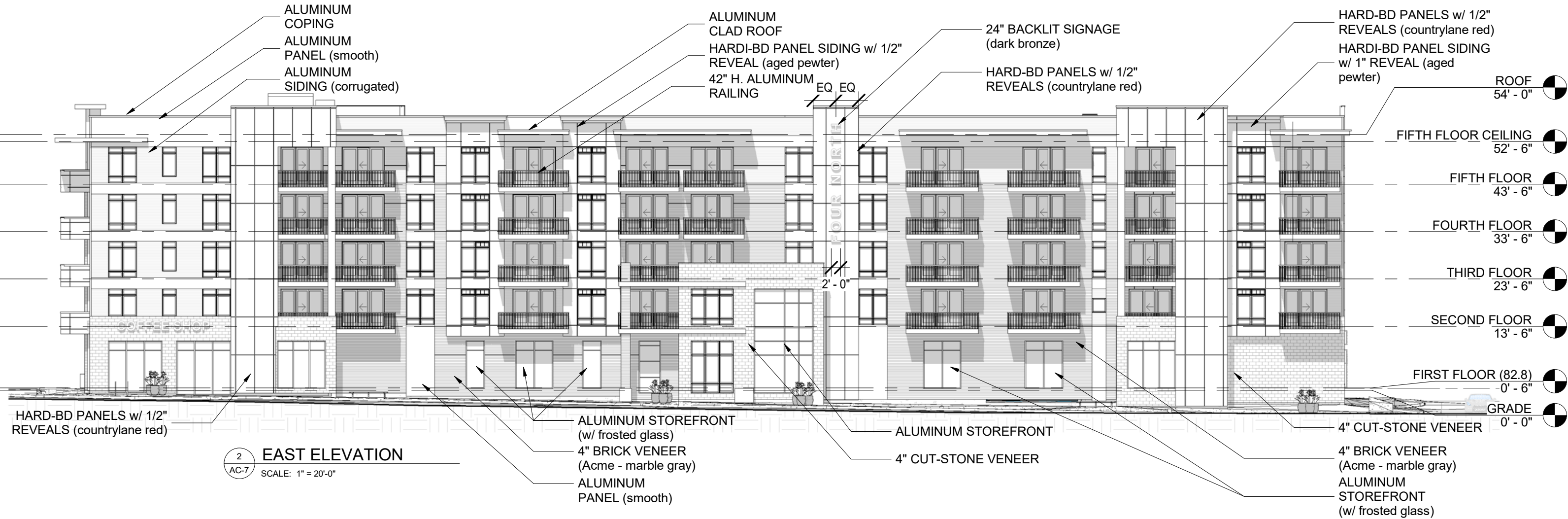
PROPERTY TO EAST
1 HICKORY



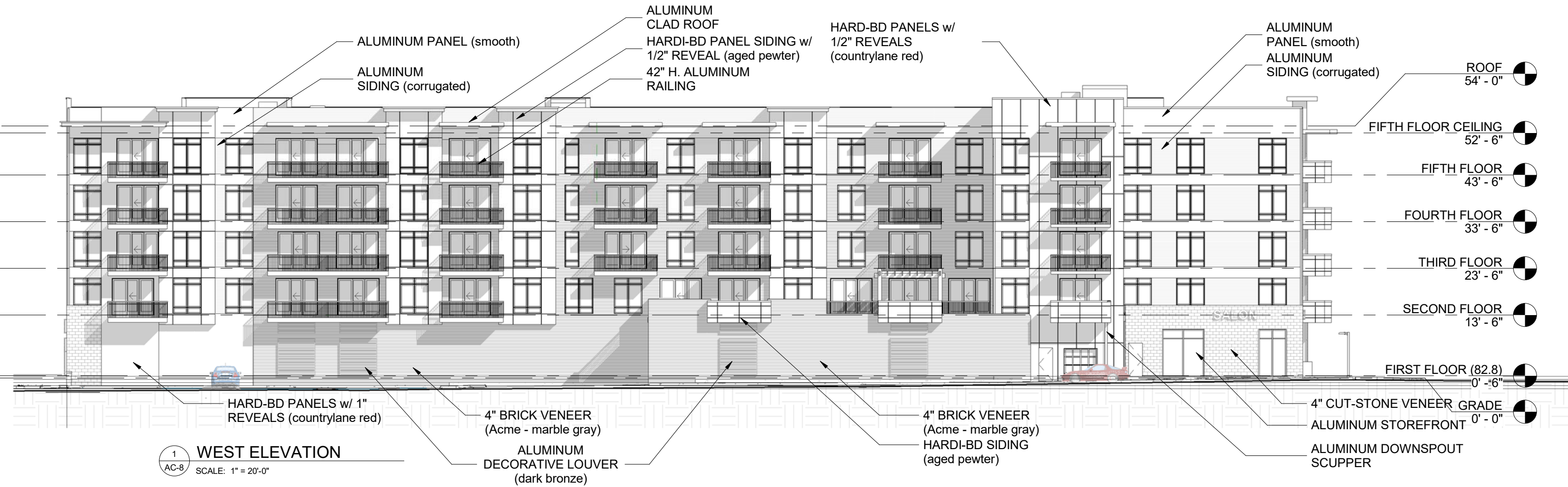
PROPERTY TO EAST
8 HICKORY



PROPERTY TO EAST
9 HICKORY



1702
06.20.18
AC-7



1702
06.20.18
AC-8

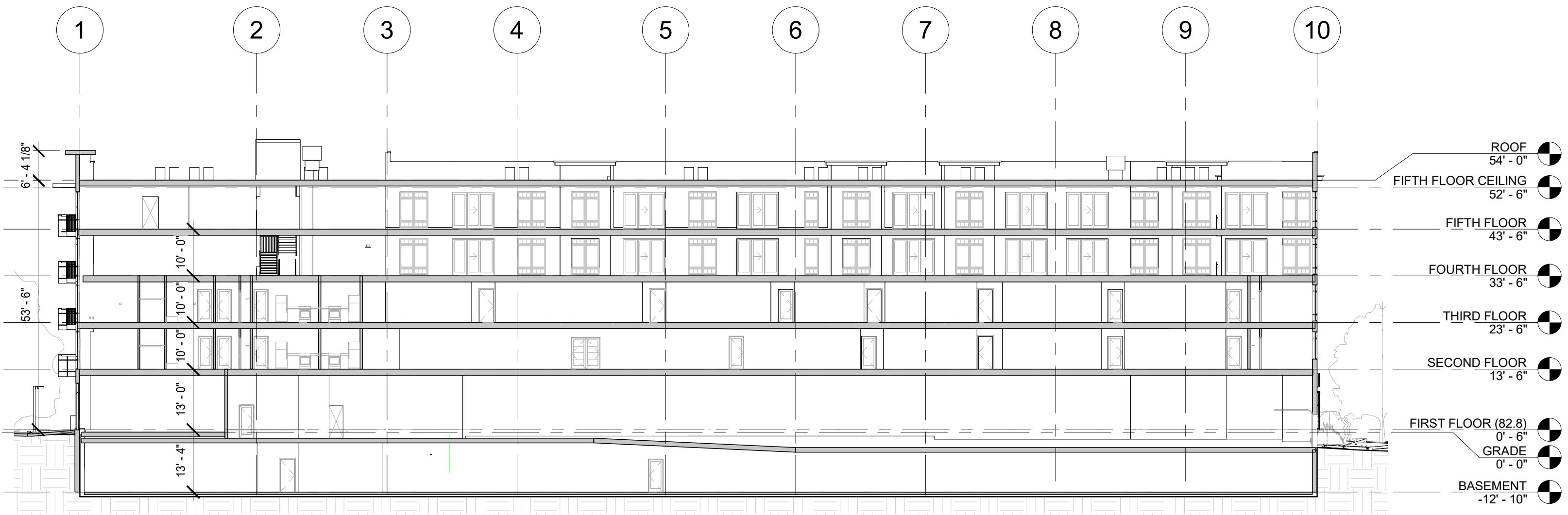
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1 LONGITUDINAL SECTION
AC-18 SCALE: 1" = 20'-0"

1702
06.20.18
AC-18



PERSPECTIVE VIEW LOOKING
NORTHWEST

2
AC-10
SCALE:



PERSPECTIVE VIEW LOOKING
NORTHEAST

1
AC-10
SCALE:

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PERSPECTIVE VIEW LOOKING
SOUTHEAST

1
AC-9

SCALE:



PERSPECTIVE VIEW LOOKING
SOUTHWEST

2
AC-9

SCALE:

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1702
06.20.18
AC-14 A

1 VIEW LOOKING NORTHEAST
AC-14 A SCALE: 12" = 1'-0"

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1702
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AC-15A



VIEW LOOKING NORTHWEST

SCALE: 12" = 1'-0"

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1702
06.20.18
AC-17

1
AC-17 VIEW LOOKING WEST
SCALE: 12" = 1'-0"

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1702
06.20.18
AC-19

1
AC-19 VIEW LOOKING SOUTHWEST
SCALE: 12" = 1'-0"

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1702
06.20.18
AC-18 A

1
AC-18 A VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc

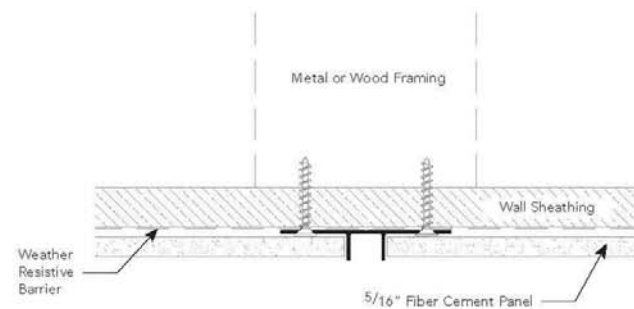
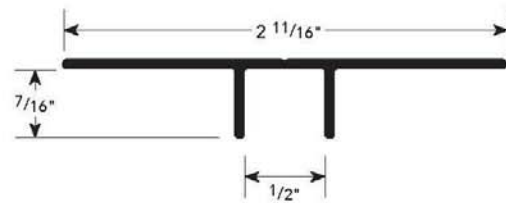
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PRODUCT DETAIL

INSTALLATION DETAIL / Cross Section

A.28

DOUBLE T 1/2"



USAGE

Fry Reglet FCP Double T 1/2" creates an attractive 1/2" vertical reveal between fiber cement panels. The reveal becomes a design element to enhance building exteriors.

GUIDE SPECIFICATION

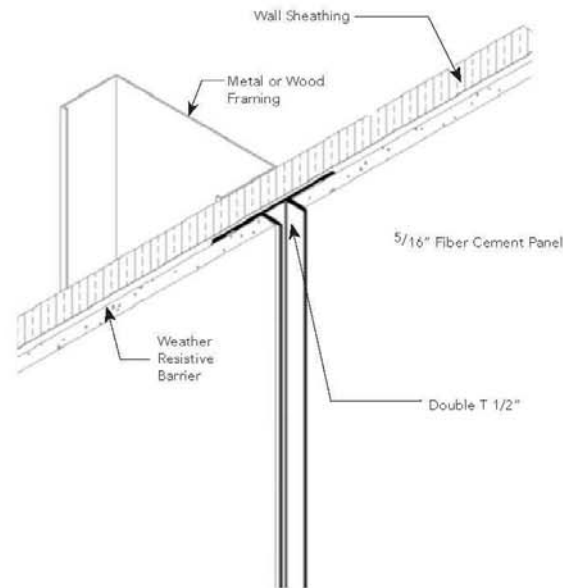
Where indicated on drawings, Fry Reglet FCP Double T 1/2", as manufactured by Fry Reglet Corporation, shall be installed. Aluminum shall be extruded alloy 6063 T5, with primed finish, clear anodized or other specified finish. Refer to finish section.

NOTE: Attach panel in accordance with the manufacturers fastening schedule. Not to be used in horizontal applications.

SIZES

REVEAL DEPTH	NUMBER
NOM. 7/16"	FCP-VERTUP50

INSTALLATION DETAIL / ISO View



2 FIBER CEMENT REVEAL DETAIL

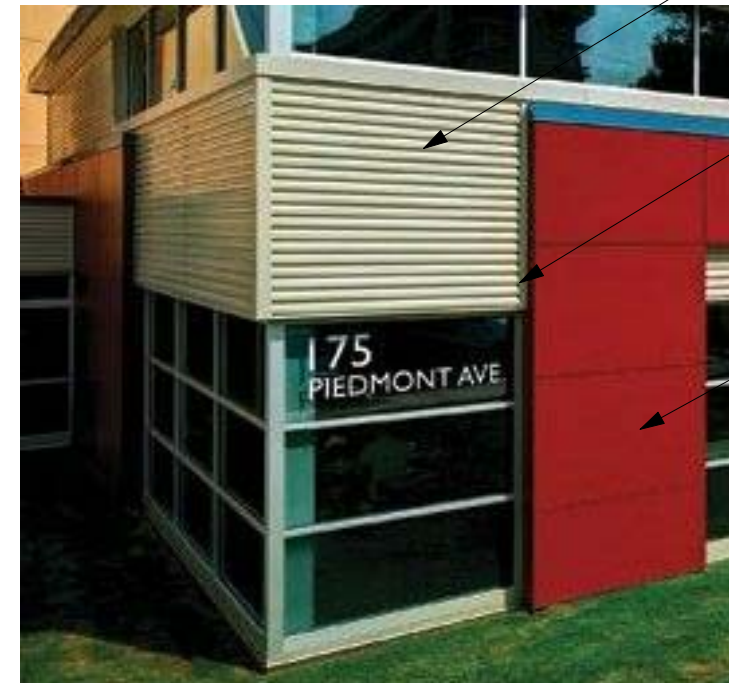
AC-20 SCALE: 12" = 1'-0"

www.fryreglet.com FRY REGLET 35



1 METAL SIDING SAMPLE PIC

AC-20 SCALE: 12" = 1'-0"



3 METAL SIDING TO FIBER CEMENT (sample)

AC-20 SCALE: 12" = 1'-0"



SIDING
CORRUGATED
ALUMINUM



BALCONY RAILINGS
DARK BRONZE

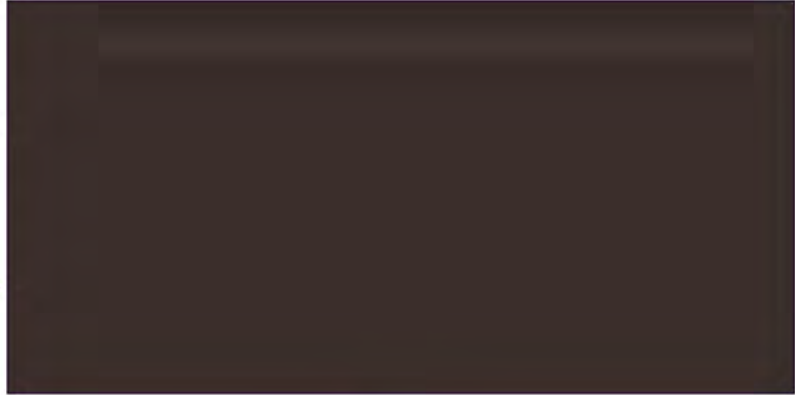
ALUMINUM
WINDOWS
+
SIDING
BRUSHED
ALUMINUM

FIBER CEMENT
SIDING
COUNTRYLANE RED
AGED PEWTER

STONE VENEER
ARRISCRAFT
CHAMPAIGNE

BRICK VENEER
ACME
MARBLE GRAY

FASCIA & SOFFIT
PAINTED ALUMINUM
MYSTIC GRAY



NEW MIXED USE BUILDING
4 N. HICKORY AVE.

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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

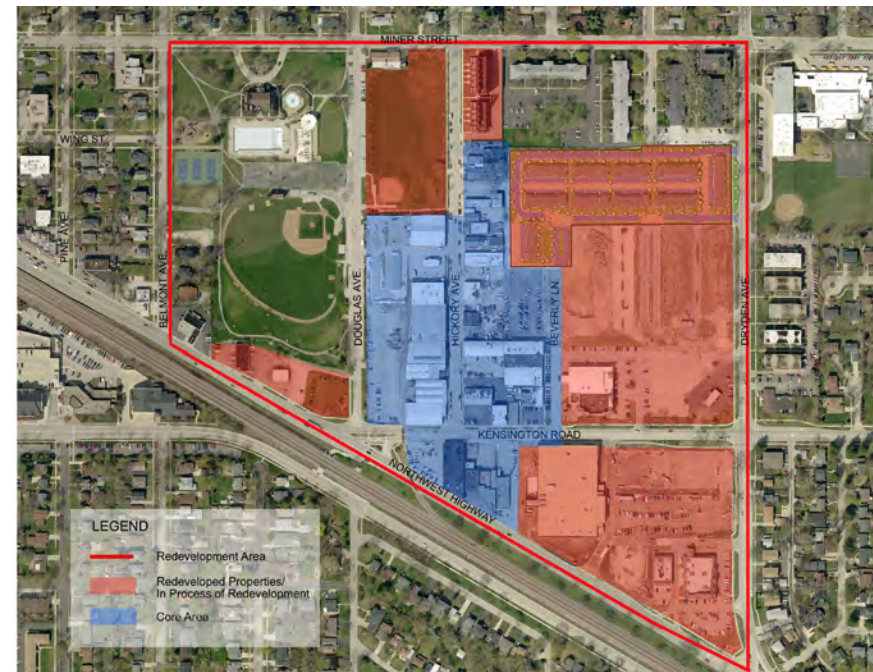


Figure 2. Map of Core Area

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

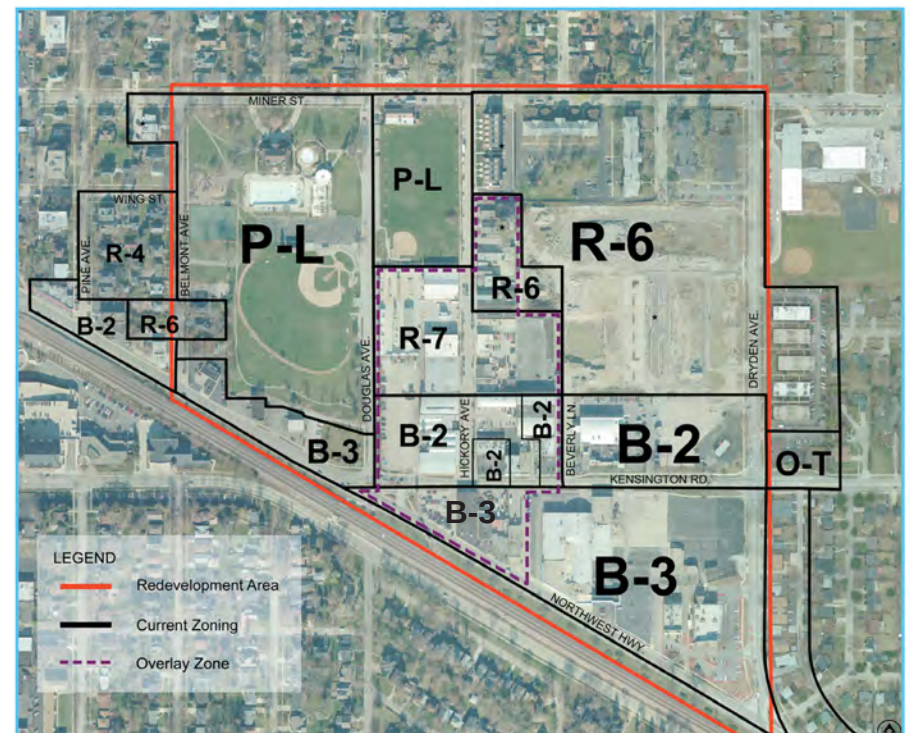


Figure 3. Zoning Map

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



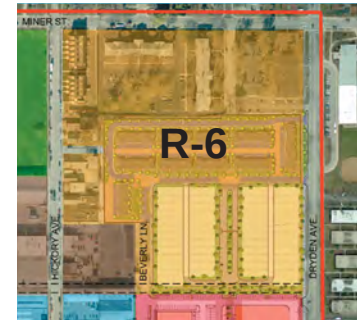
Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.



