



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 14, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/24/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-054 - 2 N. Phelps Ave. - SF/Teardown
- B. DC#16-039 - 503 N. Gibbons Ave. - SF/New
- C. DC#16-065 - 415 N. Gibbons Ave. - SF/New
- D. DC#16-056 - Lexington Towne Subdivision - 909 & 929 W. Campbell St. - SF/New
- E. DC#16-063 - Ivy Hotel - 519 W. 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 - 5/24/16

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 5/24/16

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.
MAY 24, 2016**

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

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

Members Absent: None

Also Present: Mike Latoria, Latoria Brothers Construction Group for *Westgate Dental*
Cliff Toberman, Norman J. Toberman & Associates for *Westgate Dental*
Dr. Peter Kics, Owner of *Westgate Dental*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 10, 2016

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MAY 10, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW**DC#16-053 – Westgate Dental – 2900-2990 W. Euclid Ave.**

Dr. Peter Kics, the owner, **Mike Latoria**, representing *Latoria Brothers Construction*, and **Cliff Toberman**, representing *Norman J. Toberman & Associates*, were present on behalf of the project.

Chair Eckhardt 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 build a new two-story dental office building, approximately 7,000 sf, at the east end of the existing Esplanade Retail Center site. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District. This proposal requires review by the Plan Commission and approval by the Village Board as a Planned Unit Development. With regards to the architectural design, Staff feels that overall the massing and scale of the proposed design fits very well with the existing Esplanade Center. The proposed sample board was presented, which Staff feels is a very nice composition of materials.

The petitioner submitted a revised rendering tonight, which Staff received this afternoon, that included a slightly shorter storefront and the sign location moved to the west facade.

Staff concerns with the design are as follows:

1. The main entrance is understated and is difficult to identify.
2. The signable wall area facing Euclid is restrictive to accommodate an adequate wall sign, and the sign is not allowed on the west facade.
3. The earth tone of the exterior material package does not complement the bright colors used on the existing Esplanade building.
4. The horizontal awning above the curtainwall projects beyond the curb and into the drive aisle.
5. The wood post under the entry canopy is on the curb of the drive aisle, and it crowds the sidewalk.

Staff recommends that the Design Commission evaluate the proposed designs, and consider the following revisions:

1. For a more prominent main entrance, consider relocating the main entry doors to the southwest corner of the curtainwall.
2. Consider adjusting the south facing wall areas to allow for an adequate wall sign to be located above the main entrance, which is limited to 25% of the wall area.
3. For a more cohesive development, consider changing the exterior material colors to a palette that will better coordinate with the existing Esplanade retail building.
4. Reduce the projection of the awnings and canopy so that they do not extend beyond two feet behind the curb line.
5. Omit the wood post under the entrance canopy.

Dr. Kics said that he has been a dentist in downtown Arlington Heights for 14 years. His business has grown over the years and he realized a few years ago that patient experience is extremely important, from the moment a patient walks in the door, since most people do not like going to a dentist. In order to continue offering his services 6 days a week, 12 hours a day, he needs to create a facility that can handle this, as well as make the patients' entire experience as pleasant as possible. He explained that the proposed design began with the floor plan layout, in order to maximize the comfort and convenience for patients, which are very important. The location of the main entry doors at the south end of the west elevation is to ensure that patients feel comfortable from the second they see the building to the second they walk in, as opposed to locating the entrance in the center of the facade or on the south elevation. Upon completion of treatment, patients will discretely exit through a separate door adjacent to the waiting room. They are trying to make a smooth exit transition from the building to the parking lot and ADA spaces. Their

sign contractor worked with Staff who advised them that wall signage was allowed on the south elevation. They prefer that the sign be located on the south elevation, but they feel strongly that the main entrance remain on the west elevation so they are open to moving the sign to the west, above the main entry. A revised drawing was provided to show where they anticipate signage be located on the west elevation. They also anticipate having signage on the existing Esplanade ground sign on Euclid Avenue. **Dr. Kics** added that he has worked very hard to help patients find his business, and since his building will be separate from the Esplanade, he felt it would be easily identifiable.

Mr. Latoria apologized that a representative from the design firm who specializes in dental facilities and located in Rhode Island, was not able to attend tonight. He suggested keeping the wall sign on the south elevation of the building and adding a logo on the west elevation to help identify the front entrance, although he acknowledged that this would require a variation. He also pointed out the designated crosswalk on the site plan that connects the Esplanade Center to the front entrance of the new building, which will consist of patterned concrete, and the wood post under the entrance canopy, both of which will easily help patients find the main entrance. As a result of Staff comments, the wood post under the entrance canopy was removed, although reluctantly, and the projection of the awning was pulled back. **Mr. Latoria** also said that they prefer to keep the exterior color palette being proposed so the building can have its own identity from the adjacent Esplanade.

Commissioner Kubow said that initially he agreed with the comments in the Staff report about the main entrance and more focus on Euclid Avenue, as well as signage; however, after the petitioner's explanation of the flow and use of the interior space, he had a better understanding of why the main entrance is proposed on the west elevation. He agreed that signage should be on the south elevation, and he strongly recommended adding signage on the canopy above the entry, which would require a variation. He also commented about the building materials and said that he really liked the design of the building and he did not want it to be matchy matchy with the Esplanade. He suggested the petitioner make a simple nod to the Esplanade building by implementing a detail such as the red brick, somewhere on the new building, perhaps one elevation of red brick. Overall, he felt it was a great looking building.

Commissioner Fasolo felt the building was nicely designed and the location of the main entrance was fine; however, he suggested adding sidelights on either side of the door and perhaps a transom window above the door to match the horizontal band of the storefront to make the entrance larger and more engaging. He preferred the metal canopy shown in the original submittal, instead of the wood canopy being shown in the revised rendering presented tonight. He questioned the material of the door to the sprinkler room on the south elevation, which he preferred to be glass instead of metal. **Mr. Latoria** replied that they were proposing a hollow metal door painted to match the wall. With regards to signage, **Commissioner Fasolo** was fine with signage on either the south or west elevation, since the petitioner will be part of the existing ground sign for the Esplanade complex, and he agreed with Commissioner Kubow's suggestion to incorporate an exterior material from the Esplanade building on the new dental building to help tie the buildings together. **Commissioner Fasolo** also suggested wrapping the wood wall cladding from the front elevation down the side wall above the adjacent single-story parapet to the corresponding rear parapet.

Commissioner Bombick supported the design of the new building and felt it needed to have its own identity because it is a large part of the Esplanade Center. He was okay with the exterior material/color palette being proposed and felt the stacked grey stone was a reference to the silver metal of the Esplanade Center, and the rest of the building was a good change that would keep the Esplanade Center from becoming stuck in a specific time period. **Dr. Kics** reiterated that he was trying to make the building warm and welcoming, as opposed to the sharp and harsh details of the Esplanade. **Commissioner Bombick** also felt that it was critical that signage be on the south elevation and he was in support of a sign variation. He was torn about the location of the main entrance and felt it was going to be difficult to find since most of the parking spaces were out in front on the south elevation, and he suggested the petitioner reconsider moving the entrance to the south elevation.

Commissioner Fitzgerald liked the design of the new building and felt the design itself would tie in well with the rest of the Esplanade Center, and he liked the materials as proposed. He was okay with the location of the main entrance

as proposed, and he preferred the metal awning. He also liked and supported wall signage on the south elevation, and wanted the door to the sprinkler room on the south elevation downplayed so it did not confuse patients who might think it was the entrance. He had concerns about the landscaping that consists of only a couple of species, and no evergreen plantings near the building. He suggested adding evergreens to provide for color in the winter. He also pointed out that the awning on the south elevation will cover some of the plantings, making them look different from other plantings of the same species; therefore, he suggested mixing up the species. He also felt the stone wall on the south elevation could benefit from taller plantings, and since the elevation design changes, the landscaping across the elevation could change as well with taller plantings at the east end of the south elevation.

Chair Eckhardt agreed with the comments made by the other commissioners. He was okay with the main entrance location as proposed; however, he suggested changing the pair of entry doors to a single 42-inch door with sidelights. He also suggested adding the address on the metal canopy above the entrance to help with identification. He supported signage on the south elevation, which he felt absolutely must be there, and he agreed with Commissioner Fitzgerald's comments and suggestions relative to landscaping. He was okay with the exterior materials being proposed, which are softer than the Esplanade center, and he did not support matching the building to the Esplanade. **Chair Eckhardt** questioned whether the wood wall material should be wider and go in between the two windows instead of stopping at the corners of the windows, and although he was okay with the scale of it, he felt it looked odd. **Commissioner Fasolo** agreed that it looked odd. **Commissioner Bombick** was okay with this detail, which was just a different approach to decorating a facade. **Commissioner Fitzgerald** liked the scale of it. **Chair Eckhardt** also agreed with the previous suggestion to wrap the wood material around the corner and carry it further down.

Mr. Latoria said that they concur with the concerns stated about the building, and explained that they were trying to mimic the hard vertical lines, different materials, and awning of the Esplanade Center. **Commissioner Bombick** commented that the Esplanade is similar to flat storefront architecture, while the proposed new dental building is trying to be more inviting and comfortable for patients with a higher end appearance. He felt the building was really nice and the refinements will make it something substantial for years to come. **Commissioner Fasolo** reiterated his suggestion to wrap the wood cladding on the front elevation down the side wall instead of stopping it, and wrapping it with something else on the return side. **Commissioner Bombick** agreed with Chair Eckhardt's suggestion to bring the wood all the way back and line it up with the entrance; find ways to expose the wood in different areas.

Commissioner Kubow summarized the commissioners' comments and concerns as follows:

1. A recommendation to change the pair of entry doors to a single 42-inch door with sidelights.
2. A strong recommendation to continue the wood cladding from the front elevation down the side wall above the adjacent single-story parapet to the corresponding rear parapet, which will help tie the building design together.
3. A requirement that wall signage be located on the south elevation, with support for a variation to allow simple and minimal signage above the entrance on the west side.
4. A requirement to include a greater amount of landscape plantings to include evergreens throughout the site, and incorporate taller landscaping on the right side of the front elevation.
5. A recommendation or requirement to de-emphasize the sprinkler room and stairwell doors on the front elevation by changing them to metal doors painted to match the adjacent wall material.
6. A recommendation that the entry canopy be metal instead of wood.

Dr. Kics was in favor of the recommendations made by the commissioners, and reiterated that he is trying to make the new building different yet the same as the Esplanade.

Commissioner Fitzgerald agreed with Commissioner Kubow's requirement about landscaping; however, he wanted it to be reviewed by Staff. **Commissioner Fasolo** felt that wrapping the wood around the west facade should be a requirement, as well as a requirement to wrap the stone by the entry around the north facade across the parapet. **Chair Eckhardt** agreed.

Mr. Hautzinger clarified that the sign code allows one wall sign to be located on the south elevation, and the wall sign shown in the rendering does not meet code due to its size. The signable area would only be the width of the wall above the windows, because of the change in the wall plane and materials. He suggested whether the design if the south wall should be further studied to plan for a proper size wall sign. **Chair Eckhardt** encouraged approval of the building design tonight, and suggested the petitioner return in the future if they decide to seek a sign variation. He was fine with the scale of the wall sign shown in the rendering because the elevation was quite big, and he was not in support of changing the architecture of the building to accommodate a code compliant wall sign. **Commissioner Fasolo** pointed out that moving the wall sign to the stone wall area would allow for a larger code compliant sign without a variation, but then it gets further away from the main entrance. **Mr. Latoria** was in support of approving the building tonight and working with Staff on the size of the wall sign on the south elevation.

Mr. Hautzinger asked for clarification on the wood post under the entrance canopy because of conflicting drawings and **Mr. Latoria** replied that the wood post has been removed from the design. **Mr. Hautzinger** also mentioned the option of code compliant window signage on west elevation with window graphics on the doors and/or windows.

Dr. Kics thanked the commissioners for their comments, which were very helpful.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR WESTGATE DENTAL CARE TO BE LOCATED AT 2900-2990 W. EUCLID AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/06/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO CHANGE THE PAIR OF ENTRY DOORS TO A SINGLE 42-INCH WIDE DOOR WITH SIDELIGHTS.
2. A RECOMMENDATION TO DOWNPLAY THE SPRINKLER ROOM AND STAIRWELL DOORS ON THE FRONT (SOUTH) ELEVATION BY CHANGING THEM TO HOLLOW METAL DOORS PAINTED TO MATCH THE ADJACENT WALL MATERIAL.
3. A RECOMMENDATION THAT THE ENTRY CANOPY MATERIAL BE METAL INSTEAD OF WOOD.
4. A REQUIREMENT TO INCLUDE A GREATER VARIETY OF TYPES OF LANDSCAPE PLANTINGS INCLUDING EVERGREENS THROUGHOUT THE SITE, AND TO INCORPORATE SOME TALLER LANDSCAPING ON THE RIGHT SIDE OF THE FRONT ELEVATION, TO BE APPROVED BY STAFF.
5. A REQUIREMENT TO WRAP THE STONE ADJACENT TO THE MAIN ENTRY AS SHOWN ON THE ELEVATIONS, AND TO WRAP THE WOOD WALL CLADDING FROM THE FRONT ELEVATION DOWN THE SIDE WALL ABOVE THE ADJACENT SINGLE STORY PARAPET TO THE CORRESPONDING REAR PARAPET.
6. A REQUIREMENT THAT THE WALL SIGN BE LOCATED ON EUCLID AVENUE.
7. A REQUIREMENT TO REMOVE THE DECORATIVE COLUMN UNDER THE ENTRANCE CANOPY.
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, 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.
9. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger asked for clarification on Item 6 regarding the wall sign on Euclid Avenue.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND ITEM 6 AS FOLLOWS:

6. A REQUIREMENT THAT THE WALL SIGN BE LOCATED ON THE SOUTH FACING ELEVATION.

Chair Eckhardt clarified for the petitioner the difference between a recommendation and a requirement.

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

ITEM 2. GENERAL MEETING

Mr. Hautzinger asked the commissioners about their availability to attend a Village Board meeting on July 5th to discuss electronic signs, and the commissioners replied that they are not available on that day.

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

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



Item: DC#16-054 - 2 N. Phelps Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the design for the proposed new single-family residence to be located at 2 N. Phelps Avenue. This recommendation is subject to compliance with the architectural plans received 5/9/16, and the following:

1. Consider a different design with a detached garage and one-and-a-half-story massing.
2. Return the stone base on the front of the garage down the full length of the side of the garage.
3. A window is recommended to be added on the side of the first floor office to help break up the large side wall.
4. Change the large gable above the second floor windows to a smaller gable/dormer.
5. A recommendation to preserve the existing mature tree in the front yard.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
7. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 2 N. Phelps Ave.
Project Address: 2 N. Phelps Ave.
Prepared By: Steve Hautzinger

Date Prepared: June 8, 2016

PETITION INFORMATION:

DC Number: 16-054
Petitioner Name: John Zanfardino
Petitioner Address: Anthony James Builders, Inc.
930 E. Northwest Highway
Mt. Prospect, IL 60056
Meeting Date: June 14, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one story house and detached garage to allow construction of a new two story residence with an attached two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,708 square feet and the proposed residence will have 3,912 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 25.75 feet Side: 10.33 feet Side: 10.33 feet Rear: 49.45 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	3,918 SF	3,912 SF
Building Lot Coverage	3,047 SF	2,480 SF
Impervious Surface Coverage Total	4,354 SF	3,067 SF

The existing neighborhood consists primarily of smaller scale one-story and split-level homes with predominantly detached garages. This project is appearing before the Design Commission to evaluate the proposed design for compatibility with the context of the neighborhood because there is only one other previous teardown on this block, and it will be one of only a few houses with an attached front loading garage.

The previous teardown on this block is located at 12 N. Phelps, which is two lots north of the subject property. The design was approved by the Design Commission in 2005. At that time, Staff and the Design Commission expressed concerns about a new larger home fitting in with the scale of the other homes on this block, as well as concerns about a front loading garage where the block has primarily detached garages. The design was required to be revised in order to create a one-story roof line on all sides of the house to help fit the scale of the neighborhood, and the front load garage was approved despite an objection from one neighbor.

The proposed design is a full two story house with large side walls. The right side wall is especially large and void of details, and will face an adjacent single story home that will be between the two larger homes. However, the proposed design does include a hipped main roof which helps to keep the height of the side walls down, and the side yard setback is 10.3 feet which exceeds the minimum 6.6 foot setback. The design also includes a single story front porch which extends beyond the face of the garage wall.

A better design would include a detached garage or an attached garage towards the back of the home, as well as a one-and-a-half-story massing similar to the 2005 teardown. However, if the Design Commission determines that the proposed design is acceptable, then the following revisions are recommended to improve the design:

1. Return the stone base on the front of the garage down the full length of the side of the garage.
2. A window is recommended to be added on the side of the first floor office to help break up the large side wall.
3. Change the large gable above the second floor windows to a smaller gable/dormer to visually reduce the scale of the home.
4. It is recommended to preserve the existing mature tree in the front yard to soften the scale of the house.

RECOMMENDATION:

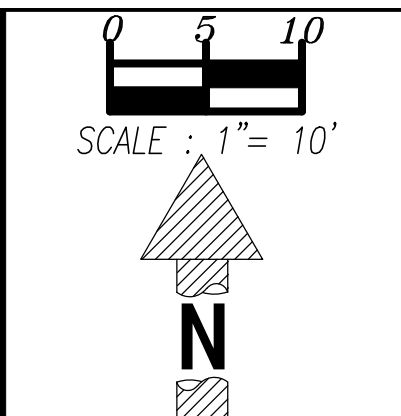
It is recommended that the Design Commission **evaluate** the design for the proposed new single-family residence to be located at 2 N. Phelps Avenue. This recommendation is subject to compliance with the architectural plans received 5/9/16, and the following:

1. Consider a different design with a detached garage and one-and-a-half-story massing.
2. Return the stone base on the front of the garage down the full length of the side of the garage.
3. A window is recommended to be added on the side of the first floor office to help break up the large side wall.
4. Change the large gable above the second floor windows to a smaller gable/dormer.
5. A recommendation to preserve the existing mature tree in the front yard.
6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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.
7. Compliance with all Federal, State, and Village codes, regulations and policies.