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.



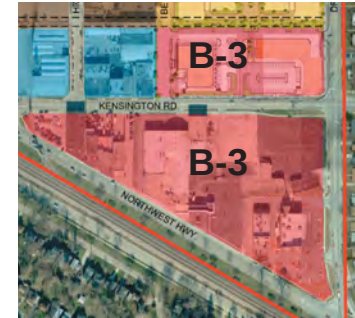
Figure 19. Flat roofs and simple geometric massing create an overall modern look.



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.

ENERGY **OPTIMIZATION**



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

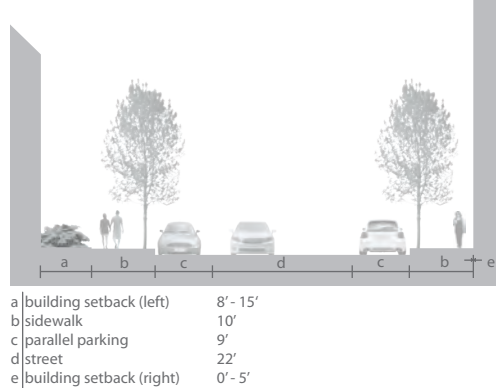


Figure 25. Conceptual street view of Hickory looking south

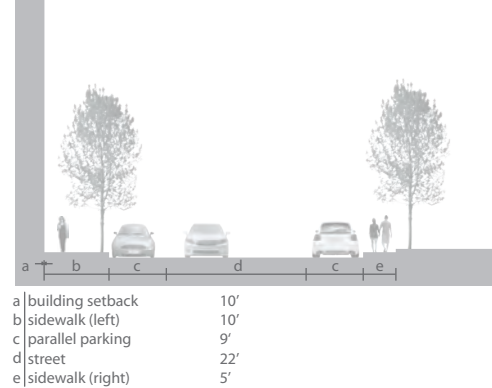
Street Sections

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.

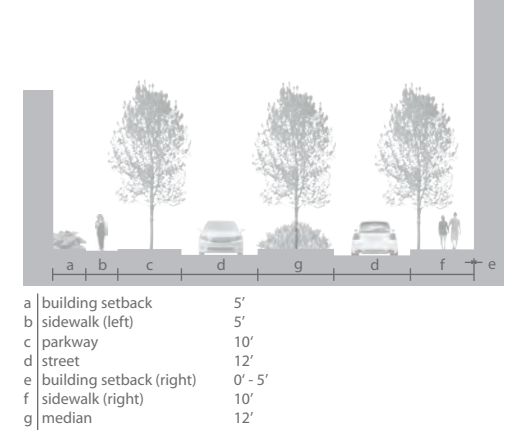
Hickory Avenue, Campbell Street



Douglas Avenue



Kensington Road



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.

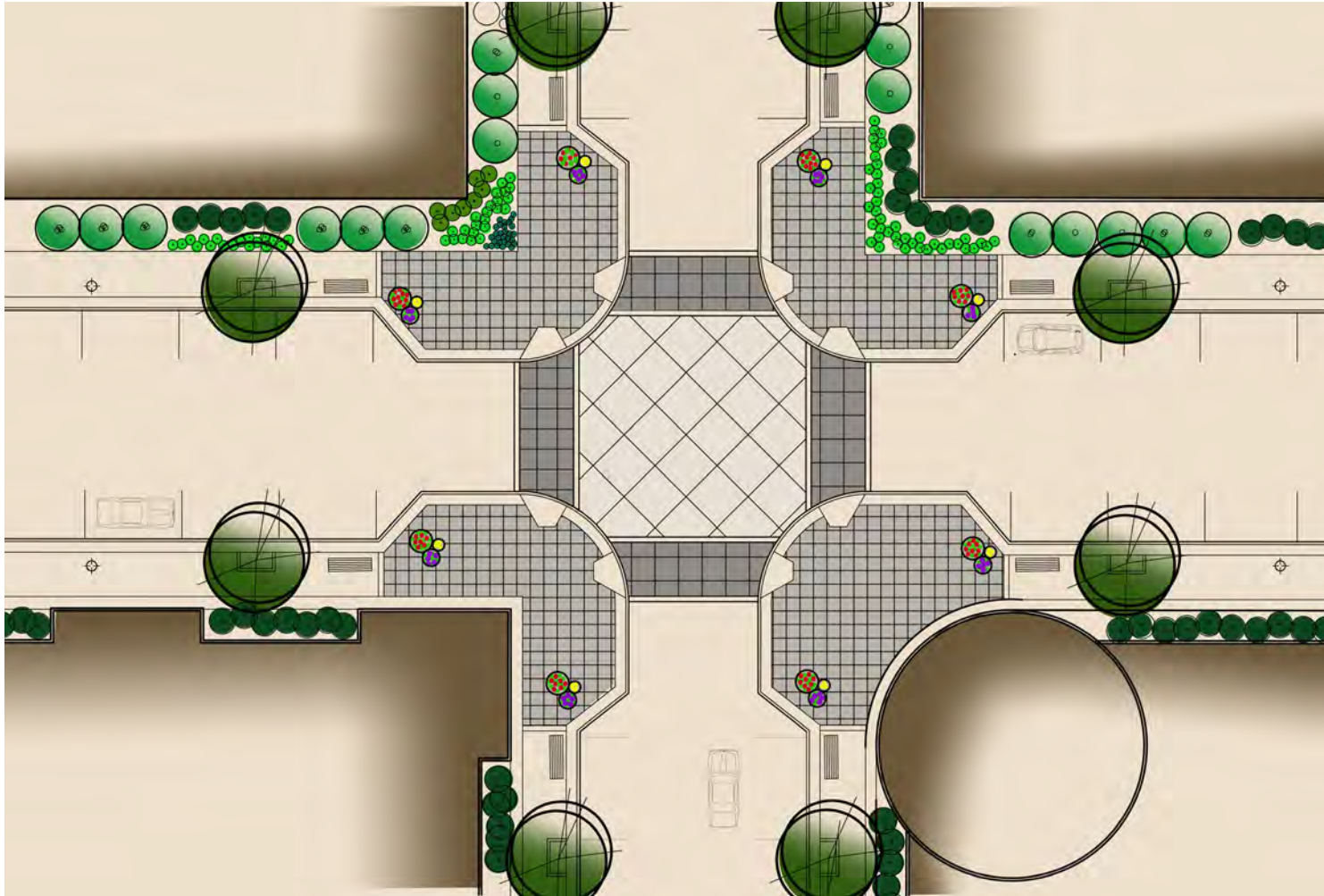


Figure 26. Curb bump out of Hickory Avenue and Campbell Street

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 .

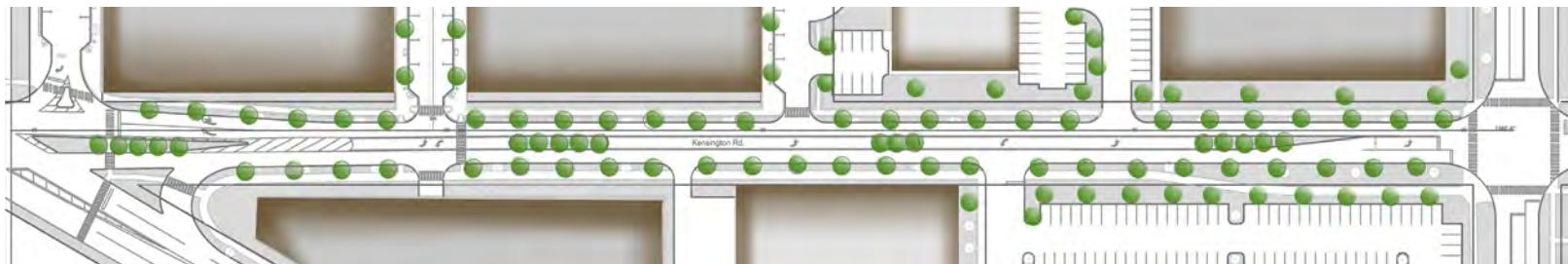


Figure 27. Kensington Road

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



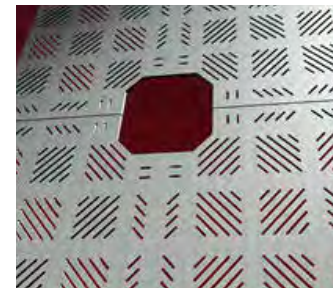
Colored Stamped Concrete

- 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



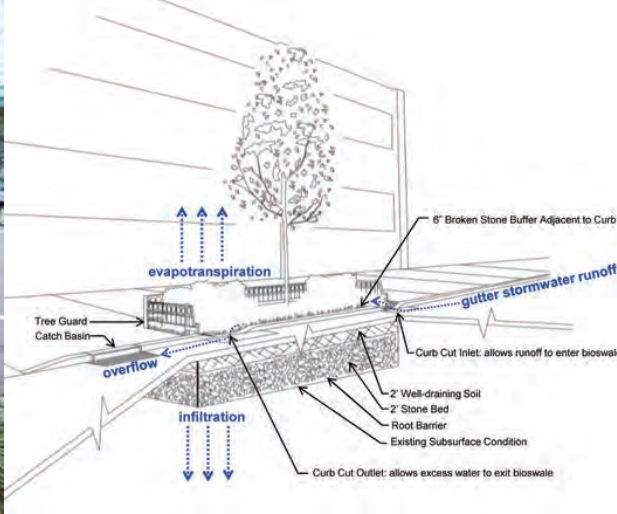
Pervious Pavement

- 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: DC#18-053 - 206 S. Mitchell Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed design for a new single-family residence to be located at 206 S. Mitchell Avenue. This recommendation is based upon the architectural plans received on 6/20/18, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Murphy Residence
Project Address: 206 S. Mitchell Avenue
Prepared By: Steve Hautzinger

Date Prepared: June 21, 2018

PETITION INFORMATION:

DC Number: 18-053
Petitioner Name: Kelle Bruckbauer
Petitioner Address: Tinaglia Architects
814 W. Northwest Highway
Arlington Heights, IL 60004
Meeting Date: June 26, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with 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 6,000 square feet and the proposed residence will have 2,699 square feet. This project complies with the R-3 zoning requirements as summarized below, except for side yard encroachments (chimney, roof eaves, window wells, and door stoop) that will need to be corrected for building permit approval. This property received Zoning Board of Appeals approval on July 10, 2017 to allow a 50-foot wide, 6,000 sf lot to be buildable, where 70-foot wide, 8,750 sf is required.

	ALLOWED	PROPOSED
Setbacks	Front: 15 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 20.1 feet Side: 5 feet Side: 5 feet Rear: 50.8 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	2,700 SF	2,699 SF
Building Lot Coverage	2,100 SF	1,914 SF
Impervious Surface Coverage Total	3,300 SF	2,840 SF

The existing neighborhood includes many historic bungalow style homes mixed with a variety of one and two-story traditional style homes. There is a mix of front loading and detached garages, with the majority of garages being detached. This specific block is comprised of all one-and-a-half-story, historic bungalow style homes with detached garages. However, there is one two-story home at the south end of the block.

Due to the consistent fabric of this block, an ideal design in this location would be a new one-and-a-half-story bungalow style house with a raised first floor and a detached garage. However, the proposed two-story design is nicely done in a traditional style with a single-story front porch and a single-story garage roof that give the house a nice scale. Ideally, the design would include a detached garage, but if an attached garage is determined to be appropriate in this location, then the design is nicely done.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed design for a new single-family residence to be located at 206 S. Mitchell Avenue. This recommendation is based upon the architectural plans received on 6/20/18, and the following:

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

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

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

June 21, 2018

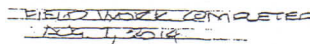
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

c: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-053

PROFESSIONAL LAND SURVEYORS

OF PROPERTY DESCRIBED AS FOLLOWS:

Lots 81 and 82 in Caroline Fiene's Subdivision, being a subdivision of the East 18.4 acres of the North 30.1 acres of the the East Half of the Northeast Quarter of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, (excepting the East 805.9 feet of the North 405 feet of said Northeast Quarter of Section 31) in Cook County, Illinois.



STATE OF ILLINOIS
COUNTY OF KANE ss Aug. 8 2014

This is to certify that the plot hereon drawn correctly indicates the above described property.

Charles J. Hill PLS 2700 My license expires 11/30/14

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDER-
GROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

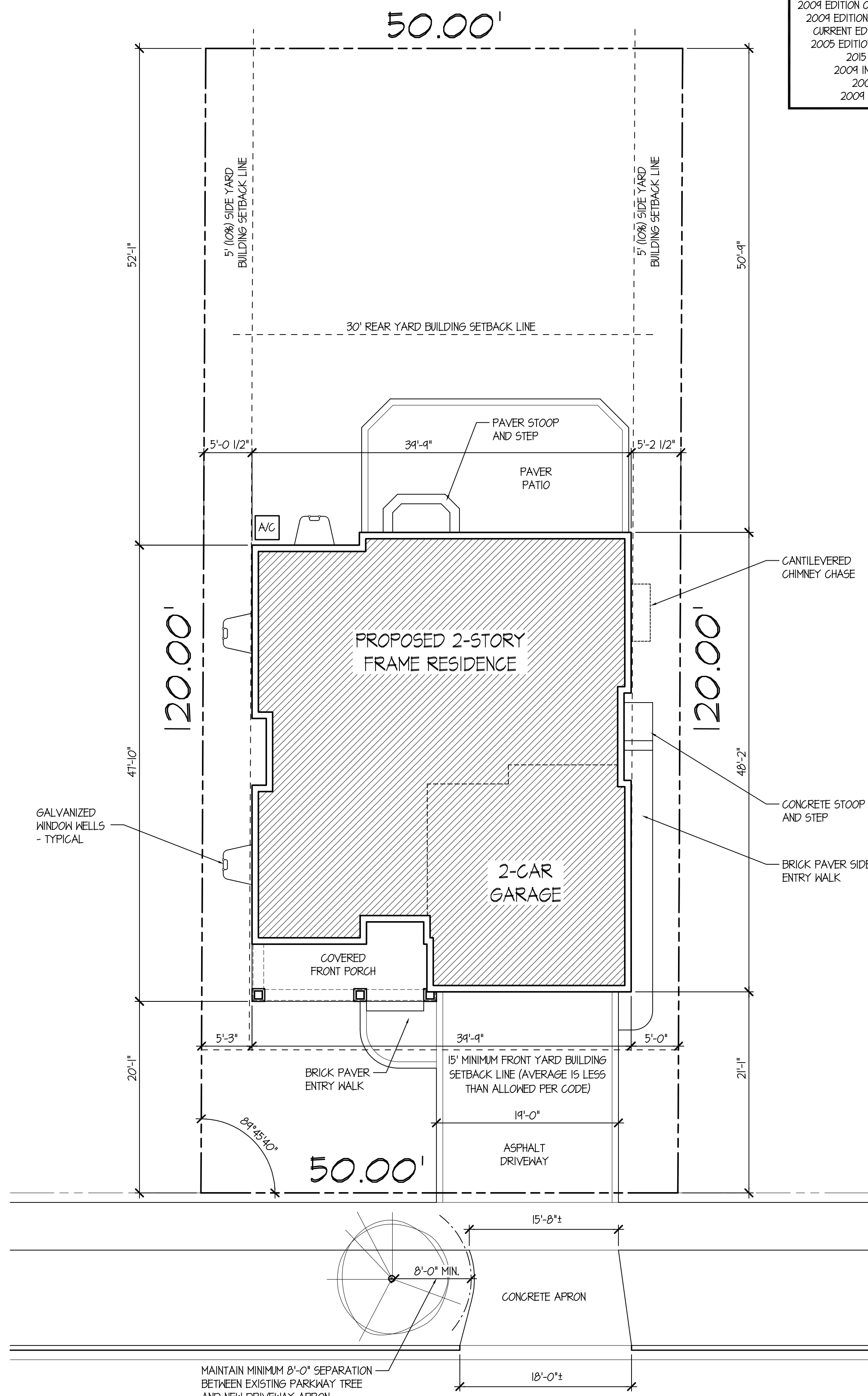
THIS SURVEY IS VALID ONLY
WITH EMBOSSED SEAL

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying
Corporation License No. 184-002863

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St., (Rte. 31) West Dundee, IL 60118
Phone: (847)-425-2911 Fax (847)-425-8074
E-Mail: SIRVAYR@AOL.COM

Compare the description on this plat with deed. Refer to deed for easements and buildings lines.



APPLICABLE CODES

2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
2009 EDITION OF THE INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
CURRENT EDITION OF THE ILLINOIS PLUMBING CODE W/ LOCAL AMENDMENTS
2005 EDITION OF THE NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
2015 ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
2009 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2009 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS
2009 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS

A NEW CUSTOM RESIDENCE FOR: THE MURPHY FAMILY

206 S. MITCHELL AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005

ARCHITECT

TINAGLIA
ARCHITECTS

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
PHONE - 847 253 0002
www.tinaglia.com

ZONING CALCULATIONS

BASED ON THE VILLAGE OF ARLINGTON HEIGHTS, IL. ZONING ORDINANCE

ZONING DISTRICT: R-3 ONE FAMILY DWELLING DISTRICT

LOT SIZE (SQ. FT.): 6,000 SQ. FT. = .138 ACRES

MAXIMUM BUILDING HEIGHT:

25 FEET OR 2 1/2 STORIES
- MEASURED TO MEAN HEIGHT
OF GABLE ROOF LINE

REQUIRED BUILDING SETBACKS:

FRONT = AVERAGE OF LOT = 14.5'; MINIMUM = 15'
SIDE YARD = 10% = 5'
REAR = 30'

MAX. BUILDING LOT COVERAGE (35%):

- ALLOWABLE = 2,100.00 SQ. FT.
- PROPOSED = 1,914.25 SQ. FT.

MAX. IMP. SURFACE COVERAGE (50%):

- ALLOWABLE = 3,000.00 SQ. FT.
- PROPOSED = 2,840.00 SQ. FT.

MAX. FRONT YARD IMP. SURFACE COVER (50%):

- ALLOWABLE = 315.00 SQ. FT.
- PROPOSED = 248.54 SQ. FT.

MAX. FLOOR AREA RATIO:

- ALLOWABLE = LA x .45
= 2,700.00 SQ. FT.

- PROPOSED =

1st FLOOR = 1,285.67 SQ. FT.
GARAGE = 442.58 SQ. FT.
2nd FLOOR = 1,320.83 SQ. FT.
UNFIN. ATTIC > 7'-0" = N/A
GARAGE ALLOW. = 400 SQ. FT.

TOTAL = 2,649.08 SQ. FT.

DRAWING INDEX

CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
A1.1	FOUNDATION PLAN AND PLUMBING RISERS
A2.1	DIMENSIONED & STRUCTURAL FIRST FLOOR PLANS
A2.2	DIMENSIONED & STRUCTURAL SECOND FLOOR PLANS
A2.3	ROOF PLAN WITH STRUCTURE
A3.1	FRONT AND RIGHT SIDE ELEVATIONS
A3.2	REAR AND LEFT SIDE ELEVATIONS
A4.1	WALL SECTIONS AND DETAILS
A4.2	WALL SECTIONS AND DETAILS
A5.1	GENERAL NOTES AND SPECIFICATIONS
E2.1	FIRST & SECOND FLOOR ELECTRICAL PLANS

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT, (ILL. REV. STAT. 1985, CH. 111, PARS. 3711 ET SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

I HEREBY CERTIFY THAT THESE DRAWINGS
HAVE BEEN PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF MY
KNOWLEDGE CONFORM TO ALL OF THE
BUILDING ORDINANCE AND
REGULATIONS OF THE VILLAGE OF
ARLINGTON HEIGHTS, ILLINOIS.

JAMES J. TINAGLIA

JOB NUMBER: 397918
LICENSE EXPIRES: 11-30-2018

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ARCHITECTS

CLIENT

MR. & MRS.
MURPHY

249 N. SMITH STREET, UNIT 3E
PALATINE, ILLINOIS 60067

PROJECT

MURPHY RESIDENCE

206 S. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

ARCH. SITE PLAN
& CODE INFO

FILE NAME

3979-CS

DRAWN BY

RDL

DATE

6.27.18

NO.

REVISED PER

DATE

BY

JOB NO.

397918

SHEET NO. OF 11

CS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

ARCHITECTURAL SITE PLAN

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

SEE PLAT OF SURVEY PREPARED BY ALAN J. COULSON, P.C., AND
DATED AUGUST 8, 2014 FOR ALL FURTHER SITE INFORMATION



2 PROPERTIES ACROSS LEFT
133 S. MITCHELL AVE.



2 PROPERTIES RIGHT
134 S. MITCHELL AVE.

WEST GEORGE STREET



PROPERTY ACROSS LEFT
201 S. MITCHELL AVE.



PROPERTY ACROSS
205 S. MITCHELL AVE.



PROPERTY ACROSS RIGHT
209 S. MITCHELL AVE.

SOUTH MITCHELL AVENUE



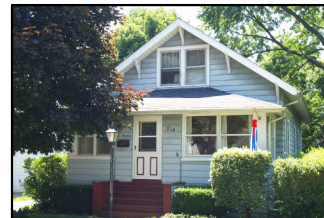
1 PROPERTY RIGHT
202 S. MITCHELL AVE.



SUBJECT PROPERTY
206 S. MITCHELL AVE.



1 PROPERTY LEFT
210 S. MITCHELL AVE.



2 PROPERTIES LEFT
214 S. MITCHELL AVE.



3 PROPERTIES LEFT
220 S. MITCHELL AVE.

CONTEXT PHOTO DIAGRAM

NOT TO SCALE



JOB DESCRIPTION:

206 S. MITCHELL AVENUE

TINAGLIA
ARCHITECTS

JOB NO: 397918

FILE NAME: 3979-DC SUBMITTAL

PAGE: 1 of 3

DATE: 5.21.18



FRONT ELEVATION STUDY MODEL

SCALE: 1" = 10'-0"

PAGE: 3 of 3

JOB NO: 397918

DATE: 5.21.18

FILENAME: 3979-DC SUBMITTAL

T I N A G L I A
A R C H I T E C T S

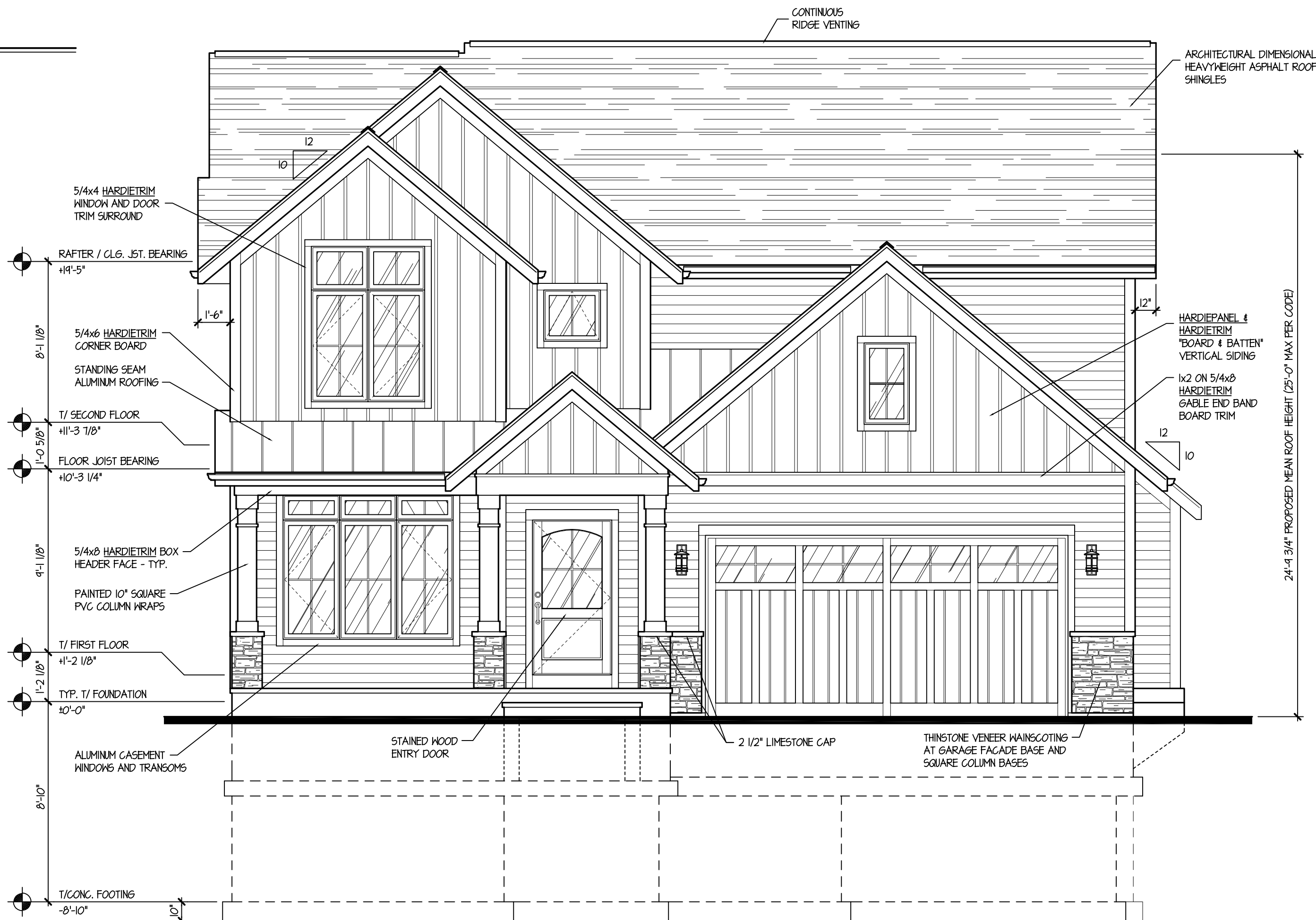
JOB DESCRIPTION:
206 S. MITCHELL AVENUE



RIGHT SIDE (NORTH) ELEVATION

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

EXTERIOR MATERIALS SPECIFICATIONS LIST	
STONE VENEER - "PELICANS LANDING" BY FISCHER STONE OR AS SEL. BY OWNER - SUPPLIED BY ILLINOIS BRICK (TERRY COLLINS) (847) 635-6000 - MORTAR COLOR: TO BE SELECTED IN FIELD WITH CONTRACTOR PROVIDED SAMPLES	SIDING - HARDIETRIM 1/2" HARDIETRIM BOARD & BATTEN - VERTICAL SIDING - 4" HARDIPLANK HORIZONTAL SIDING w/ 5" EXPOSURE - COLOR: "ARCTIC WHITE"
LIMESTONE SILLS - INDIANA LIMESTONE PER WALL SECTIONS, ELEVATIONS AND DETAILS - COLOR: WHITE - PROVIDE SAMPLE FOR HOMEOWNER REVIEW	EXPOSED TRIM - ALL TRIM AS SHOWN TO BE HARDIETRIM "SMOOTH" - SIZES AND THICKNESSES OF TRIM PER ELEVATIONS AND SECTIONS - PROVIDE TOLERANCES AND INSTALLATION REQUIREMENTS PER MANUFACTURER'S SPECIFICATIONS - COLOR: "ARCTIC WHITE" JH10-20
ROOF SHINGLES - "TIMBERLINE HD" LIFETIME PREMIUM ARCHITECTURAL ASPHALT ROOF SHINGLES BY GAF MATERIALS CORP. - COLOR: CHARCOAL - PROVIDE SHINGLED OVER RIDGE VENTING AT ALL RIDGES - PROVIDE ICE AND WATER SHIELD ON ENTIRE ROOF	SOFFITS - ALL SOFFITS TO BE HARDIESOFFIT - STYLE: VENTED CEDARHILL - COLOR: "ARCTIC WHITE" - PROVIDE BLOCKING AS REQUIRED BY MANUFACTURER - INSTALL PER MANUFACTURER'S REQUIREMENTS AND DETAILS
METAL ROOF: - PETERSON ALUMINUM "PAC-GLAD" OR EQUAL - "SNAP-GLAD" STANDING SEAM - COLOR: MATTIE BLACK	GUTTERS AND DOWNSPOUTS - ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR TO MATCH TRIM AS SELECTED
WINDOWS - "ULTIMATE SERIES" BY MARVIN PER WINDOW SCHEDULE - STYLE: CASEMENT - COLOR: EBONY - COORDINATE SPECIFICATIONS AND OPTIONS WITH HOMEOWNER	FRONT ENTRY DOOR - DARK WALNUT WOOD (OR APPEARANCE OF) - STAIN COLOR: CLEAR FINISH
	GARAGE DOORS - FIBERGLASS OR STEEL INSULATED GARAGE DOORS AS SELECTED BY OWNER - COLOR: TO MATCH FRONT ENTRY DOOR



FRONT (EAST) ELEVATION

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

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PALATINE, ILLINOIS 60067

PROJECT

MURPHY RESIDENCE
206 S. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

EXTERIOR
ELEVATIONS

FILE NAME 3979-A31
DRAWN BY RDL DATE 6.19.18

NO.	REVISED PER	DATE	BY

JOB NO. 397918

SHEET NO. A3.1
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



LEFT SIDE (SOUTH) ELEVATION

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



REAR (WEST) ELEVATION

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

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MURPHY RESIDENCE
206 S. MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60005

DRAWING TITLE

EXTERIOR
ELEVATIONS

FILE NAME 3979-A32
DRAWN BY RDL DATE 6.19.18

NO.	REVISED PER	DATE	BY

JOB NO. 397918

SHEET NO.
OF 11

A3.2

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SIDING & TRIM



WINDOWS



MATTE BLACK

METAL ROOFING



ROOF SHINGLES



STONE

PETITIONER NAME:
DATE:
PROJECT:
LOCATION:

TINAGLIA ARCHITECTS
MAY. 21, 2018
MURPHY RESIDENCE
206 S. MITCHELL AVENUE



Item: DC#18-055 - 445 S. Beverly Ln. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed addition to the existing single-family residence located at 445 S. Beverly Lane. This recommendation is based upon the architectural plans received on 5-25-18, and the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: LaMonica Residence
Project Address: 445 S. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: June 21, 2018

PETITION INFORMATION:

DC Number: 18-055
Petitioner Name: Keith Ginnodo
Petitioner Address: Kingsley Ginnodo Architects
33 N. Hickory Ave.
Arlington Heights, IL 60004
Meeting Date: June 26, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to expand an existing two-story house with a new single-story addition on the north side of the house and a new two-story addition on the east. An existing one-car attached garage will be converted to living space, and a new two-car detached garage is proposed. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,258 square feet and the residence, with the proposed additions, will have approximately 2,976 square feet. This project received approval by the Zoning Board of Appeals on June 11, 2016 for setback variations, a floor area (FAR) variation, and a Building Lot Coverage variation, as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Exterior Side: 12.3 feet Rear: 30 feet	Front: 25.3 feet Side: 3.2 feet (variation approved) Exterior Side: 11 feet (variation approved) Rear: 57
Building Height	25 feet to the midpoint	22 feet to the midpoint
FAR	2,816 SF	2,976 SF (variation approved)
Building Lot Coverage	2,190 SF	2,387 (variation approved)
Impervious Surface Coverage Total	3,442 SF	3,332 SF

This project is appearing before the Design Commission due to neighbor concerns received during the ZBA review, and to evaluate the design. The existing house is a traditional, colonial style home with painted brick on the first floor, and horizontal lap siding on the second floor. The overall scale and massing of the proposed design is nicely done, and it fits well with the scale of the neighborhood. However, the proposed two-story addition has a distinctly different appearance than the existing house with panel siding and continuous windows wrapping from the front of the house down the side. One of the goals of the Village's Single-Family Design Guidelines is that "*New additions will look like they belong and not dominate or change the character of the original building*". An alternative option to consider would be to continue the brick base, horizontal lap siding, and punched windows in a similar manner as the existing house.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed addition to the existing single-family residence located at 445 S. Beverly Lane. This recommendation is based upon the architectural plans received on 5-25-18, and the following:

1. Consider an alternate design that continues the brick base, horizontal lap siding, and punched windows in a similar manner as the existing house.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

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

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

June 21, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-055

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

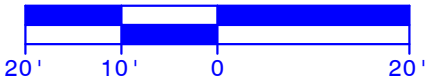
	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= EASEMENT LINE
	= SETBACK LINE
	= INTERIOR LOT LINE

PLAT OF SURVEY
OF

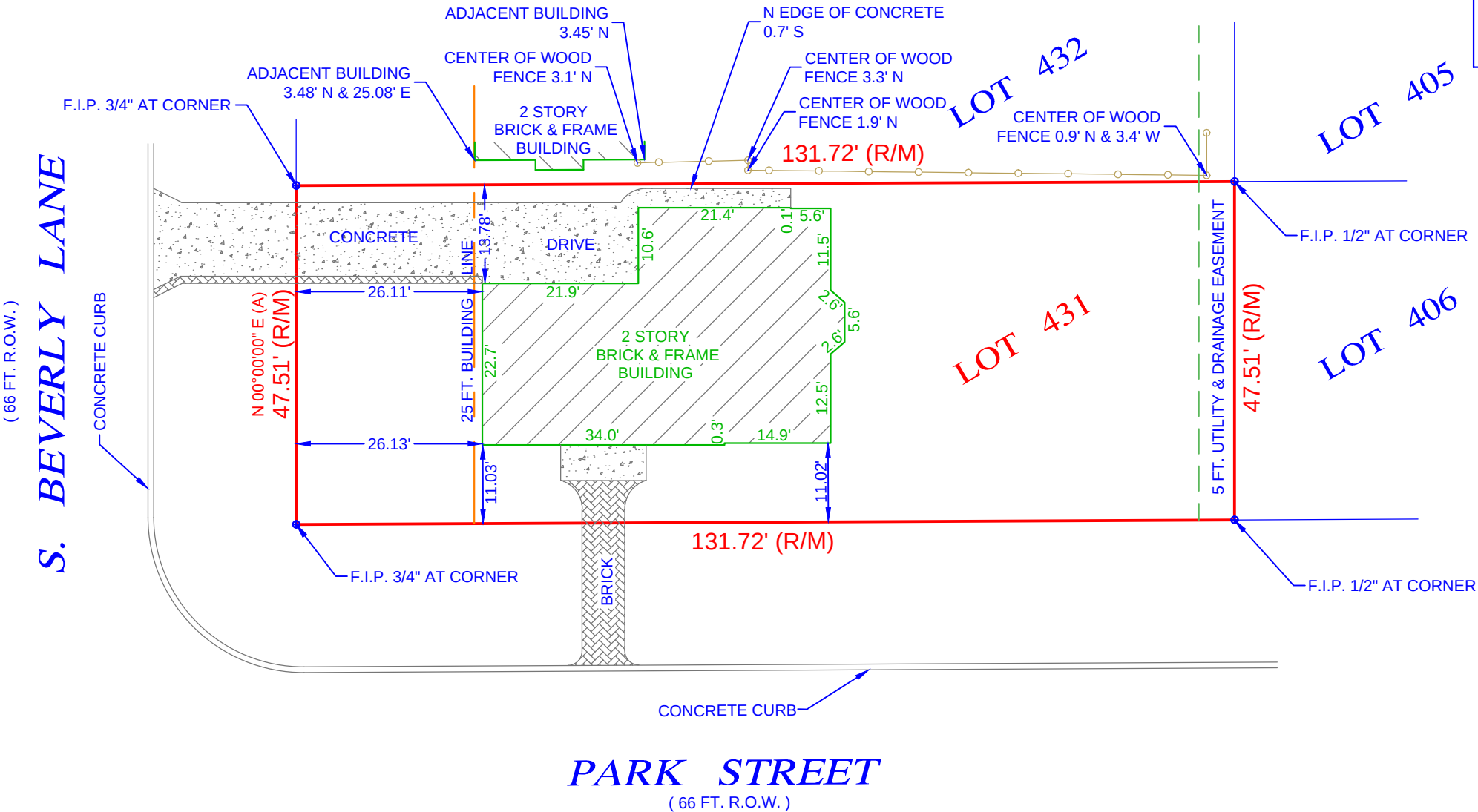
LOT 431 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 6,262.0 SQ. FT. OR 0.14 ACRES MORE OR LESS"