_____, June 8, 2016

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

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-054



ADDRESS	P/L	SETBACK
22 S Phelps Ave		25.7'
16 S Phelps Ave		25.0'
12 S Phelps Ave		25.1'
6 S Phelps Ave		25.2'
2 S Phelps Ave		30.1'
2 N Phelps Ave		30.1'
6 N Phelps Ave		30.2'
12 N Phelps Ave		27.1'
16 N Phelps Ave		25.3'
22 N Phelps Ave		25.1'
26 N Phelps Ave		25.0'
32 N Phelps Ave		25.0'
102 N Phelps Ave		25.0'
106 N Phelps Ave		25.0'
110 N Phelps Ave		25.7'
116 N Phelps Ave		24.8'
122 N Phelps Ave		24.9'
126 N Phelps Ave		23.5'
132 N Phelps Ave		25.1'
AVERAGE:		25.9'

LEGEND

<u>EXISTING</u>	<u>PROPOSED</u>
	Sewer
	Catch Basin
	Storm Sewer
	Sanitary Manhole
	Storm Manhole
	Catch Basin
	Inlet
	Drain Spout
	Water Main & Services
	Valve & Vault
	Pressure Connection
	Valve & Box
	Fire Hydrant
	Structure to be Abandoned
	Power Pole
	Overhead Electric Wires
	Spot Grade
	Center Line or Bound
	Centerline
	Drainage Area
	Messiah From & Lid No.
	Structure Size "d"
	Type
	Structure No. —A— (68) R-1772-B
	Arm Elevation
	Elevation

SURVEYOR
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN &
ASSOCIATES, LLC
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

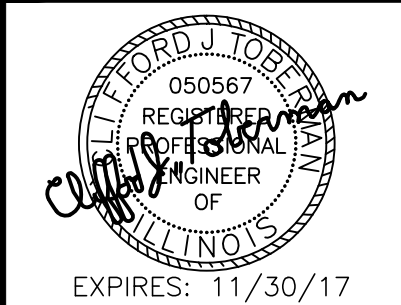
ARCHITECT

CONTRACTOR
ATTN: TONY IZZO
ANTHONY JAMES BUILDERS, INC.
930 E. NORTHWEST HWY.
MOUNT PROSPECT, IL 60056
PHN: (847) 274-3921
EMAIL: AJBuilders@comcast.net

**NORMAN J. TOBERMAN
&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

[illegible]

**PROPOSED
RESIDENCE**
2 N. PHELPS AVE.
ARLINGTON HEIGHTS, IL
PIN NO.: 03-28-305-014

NJT Project No.
16-6530

**TOPOGRAPHY
& EXISTING
CONDITIONS**

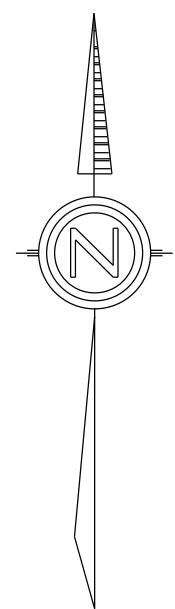
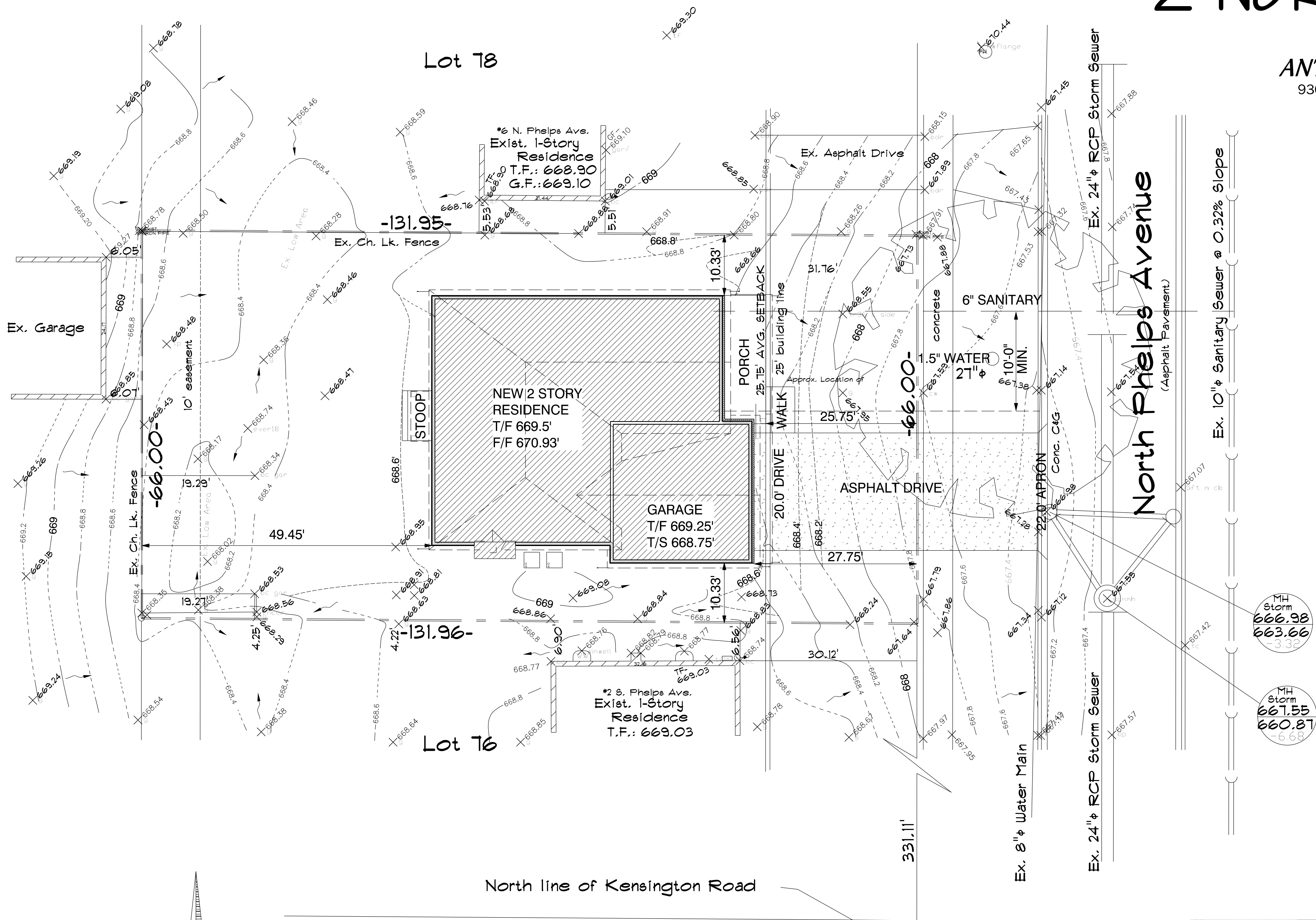
Sheet No.

2 NORTH PHELPS AVE.

For

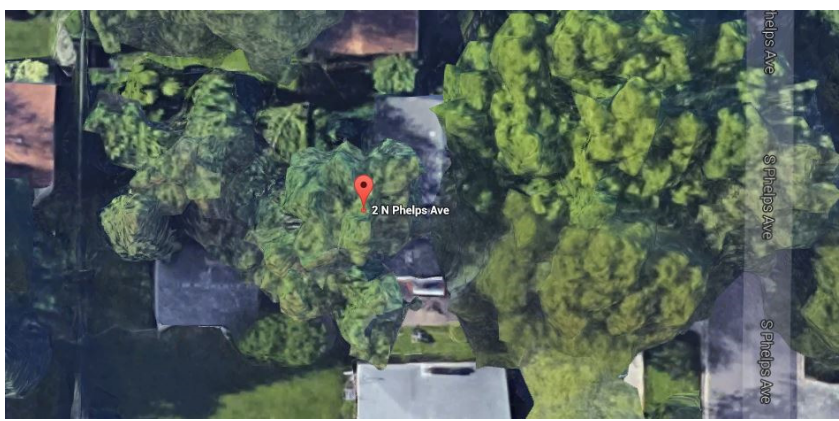
ANTHONY JAMES BUILDERS, INC.

930 E Northwest Highway, Mt. Prospect, IL 60056

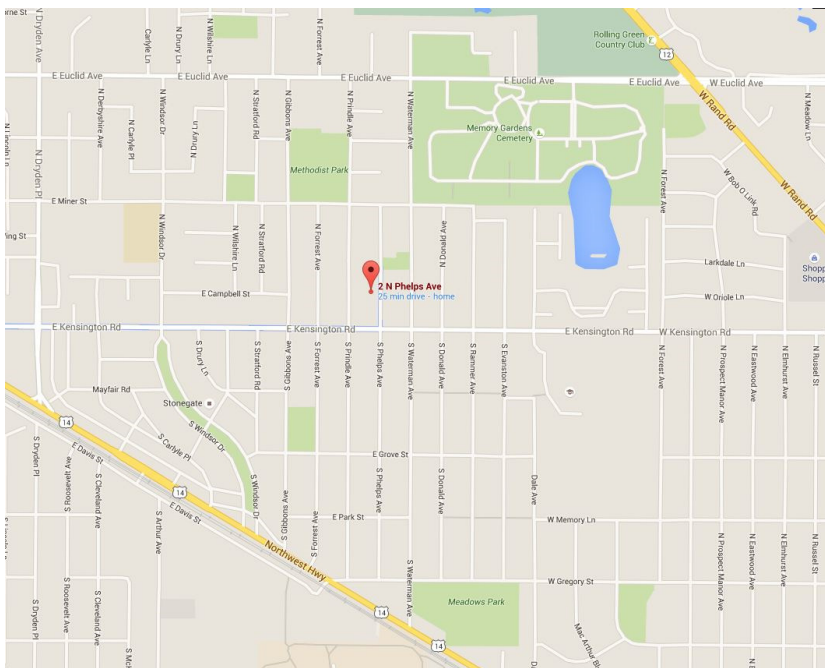


SITE PLAN

SCALE: 1" = 10'-0"



AERIAL IMAGE



LOCATION MAP

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
C	SITE PLAN / LOCATION MAP
1	FOUNDATION PLAN / NOTES / DETAILS
2	FIRST FLOOR PLAN / NOTES
3	SECOND FLOOR PLAN / ROOF PLAN / NOTES
4	FRONT AND LEFT ELEVATIONS
5	REAR AND RIGHT ELEVATIONS
6	TYPICAL SECTION / FIREPLACE / STAIR AND RAIL
7	PLUMBING DIAGRAMS / LIGHT AND VENT
8	FINISHED BASEMENT PLAN / BASEMENT SECTION
E1	BASEMENT ELECTRICAL / FIRST FLOOR ELECTRICAL
E2	SECOND FLOOR ELECTRICAL / NOTES / DETAILS

FLOOR AREAS

FIRST FLOOR AREA	1732 SQ FT
GARAGE	568 SQ FT
SECOND FLOOR AREA	1709 SQ FT
BONUS ROOM	303 SQ FT
TOTAL	4312 SQ FT

LUMBER SPECIFICATIONS:

SPECIES: S-P-F
GRADE: NUMBER 2
Fb: 875 PSI
E: 1,400,000 PSI
Fv: 10 PSI
Fcp: 425 PSI

MANUF. LVL BEAMS
1.8E MICROLAM LVL
Fb: 2600 PSI
E: 1,800,000 PSI
Fv: 285 PSI
Fcp: 2,460 PSI
Fc L: 750 PSI

DESIGN LOADS:

ROOF 30 PSF LIVE
10 PSF DEAD
FLOOR 40 PSF LIVE
WALLS 20 PSF WIND

VILLAGE CODES:

INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
INTERNATIONAL BUILDING CODE, 2009 EDITION
INTERNATIONAL MECHANICAL CODE, 2009 EDITION
INTERNATIONAL FUEL GAS CODE, 2009 EDITION
ILLINOIS ENERGY CONSERVATION CODE, 2015 EDITION
INTERNATIONAL FIRE CODE, 2009 EDITION
LIFE SAFETY CODE, NFPA 101, 2000 EDITION
NATIONAL ELECTRICAL CODE, 2008 EDITION
ILLINOIS PLUMBING CODE, 2014 EDITION
ILLINOIS ACCESSIBILITY CODE, 1991 LATEST EDITION

ALL CODES LISTED CODES AND VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS

BY: _____

DATE OF SIGNATURE: / /

TWO STORY CUSTOM HOME FOR:

ANTHONY JAMES BUILDERS

2 N PHELPS AVE ARLINGTON HEIGHTS, ILLINOIS 60004

DATE
MAY 4, 2016

REVISION

JOB #

SHEET #

C

JOSEPH A. MEYER

STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

12 S. PHELPS

PROPERTY 3 LEFT



6 S. PHELPS

PROPERTY 2 LEFT



2 S. PHELPS

PROPERTY 1 LEFT



2 N. PHELPS

SUBJECT PROPERTY



6 N. PHELPS

PROPERTY 1 RIGHT



12 N. PHELPS

PROPERTY 2 RIGHT



16 N. PHELPS

PROPERTY 3 RIGHT



N. PHELPS AVE.

1 S. PHELPS

PROPERTY ACROSS 3



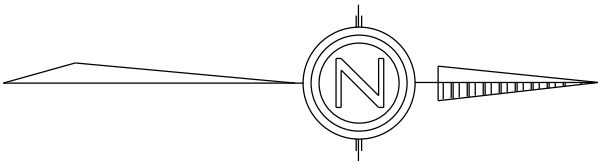
1 N. PHELPS

PROPERTY ACROSS 1



5 N. PHELPS

PROPERTY ACROSS 2



SURROUNDING PROPERTIES

2 NORTH PHELPS AVE.
ARLINGTON HEIGHTS, IL
60004

JOSEPH A. MEYER & ASSOCIATES

■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■

135 PARK AVE BARRINGTON ILLINOIS 60010 847-382-0200



EXISTING CONTEXT ELEVATIONS

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



PROPOSED CONTEXT ELEVATIONS

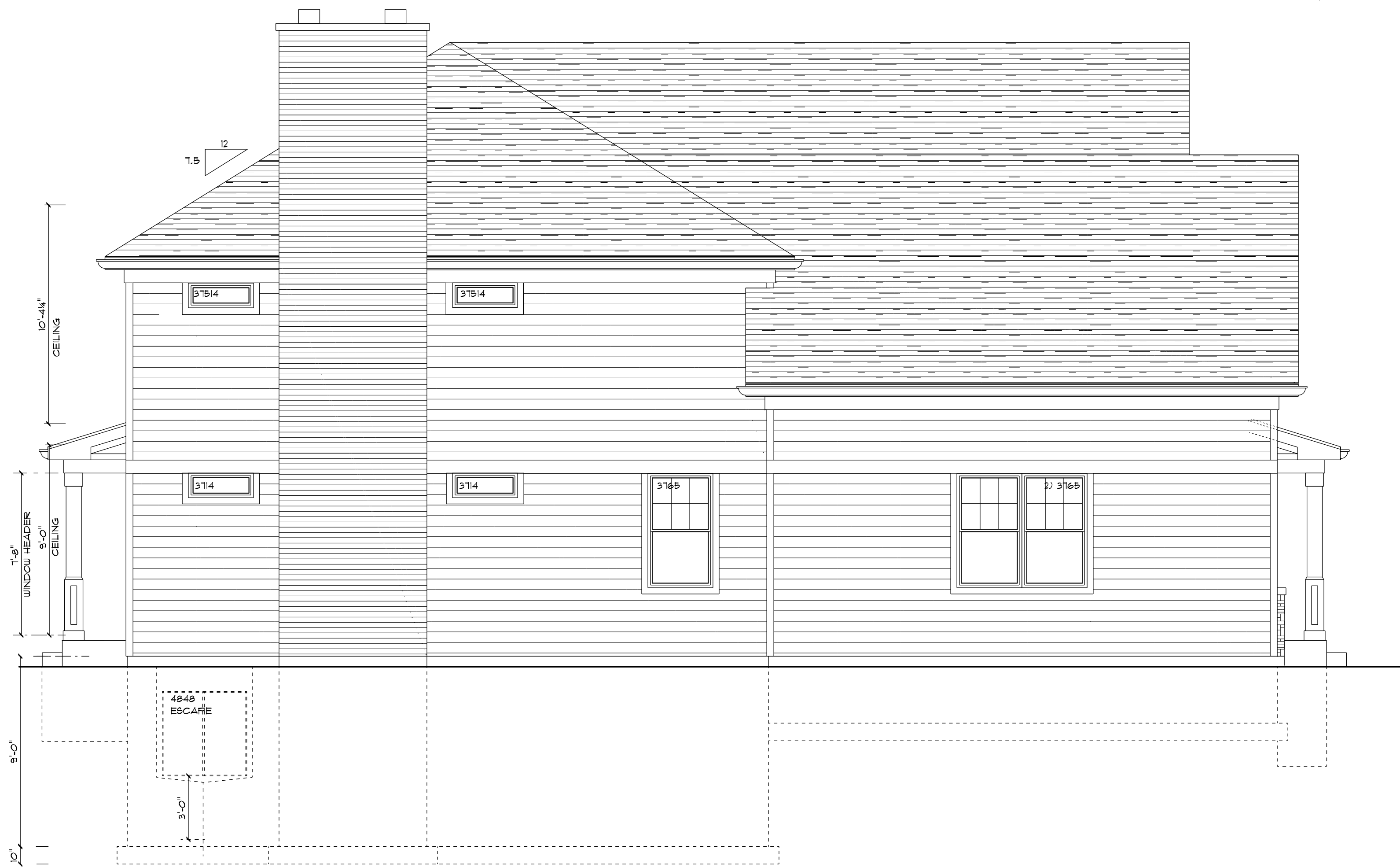
SCALE: 1/8" = 1'-0"

CONTEXT ELEVATIONS

2 N. PHELPS AVE.
ARLINGTON HEIGHTS, IL

JOSEPH A. MEYER & ASSOCIATES
 ■ STRUCTURAL AND PROFESSIONAL ENGINEERS ■
 135 PARK AVE. BARRINGTON ILLINOIS 60010 847-382-0200

MAY 4, 2016



LEFT SIDE ELEVATION

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

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	COLOR
CHIMNEY	BRICK	GLEN GARY REMINGTON
ROOF	CERTAINTED	GEORGETOWN GRAY
SIDING	VERIFORM	GRAPHITE GRAY
SHAKE	VERIFORM	GRAPHITE GRAY
GUTTERS & TRIM	ALUMINUM	WHITE
FASCIA & SOFFIT	ALUMINUM	WHITE
WINDOWS	PELLA	WHITE

ROOF: CERTAINTED, GEORGETOWN GRAY
SHAKE: VERIFORM, GRAPHITE GRAY
WINDOWS: PELLA, WHITE

BRICK: GLEN GARY, REMINGTON

FASCIA & SOFFIT: ALUMINUM, WHITE

SIDING: VERIFORM, GRAPHITE GRAY

GARAGE DOOR: WHITE

STONE: 4" EDEN STONE MACHINE CUT VENEER



FRONT ELEVATION

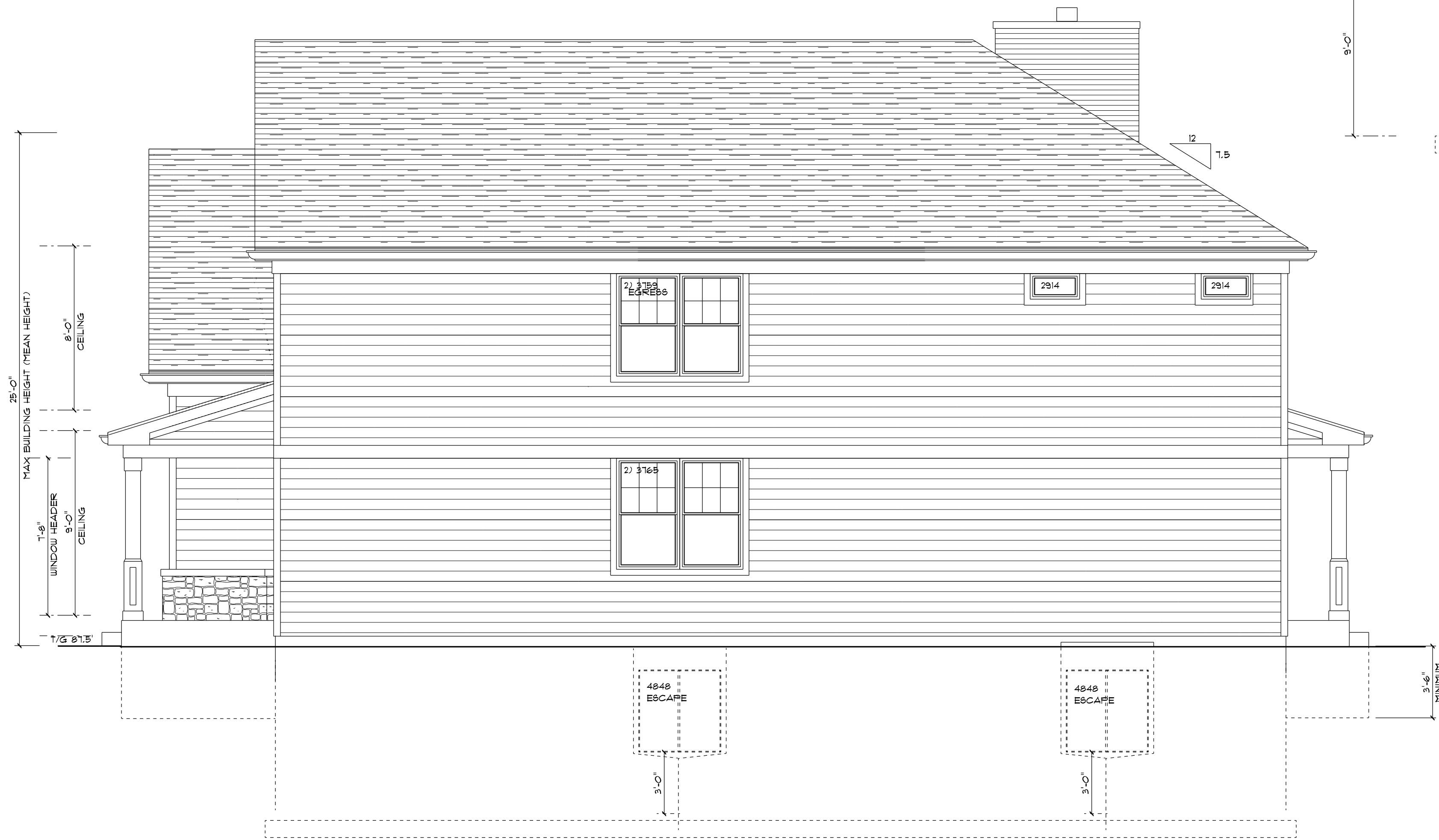
SCALE: 1/4" = 1'-0"

WINDOWS TO BE ARGON GAS, LOW E AND DOUBLE PANED.