BASIS OF BEARING:
EAST LINE OF S. BEVERLY LANE AS
FOUND MONUMENTED AND OCCUPIED PER
RECORD SUBDIVISION.
N 00°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 2ND DAY OF FEBRUARY, A.D., 2018,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON
DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

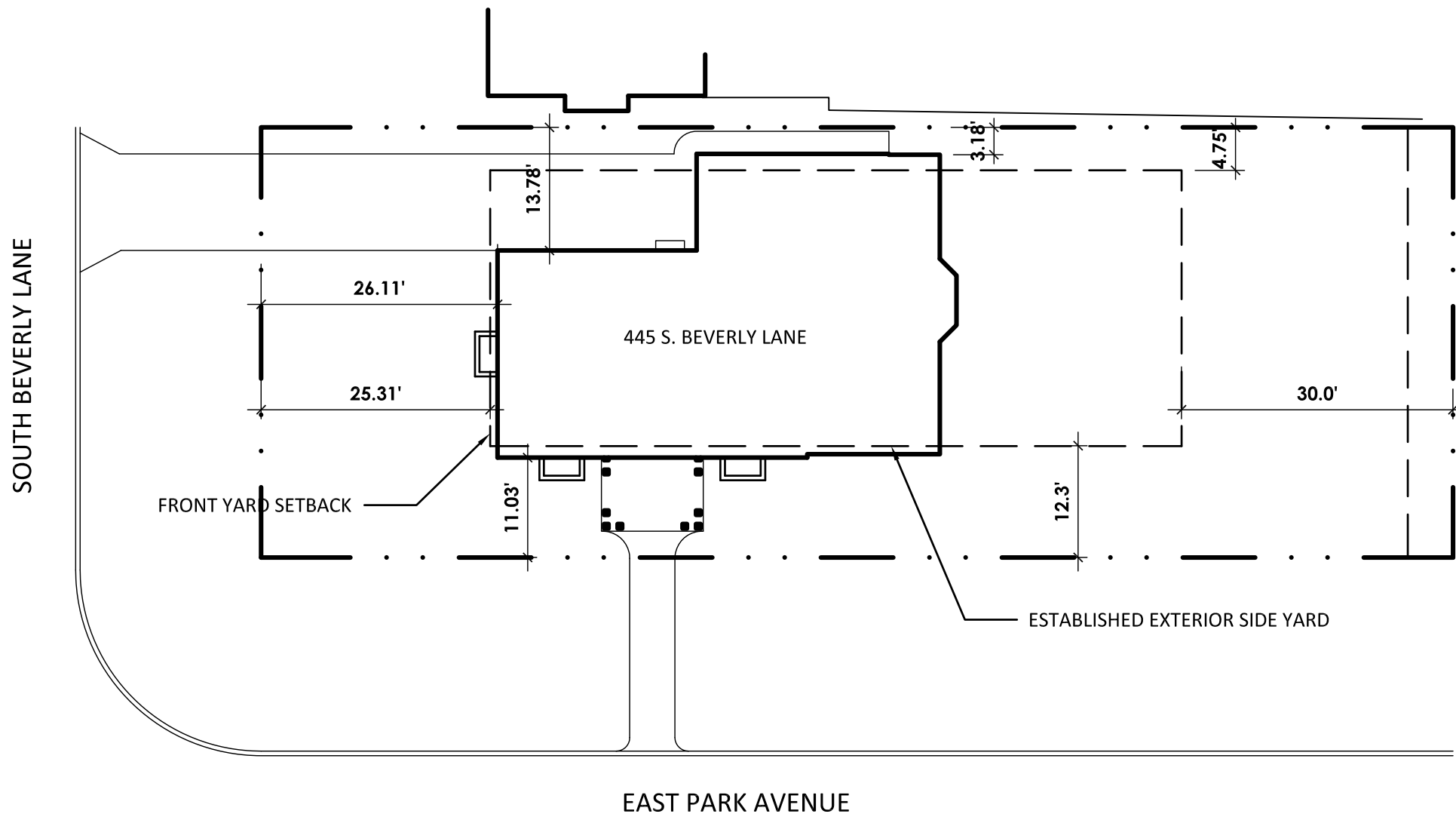
ADDRESS COMMONLY KNOWN AS 445 S. BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT CITYWIDE TITLE CORP.

FIELDWORK DATE (CREW) 02/02/2018 (RJ/BV)
DRAWN BY: JB REVISED: JOB NO. 18-02-0011

DRAWING INDEX

EX0	EXISTING SITE PLAN
EX1	EXISTING BASEMENT PLAN
EX2	EXISTING FIRST FLOOR PLAN
EX3	EXISTING SECOND FLOOR PLAN
EX4	EXISTING ROOF PLAN
EX5	EXISTING SOUTH ELEVATION
EX6	EXISTING WEST ELEVATION
EX7	EXISTING NORTH ELEVATION
EX8	EXISTING EAST ELEVATION



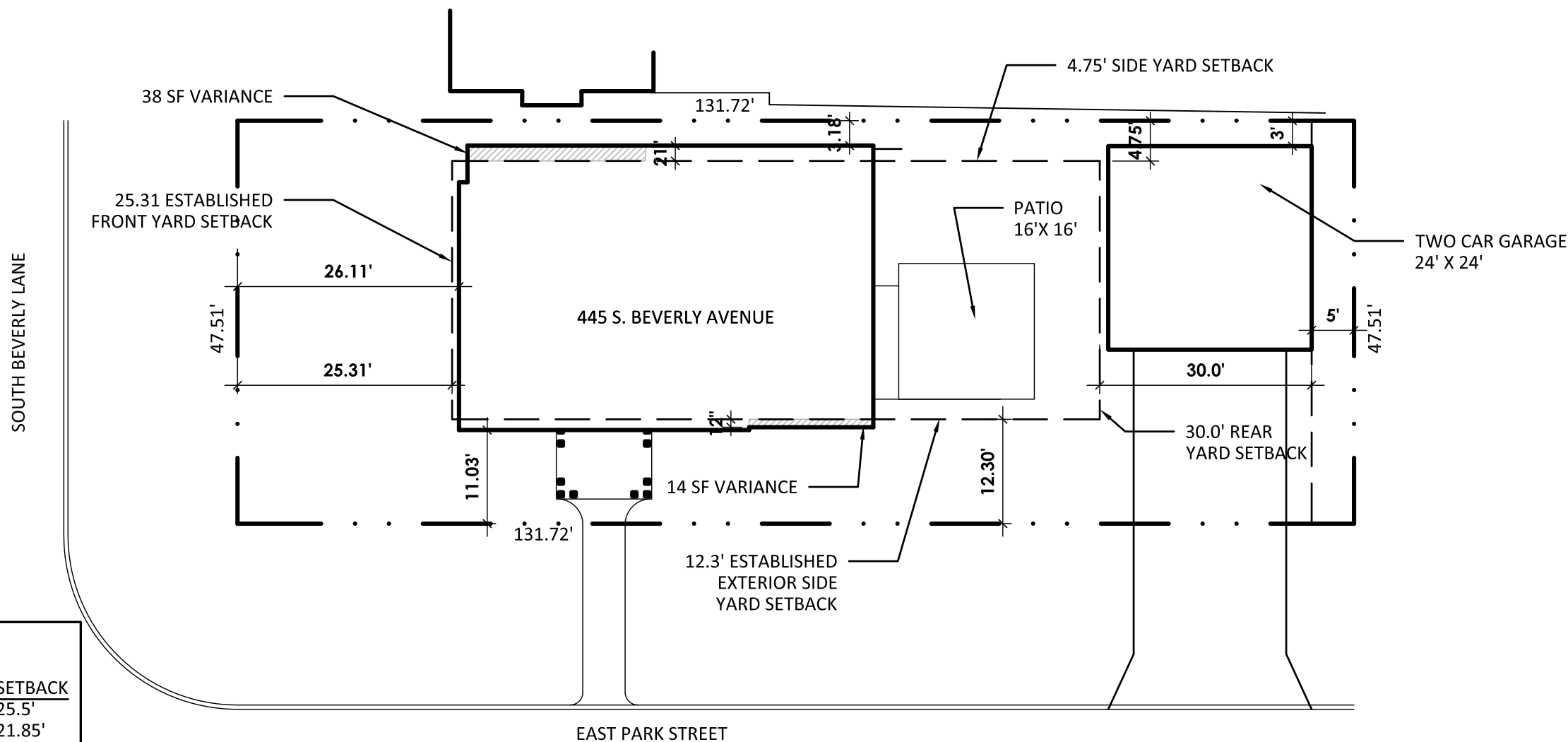
1 EXISTING SITE PLAN 1/16" = 1'-0" 1

STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005



DRAWING INDEX

- A0 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 ROOF PLAN
- A5 SOUTH ELEVATION
- A6 WEST ELEVATION
- A7 NORTH ELEVATION
- A8 EAST ELEVATION
- DC1 CONTEXT PHOTOS
- DC2 CONTEXT ELEVATIONS
- DC3 CONTEXT ELEVATIONS



FRONT YARD SETBACKS

ADDRESS	SETBACK
407 S. BEVERLY LN.	25.5'
411 S. BEVERLY LN.	21.85'
415 S. BEVERLY LN.	27.67'
423 S. BEVERLY LN.	22.57'
429 S. BEVERLY LN.	23.3'
435 S. BEVERLY LN.	29.13'
437 S. BEVERLY LN.	26.95'
441 S. BEVERLY LN.	24.77'
445 S. BEVERLY LN.	26.11'
TOTAL:	227.85'

227.85' / 9 HOUSES = 25.31'

ESTABLISHED FRONT YARD
SET BACK = 25.31'

EXTERIOR SIDE YARD SETBACK

ADDRESS	SETBACK
444 S. LINCOLN LN.	13.58'
445 S. BEVERLY LN.	11.03'
TOTAL:	24.61'

24.61' / 2 HOUSES = 12.30'

ESTABLISHED EXTERIOR SIDE
YARD SET BACK = 12.30'

1 SITE PLAN 1/16" = 1'-0" 1

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A0

5.23.18
5.3.18
4.30.18
3.28.18

© KINGSLEY + GINNODO ARCHITECTS



STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005



PROPERTY ACROSS NORTH 2
436 S. BEVERLY LN



PROPERTY ACROSS NORTH 1
440 S. BEVERLY LN



PROPERTY ACROSS
444 S. BEVERLY LN

South Beverly Lane



PROPERTY TO NORTH 2
437 S. BEVERLY LN



PROPERTY TO NORTH 1
441 S. BEVERLY LN



SUBJECT PROPERTY
445 S. BEVERLY LN



PROPERTY TO EAST 1
444 S. LINCOLN LN

South Lincoln Lane



PROPERTY TO SOUTH 1
501 S. BEVERLY LN



PROPERTY TO SOUTH 2
511 S. BEVERLY LN

East Park Street

1 CONTEXT PHOTOS
NO SCALE



STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

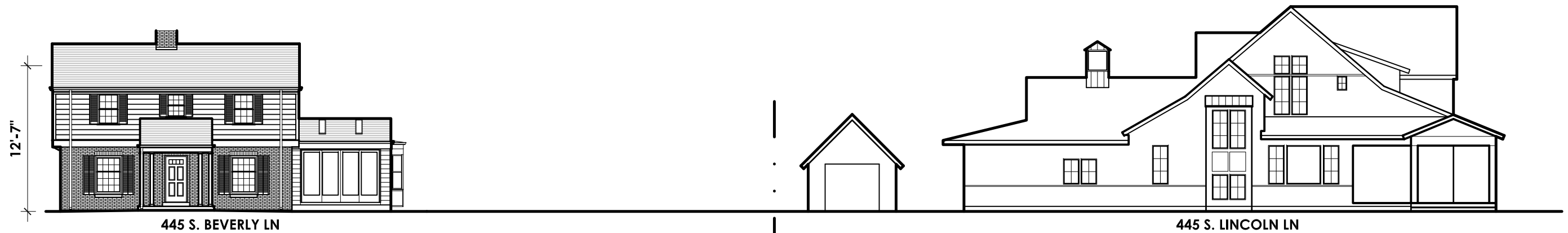


KINGSLEY + GINNODO ARCHITECTS
333 N HICKORY AV. ARLINGTON HTS. IL 60004

DC1

5.3.18

© KINGSLEY + GINNODO ARCHITECTS



1 EXISTING CONTEXT ELEVATIONS
1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS
1/16" = 1'-0"



1 **EXISTING CONTEXT ELEVATIONS**
1/16" = 1'-0"



2 **PROPOSED CONTEXT ELEVATIONS**
1/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

DC3

5.23.18
© KINGSLEY + GINNODO ARCHITECTS



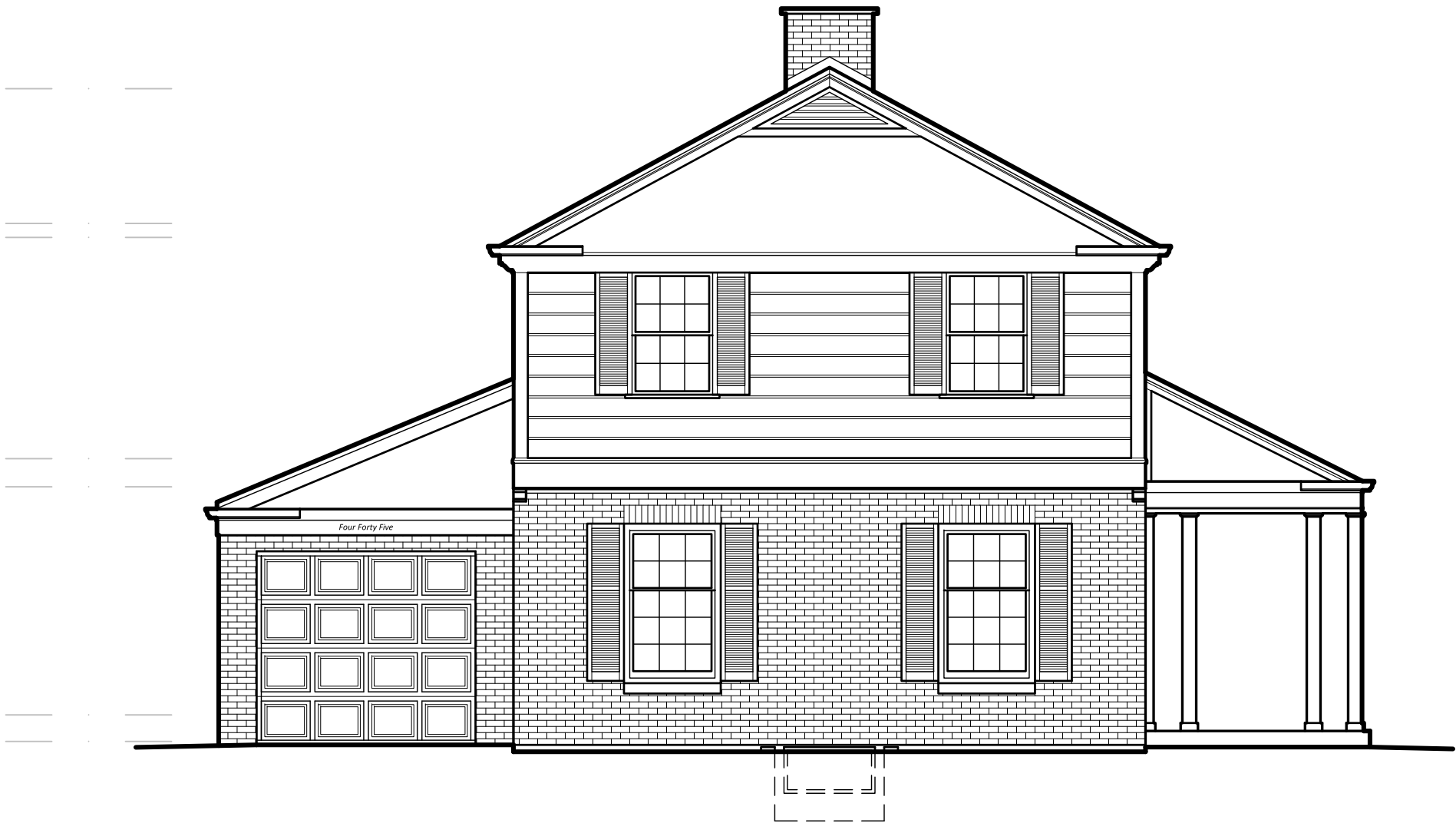
STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005



1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005





1 EXISTING WEST ELEVATION
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005





1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005





1 EXISTING EAST ELEVATION
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
333 N. HICKORY AV. ARLINGTON HTS. IL 60004