U VALUE = 0.32, SHGC = 0.28

WINDOWS TO BE PELLA PROLINE SERIES OR OWNER APPROVED EQUAL.

ALL EXHAUSTS TO VENT DIRECTLY TO EXTERIOR



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

**ANTHONY JAMES BUILDERS, INC.
930 E. NORTHWEST HWY.
MT. PROSPECT, IL. 60056
847-670-1090
FAX 847-670-1139**

PROPERTY: 2 N. PHELPS, ARLINGTON HEIGHTS, IL.

MATERIAL SCHEDULE

<u>MATERIAL TYPE</u>	<u>MANUFACTURER</u>	<u>COLOR</u>
CHIMNEY BRICK	GLEN GARY	REMINGTON
ROOF	CERTAINTED	GEORGETOWN GRAY
SIDING	VERIFORM	GRAPHITE GRAY
SHAKE	VERIFORM	GRAPHITE GRAY
GUTTERS & TRIM	ALUMINUM	WHITE
FASCIA & SOFFIT	ALUMINUM	WHITE
WINDOWS	PELLA	WHITE

THANK YOU,

JOHN ZANFARDINO
ANTHONY JAMES BUILDERS, INC.

RECEIVED
MAY 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: DC#16-039 - 503 N. Gibbons 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 require revisions and approve the proposed new single-family residence to be located at 503 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 5/18/16, and the following:

1. Continue the stone base down the side of the garage to the door.
2. Provide a different color roofing, to be approved by Staff.
3. Either adjust the driveway layout to maintain a minimum 5 feet of clearance from the existing parkway tree, or coordinate the relocation of the recently planted tree with the Village Forester at the petitioner's expense.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 503 N. Gibbons Ave.
Project Address: 503 N. Gibbons Ave.
Prepared By: Steve Hautzinger

Date Prepared: June 8, 2016

PETITION INFORMATION:

DC Number: 16-039
Petitioner Name: Tony Van Dijk
Petitioner Address: DRH Cambridge Homes
800 S. Milwaukee Avenue, Suite 250
Libertyville, IL 60048
Meeting Date: June 14, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to build four new houses at the 1st United Methodist Church Subdivision, which has a total of eight single family lots. Six of the lots face Gibbons Avenue, and two lots face Euclid Avenue. The new houses are proposed for 415, 421, 503, & 509 N. Gibbons Avenue. At this time, one new home in this subdivision is completed at the southernmost lot, 401 N. Gibbons, and another new house is currently under construction at 407 N. Gibbons. The petitioner received Design Commission approval for 509 & 421 N. Gibbons on May 10, 2016, and is currently pursuing approval for the two remaining vacant lots, 503 & 415 N. Gibbons.

Each of the four houses has a substantially different floor plan and exterior elevations, and therefore comply with the Village's monotony code requirement which states,

Chapter 28, Section 6.4. *No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other. All buildings shall be considered to be of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official.*

For 503 N. Gibbons, the petitioner is proposing to build a new two story residence with a two car attached garage with a third tandem garage space. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,000 square feet and the proposed residence will have approximately 3,868 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 25.5 feet Side: 16 feet Side: 16 feet Rear: 45.3 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	4,438 SF	3,868 SF
Building Lot Coverage	3,500 SF	2,473 SF
Impervious Surface Coverage Total	5,000 SF	3,144 SF

This project is appearing before the Design Commission as a requirement of the subdivision approval, and to evaluate the proposed architectural design with the context of the neighborhood. The existing neighborhood on the west side of Gibbons Avenue is primarily split level homes with detached garages built in the late 1950's, but the six new larger two story single family homes along Gibbons Avenue will have a cohesive appearance on the east side of the street.

The overall style and character of the proposed home will fit in well with the other previously approved homes on the street. The front elevation is nicely designed and the tandem parking space is a nice alternative to a three car wide garage. The following revisions are recommended to improve the design:

1. Continue the stone base down the side of the garage to the door.
2. All of the homes are proposed to have the same color "Driftwood" asphalt shingles. It is recommended that a different roofing color be provided to create more diversity along the street.
3. The driveway is too close to the existing parkway tree. A minimum of 5 feet of clearance should be provided. Either adjust the driveway layout, or coordinate relocation of the recently planted tree with the Village Forester at the petitioner's expense.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and approve** the proposed new single-family residence to be located at 503 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 5/18/16, and the following:

1. Continue the stone base down the side of the garage to the door.
2. Provide a different color roofing, to be approved by Staff.
3. Either adjust the driveway layout to maintain a minimum 5 feet of clearance from the existing parkway tree, or coordinate the relocation of the recently planted tree with the Village Forester at the petitioner's expense.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, June 8, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-039

PLAT OF SURVEY

LOT 5 IN 1ST. UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SOUTH RIGHT-OF-WAY LINE OF EUCLID AVENUE

GIBBONS AVENUE

ASPHALT PAVEMENT

CONC. CURB

CONC. WALK

S 0° 31' 01" E 80.00'

(222.86')

LOT 6
S 89° 46' 03" W 125.00'

FOUND 1/2" IRON PIPE
0.06' S & ON-LINE

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

FOUND 1/2" IRON PIPE
AT CORNER

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

8' SIDE SETBACK

25' FRONT SETBACK

LOT 5

8' SIDE SETBACK

FOUND 1/2" IRON PIPE
AT CORNER

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

FOUND 1/2" IRON PIPE
0.06' S & 0.04' W

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

S 89° 46' 03" W 125.00'

LOT 4

80.00'

ASPHALT PAVEMENT

S 0° 31' 01" E
PAVEMENT CORNER 0.9' E

LOT 9

PAVEMENT 0.8' E

AREA

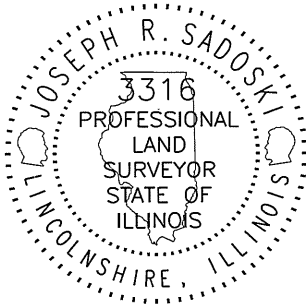
10,000 Sq. Ft. OR 0.23 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 03-11-16

GENERAL NOTES:

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



STATE OF ILLINOIS } SS
COUNTY OF LAKE }

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

DATED THIS 22ND DAY OF MARCH, A.D. 2016.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.

XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY

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

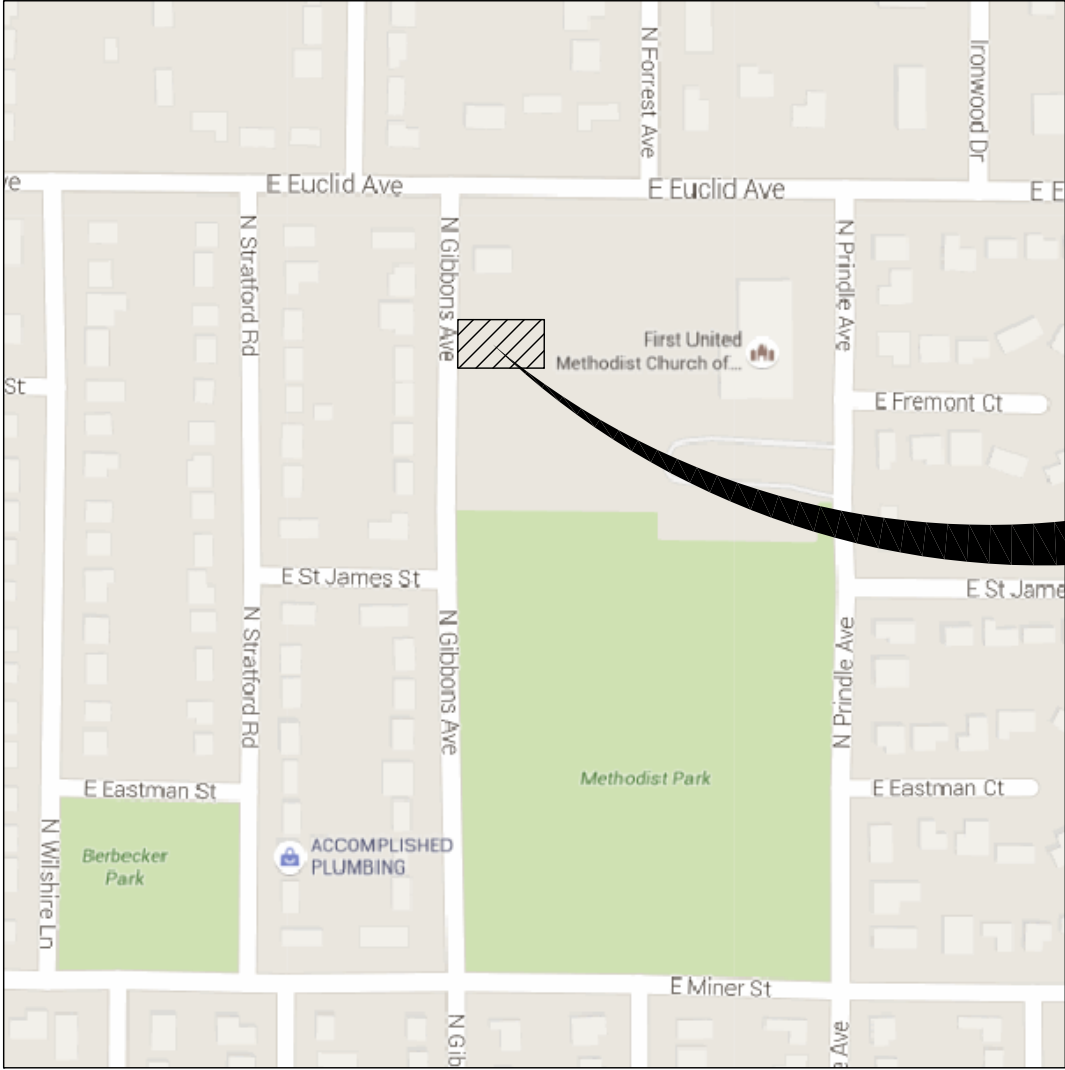
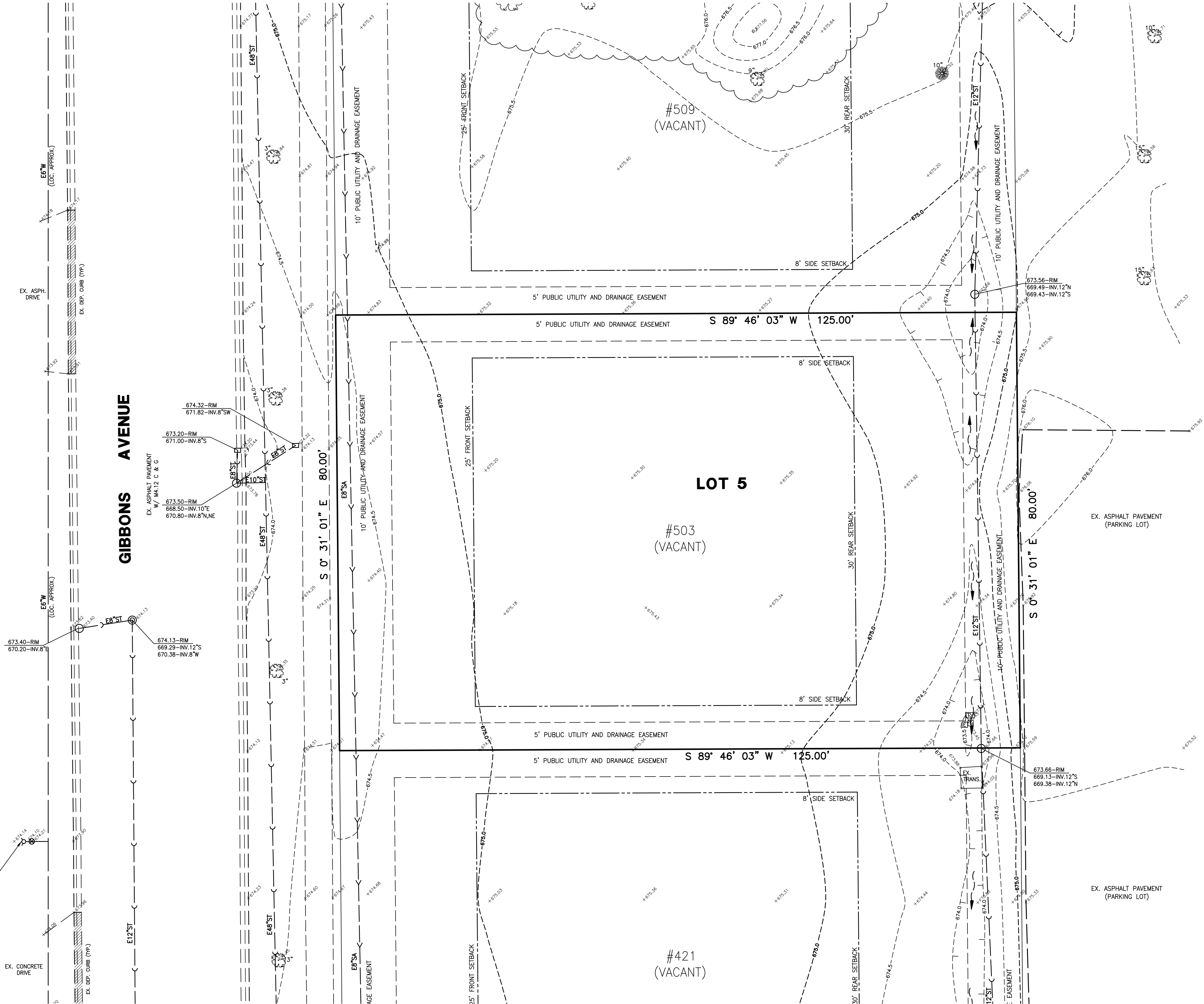
SCALE:	1"=20'
DRAWING No.	62049
SHEET	1 OF 1

503 N. GIBBONS AVENUE - ARLINGTON HTS., ILLINOIS

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 5 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO. 0933445067, IN COOK COUNTY, ILLINOIS



LOCATION MAP

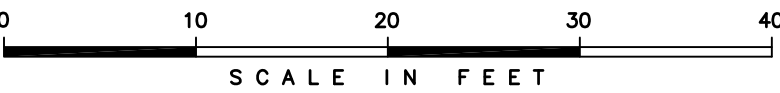
PROJECT LOCATION

SOURCE BENCHMARK:
"GIBBONS 6A" GPS MONUMENT
LOCATED AT THE SOUTHEAST CORNER
OF GIBBONS AVE. AND MINER STREET
ELEVATION=671.29 NAVD88

LEGEND

- 104' CONTOUR
- 105.08 SPOT ELEVATION
- 10' DECIDUOUS TREE W/DIA.
- 12' CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- E8"SA SANITARY SEWER
- E12"ST STORM SEWER
- E6"W WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

JOB BENCHMARK:
N.W. HEADBOLT ON HYDRANT IN
FRONT OF 420 N. GIBBONS
ELEVATION=675.48 NAVD88



DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: DATE:
DMW 3-29-16
CHECKED BY: DATE:
DRF 3-29-16
APPROVED BY: DATE:
DRF 3-29-16



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

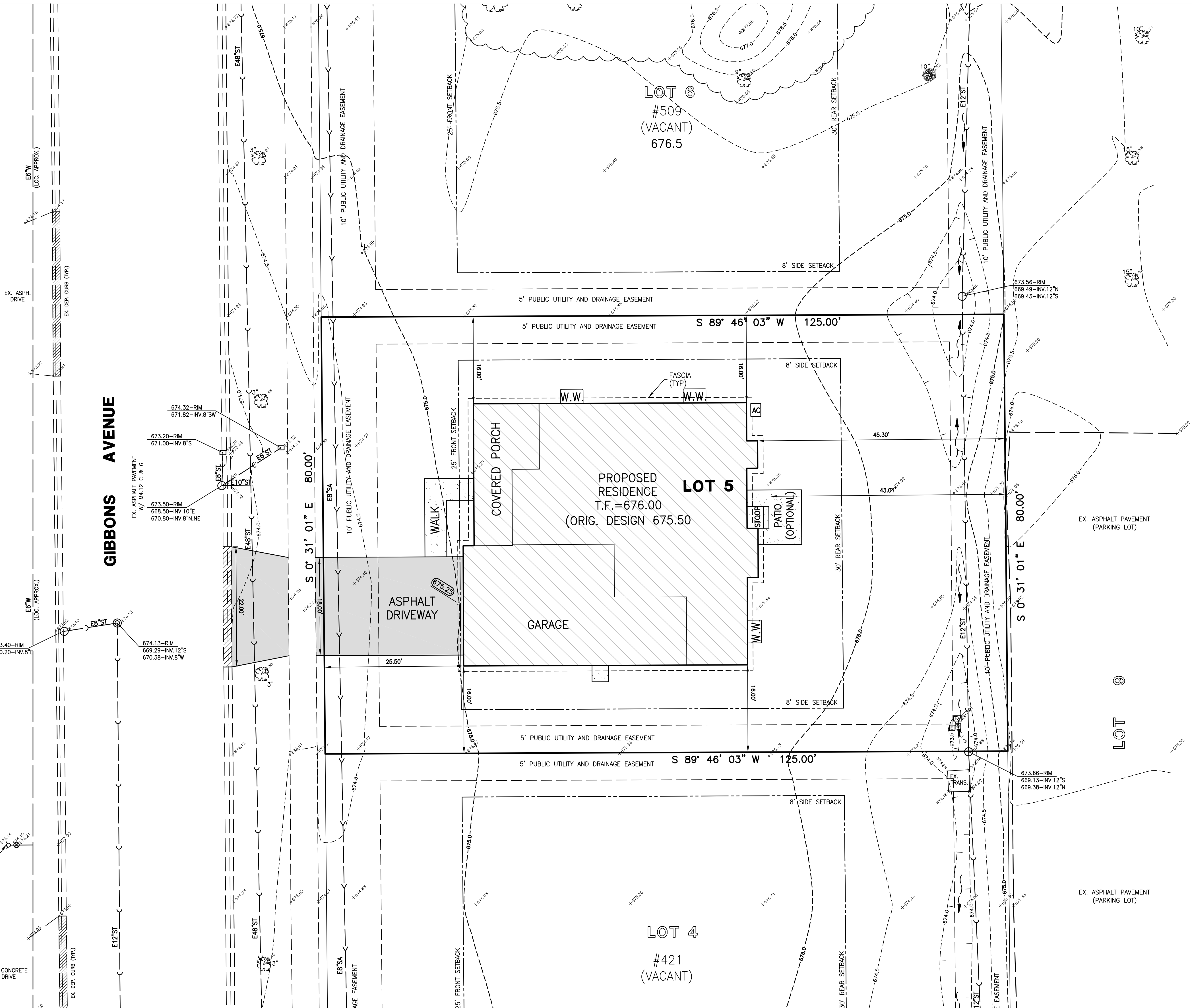
SCALE: 1"=10'
DRAWING No. 62049
SHEET 1 of 2

503 GIBBONS AVENUE – ARLINGTON HEIGHTS, IL.

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT 5 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO. 0933445067, IN COOK COUNTY, ILLINOIS



LOT COVERAGE TABLE

LOT AREA = 10,000 S.F.

EXISTING IMPERVIOUS AREAS

VACANT LOT

PROPOSED IMPERVIOUS AREAS

HOUSE = 2,504 S.F.
DRIVE = 460 S.F.
WALK/STOOP = 102 S.F.
PATIO (OPTIONAL) = 78 S.F.
TOTAL PROPOSED = 3,144 S.F. (31.4%)

FRONT YARD IMPERVIOUS AREAS

FRONT YARD = 2,000 S.F.
TOTAL PROPOSED = 517 S.F. (25.9%)
MAX ALLOWABLE (50%) = 1,000 S.F.

SOURCE BENCHMARK:
"GIBBONS 6A" GPS MONUMENT
LOCATED AT THE SOUTHEAST CORNER
OF GIBBONS AVE. AND MINER STREET
ELEVATION=671.29 NAVD88

LEGEND

- 104' CONTOUR
- 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- MANHOLE SANITARY
- MANHOLE STORM
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SA-18" SANITARY SEWER
- ST-12" STORM SEWER
- W-18" WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

JOB BENCHMARK:
N.W. HEADBOLT ON HYDRANT IN
FRONT OF 420 N. GIBBONS
ELEVATION=675.48 NAVD88

0 10 20 30 40
SCALE IN FEET

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

MS 05-08-16 NEW HOUSE PER CLIENT

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: DATE: 3-29-16
CHECKED BY: DATE: 3-29-16
APPROVED BY: DATE: 3-29-16



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

SCALE: 1"=10'
DRAWING No. 62049
SHEET 2 of 2

503 GIBBONS AVENUE - ARLINGTON HEIGHTS, IL.

SITE PLAN



1803 E. Euclid



509



503 – Subject
Property



421



415



407 – Under
Construction



401

N Gibbons Ave



506



502



420



416



410



509 (DC Approved 5/10/16)



503 (SUBJECT PROPERTY)



421 (DC Approved 5/10/16)

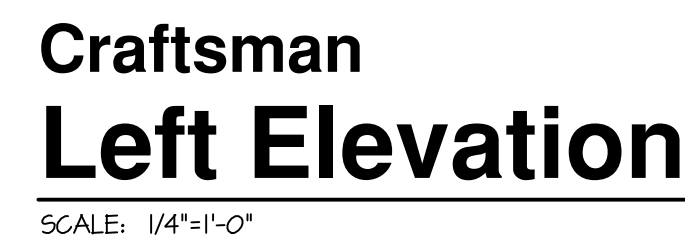


415 (SUBJECT PROPERTY)



407 (DC Approved 2/23/16)
Under Construction

ISSUE DATE:	05-06-2016
REVISIONS	
THESE PLANS AND SPECIFICATIONS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AND THE OWNERSHIP OF SUCH AND ALL RIGHTS AND PRIVILEGES HEREIN ARE RESERVED BY THE ENGINEER.	



NOT FOR CONSTRUCTION

SF - Custom Residence
503 N. Gibbons Ave.
Arlington Heights, IL 60004



www.bsbdesign.com
1540 Dundee Road
Palatine, Illinois 60077
847 705 2200

JOB NO: 06C12030 PROJ MGR: CB
DRAWN: NV CHECKED: CB

EXTERIOR ELEVATIONS -
REAR AND LEFT SIDE
MATERIAL SCHEDULE
ELEVATION NOTES

CRAFTSMAN

A3.2

Lot #5 – 503 N Gibbons Avenue, Arlington Heights IL

EXTERIOR COLOR PACKAGE

WaPella Elevation A

TRADE:	VENDOR:	COLOR:
ROOFING:	LAZZARELLI	IKO - WEATHERWOOD
SIDING:	TEMKO	JAMES HARDIE – PEARL GRAY
SHAKES:	TEMKO	JAMES HARDIE – PEARL GRAY
SOFFIT/TRIM:	TBD	SW7005 – PURE WHITE
STONE:	CMI	SUNSET STONE – BALA LEDGE
GUTTERS:	NORANDEX	WHITE
WINDOWS:	LAKELAND	M/I WHITE VINYL
GARAGE DOOR:	CJ INSULATION	WAYNE DALTON 9100 SERIES W/ STOCKTON GLASS



Item: DC#16-065 - 415 N. Gibbons 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 require revisions and approve the proposed new single-family residence to be located at 415 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 5/26/16, and the following:

1. Provide a different color roofing, to be approved by Staff.
2. Either adjust the driveway layout to maintain a minimum 5 feet of clearance from the existing parkway tree, or coordinate the relocation of the recently planted tree with the Village Forester at the petitioner's expense.
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4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 415 N. Gibbons Ave.
Project Address: 415 N. Gibbons Ave.
Prepared By: Steve Hautzinger

Date Prepared: June 8, 2016

PETITION INFORMATION:

DC Number: 16-065
Petitioner Name: Tony Van Dijk
Petitioner Address: DRH Cambridge Homes
800 S. Milwaukee Avenue, Suite 250
Libertyville, IL 60048
Meeting Date: June 14, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to build four new houses at the 1st United Methodist Church Subdivision, which has a total of eight single family lots. Six of the lots face Gibbons Avenue, and two lots face Euclid Avenue. The new houses are proposed for 415, 421, 503, & 509 N. Gibbons Avenue. At this time, one new home in this subdivision is completed at the southernmost lot, 401 N. Gibbons, and another new house is currently under construction at 407 N. Gibbons. The petitioner received Design Commission approval for 509 & 421 N. Gibbons on May 10, 2016, and is currently pursuing approval for the two remaining vacant lots, 503 & 415 N. Gibbons.

Each of the four houses has a substantially different floor plan and exterior elevations, and therefore comply with the Village's monotony code requirement which states,

Chapter 28, Section 6.4. *No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other. All buildings shall be considered to be of "like exterior design" unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official.*

For 415 N. Gibbons, the petitioner is proposing to build a new two story residence with a two car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,000 square feet and the proposed residence will have approximately 3,991 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 25.5 feet Side: 11 feet Side: 11 feet Rear: 53.1 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,438 SF	3,991 SF
Building Lot Coverage	3,500 SF	2,367 SF
Impervious Surface Coverage Total	5,000 SF	3,446 SF

This project is appearing before the Design Commission as a requirement of the subdivision approval, and to evaluate the proposed architectural design with the context of the neighborhood. The existing neighborhood on the west side of Gibbons Avenue is primarily split level homes with detached garages built in the late 1950's, but the six new larger two story single family homes along Gibbons Avenue will have a cohesive appearance on the east side of the street.

The overall style and character of the proposed home will fit in well with the other previously approved homes on the street. The front elevation is nicely designed. The following revisions are recommended to improve the design:

1. All of the homes are proposed to have the same color "Driftwood" asphalt shingles. It is recommended that a different roofing color be provided to create more diversity along the street.
2. The driveway is too close to the existing parkway tree. A minimum of 5 feet of clearance should be provided. Either adjust the driveway layout, or coordinate relocation of the recently planted tree with the Village Forester at the petitioner's expense.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and approve the proposed new single-family residence to be located at 415 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 5/26/16, and the following:

1. Provide a different color roofing, to be approved by Staff.
2. Either adjust the driveway layout to maintain a minimum 5 feet of clearance from the existing parkway tree, or coordinate the relocation of the recently planted tree with the Village Forester at the petitioner's expense.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, June 8, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-065

PLAT OF SURVEY

LOT 3 IN 1ST. UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SOUTH RIGHT-OF-WAY LINE OF EUCLID AVENUE

(382.86')

LOT 4

S 89° 46' 03" W 125.00'

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

FOUND 1/2" IRON PIPE
0.04' S & 0.05' W

20' PUBLIC UTILITY AND DRAINAGE EASEMENT

FOUND 1/2" IRON PIPE
AT CORNER

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

8' SIDE SETBACK

1.2' E

ASPHALT PAVEMENT 1.2' E

80.00'

ASPHALT PAVEMENT

LOT 9

1.1' E

ASPHALT PAVEMENT 1.1' E

S 0° 31' 01" E

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

25' FRONT SETBACK

30' REAR SETBACK

8' SIDE SETBACK

FOUND 1/2" IRON PIPE
0.04' S & ON-LINE

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

FOUND 1/2" IRON PIPE
AT CORNER

S 89° 46' 03" W 125.00'

LOT 2

AREA

10,000 Sq. Ft. OR 0.23 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 03-11-16

GENERAL NOTES:

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

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

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

DATED THIS 22ND DAY OF MARCH, A.D. 2016.

GREENGARD, INC.
111 BARCLAY BOULEVARD, SUITE 310
LINCOLNSHIRE, ILLINOIS 60069

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/16.



XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY

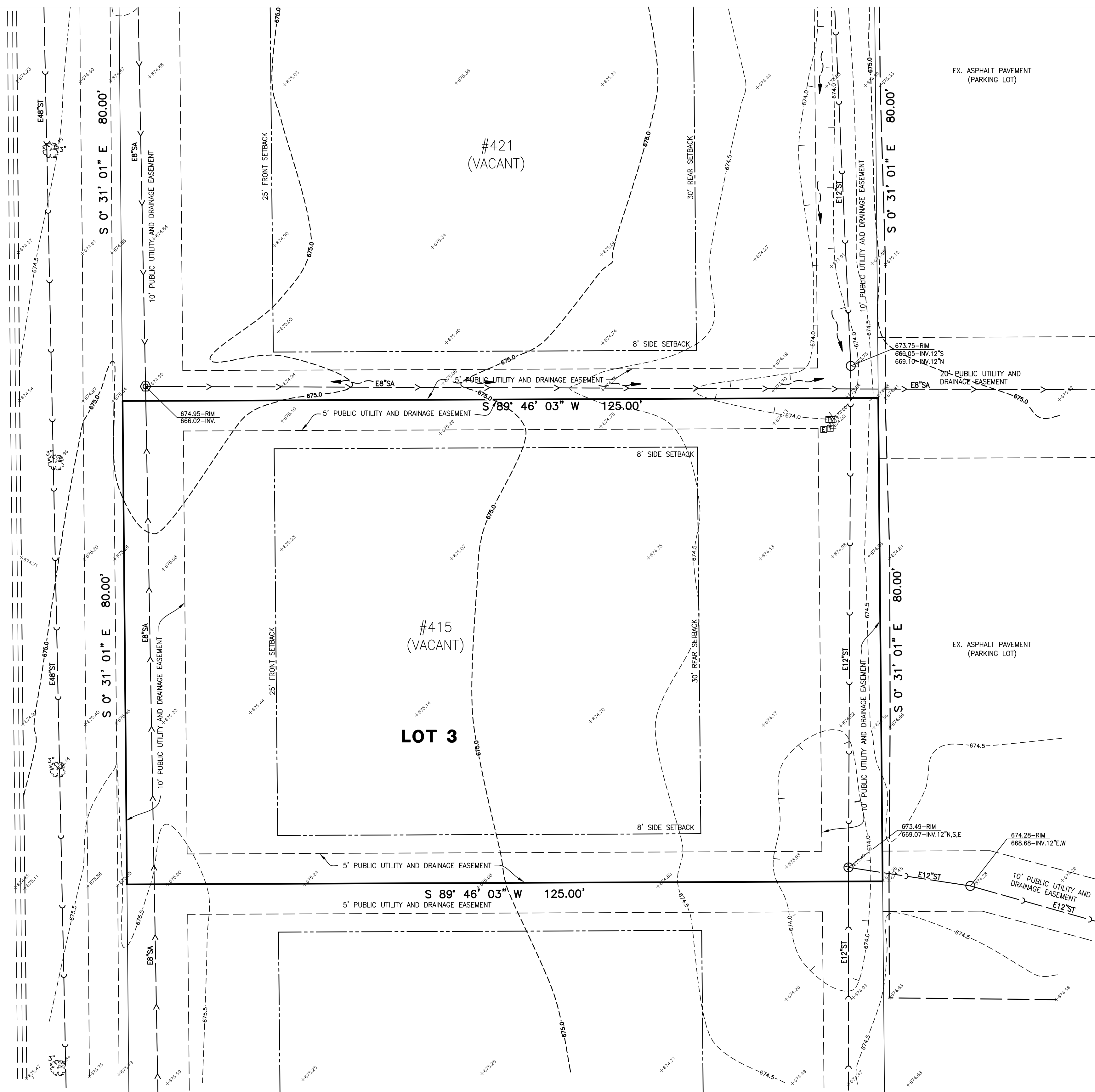
GREENGARD INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2906
847/634-3883 E-MAIL: 231@greengardinc.com FAX: 847/634-0687

SCALE:	1"=20'
DRAWING No.	62047
SHEET	1 OF 1

415 N. GIBBONS AVENUE - ARLINGTON HTS., ILLINOIS

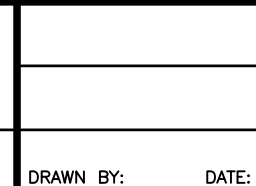
PLAT OF SURVEY

LOT 3 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE
PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO.
0933445067, IN COOK COUNTY, ILLINOIS

[illegible]X. ASPHALT PAVEMENT
W/ M4.12 C & G

This is a detailed street map of a portion of Berkeley, California. The map shows a grid of streets including Euclid Ave, James St, Eastman St, and Miner St running east-west, and N Stratford Rd, N Gibbons Ave, N Pinole Ave, and N Winton Ave running north-south. Key landmarks include Berkeley Park (a green area in the bottom left), Methodist Park (a large green area in the center), and the First United Methodist Church (a red building icon). A red rectangle highlights a specific lot on the corner of Euclid Ave and N Gibbons Ave, which is the subject of the legal case mentioned in the text. The map also shows various other streets like Fremont Ct, Eastman Ct, and Miner St.

	CONTOUR
	SPOT ELEVATION
	DECIDUOUS TREE W/DIA.
	CONIFEROUS TREE W/DIA.
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	WATER SERVICE BOX
	VALVE & VAULT
	FIRE HYDRANT
	UTILITY POLE
	LIGHT STANDARD
	STORM CULVERT
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	DITCH
	SWALE
	DIRECTION SURFACE DRAINAGE
	FENCE
	DOWNSPOUT

REVISIONS

DRAWN BY: DATE:	REVISION:

DESIGNED BY: MS	DATE: 05-24-16
CHECKED BY: DMW	DATE: 05-24-16
APPROVED BY: DMW	DATE: 05-24-16



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0687 ILL. REGISTRATION NO. 184-00099

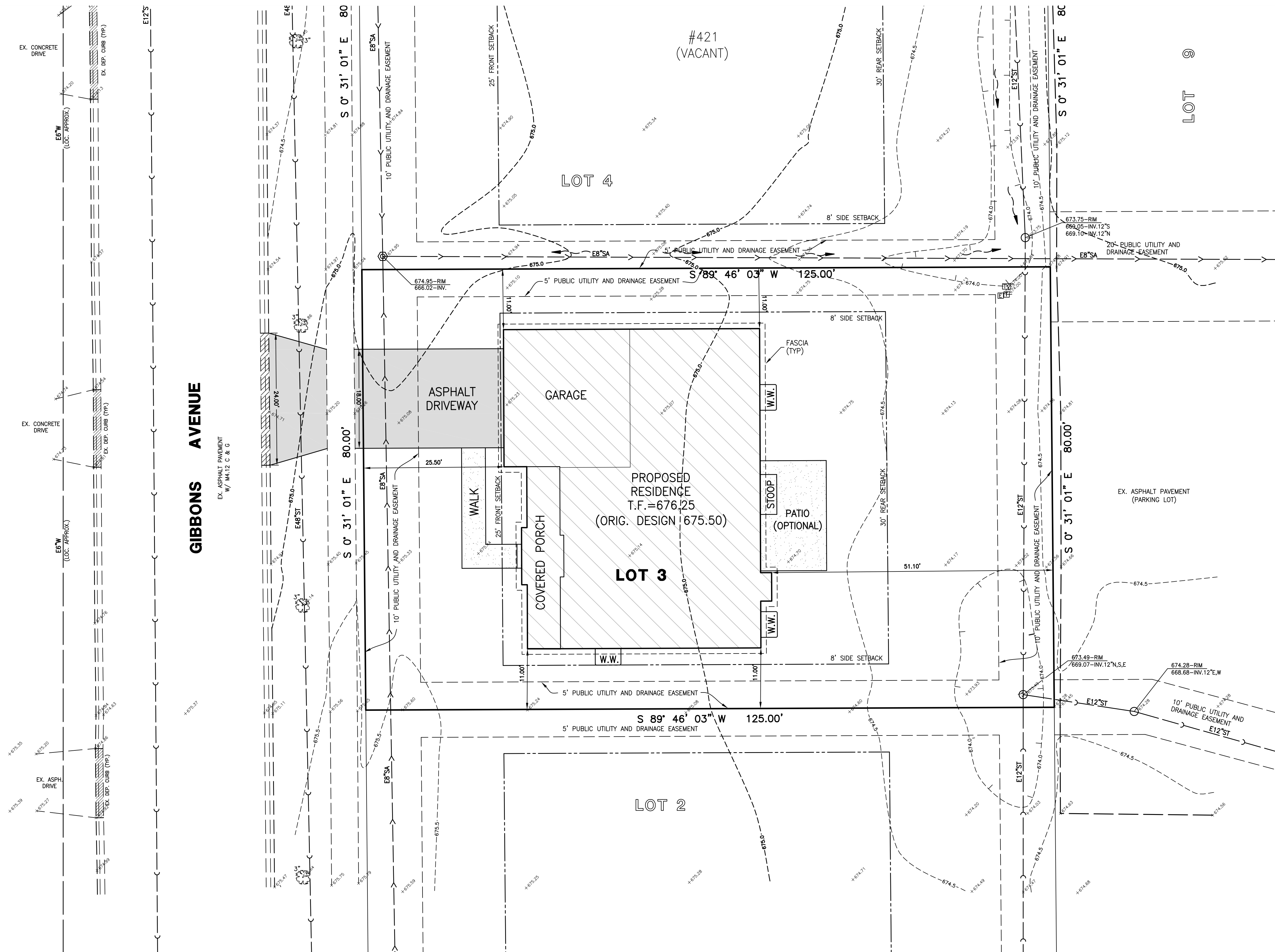
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DRAWING No.	62047
SHEET	1 OF 2

415 GIBBONS AVENUE – ARLINGTON HEIGHTS, IL.

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT 3 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO. 0933445067, IN COOK COUNTY, ILLINOIS



LOT COVERAGE TABLE	
LOT AREA	= 10,000 S.F.
EXISTING IMPERVIOUS AREAS	
VACANT LOT	
PROPOSED IMPERVIOUS AREAS	
HOUSE	= 2,623 S.F.
DRIVE	= 460 S.F.
WALK/STOOP	= 145 S.F.
PATIO (OPTIONAL)	= 218 S.F.
TOTAL PROPOSED	= 3,446 S.F. (34.5%)
FRONT YARD IMPERVIOUS AREAS	
FRONT YARD	= 2,000 S.F.
TOTAL PROPOSED	= 577 S.F. (28.9%)
MAX ALLOWABLE (50%)	= 1,000 S.F.

SOURCE BENCHMARK:
"GIBBONS 6A" GPS MONUMENT
LOCATED AT THE SOUTHEAST CORNER
OF GIBBONS AVE. AND MINER STREET
ELEVATION=671.29 NAVD88

- LEGEND**
- 104- CONTOUR
 - 105.08 X 10" SPOT ELEVATION
 - 12" DECIDUOUS TREE W/DIA.
 - CONIFEROUS TREE W/DIA.
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - INLET
 - WATER SERVICE BOX
 - VALVE & VAULT
 - FIRE HYDRANT
 - UTILITY POLE
 - LIGHT STANDARD
 - STORM CULVERT
 - 8"SA SANITARY SEWER
 - 12"ST STORM SEWER
 - 6"WM WATER MAIN
 - DITCH
 - SWALE
 - DIRECTION SURFACE DRAINAGE
 - FENCE
 - DOWNSPOUT



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

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS DATE: 05-24-16
CHECKED BY: DMW DATE: 05-24-16
APPROVED BY: DMW DATE: 05-24-16



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SCALE: 1"=10'
DRAWING No. 62047
SHEET 2 of 2

415 GIBBONS AVENUE – ARLINGTON HEIGHTS, IL.

SITE PLAN



1803 E. Euclid



509



503



421



415 – Subject
Property



407 – Under
Construction



401

N Gibbons Ave



506



502



420



416



410



509 (DC Approved 5/10/16)



503 (SUBJECT PROPERTY)