EX8

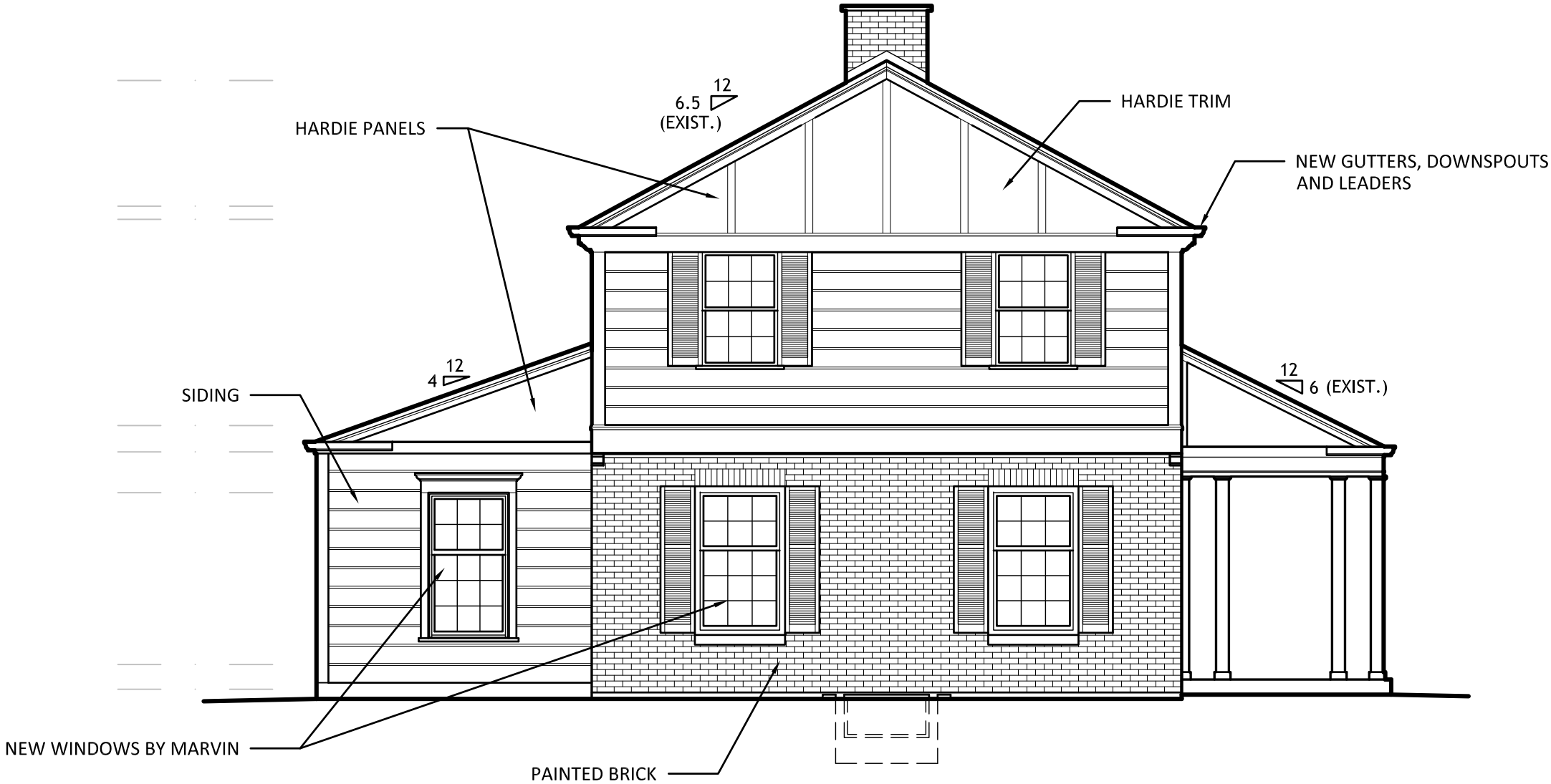
4.5.18

© KINGSLEY + GINNODO ARCHITECTS

MATERIAL LIST:	
SIDING:	EXISTING WOOD SIDING WITH NEW WOOD SIDING TO MATCH - PAINTED WHITE OR SMOOTH FIBER CEMENT SIDING BY JAMES HARDIE - ARCTIC WHITE 8" EXPOSURE
PANELS:	SMOOTH FIBER CEMENT PANELS BY JAMES HARDIE, WHITE
TRIM:	EXISTING WOOD TRIM - PAINTED WHITE OR SMOOTH FIBER CEMENT TRIM BY JAMES HARDIE - ARCTIC WHITE
GUTTERS/LEADERS:	ALL NEW GUTTERS, DOWNSPOUTS AND LEADERS PRE-FINISHED ALUMINUM - WHITE OR BLACK
WINDOWS:	INTEGRITY, WOOD ULTREX, WINDOWS BY MARVIN (ARCTIC WHITE OR EBONY) OR EXISTING WINDOWS TO REMAIN PAINTED (WHITE OR EBONY)
BRICK:	EXISTING TO REMAIN - PAINT WHITE
ROOF SHINGLES:	CHARCOAL, HIGH DEFINITION, TEXTURED ASPHALT SHINGLES BY GAF
METAL ROOFING:	ALUMINUM STANDING METAL SEAM, REFINISHED BLACK
COLUMNS:	WOOD COLUMNS - PAINTED
FRONT DOOR:	PAINTED BLACK
SHUTTERS:	EXISTING - PAINT BLACK (OR REPLACE WITH NEW)



1 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
1/32" = 1'-0"



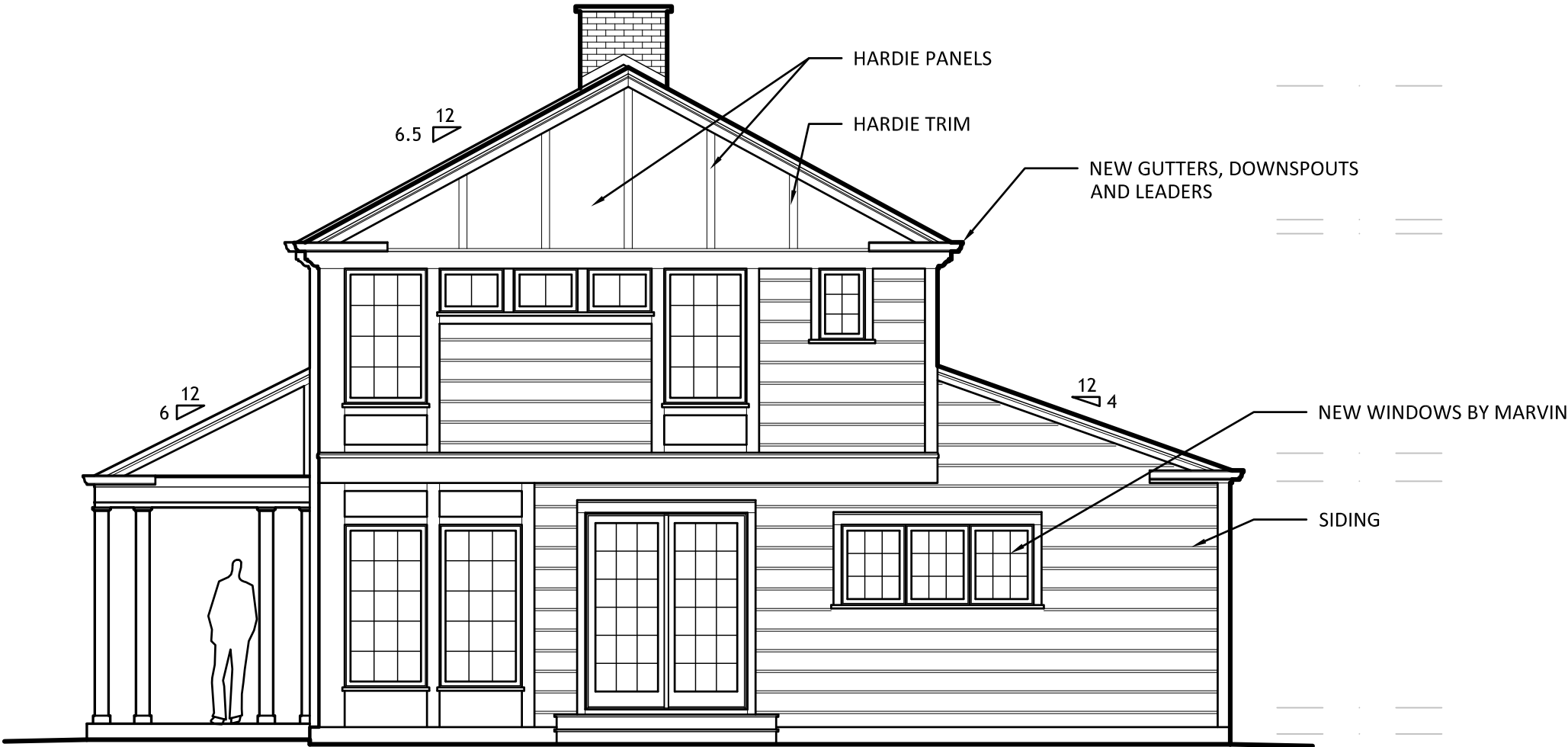
STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005



1 NORTH ELEVATION
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005





1 EAST ELEVATION
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
333 N. HICKORY AV. ARLINGTON HTS. IL 60004

A8

5.23.18

© KINGSLEY + GINNODO ARCHITECTS

LaMonica Residence: 445 South Beverly Lane

MATERIAL LIST

LIST OF PRIMARY COLORS, TEXTURES AND MATERIALS TO BE USED:

1. Petitioner Name: Kingsley + Ginnodo Architects
2. Date: May 7, 2018
3. Project: LaMonica Residence
4. Location: 445 N. Beverly Lane

Addition:

Siding: White - Existing wood siding with new wood siding to match or James Hardie, fiber cement, smooth 8" siding

Panels: "Arctic White", smooth fiber cement panels by James Hardy

Trim: "Arctic White" by smooth fiber cement trim by James Hardie

Brick: White - Existing painted brick to remain as is or repainted to match

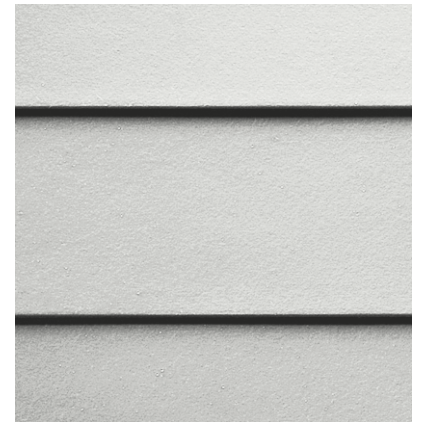
Windows: "Stone White" or "Ebony" existing to remain or Wood Ultrex by Marvin

Columns: White, painted wood

Gutters/Leaders: White or black, Prefinished aluminum

Roof shingles: "Charcoal", Textured asphalt, by GAF CertainTeed

Metal Roofing: Aluminum standing metal seam – prefinished black



Arctic White Smooth Siding



Arctic White Smooth-Trim and panels



Charcoal textured asphalt shingles





Item: DC#18-058 - 1427 W. Maude Ave. - SF/Addition

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the design for the proposed addition at 1427 W. Maude Avenue. This recommendation is based on the architectural plans received 6/19/18, material schedule received 5/31/18, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
2. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1427 W. Maude Avenue
Project Address: 1427 W. Maude Avenue
Prepared By: Steve Hautzinger

Date Prepared: June 20, 2018

PETITION INFORMATION:

DC Number: 18-058
Petitioner Name: Kevin Polka / KJP Holdings LLC
Petitioner Address: 11 N. Arlington Heights Road
Arlington Heights, IL 60004
Meeting Date: June 26, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation and expansion of an existing single-story house, including a second floor addition and a three-car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,767 square feet and the proposed residence with additions will be approximately 4,561 square feet. This project does comply with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 12.2 feet Side: 12.2 feet Rear: 30 feet	Front: 30.8 feet Side: 22.8 Side: 18 feet Rear: 80 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	6,230 SF	4,561 SF
Building Lot Coverage	6,230 SF	2,900 SF
Impervious Surface Coverage Total	10,384 SF	4,779 SF

The subject property is located in an R-E Zoning District where the minimum lot size requirement is 20,000 sf. The existing neighborhood consists of primarily single-story homes with attached two-car garages. However, there have been numerous teardowns previously completed in this neighborhood, and two teardowns completed on this block. This project is appearing before the Design Commission because the houses directly adjacent to and across the street from the subject property are all original, smaller scale, single-story homes.

The proposed house is large as compared to the neighboring houses, but it does fit comfortably on the large lot with abundant side setbacks and space between the houses. The overall massing and composition of the design are well balanced, and the garage addition is nicely set back from the front of the house.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design for the proposed addition at 1427 W. Maude Avenue. This recommendation is based on the architectural plans received 6/19/18, material schedule received 5/31/18, 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 Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
2. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, June 20, 2018

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-058

LEGEND

A = ASSUMED	NW = NORTHWEST
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NE = NORTHEAST	

	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= VINYL FENCE
	= EASEMENT LINE
	= SETBACK LINE
	= INTERIOR LOT LINE

PLAT OF SURVEY OF

LOT 36 IN LYNNWOOD SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19 AND IN THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
"CONTAINING 20,762 SQ. FT. OR 0.48 ACRES MORE OR LESS"

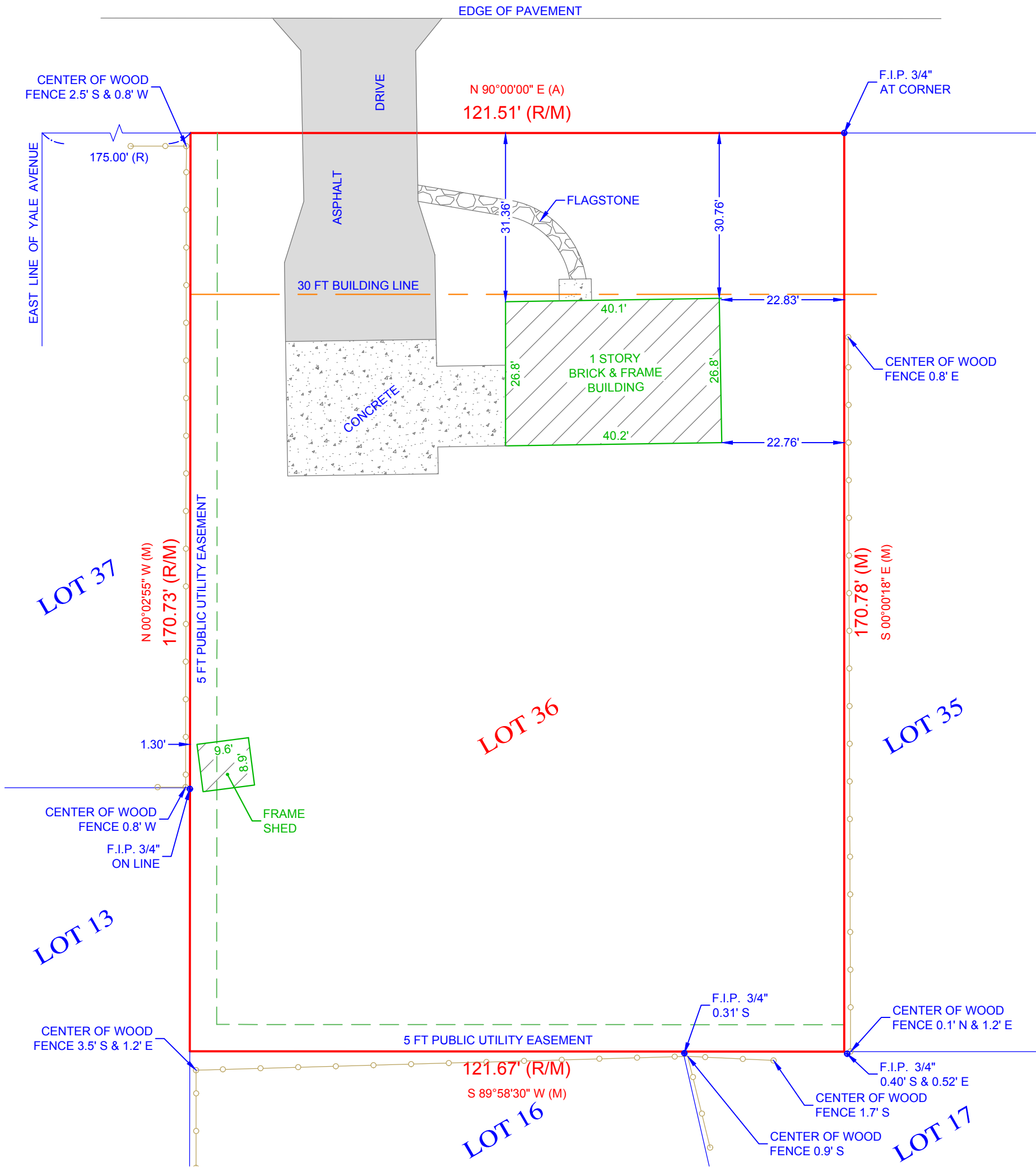
(66' R.O.W.)

W. MAUDE AVENUE



20' 10' 0 20'

BASIS OF BEARING:
SOUTH LINE OF W. MAUDE AVENUE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 90°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }ss
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 5TH DAY OF APRIL, A.D. 2018, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1427 W. MAUDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT COLLEEN A. CLARE P.C.

FIELDWORK DATE (CREW) 03/28/2018 (MM/WM)
DRAWN BY: NG REVISED: JOB NO. 18-03-0388

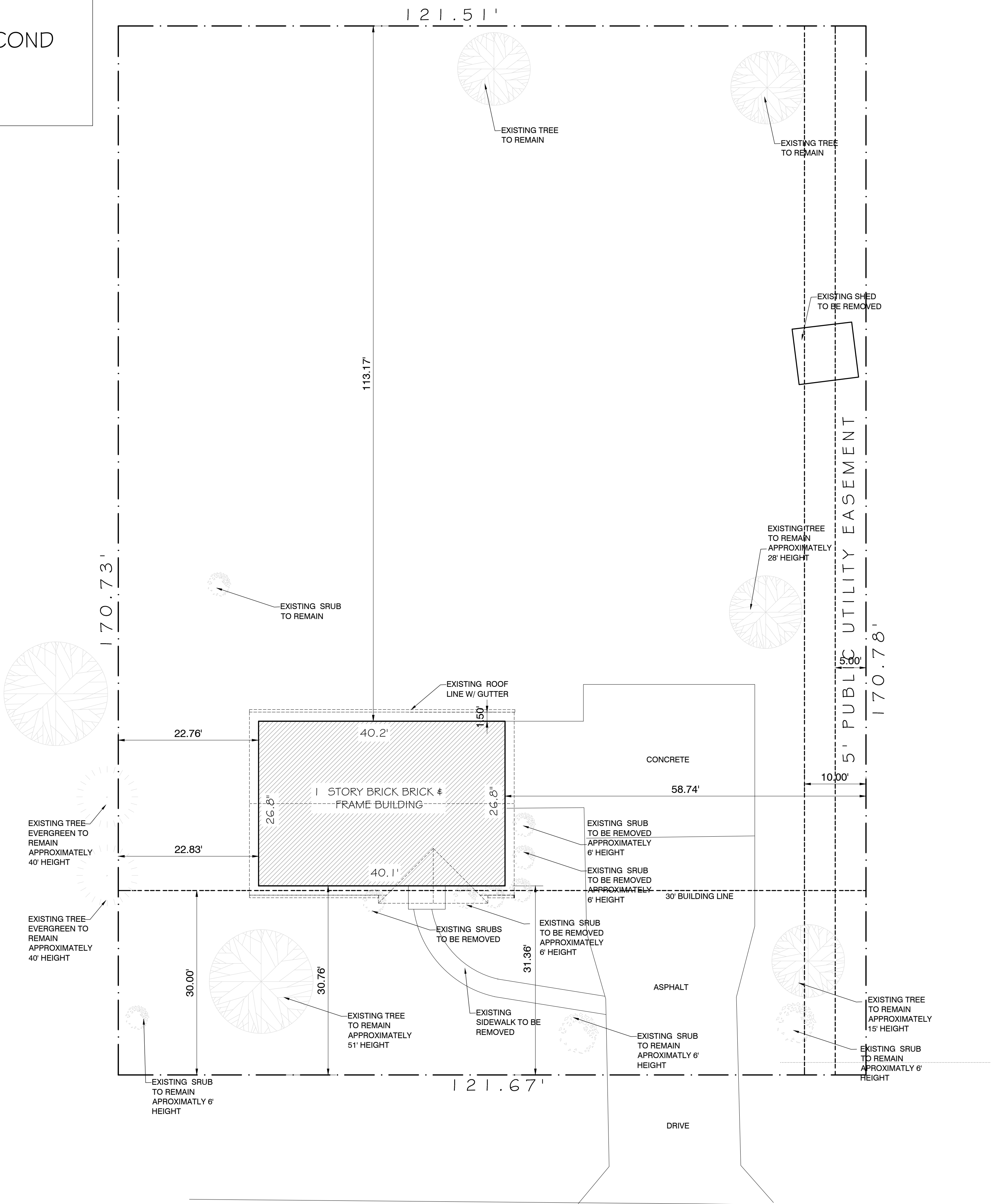
DESIGN COMMISSION REVIEW SUBMITTAL FOR :
EXISTING 1 STORY BRICK BUILDING. ADDITION OF FIRST AND SECOND
FLOOR AT 1427 W MAUDE AVE,
ARLINGTON HEIGHTS, IL,