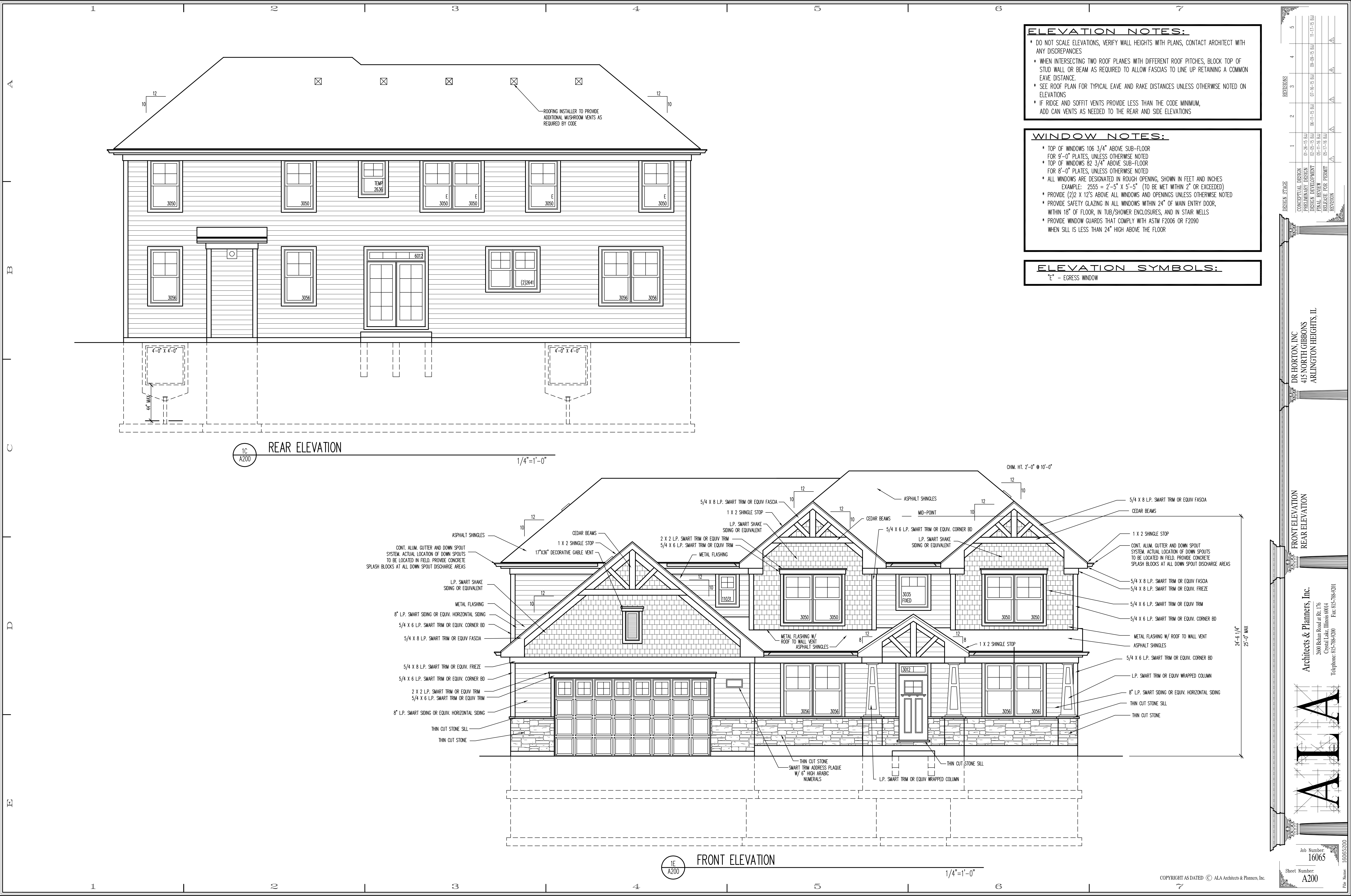
421 (DC Approved 5/10/16)



415 (SUBJECT PROPERTY)



407 (DC Approved 2/23/16)
Under Construction



ELEVATION NOTES:

- * DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- * WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- * SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- * IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES:

- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR

ELEVATION SYMBOLS:

"E" - EGRESS WINDOW

DR HORTON, INC.
415 NORTH GIBBONS
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

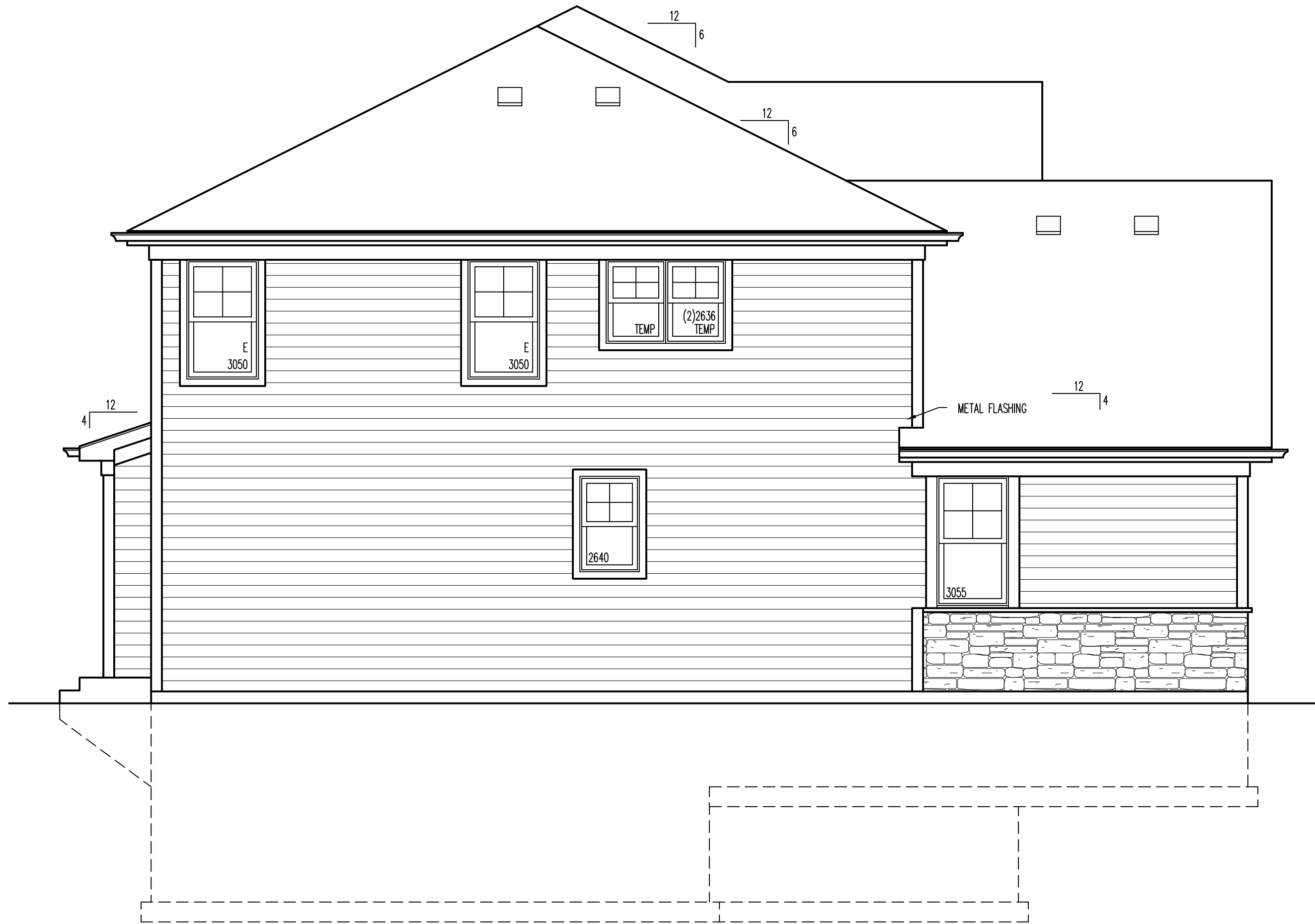
Architects & Planners, Inc.
2600 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

ALA

Job Number:
16065

Sheet Number:
A200

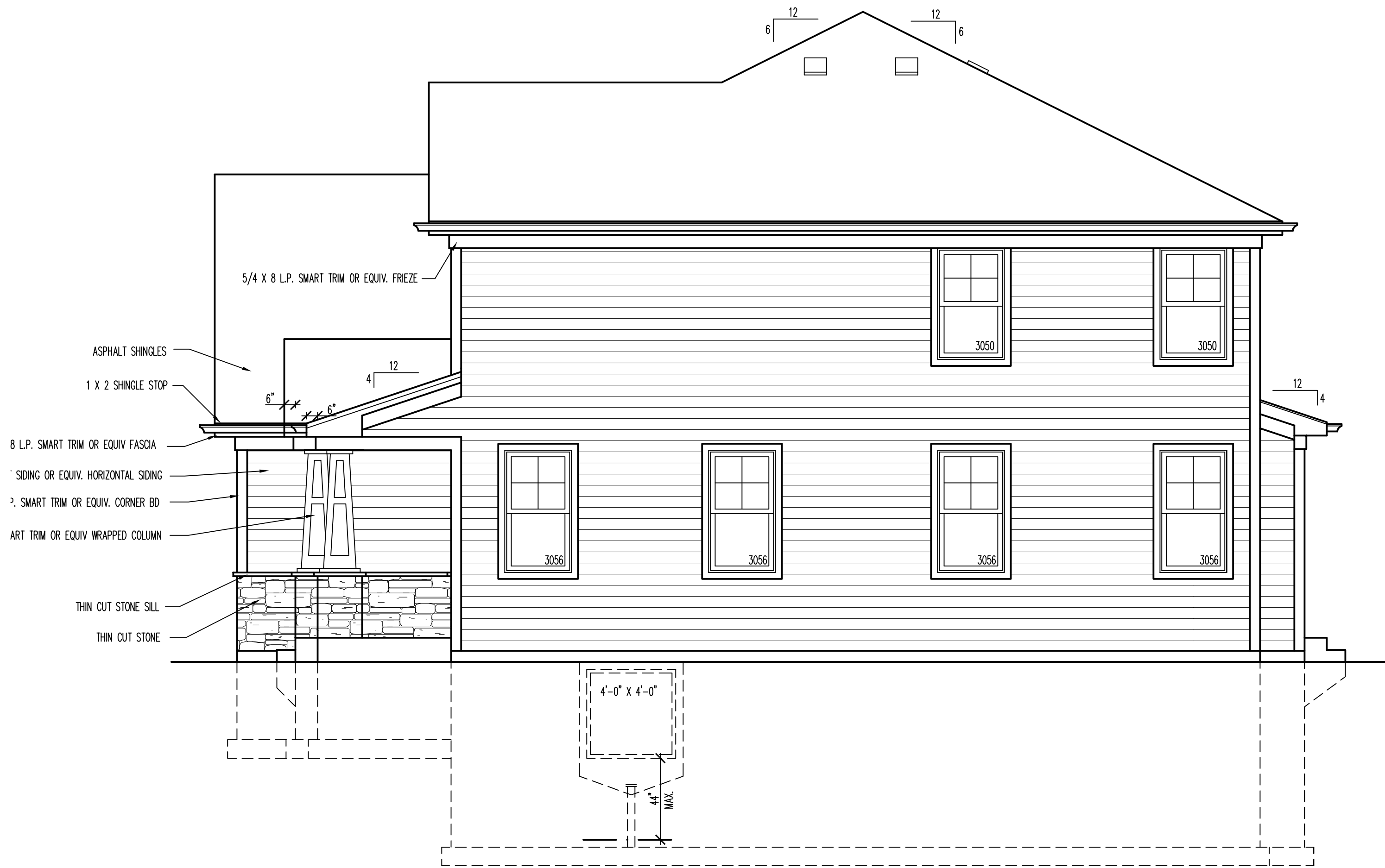
File Name: 16065200



1C
A201

LEFT ELEVATION

1/4"=1'-0"



1E
A201

RIGHT ELEVATION

1/4"=1'-0"

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	01-26-15 BAJ	1	2	3	4	5
PRELIMINARY DESIGN	02-05-15 BAJ					
DESIGN DEVELOPMENT	02-05-15 BAJ					
FINAL REVIEW	05-11-16 BAJ					
RELEASE FOR PERMIT	05-11-16 BAJ					
REVISION						

DR. HORTON, INC.
415 NORTH GIBBONS
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2600 Behm Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-2200 Fax: 815-788-2011

ALA

Job Number: 16065
Sheet Number: A201
File Name: 16065-201

Lot #3 – 415 N Gibbons Avenue, Arlington Heights IL

EXTERIOR COLOR PACKAGE

Tuscan

TRADE:	VENDOR:	COLOR:
ROOFING:	LAZZARELLI	IKO - WEATHERWOOD
SIDING:	TEMKO	JAMES HARDIE – TIMBER BARK
SHAKES:	TEMKO	JAMES HARDIE – COBBLE STONE
SOFFIT/TRIM:	TBD	SW7005 – PURE WHITE
STONE:	CMI	SUNSET STONE – TELLURIDE LEDGE
GUTTERS:	NORANDEX	WHITE
WINDOWS:	LAKELAND	M/I WHITE VINYL
GARAGE DOOR:	CJ INSULATION	WAYNE DALTON 9100 SERIES W/ STOCKTON GLASS



Item: DC#16-056 - Lexington Towne Subdivision - 909 & 929 W. Campbell St. - SF/New

Department: Planning & Community Development

Requested Action

Approval of the general architectural designs and exterior material packages for the single-family residences at the proposed Lexington Towne Subdivision.

Recommendation

It is recommended that the Design Commission require revisions and re-review the proposed general architectural designs and material packages for the single-family residences for the Lexington Towne Subdivision located at 909 & 929 W. Campbell Street. This recommendation is subject to compliance with the plans dated 5/12/16 and received 5/27/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. Provide at least one additional house design with a substantially different floor plans and exterior elevations in order to comply with the monotony code. A fourth floor plan is strongly recommended to allow flexibility within the development.
2. A requirement that the petitioner seek final Design Review approval for each individual residence through the administrative approval process.
3. A requirement to provide a variety of trees, shrubs, and perennials at each home to create a diverse appearance throughout the development, to be approved by Staff.
4. A requirement that elevations F1-F4 be replaced with variations of F5, similar to the other five elevation options, A thru E.
5. A requirement that details and materials shown on the alternate front elevations will carry around the side and back elevations, and selected masonry will terminate at logical transition points, inside corners, or window lines, to be approved by Staff.
6. This review deals with architectural design only and should not be construed

to be an approval of, or to have any other impact on, 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/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT SINGLE FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Lexington Towne Subdivision –
Single-Family Residences
Project Address: 909 & 929 W. Campbell Street
Prepared By: Steve Hautzinger

Date Prepared: June 7, 2016

PETITION INFORMATION:

DC Number: 16-056
Petitioner Name: Tom Meyer
Petitioner Address: Lexington Homes LLC
1731 N. Marcey St., Suite 200
Chicago, IL 60614
Meeting Date: June 14, 2016

Requested Action(s):

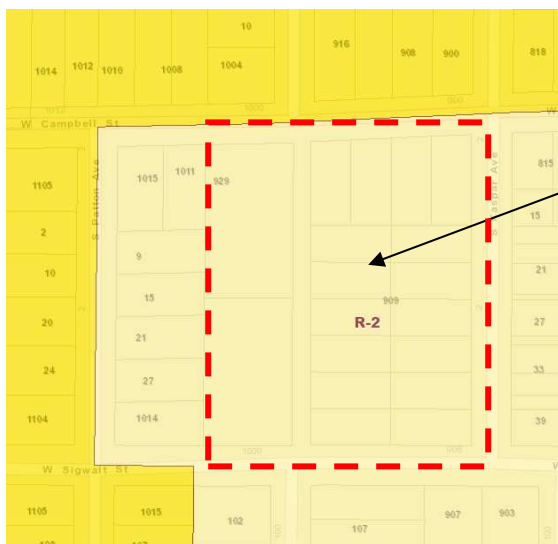
1. Approval of the general architectural designs and exterior material packages for the single-family residences at the proposed Lexington Towne Subdivision.

ANALYSIS:

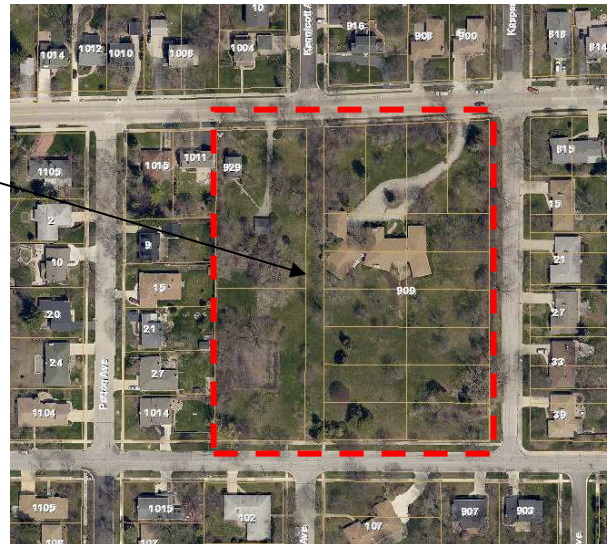
Summary

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

Lexington Towne is a proposed 16 lot subdivision in an R-2, One Family Dwelling District. The subdivision will include 15 new single family homes and one lot for storm water detention. The petitioner is proposing two floor plans with multiple front elevation options as well as an optional third car garage bay. All plans will be required to comply with the R-2 zoning requirements. The petitioner is seeking approval for the general architectural designs and exterior material packages for the single-family residences, and if the Design Commission concurs, then each individual lot will be submitted and reviewed for administrative approval by Staff as the plans, options, and material package for each lot are selected and finalized. The Lexington Towne Subdivision was recommended for approval by the Plan Commission on May 11, 2016, and is pending final review/approval by the Village Board.



Zoning Map



Aerial of Subject Property

Site:

The subject property is comprised of two existing single family properties totaling 204,296 sf or 4.69 acres. The proposed subdivision will include the extension of Kennicott Avenue through the existing site from Campbell Street to Sigwalt Street. The proposed single family lots do comply with the R-2 zoning requirements for minimum lot area (10,000 sf) and width (90' corner, 75' interior).

Landscaping and Tree Preservation:

The existing site is heavily wooded, and it will be partially cleared to accommodate the proposed development. However, numerous existing mature trees are planned to be preserved, primarily in the parkways along Kaspar, Campbell, and Sigwalt. In addition to the preserved trees, 144 replacement trees will be provided within the development as either parkway trees, trees around the detention basin, or trees installed as part of the landscape package included with each lot.

The petitioner is proposing to provide landscaping for each new home including sod in the front yards, seed in the back yards, and foundation planting bed along the front of each home. A variety of trees, shrubs, and perennials are recommended to be provided at each home to create a diverse appearance throughout the development.

Monotony:

Village code requires new houses to comply with the following monotony requirement per Chapter 28, Section 28-6.4.

Section 28-6.4 *“No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.*

All buildings shall be considered to be of “like exterior design” unless they have substantially different floor plans, elevations, and are substantially different in exterior appearance in the opinion of the Code Official.”

For new subdivisions with multiple homes, it is recommended that at least four different floor plans be provided to comply with the monotony requirement, and to allow for flexibility within the development. In this case, the petitioner is only proposing two different floor plans, which does not comply with code. Each of the two plans includes changes to the front portion of the floor plan to generate different exterior massing on the front of the home, and each floor plan option has different exterior material treatments to create further variety. Conceptual context elevations provided by the petitioner illustrate how the different options may look along each side of Kennicott Avenue.

Floor Plan #1 includes three different exterior elevation options as illustrated in Plans 210(A), 220(B), and 310(C).

Floor Plan #2 includes three different exterior elevation options as illustrated in Plans 410(D), 420(E), and 510(F).

It is recommended that the petitioner provide at least one, preferably two, additional house designs with substantially different floor plans and exterior elevations in order to comply with the monotony code.

Architectural Designs:

The surrounding neighborhood consists of a mix of single story and two story homes with predominantly front loading two car garages. The proposed house designs are a traditional style with pitched roofs and traditional detailing and front loading garages, and they will fit in well with the context of the neighborhood.

Overall, the elevations are nicely designed with good proportions, balanced compositions, and varied detailing including various brackets, bay windows, and covered porches. The only elevation that does not fit in well is Plan 510(F1-F4). Elevations F1-F4 include a two-story entry portico that looks out of balance on the façade, and looks out of place with the rest of the traditional designs. Per Staff's encouragement, the petitioner has provided an additional elevation, F5, which includes a full front porch and flat façade instead of the two story portico. Elevation F5 looks very nice and fits in very well with the rest of the proposed designs much better than elevations F1-F4. It is recommended that elevations F1-F4 be replaced with variations of F5, similar to the other five elevation options, A thru E.

In regards to the side and rear elevations, the petitioner has indicated on the plans that, “Details and materials shown on alternate front elevations will carry around side and back elevations. Selected masonry will terminate at logical transition points, inside corners or window lines.” Staff will review each individual house for compliance with this requirement at the time of the individual Design Commission submittal.

Exterior Materials:

The petitioner is proposing a variety of exterior materials including 16 vinyl siding colors, 7 aluminum gutter/trim colors, 5 dimensional asphalt shingle colors, 10 brick colors, and 5 stone colors. White vinyl windows will be standard on all of the houses. The exterior materials for each individual home will be selected by the customer and builder, and submitted for Staff review. Overall, there is a wide range of colors and materials proposed, which will create nice variety throughout the development.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions and re-review** the proposed general architectural designs and material packages for the single-family residences for the *Lexington Towne Subdivision* located at 909 & 929 W. Campbell Street. This recommendation is subject to compliance with the plans dated 5/12/16 and received 5/27/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and resolution of the following:

1. Provide at least one additional house design with a substantially different floor plans and exterior elevations in order to comply with the monotony code. A fourth floor plan is strongly recommended to allow flexibility within the development.
2. A requirement that the petitioner seek final Design Review approval for each individual residence through the administrative approval process.
3. A requirement to provide a variety of trees, shrubs, and perennials at each home to create a diverse appearance throughout the development, to be approved by Staff.
4. A requirement that elevations F1-F4 be replaced with variations of F5, similar to the other five elevation options, A thru E.
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6. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, 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/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.