DRAWING INDEX

- A-1 (a) EXISTING SITE PLAN
A-2(a) PROPOSED SITE PLAN
A-3(b) PLAT OF SURVEY
A-4(c) EXISTING ELEVATIONS
A-5(c) PROPOSED ELEVATIONS
A-6(c) PROPOSED ELEVATIONS
A-7(d) EXISTING FLOOR PLANS
A-8(d) PROPOSED BASEMENT FLOOR PLAN
A-9(d) PROPOSED FIRST FLOOR PLAN
A-10(d) PROPOSED 2ND FLOOR PLAN
A-11(e) PROPOSED ROOF PLAN
A-12 (f) COLOR PHOTOGRAPHS OF SURROUNDING
PROPERTIES 11X17 FORMAT
A-13(g) ELEVATION STUDY
A-14 (h) MATERIAL SCHEDULE - FORMAT 8X11
A-15(i) SAMPLES OF ALL MAJOR MATERIALS INCLUDING
COLOR, TEXTURES
FORMAT 8½X11"
A-16(j) COMPLETED APPLICATION FORM(PAGE 5) -FORMAT
8X11
A-17(k) ZONING WORKSHEET-FORMAT 8X11
(l) ELECTRONIC PDF FILES OF SUBMITTAL
DOCUMENTATION

EXISTING AREA :

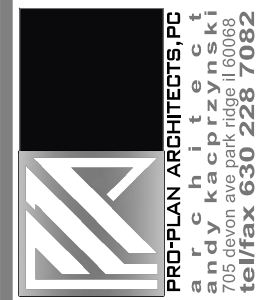
LOT AREA	EXISTING 1ST FLOOR BUILDING AREA	EXISTING CONCRETE WALK AND ASPHALT AREA	TOTAL
20772.7 SF	1074	2439.9	3513. 9000 00



W MAUDE AVE

EXISTING SITE PLAN
1/10 = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION
5.18.2018	DESIGN COMMISSION REVIEW



DESIGN COMMISSION REVIEW SUBMITTAL FOR :
EXISTING 1 STORY BRICK BUILDING. ADDITION OF FIRST AND SECOND
FLOOR AT 1427 W MAUDE AVE,
ARLINGTON HEIGHTS, IL,

JOB NO	DRAWN BY	CHECKED BY
KK	KK	A.K.

DRAWING LIST
EXISTING SITE PLAN

SHEET NO
A-1





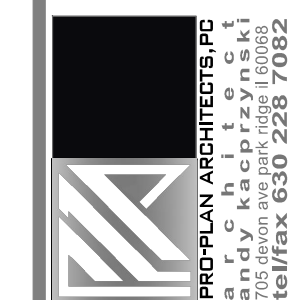
EXISTING 1ST FLOOR BUILDING AREA	PROPOSED 1ST FLOOR BUILDING AREA	TOTAL 1ST FLOOR AREA <u>W/ GARAGE</u>
1074	1826.38 SF	2,900.3800

PROPOSED 2ND FLOOR BUILDING AREA	TOTAL 2ND FLOOR AREA	TOTAL BUILDING AREA INCLUDE ATTACHED GARAGE
1661 SF	1661 SF	4561.38 SF

PROPOSED STAIRS, PATIO, POSTS	PROPOSED CONCRETE WALK	EXISTING/PROPO SED DRIVEWAY	<u>TOTAL AREA</u>
497 SF	410.52 SF	971 SF	<u>1,878.5200</u>



ISSUE DATES	
DATE	DESCRIPTION
5/18/2018	DESIGN COMMISSION REVIEW



DESIGN COMMISSION REVIEW SUBMITTAL FOR :
EXISTING 1 STORY BRICK BUILDING. ADDITION OF FIRST AND SECOND
FLOOR AT 1427 W MAUDE AVE.,
ARLINGTON HEIGHTS, IL.

JOB NO	
DRAWN BY:	KK
CHECKED BY:	A.K.

DRAWING LIST
PROPOSED SITE
PLAN

SHEET NO

A -2



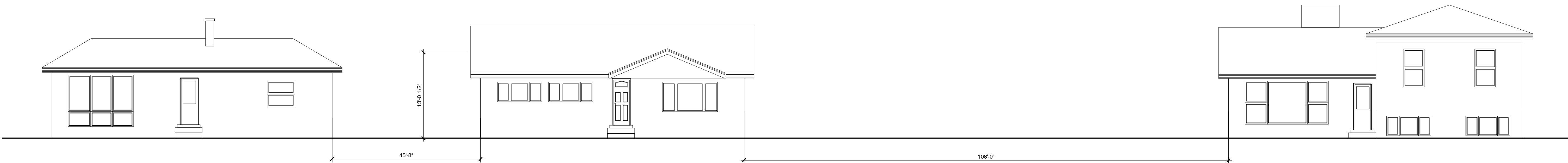


Property to Left 3	Property to Left 2	Property to Left 1	Subject Property	Property to Right 1	Property to Right 2	Property to Right 3
1409 W Maude	1415 W. Maude	1425 W. Maude	1427 W. Maude	1499 W. Maude	1501 W. Maude	1503 W. Maude

W. Maude



Property Across 1	Property Across 2	Property Across 3	Property Across 4
1500 W. Maude	1424 W. Maude	1430 W. Maude	1418 W. Maude

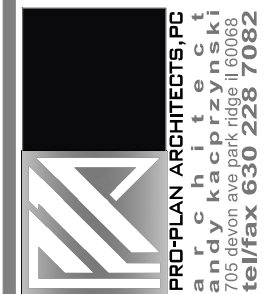


EXISTING CONTEXT ELEVATION ①
1/8" = 1'-0"



PROPOSED CONTEXT ELEVATION ②
1/8" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION
5.11.2018	DESIGN COMMISSION REVIEW



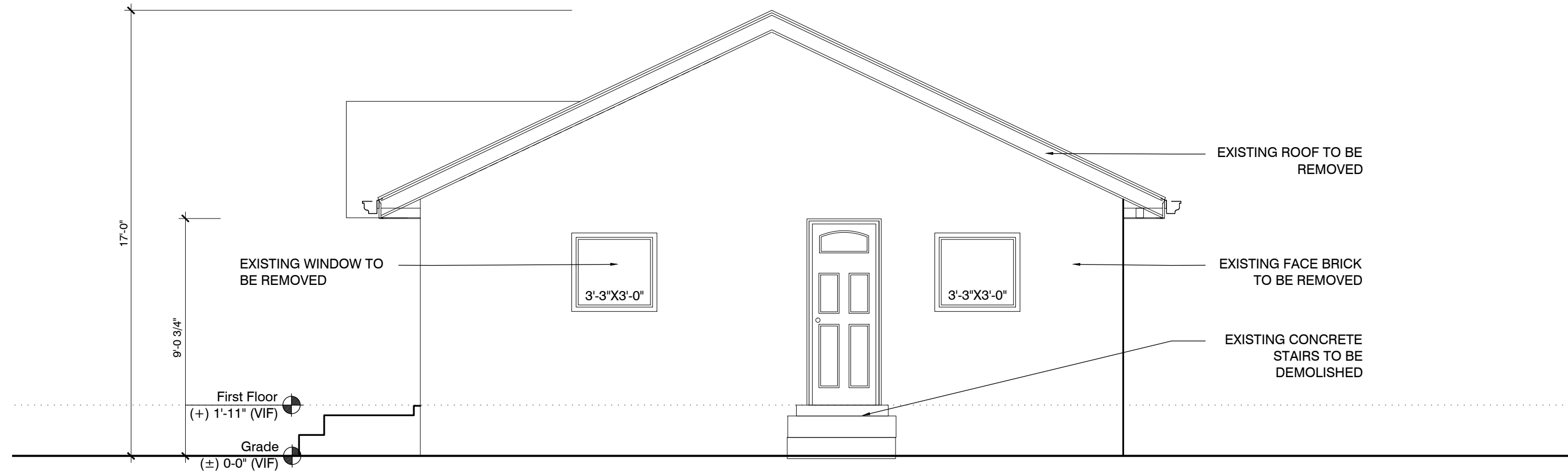
DESIGN COMMISSION REVIEW SUBMITTAL FOR:
EXISTING 1 STORY HOUSE, FIRST AND SECOND
FLOOR AT 1427 W MAUDE AVE,
ARLINGTON HEIGHTS, IL.

JOB NO.	KK	CHECKED BY:	A.K.
DRAWN BY:	KK		

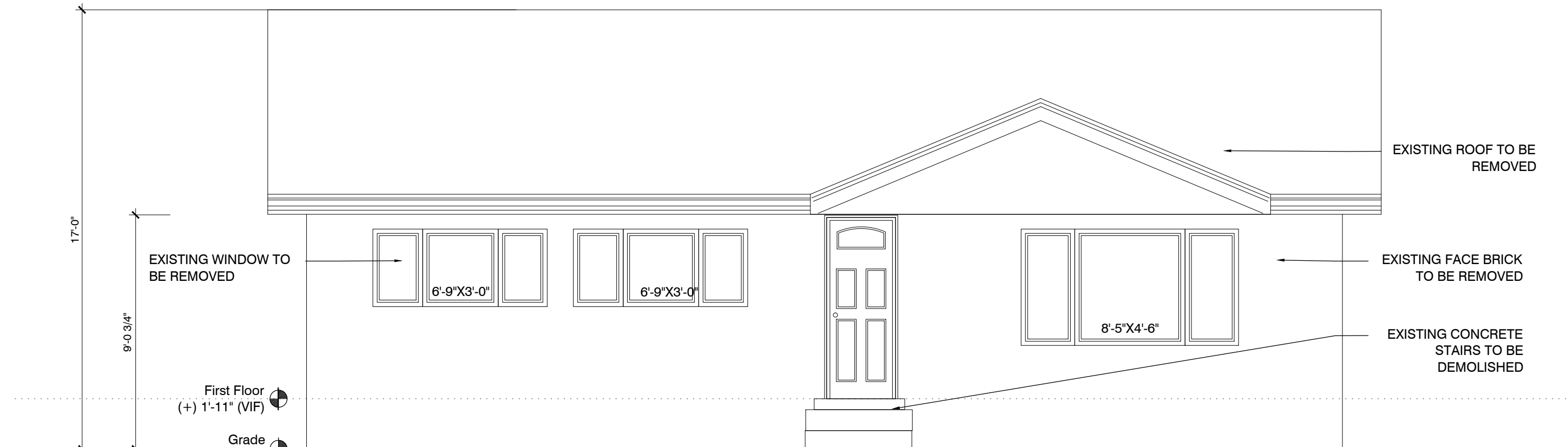
DRAWING LIST
ELEVATION STUDY

SHEET NO
A13

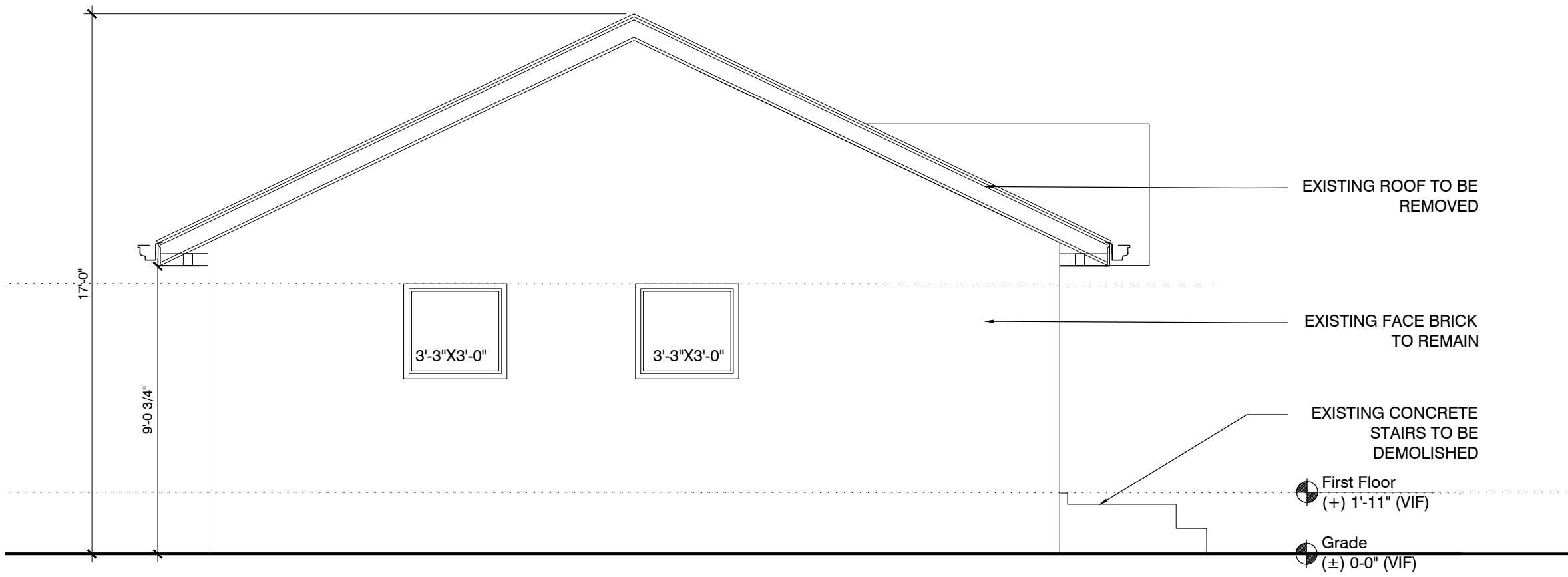




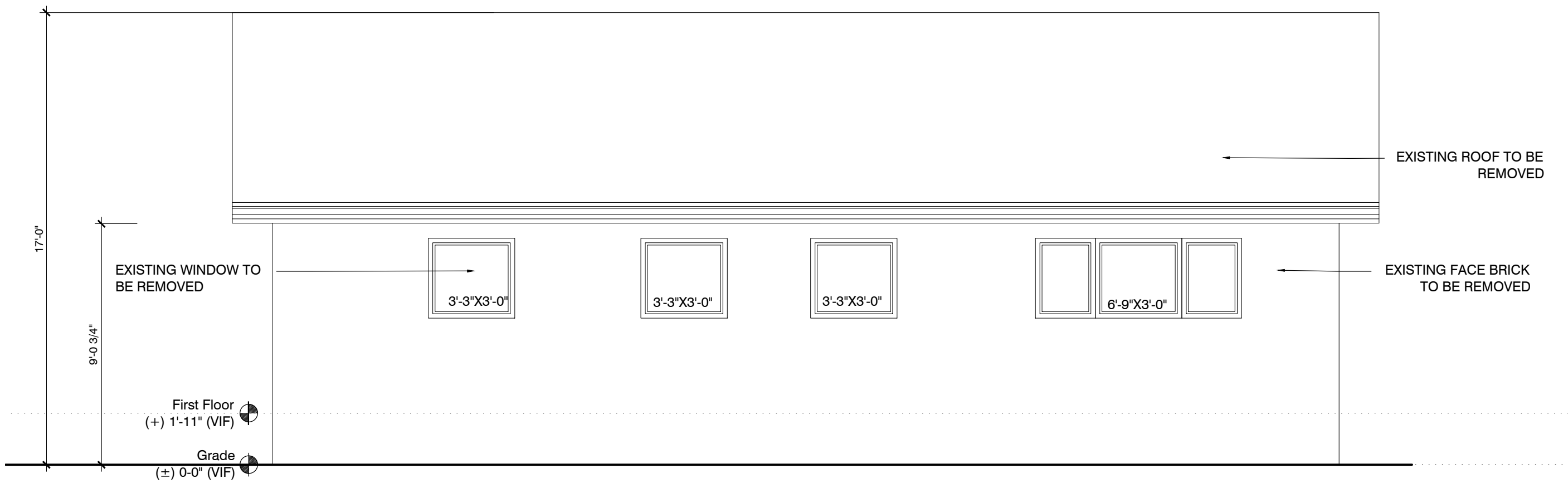
EXISTING WEST ELEVATION 3
1/4" = 1'-0"



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

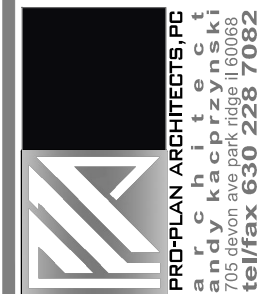


EXISTING EAST ELEVATION 4
1/4" = 1'-0"



EXISTING SOUTH ELEVATION 2
1/4" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION
1.18.2018	DESIGN COMMISSION REVIEW



DESIGN COMMISSION REVIEW SUBMITTAL FOR:
EXISTING 1 STORY HOUSE, FIRST AND SECOND
FLOOR AT 1427 W VALDE AVE,
ARLINGTON HEIGHTS, IL.

JOB NO.	KK	A.K.
DRAWN BY:	KK	A.K.
CHECKED BY:		

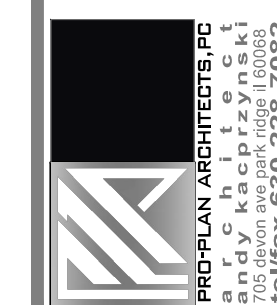
DRAWING LIST
EXISTING
ELEVATIONS

SHEET NO
A -4





ISSUE DATES		
DATE	DESCRIPTION	DESIGN COMMISSION REVIEW
11.18.2018		



DESIGN COMMISSION REVIEW SUBMITTAL FOR:
EXISTING 1 STORY SINGLE-FAMILY RESIDENTIAL FIRST AND SECOND FLOOR AT 1427 W MAUDE AVE., ARLINGTON HEIGHTS, IL.

JOB NO.	KK	CHECKED BY: A.L.
DRAWN BY:		

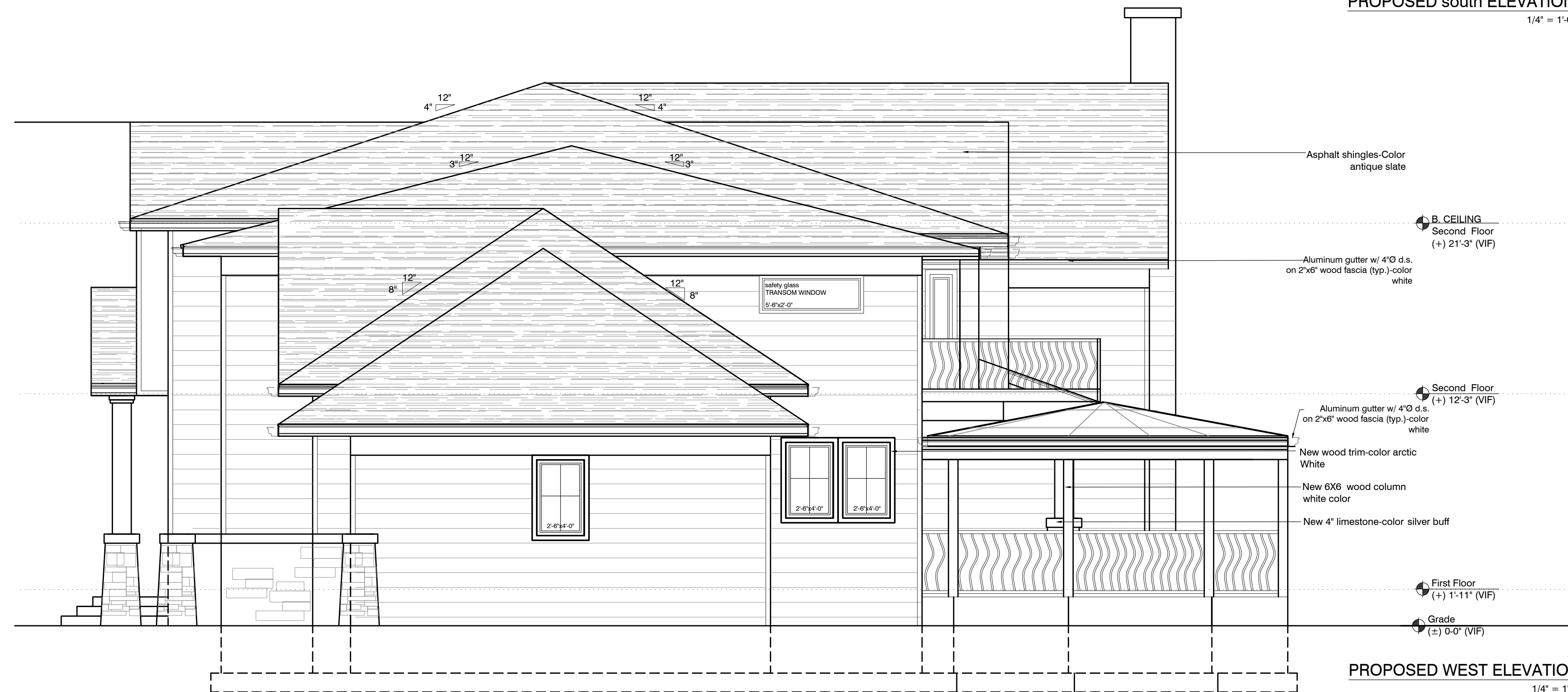
DRAWING LIST
PROPOSED ELEVATIONS
SHEET NO
A -5



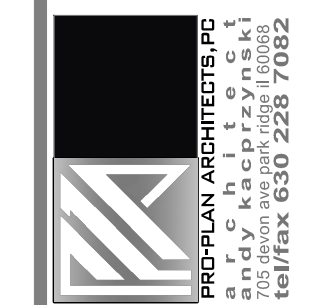
PROPOSED EAST ELEVATION ②
1/4" = 1'-0"



PROPOSED south ELEVATION 3
1/4" = 1'-0"



ISSUE DATES	
DATE	DESCRIPTION
5.18.2018	DESIGN COMMISSION REVIEW



DESIGN COMMISSION REVIEW SUBMITTAL FOR:
EXISTING 1 STORY HOUSE WITH FIRST AND SECOND FLOORS AT 1437 W MADRID AVE., ARLINGTON HEIGHTS, IL.

JOB NO.	KK
DRAWN BY:	KK
CHECKED BY:	A.K.

DRAWING LIST
PROPOSED
ELEVATIONS

SHEET NO
A -6



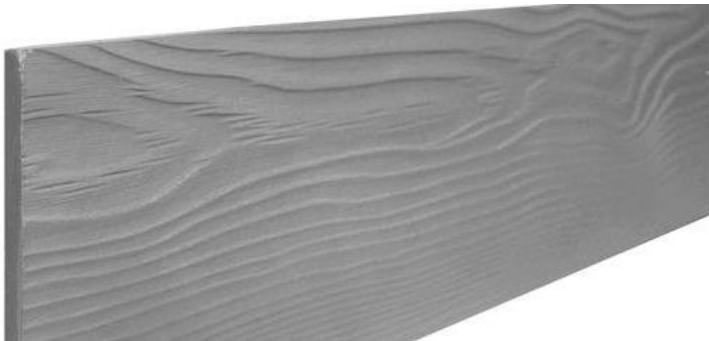
1427 W. Maude – Material Samples



Atlas Roofing, 'Pewter'



'Snow White' Trim



'Dover Gray' Lap Siding, Panels, and Staggered Shake



Jeld-wen 'White' Window



Nova-Brik, 'Arlington Blend' stone veneer

MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
EXISTING FACE BRICK	CLAY	EXISTING	MAROON
SIDING	FIBER CEMENT	PPG	DOVER GRAY
NOVA BRIK Siding	STONE VENEER	SIDING & WINDOWS GROUP	ARLINGTON BLEND
STONE	LIMESTONE	INDIANA LIMESTONE	SILVER BUFF
TRIM BOARD	WOOD	PPG	SNOW WHITE
SIDING -HARDIE PANEL VERTICAL SIDING	FIBER CEMENT	PPG	DOVER GRAY
SIDING -HARDIESHINGLE SIDING (STAGGERED EDGE PANEL)	FIBER CEMENT	PPG	DOVER SLATE
ROOF	ASPHALT SHINGLES	ATLAS	PEWTER
GUTTER /TRIM/ FASCIA	ALUMINUM	SPECTRA METALS	WHITE
WINDOWS	VINYL	JELD-WEN	WHITE
RAILING	WROUGHT IRON RAILING	MILL CITY IRON	BLACK



Item: DC#18-059 - Mitsuwa - 100 E. Algonquin Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed design for exterior facade changes to the existing Mitsuwa marketplace building.

Recommendation

It is recommended that the Design Commission either deny or require revisions and re-review the proposed exterior façade changes to Mitsuwa located at 100 E. Algonquin Road. This recommendation is based on the plans received on 6/5/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. A recommendation to keep the existing blue clay tile roofing.
2. A recommendation to freshly paint the red columns, beams, and downspouts using the original red color.
3. Replacement of the stone under the storefront windows with a darker tile is a consideration, but a larger format tile should be selected for compatibility with the scale of the building. Final selection to be re-reviewed.
4. A recommendation to freshly paint the existing painted precast concrete walls. Final color to be re-reviewed.
5. Consider painting the existing natural precast concrete at the top of the exterior walls. Final color to be re-reviewed.
6. A recommendation to include the proposed steel/wood louvers behind the signage as part of the final design.
7. A recommendation to freshly paint the existing blue mansard roof mechanical screen with the same blue color as existing.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit

approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder’s responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

9. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
1990 Approved Color Elevations	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Mitsuwa
Project Address: 100 E. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: June 20, 2018

PETITION INFORMATION:

DC Number: 18-059
Petitioner Name: Junko Taki
Petitioner Address: Polidesign Inc.
15- E. Pierce Road, Suite 550
Itasca, IL 60143
Meeting Date: June 26, 2018

Requested Action(s):

Approval of the proposed design for exterior facade changes to the existing Mitsuwa marketplace building.

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

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

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

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

Summary:

The petitioner is proposing changes to the façade of the existing Mitsuwa Japanese Marketplace store. The scope of the project includes the following:

- Replace the existing blue clay tile roofing with new black metal roofing, which simulates the look of clay tile.
- Paint the existing decorative red columns and beams with a black color.
- Replace the existing natural stone under the storefront windows with a new "mini stacked stone" black wall tile.
- Paint the body of the existing precast concrete exterior walls with a white color.
- Paint the top portion of the existing natural precast concrete walls with a black color.
- Add vertical metal louvers behind the existing wall signage, with a faux wood finish.
- Paint the existing blue mansard roof mechanical screen with a dark gray color.

There are no site or landscaping improvements being proposed. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District.

Background:

This development was approved by the Village Board in 1990 as part of a Resubdivision and Development Plan. The exterior design of the building was a significant concern during the 1990 review of the project. The original design proposal had the appearance of a large warehouse. The petitioner was required to change the design to create a more inviting storefront design, and the project was then approved per Ordinance 90-093 based on specific site plans and architectural plans, which included a "Color Elevation, prepared by Shaji Shimizu Architects, undated, consisting of two pages." The approved color elevations illustrate the exterior materials and colors as they currently exist on the building today.

Design:

The existing Mitsuwa store is colorful and inviting. The red and blue color scheme creates a strong identity for the store that is consistent with their logo colors. The proposed black and white color scheme is dark, uninviting, and is not substantially compliant with the originally approved design. Storefront glazing generally appears black from the exterior, so when combined with black mullions, black stone tile, and black roofing, the entire storefront will become dark and uninviting.

Exterior improvements and refreshing of the façade are certainly encouraged, but it is recommended that the overall existing color scheme and exterior materials remain, with the following comments:

- After 28 years, the existing glazed blue clay tile roofing appears to be in excellent condition, and it is recommended that they remain. Replacement of authentic clay tiles with a galvanized metal product to simulate the look of clay tiles is not recommended.
- The existing red columns, beams, and downspouts are exhibiting some fading and peeling. It is recommended that they be properly prepared and freshly painted using the original red color.
- Replacement of the stone under the storefront windows with a darker tile could be a nice refresh for the storefront, but the proposed “mini stacked stone” wall tile should be evaluated by the Design Commission for compatibility with the overall design. A tile with a larger scale format is recommended to better fit with the large scale of the building.
- Fresh paint for the precast concrete exterior walls is encouraged, but the Design Commission should evaluate the proposed “Extra White” color, which will be too bright.
- The existing natural precast concrete at the top of the exterior wall has a finished appearance, but it is somewhat dull. The Design Commission should evaluate whether this portion of the wall should be painted, and if so, an appropriate color will need to be selected.
- The proposed vertical metal louvers behind the existing wall signage is a nice new detail that adds character to the overall building appearance.
- It is recommended that the existing blue mansard roof mechanical screen be freshly painted with the same blue color as existing.

RECOMMENDATION:

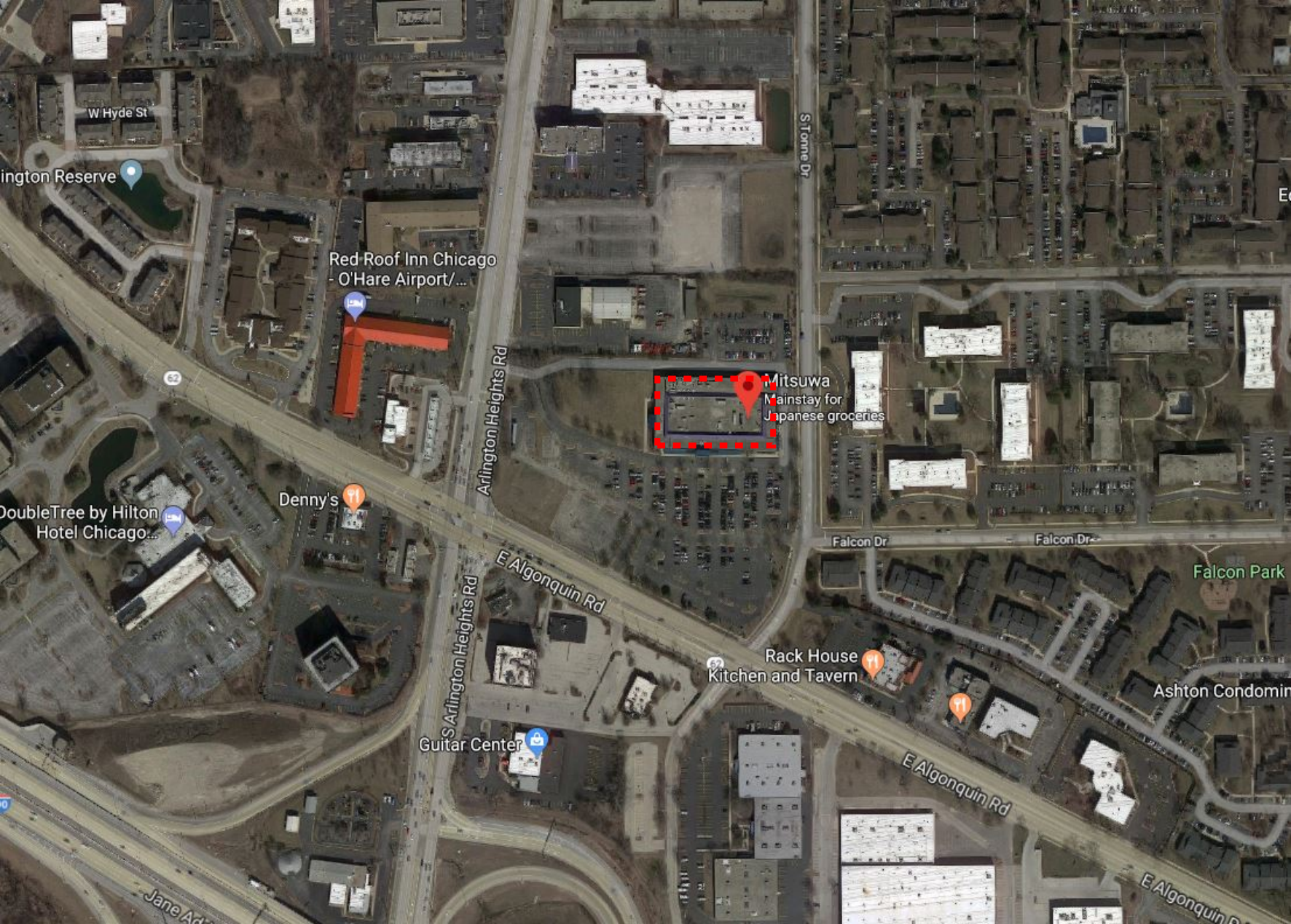
It is recommended that the Design Commission either **deny or require revisions and re-review** the proposed exterior façade changes to *Mitsuwa* located at 100 E. Algonquin Road. This recommendation is based on the plans received on 6/5/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

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4. A recommendation to freshly paint the existing painted precast concrete walls. Final color to be re-reviewed.
5. Consider painting the existing natural precast concrete at the top of the exterior walls. Final color to be re-reviewed.
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8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
9. All signage must meet code, Chapter 30.

____ June 20, 2018

Steve Hautzinger AIA, Design Planner
Planning and Community Development Department

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 18-059



W Hyde St

ington Reserve

Red Roof Inn Chicago
O'Hare Airport/...

S Stone Dr

Arlington Heights Rd

Mitsuwa
Mainstay for
Japanese groceries

Denny's

DoubleTree by Hilton
Hotel Chicago...

Falcon Dr

Falcon Dr

Falcon Park

S Arlington Heights Rd

E Algonquin Rd

Rack House
Kitchen and Tavern

Ashton Condomin

Guitar Center

E Algonquin Rd

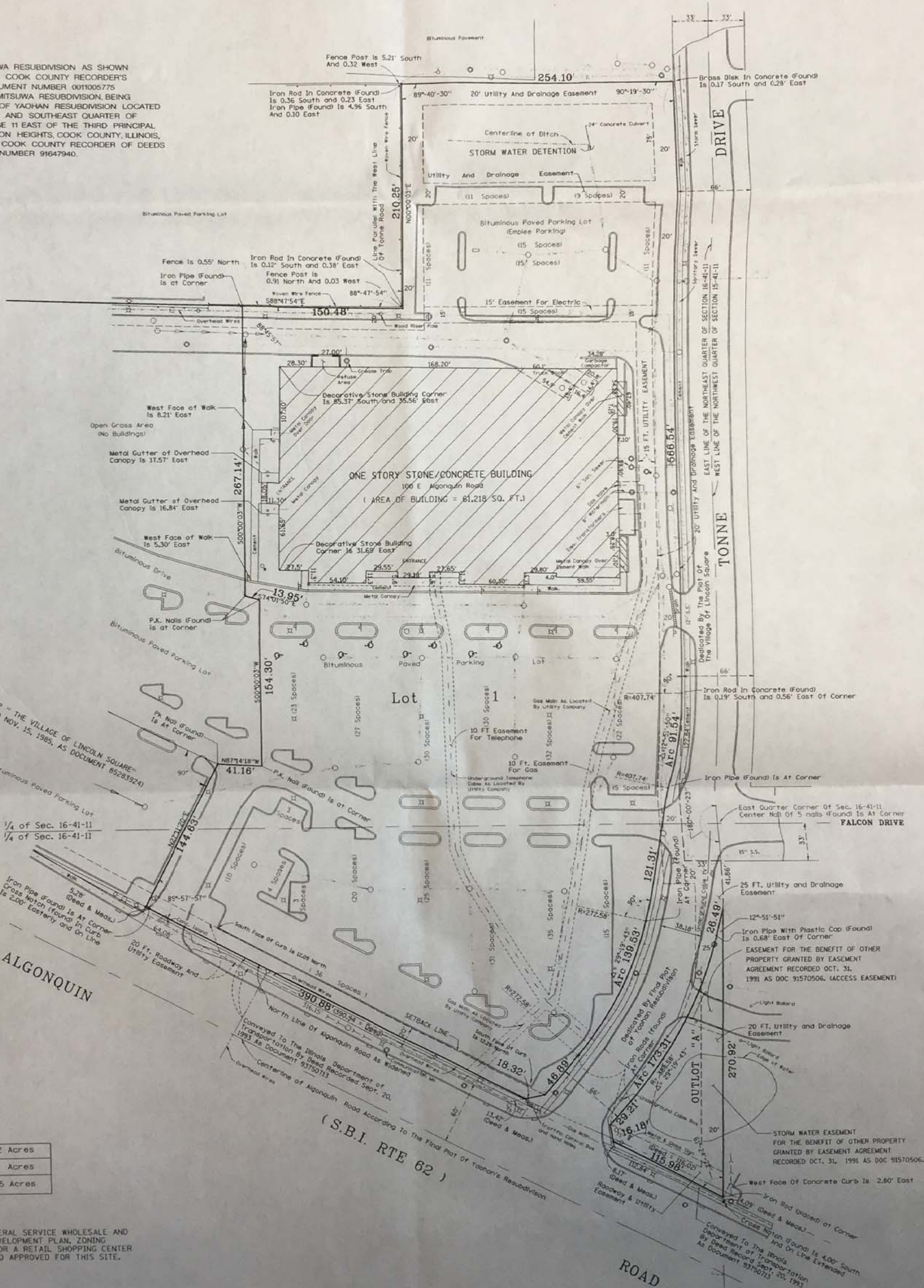
E Algonquin Rd

Jane Ad

ALTA /ACSM
LAND TITLE SURVEY
OF
PROPERTY LOCATED AT 100 EAST ALGONQUIN ROAD,
ARLINGTON HEIGHTS, ILLINOIS

LEGAL DESCRIPTION

LOT 1 AND OUTLOT "A" OF THE MITSUWA RESUBDIVISION AS SHOWN ON THAT CERTAIN PLAT RECORDED IN COOK COUNTY RECORDER'S OFFICE ON OCTOBER 26, 2001 AS DOCUMENT NUMBER 0011005775 AND KNOWN AS THE FINAL PLAT OF MITSUWA RESUBDIVISION, BEING A RESUBDIVISION OF THE FINAL PLAT OF YAHAN RESUBDIVISION LOCATED IN PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, RECORDED WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 10, 1991 AS DOCUMENT NUMBER 91647940.