Steve Hautzinger AIA, Design Planner
Planning and Community Development

c: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-056

ARLINGTON HEIGHTS, IL
DESIGN COMMISSION SUBMITTAL
05.12.16

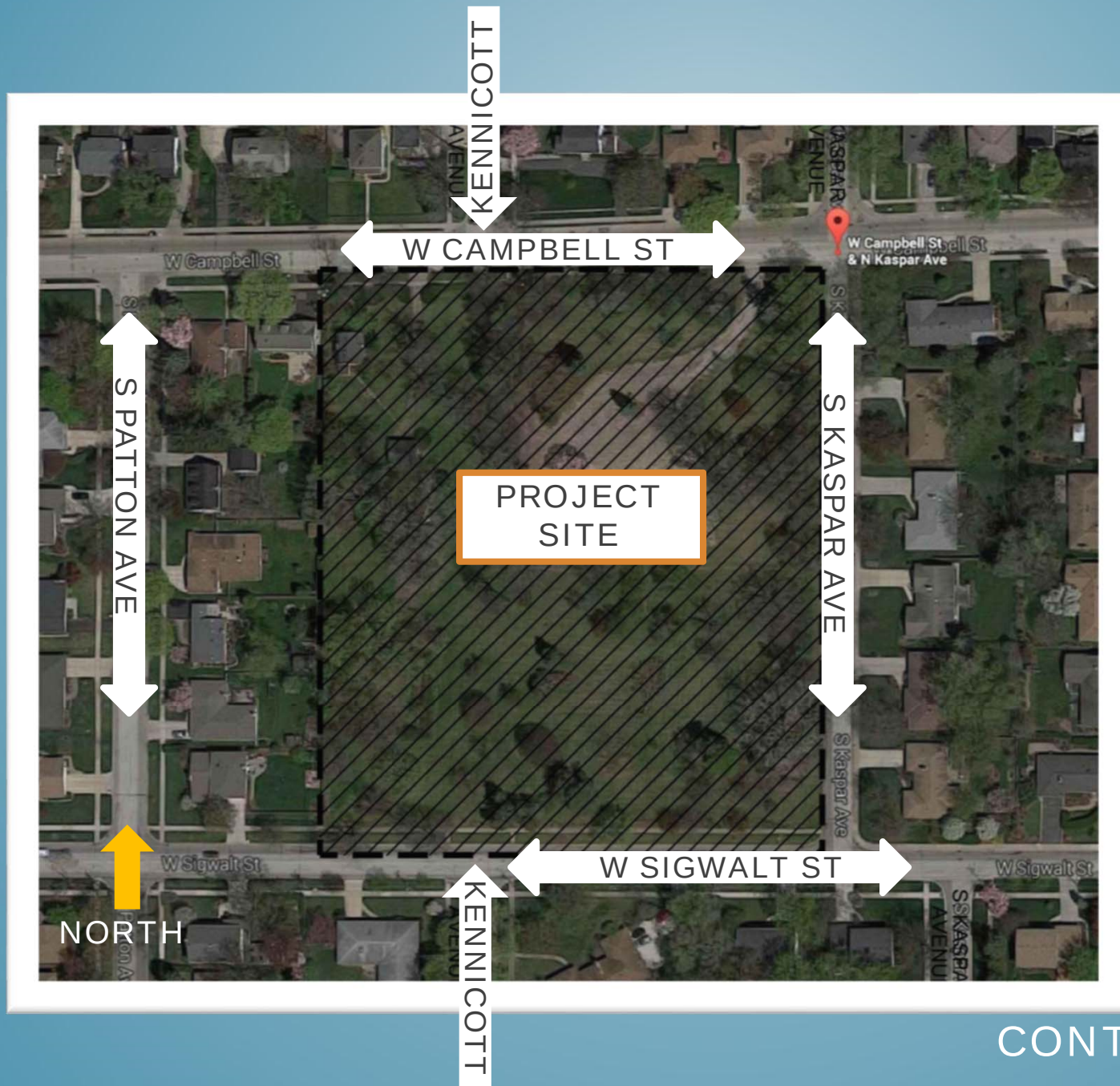
LEXINGTON TOWNE

LexingtonHomes

&

ALA

Architects & Planners, Inc.



CONTEXT MAP

- LEGEND**
- ACU = AIR CONDITIONING UNIT
 - BL = BUILDING LINE
 - CLF = CHAIN-LINK FENCE
 - CO = CROSS NOTCH
 - CU = CLEAN-OUT
 - DI = DUCTILE IRON
 - DU = DESTINATION UNKNOWN
 - ELEC = ELECTRIC
 - EM = ELECTRIC METER
 - FENC = FENCE
 - GM = GAS METER
 - IP = IRON PIPE
 - IR = IRON ROD
 - (M) = MEASURED
 - MB = MAILBOX
 - OHV = OVERHEAD WIRES
 - PEDEST = PEDESTAL
 - PEDC = CABLE PEDESTAL
 - PEDT = TELEPHONE PEDESTAL
 - PUE = PUBLIC UTILITY EASEMENT
 - (R) = RECORD
 - SA = SANITARY
 - ST = STORM
 - TRANS = TRANSFORMER
 - UGW = UNDERGROUND WIRE
 - UP = UTILITY POLE
 - VCP = VITRIFIED CLAY PIPE
 - WM = WATERMAIN
 - MANHOLE = MANHOLE
 - ROUND OPEN GRATE MANHOLE = ROUND OPEN GRATE MANHOLE
 - VALVE VAULT = VALVE VAULT
 - B-BOX = B-BOX
 - IP = FIRE HYDRANT
 - SIGN WITH SIGN NOTE NUMBER = SIGN WITH SIGN NOTE NUMBER
 - LIGHT ON MAST ARM = LIGHT ON MAST ARM
 - SOIL BORING = SOIL BORING
 - ORANGE PIN FLAG = ORANGE PIN FLAG
 - B6-0 CONCRETE CURBING = B6-0 CONCRETE CURBING
 - B6-12 CONCRETE CURBING = B6-12 CONCRETE CURBING
 - DEPRESSED CONCRETE CURBING = DEPRESSED CONCRETE CURBING
 - CONCRETE = CONCRETE

SEE NOTE S1:
CAST IRON TRAP TO REDUCE COMBINED SEWER ODORS.

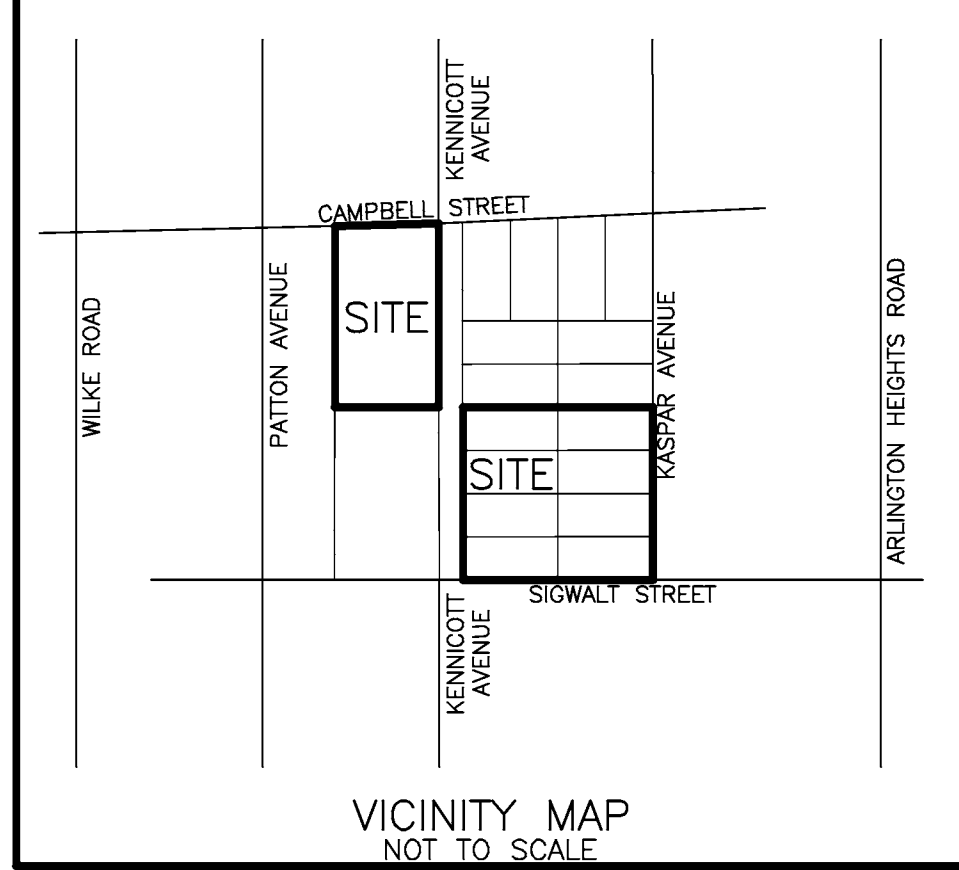
SIGN NOTES:
1. "SPEED LIMIT 25"
2. STREET SIGN
3. STOP SIGN

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP:
MAP NUMBER 170310203J EFFECTIVE DATE: AUGUST 19, 2008 INDICATES THAT THE TRACT
SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN).
NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS DO NOT
NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES
NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

NOTE D:
STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT
OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OF NOTE THE DEDICATION OF THE ROADWAY.
A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE
ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 150300800476 EFFECTIVE DATE: AUGUST 27, 2015
PIN AS LISTED IN TITLE COMMITMENT: 03-30-308-002-0000,
03-30-420-007-0000, 03-30-420-008-0000, 03-30-420-009-0000,
03-30-420-010-0000, 03-30-420-013-0000, 03-30-420-014-0000,
03-30-420-015-0000 & 03-30-420-018-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS
CONTAINED WITHIN:
DOCUMENT 1506349002, RECORDED MARCH 4, 2015 (DEED - NOT PLOTTABLE)
DOCUMENT 9998851, RECORDED APRIL 24, 1926 (DEED - NOT PLOTTABLE)



TFW SURVEYING & MAPPING, INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD, SUITE 413, GRAYS LAKE, ILLINOIS 60030
847-548-6600
tfw@tfwsurvey.com FAX 548-6699
www.tfwsurvey.com

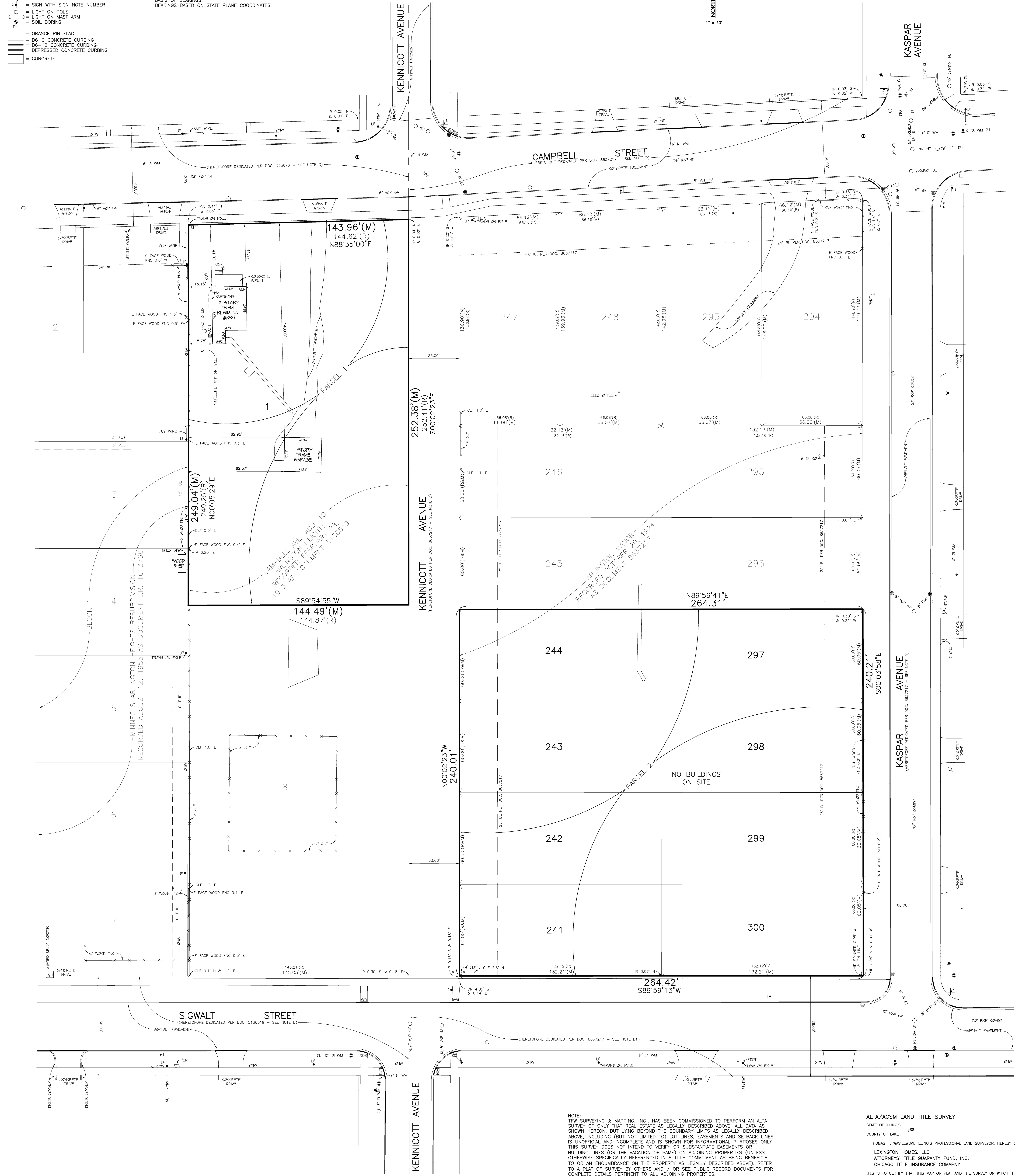
ALTA/ACSM LAND TITLE SURVEY
OF

PARCEL 1: LOT 1 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 241, 242, 243, 244, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 808 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

PARCEL 3 NOTE:
TITLE COMMITMENT REFERENCED HEREON INCLUDES PARCEL 3. PARCEL 3 FALLS IN KENNICOTT AVENUE HERETOFORE DEDICATED PER DOCUMENT 8637217. NO RECORD OF RIGHT OF WAY VACATION IS INCLUDED IN SAID COMMITMENT. PARCEL 3 IS NOT SHOWN OR INCLUDED HEREON.



DATE: DECEMBER 3, 2015
ORDER NO: 151402
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
Copyright © TFW Surveying & Mapping, Inc. 2015. All rights reserved.
Professional Design Firm Registration #184-002793.

	AREA SUMMARY
PARCEL 1	36,154 SQ. FT. OR 0.8300 ACRES
PARCEL 2	63,477 SQ. FT. OR 1.4572 ACRES
TOTAL	99,631 SQ. FT. OR 2.2872 ACRES

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM AN ALTA SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.



ALTA/ACSM LAND TITLE SURVEY
STATE OF ILLINOIS
COUNTY OF LAKE

I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY TO:
LEXINGTON HOMES, LLC
ATTORNEYS' TITLE GUARANTY FUND, INC.
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(a) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2015.

CERTIFIED AT GRAYS LAKE, ILLINOIS THIS 3rd DAY OF DECEMBER, 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

LEGEND

- ACU = AIR CONDITIONING UNIT
BL = BUILDING LINE
CLF = CHAIN-LINK FENCE
CN = CROSS NOTCH
CO = CLEAN-OUT
DI = DUCTILE IRON
DU = DESTINATION UNKNOWN
ELEC = ELECTRIC
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FNC = FENCE
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SIGN WITH SIGN NOTE NUMBER
LIGHT ON MAST ARM
SIGHT ON MAST ARM
SOIL BORING
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B6-0 CONCRETE CURBING
B6-12 CONCRETE CURBING
DEPRESSED CONCRETE CURBING
CONCRETE

SEE NOTE S1:
CAST IRON TRAP TO REDUCE COMBINED SEWER ODORS.

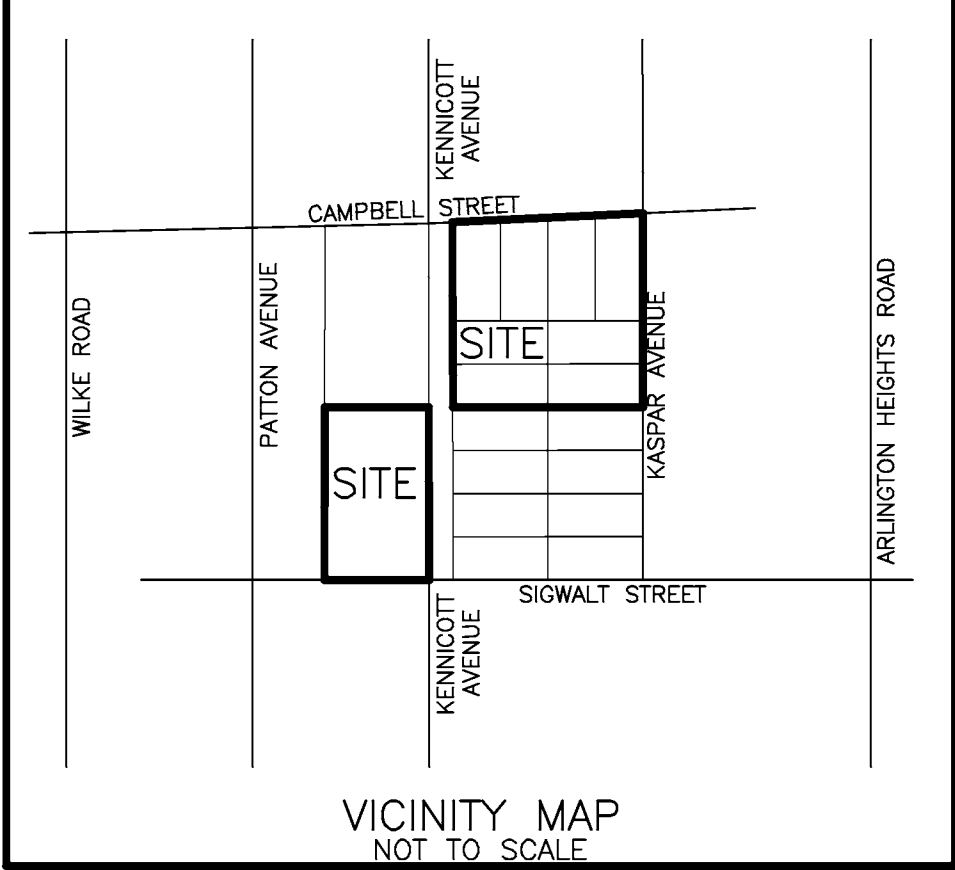
SIGN NOTES:
1. "SPEED LIMIT 25"
2. STREET SIGN
3. STOP SIGN

FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP:
MAP NUMBER 17031C0203J EFFECTIVE DATE: AUGUST 19, 2008 INDICATES THAT THE TRACT
SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN).
NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAPS DO NOT
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BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 150300800478 EFFECTIVE DATE: SEPTEMBER 3, 2015
PIN AS LISTED IN TITLE COMMITMENT: 03-30-308-004-0000,
03-30-420-001-0000, 03-30-420-002-0000, 03-30-420-003-0000,
03-30-420-004-0000, 03-30-420-005-0000, 03-30-420-006-0000,
03-30-420-011-0000 & 03-30-420-012-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS
CONTAINED WITHIN:
DOCUMENT 1509801038, RECORDED APRIL 8, 2015 (DEED - NOT PLOTTABLE)
DOCUMENT 9998851, RECORDED APRIL 24, 1928 (DEED - NOT PLOTTABLE)
DOCUMENT 10806919, RECORDED DECEMBER 10, 1930 (DEED - NOT PLOTTABLE)



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LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
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tfw@tfwsurvey.com www.tfwsurvey.com