AREAS

LOT 1	323,793 SQ. FT.	7.4332 Acres
OUTLOT A	12,254 SQ. FT.	0.2813 Acres
TOTAL	336,047 SQ. FT.	7.7145 Acres

ZONING DATA

THE ABOVE PROPERTY IS ZONED B-3, GENERAL SERVICE WHOLESALE AND MOTOR VEHICLE DISTRICT. HOWEVER A DEVELOPMENT PLAN, ZONING VARIATIONS AND SPECIAL USE PERMITS FOR A RETAIL SHOPPING CENTER AND FOOD COURT HAVE BEEN GRANTED AND APPROVED FOR THIS SITE.

PARKING SUMMARY

	REGULAR	HANDICAPPED
EMPLOYEE PARKING	87	0
CUSTOMER PARKING	351	8





WEST SIDE



SOUTH SIDE



SOUTH SIDE



EAST SIDE

EXISTING



PROPOSED

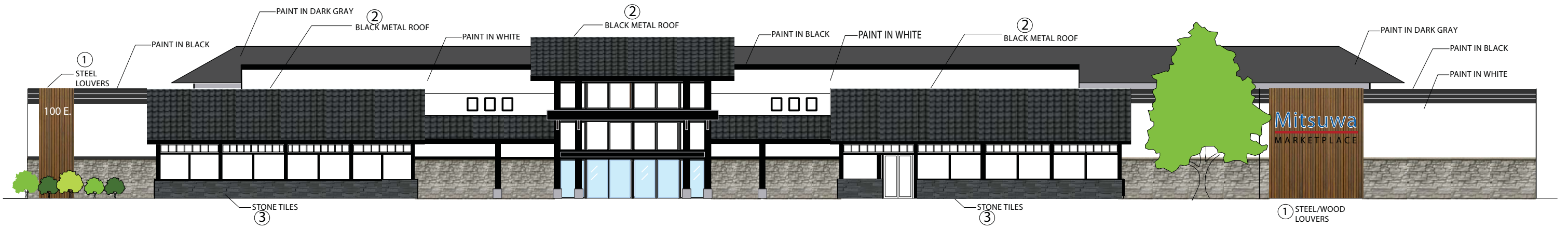


EXISTING



PROPOSED





A-1 STORE FRONT ELEVATION

MATERIALS

1 STEEL/WOOD LOUVERS (MADE OF STEELS)



SBACKGROUND FOR SIGNAGE

3 WALL TILES



TRADITIONAL JAPANESE HOUSE

2 METAL ROOFING



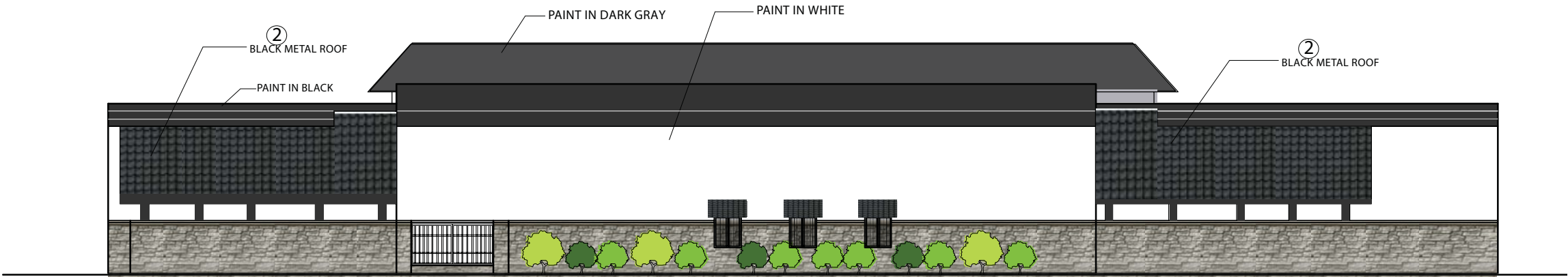
TRADITIONAL JAPANESE HOUSE



TRADITIONAL JAPANESE HOUSE



1 WEST SIDE ELEVATION
A-2



MATERIALS

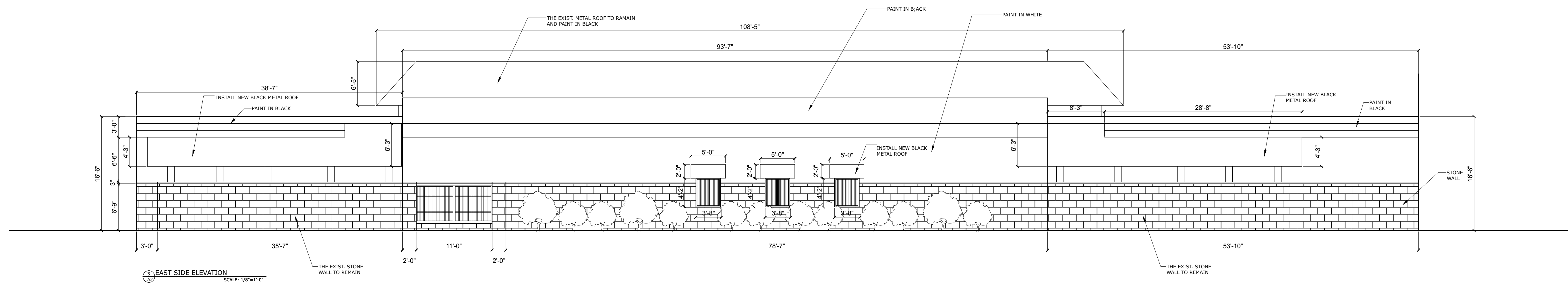
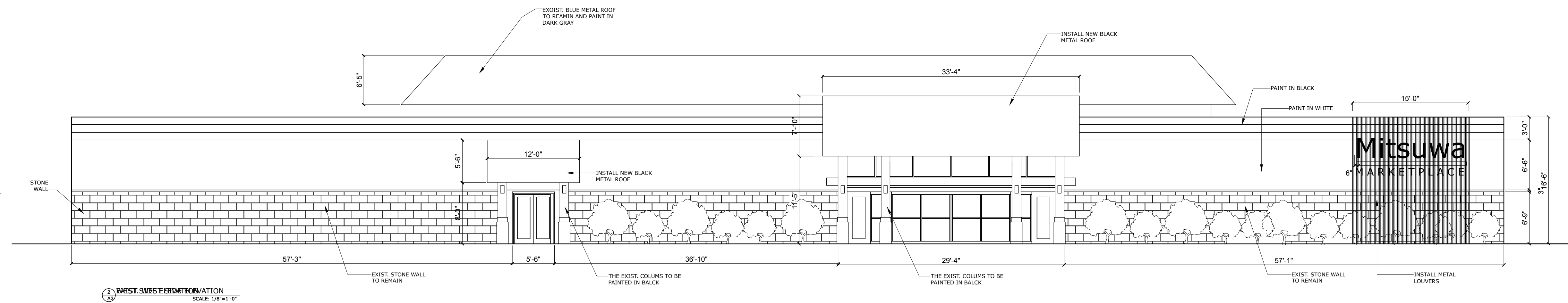
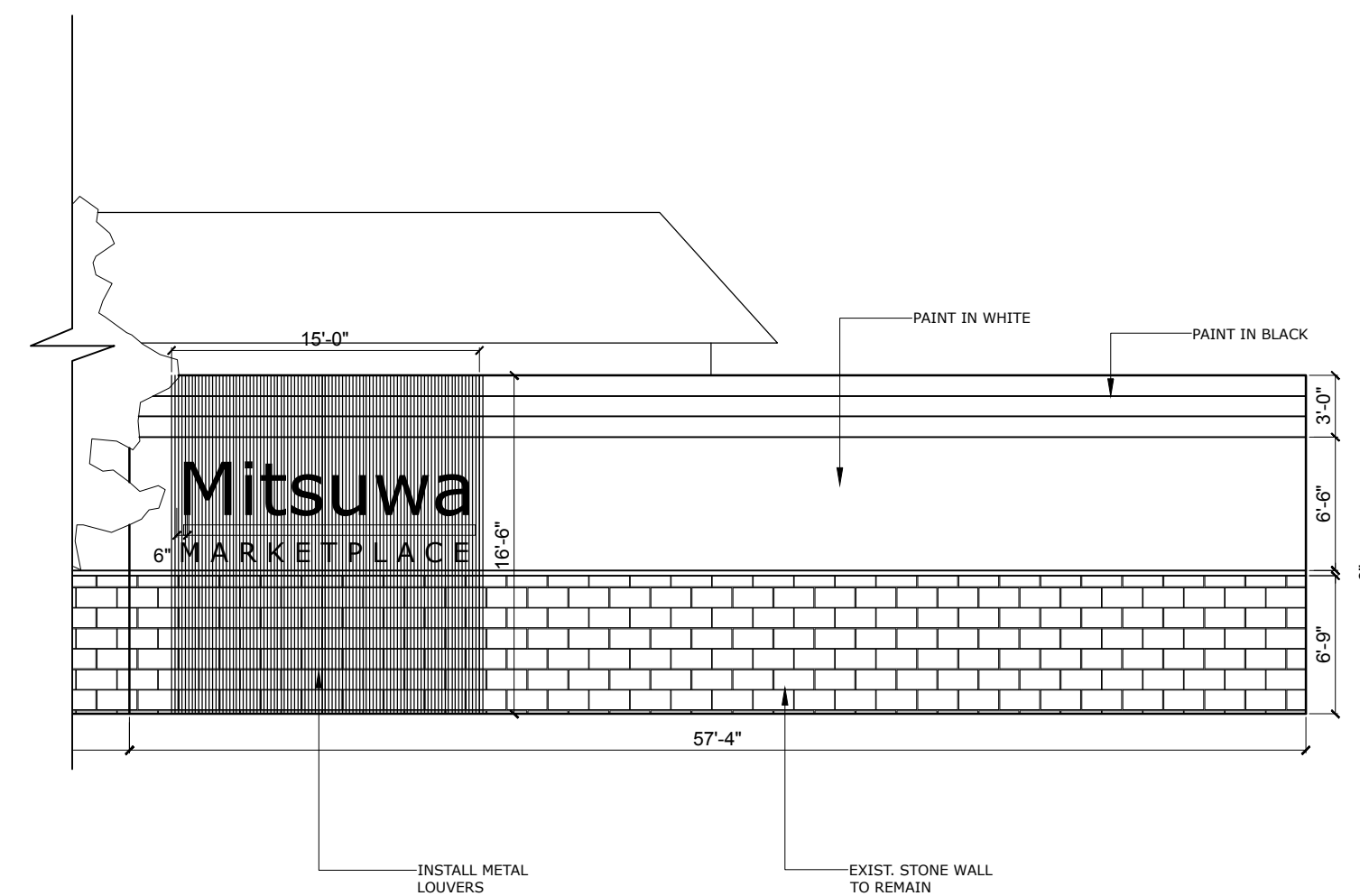
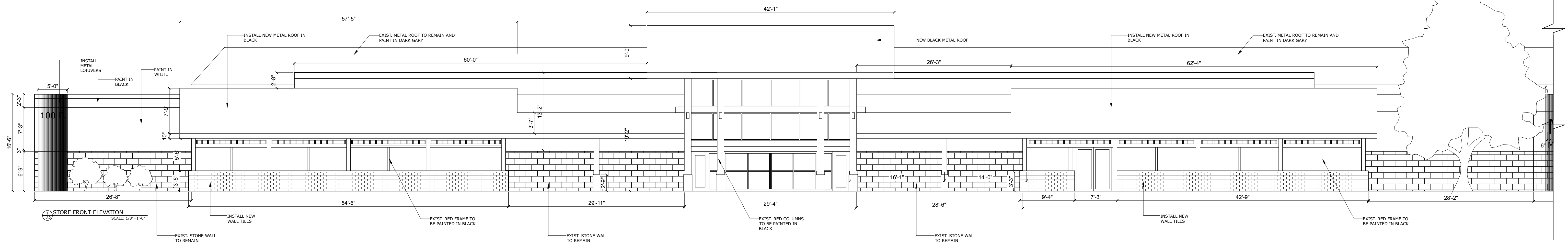
1 STEEL/WOOD LOUVERS (MADE OF STEELS)

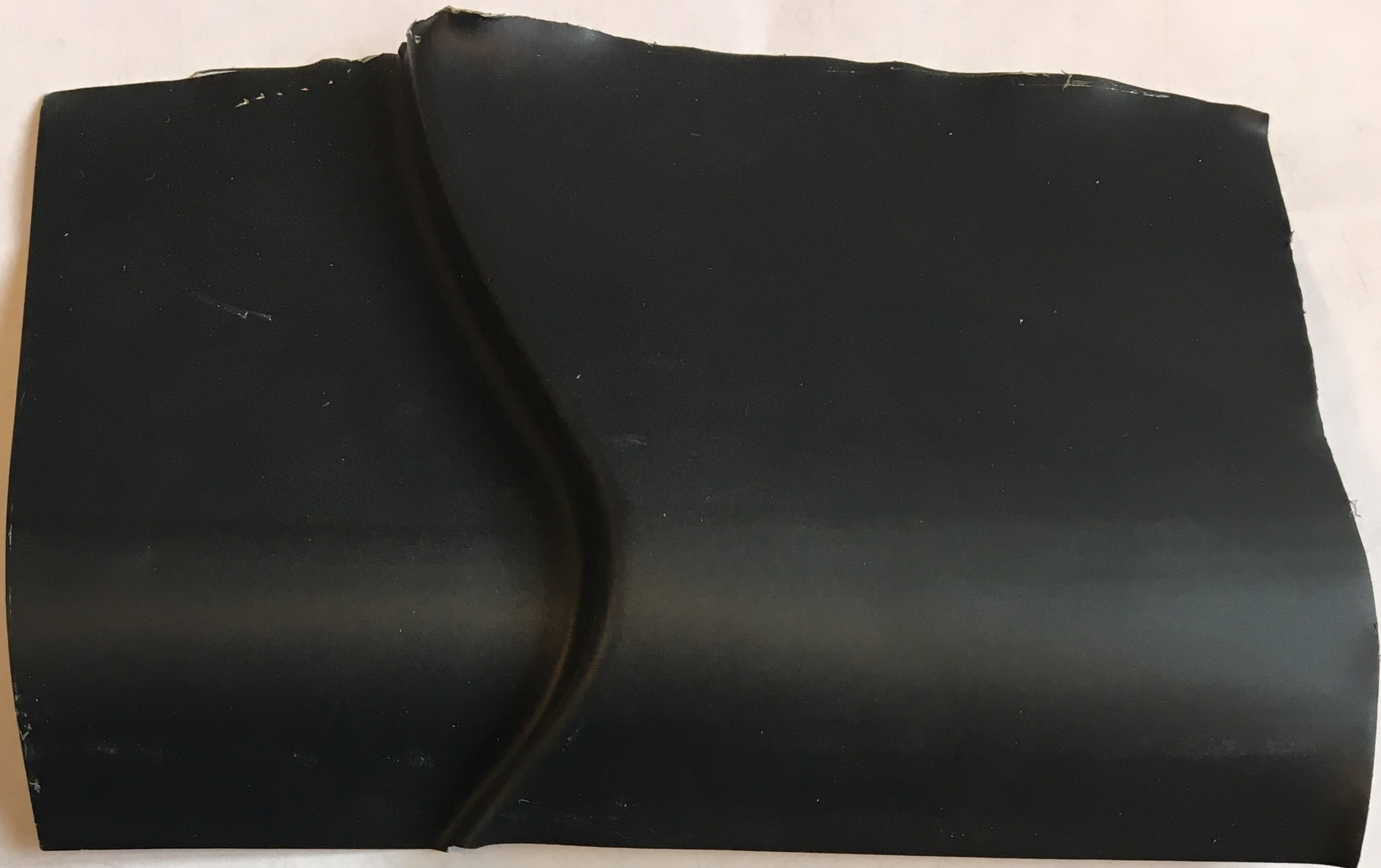


SBACKGROUND FOR SIGNAGE

2 METAL ROOFING







SW 7006
Extra White

257-C1

SW 6993
Black of Night

251-C5

SW 7076
Cyberspace

235-C7



SMAPLE MATERIAL LIST

1. Petitioner Junko Taki
2. Date 6/5/2018
3. Project Mitsuwa Marketplace
4. Location 100 E Algonquin Rd., Arlington Heights, IL 60005

Commercial Building

Store front and side Roof: Eco Metal Roofing System Color: Black Matte
Panels are roll-formed from 26 gauge, CSB, G90, XSM, NCT galvanized steel.

Metal Roof on top roof: Sherwin-Williams Exterior Acrylic Latex Paint, Color: SW7076 Cyberspace

Concrete Walls: Sherwin-Williams Exterior Acrylic Latex Paint, Color: SW6993 Black of Night
Sherwin-Williams Exterior Acrylic Latex Paint, Color: SW 7006 Extra White

Metal frame and Trim: Sherwin-Williams Exterior Acrylic Latex Paint, Color: SW6993 Black of Night

Wall tiles: Coal Canyon Mini Stacked Stone Panels, Sealed & Enhanced
16" x 4.5" Color: Black

Metal Louvers: Fortina architectural system : replicating wood louvers with aluminum and
a hyper-realistic non-pvc surface.
Louver 50 x 50 THSN-5050 TA-021





SOUTH ELEVATION STUDY:



EAST ELEVATION STUDY TONNE ROAD

YAOHAN - ARLINGTON HEIGHTS, ILL.

**Shoji
Shimizu
Architect**

200 300 SANTA FE AVE. SUITE 101
LOS ANGELES, CA 90029-4100
TEL. (213) 480-0001
FAX. (213) 480-0001