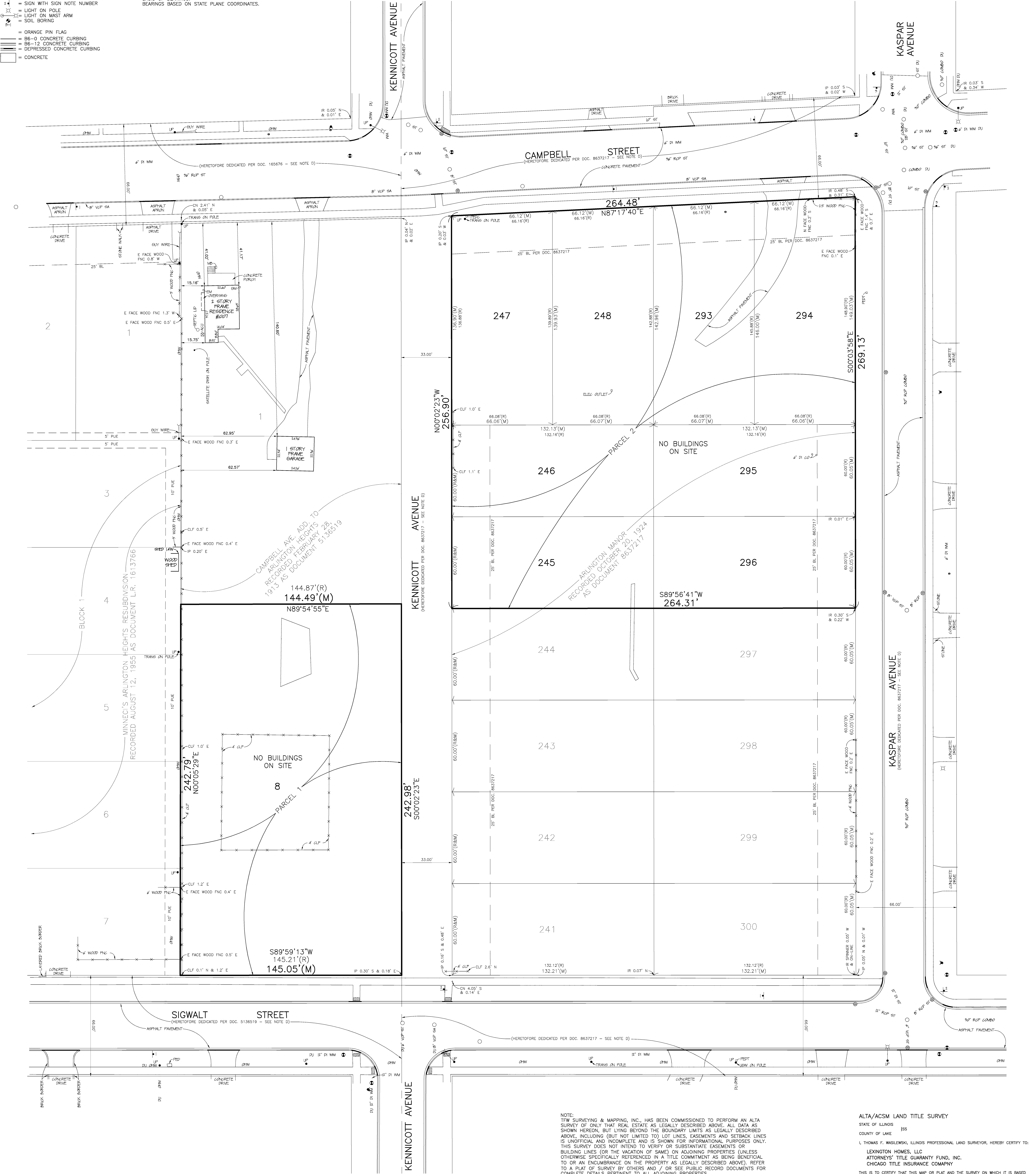
ALTA/ACSM LAND TITLE SURVEY
OF

PARCEL 1: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 808 W. CAMPBELL STREET
ARLINGTON HEIGHTS, IL 60005

1" = 20'



AREA SUMMARY	
PARCEL 1	35,162 SQ. FT. OR 0.8072 ACRES
PARCEL 2	69,503 SQ. FT. OR 1.5956 ACRES
TOTAL	104,665 SQ. FT. OR 2.4028 ACRES

NOTE:
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CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 3rd DAY OF DECEMBER, 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

MAY 11, 2016



LEXINGTON TOWNE

SITE VIEWS

LEXINGTON HOMES, LLC

1731 N MARCEY ST, STE 200, CHICAGO, IL 60614

LEXINGTON TOWNE

SITE VIEWS

Types	Streets
East View	S Kasper Ave
South View	W Sigwalt St
West Rear View	Lots on S Patton Ave
North View	W Campbell St

EAST VIEW



815 W Campbell St
Corner Lot



Side View of 815 W Campbell St.

View from Lot 11



15 S Kaspar Ave



21 S Kaspar Ave



27 S Kaspar Ave



33 S Kaspar Ave



39 S Kaspar Ave

SOUTH VIEW



107 W Sigwalt St.



907 W Sigwalt St



1014 W Sigwalt St



1014 W Sigwalt St (Front)



1015 W Sigwalt St

WEST REAR VIEW



27 S Patton Ave



21 S Patton Ave



15 S Patton Ave



9 S Patton Ave

NORTH VIEW



1004 W Campbell St



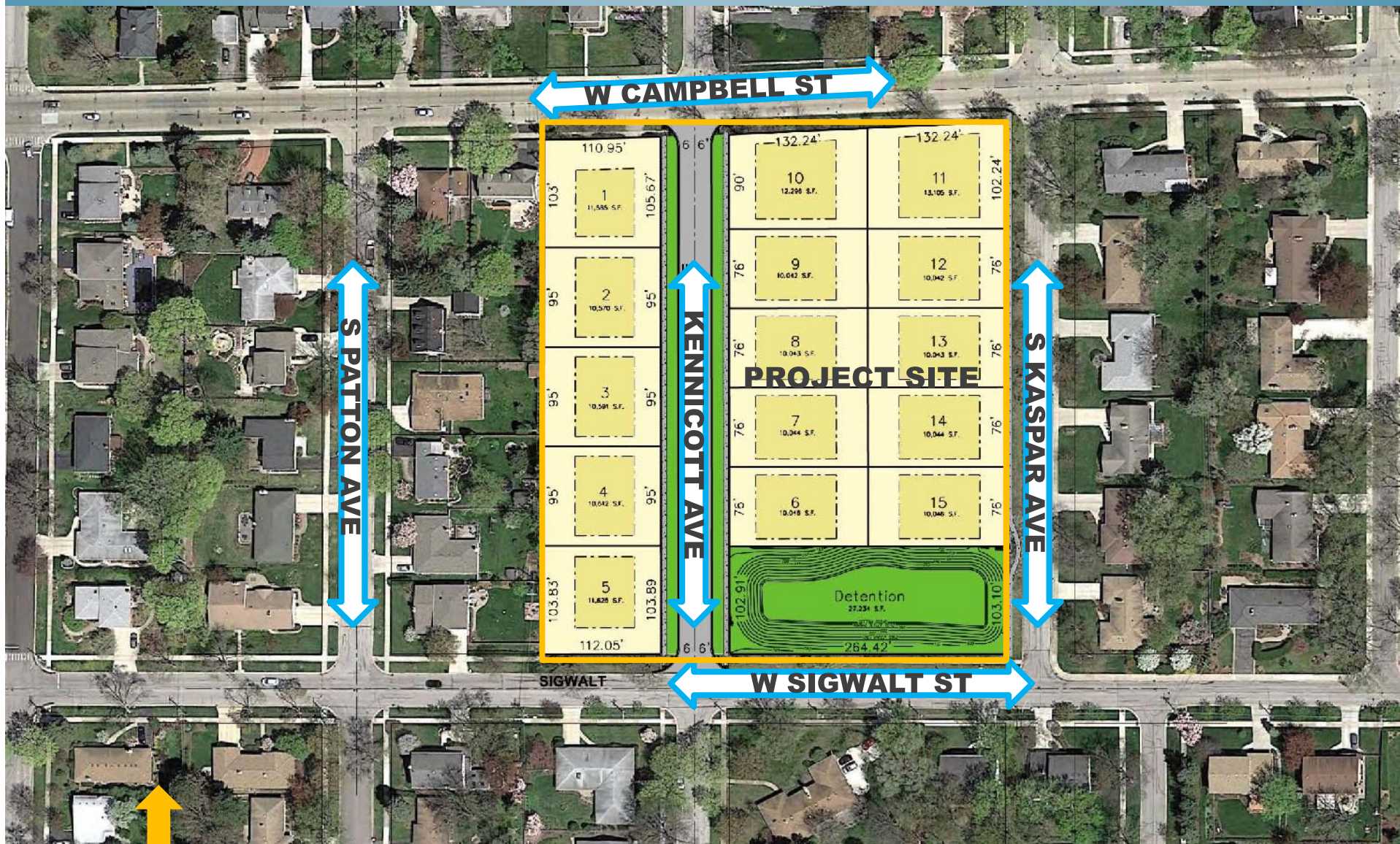
916 W Campbell St



908 W Campbell St

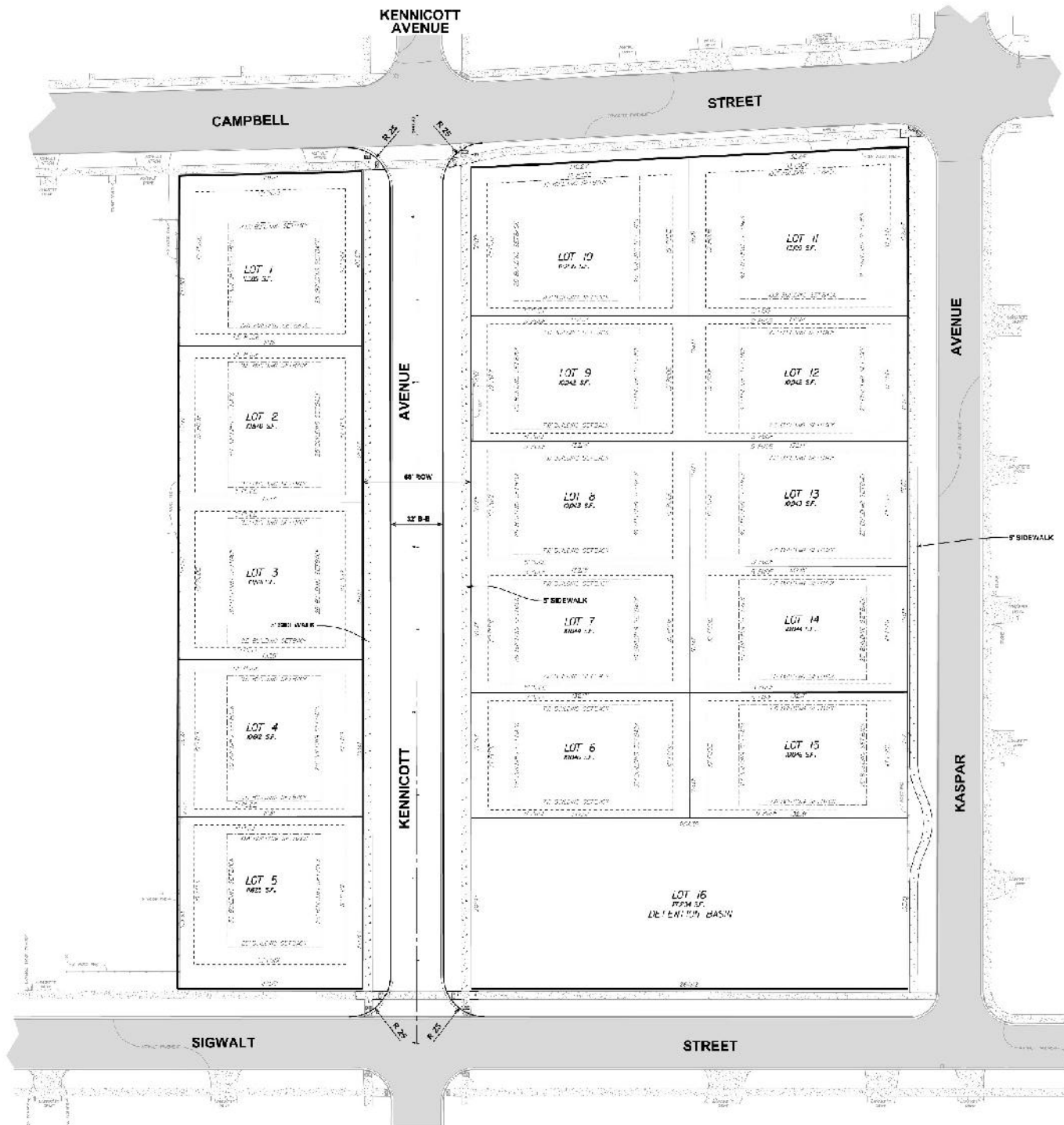


900 W Campbell St

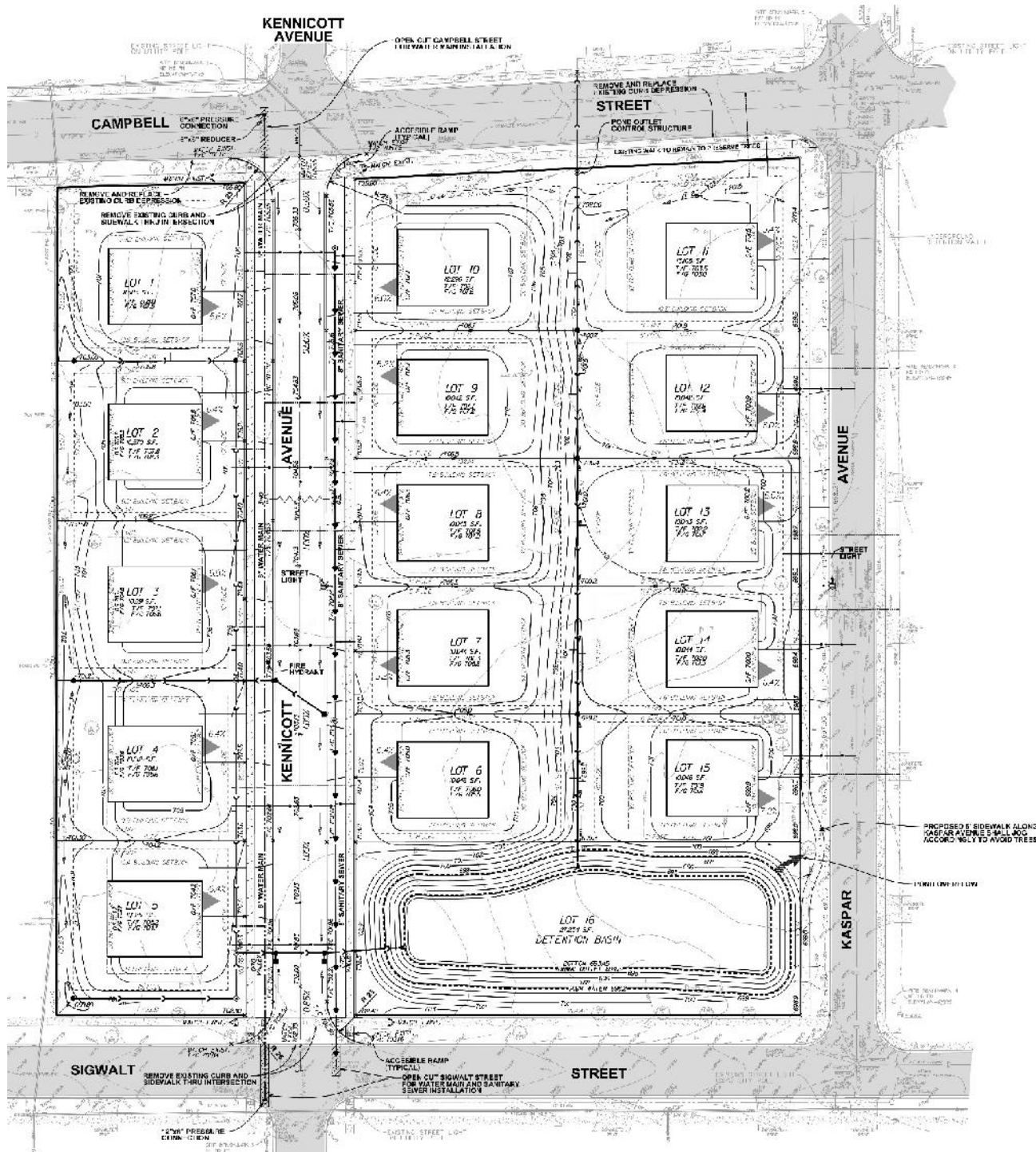


NORTH

SITE PLAN



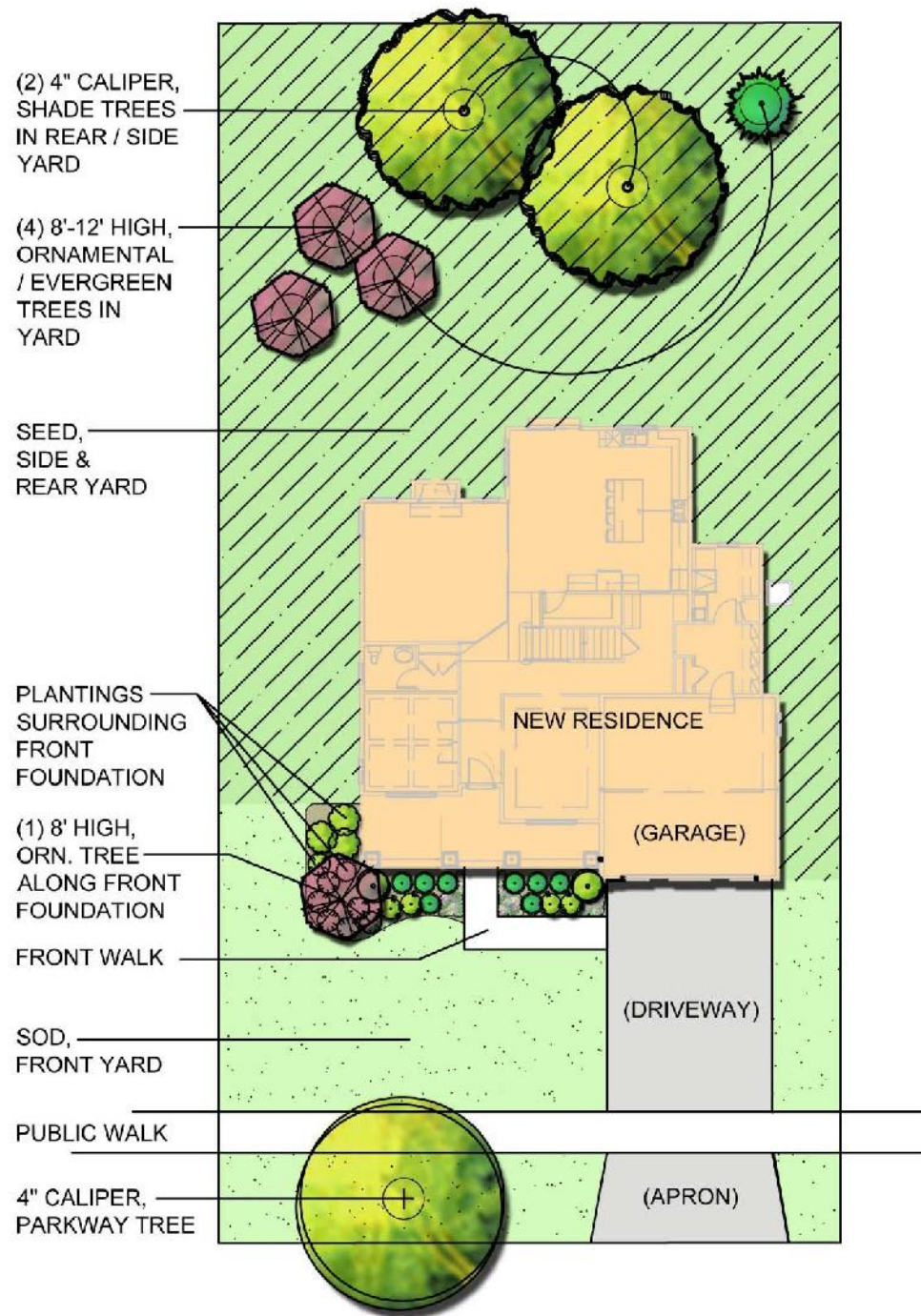
SITE PLAN



**ENGINEERING
PLAN**



LANDSCAPE PLAN



TYPICAL FOUNDATION LANDSCAPE PLAN

CONTEXT ELEVATIONS –WEST KENNICOTT AVE.

W. SIGWALT STREET

LOT 5



D1 – W/ 3RD BAY

LOT 4



E3

LOT 3



C2

LOT 2



B4 – W/ 3RD BAY

LOT 1



A1 – W/ 3RD BAY

W. CAMPBELL

CONTEXT ELEVATIONS –EAST KENNICOTT AVE.

W. CAMPBELL

LOT 10



C4 – W/ 3RD BAY

LOT 9



E4

LOT 8



D3

LOT 7



A3

LOT 6



B1

DETENTION

W. SIGWALT STREET





FRONT ELEVATION
A1

PLAN 210



REAR ELEVATION
A1



LEFT ELEVATION



RIGHT ELEVATION

PLAN 210

PLAN 210- ALTERNATE ELEVATIONS

NOTE:
DETAILS & MATERIALS SHOWN ON ALTERNATE
FRONT ELEVATIONS WILL CARRY AROUND SIDE &
BACK ELEVATIONS. SELECTED MASONRY WILL
TERMINATE AT LOGICAL TRANSITION POINTS,
INSIDE CORNERS OR WINDOW LINES.



A2



A3



A4



FRONT ELEVATION
B1

PLAN 220



REAR ELEVATION
B1



LEFT ELEVATION



RIGHT ELEVATION

PLAN 220

PLAN 220 – ALTERNATE ELEVATIONS

NOTE:
DETAILS & MATERIALS SHOWN ON ALTERNATE
FRONT ELEVATIONS WILL CARRY AROUND SIDE &
BACK ELEVATIONS. SELECTED MASONRY WILL
TERMINATE AT LOGICAL TRANSITION POINTS,
INSIDE CORNERS OR WINDOW LINES.



B2



B3



B4



FRONT ELEVATION
C1

PLAN 310



REAR ELEVATION
C1



LEFT ELEVATION



RIGHT ELEVATION

PLAN 310

PLAN 310- ALTERNATE ELEVATIONS

NOTE:
DETAILS & MATERIALS SHOWN ON ALTERNATE
FRONT ELEVATIONS WILL CARRY AROUND SIDE &
BACK ELEVATIONS. SELECTED MASONRY WILL
TERMINATE AT LOGICAL TRANSITION POINTS,
INSIDE CORNERS OR WINDOW LINES.



C2

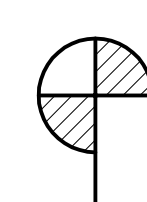


C3



C4





FRONT ELEVATION

D1

PLAN 410



REAR ELEVATION
D1



LEFT ELEVATION



RIGHT ELEVATION

PLAN 410

PLAN 410- ALTERNATE ELEVATIONS

NOTE:
DETAILS & MATERIALS SHOWN ON ALTERNATE
FRONT ELEVATIONS WILL CARRY AROUND SIDE &
BACK ELEVATIONS. SELECTED MASONRY WILL
TERMINATE AT LOGICAL TRANSITION POINTS,
INSIDE CORNERS OR WINDOW LINES.



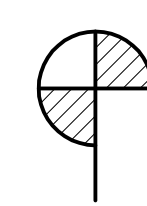
D2



D3



D4



FRONT ELEVATION

E1

PLAN 420



REAR ELEVATION
E1



LEFT ELEVATION



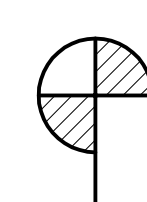
RIGHT ELEVATION

PLAN 420

PLAN 420 – ALTERNATE ELEVATIONS

NOTE:
DETAILS & MATERIALS SHOWN ON ALTERNATE
FRONT ELEVATIONS WILL CARRY AROUND SIDE &
BACK ELEVATIONS. SELECTED MASONRY WILL
TERMINATE AT LOGICAL TRANSITION POINTS,
INSIDE CORNERS OR WINDOW LINES.





FRONT ELEVATION E.1

F1

PLAN 510



REAR ELEVATION
F1



LEFT ELEVATION



RIGHT ELEVATION

PLAN 510

PLAN 520- ALTERNATE ELEVATIONS

NOTE:
DETAILS & MATERIALS SHOWN ON ALTERNATE
FRONT ELEVATIONS WILL CARRY AROUND SIDE &
BACK ELEVATIONS. SELECTED MASONRY WILL
TERMINATE AT LOGICAL TRANSITION POINTS,
INSIDE CORNERS OR WINDOW LINES.



F2



F3



F4



F5

MAY 11, 2016



LEXINGTON TOWNE

EXTERIOR COLOR OPTIONS AND DESIGNS

LEXINGTON HOMES, LLC

1731 N MARCEY ST, STE 200, CHICAGO, IL 60614

LEXINGTON TOWNE

EXTERIOR COLOR OPTIONS

Types	Brand
Siding	Certain Teed – 6 Deluxe Colors, 10 Standard Colors
Gutters	Mastic – 7 Colors
Roof	Certain Teed – 5 Colors
Brick	Boral – 10 Colors
Stone	Buechel – 5 Colors
Garage Doors	Will match trim to selected colors
Window	Silverline white vinyl, single hung

SIDING

CertainTeed – Main Street

- Natural Wood Grain or Brushed Appearance
- RigidForm™ 160 Technology and Duralock® post-formed lock design
- STUDfinder™ installation system for optimum siding performance
- Low-gloss colors
- .042" thickness
- Virtually maintenance free, never needs painting
- Class 1(A) fire rating
- Lifetime limited warranty

DELUX COLORS



Hearthstone



Suede



Spruce



Forest



Flagstone

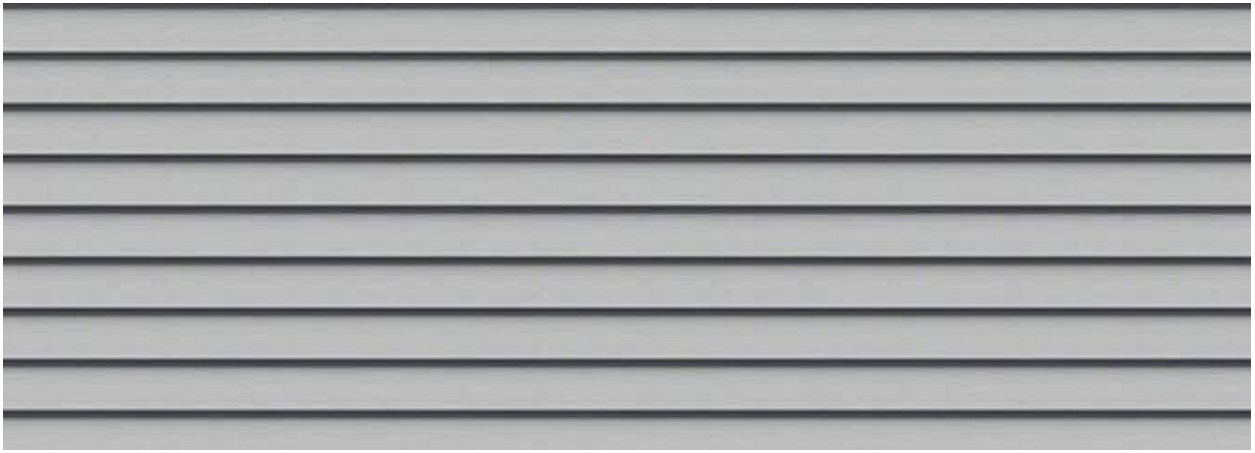


Charcoal Gray

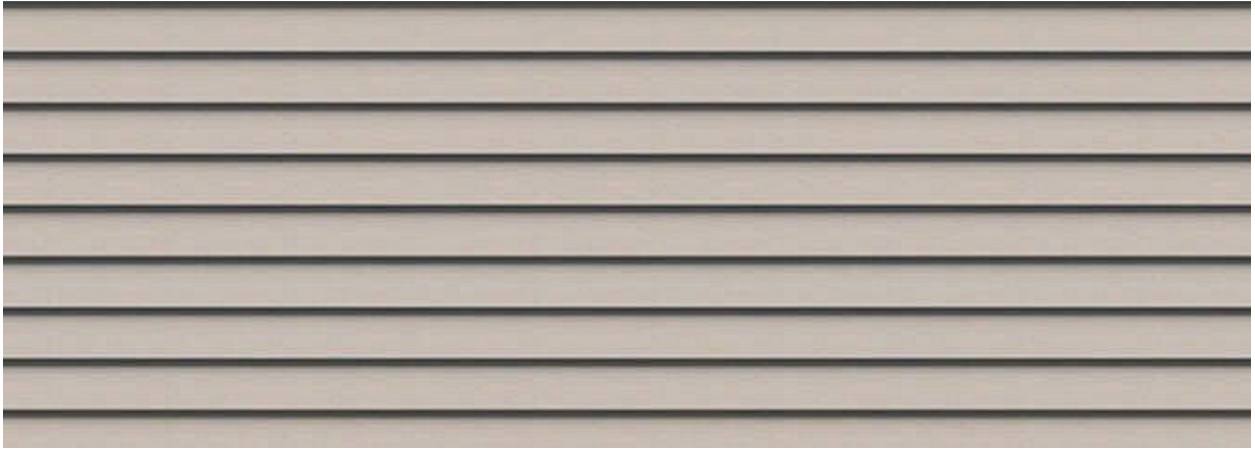
STANDARD COLORS



Granite Gray



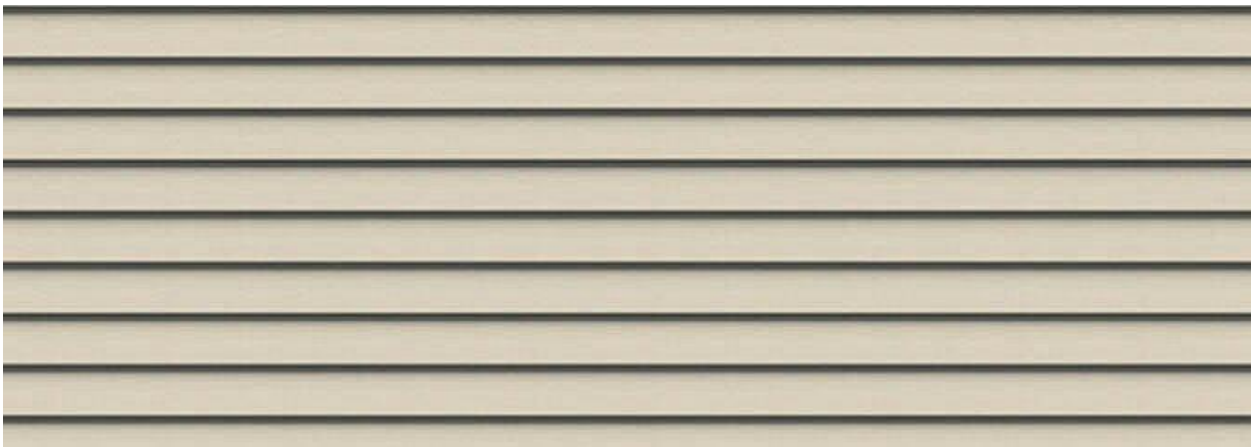
Sterling Gray



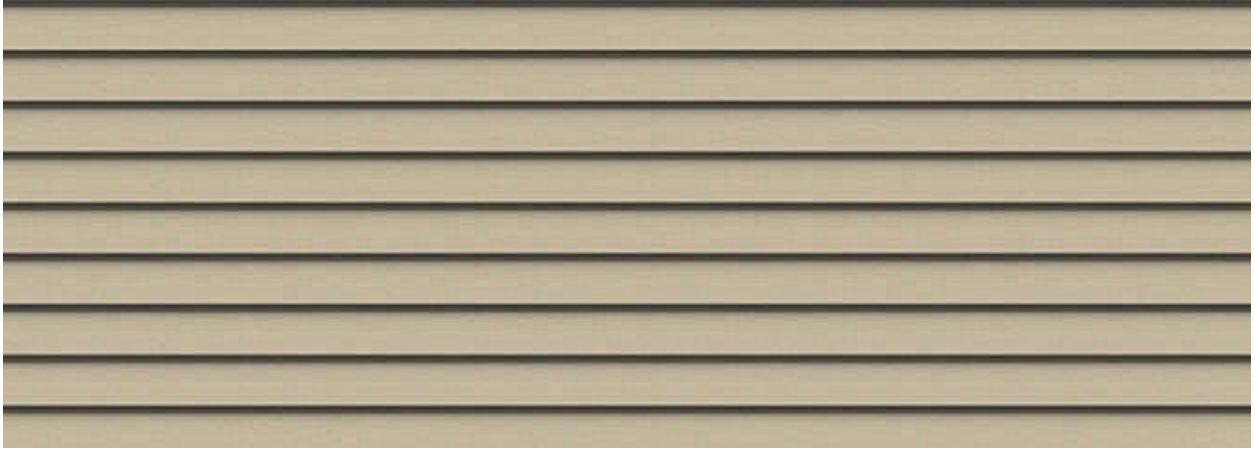
Silver Ash



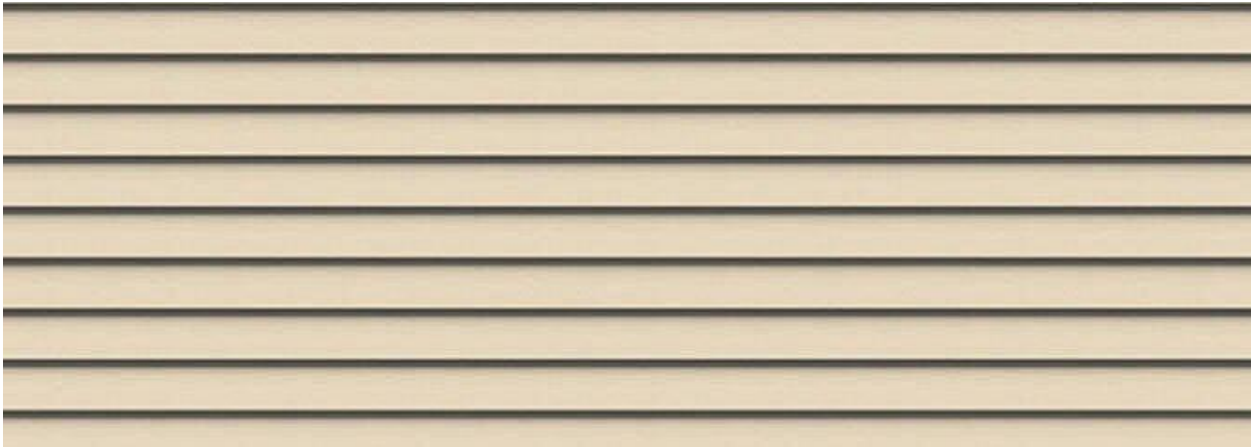
Sandstone Beige



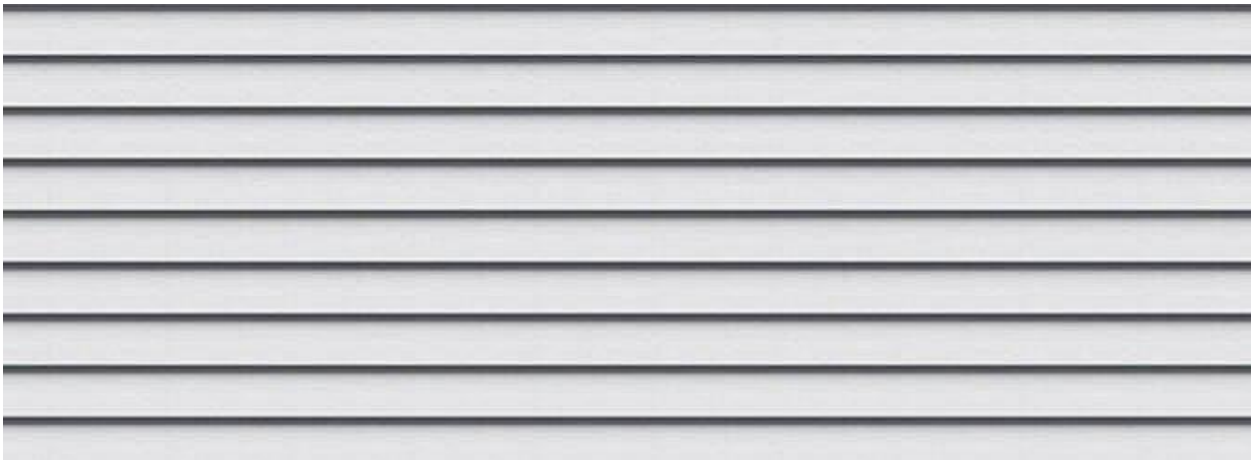
Natural Clay



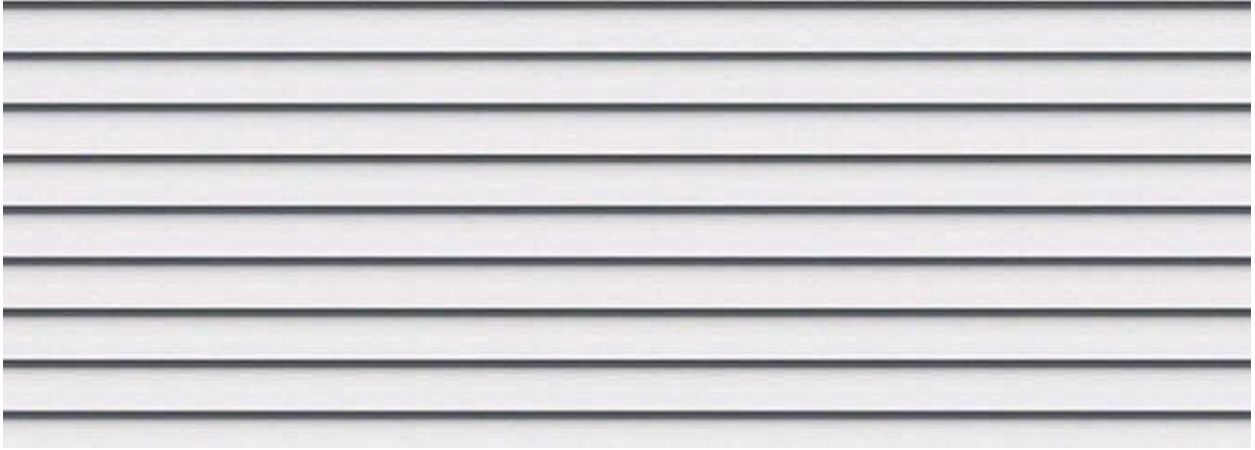
Savannah Wicker



Light Maple



Snow

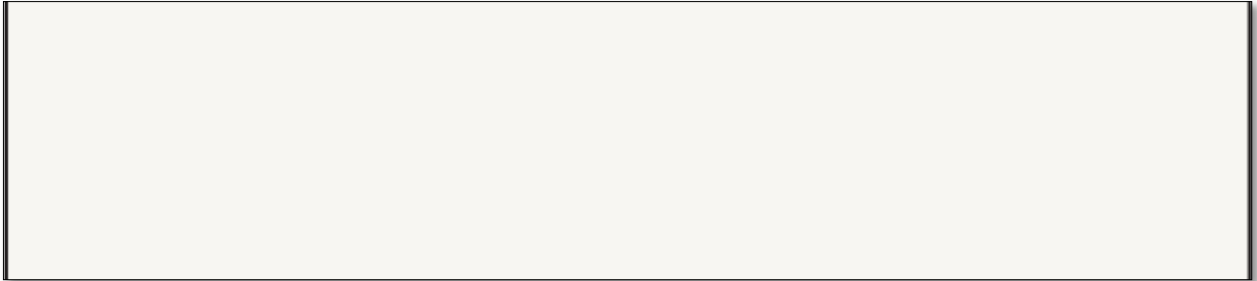


Colonial White

GUTTERS

Mastic Home Exteriors

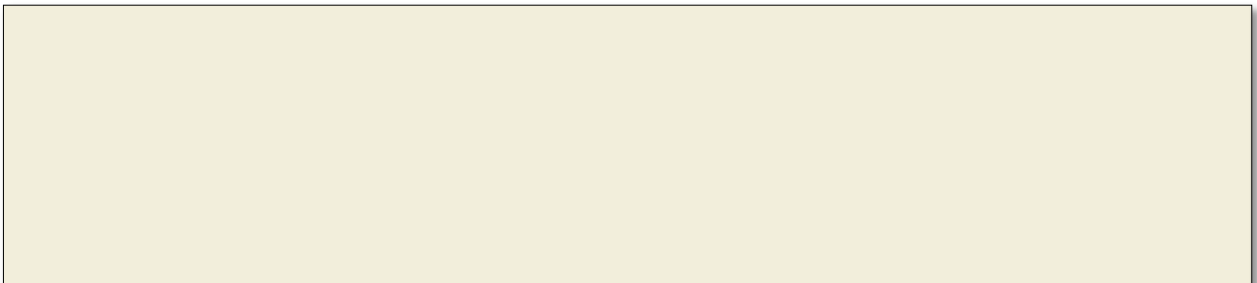
COLORS



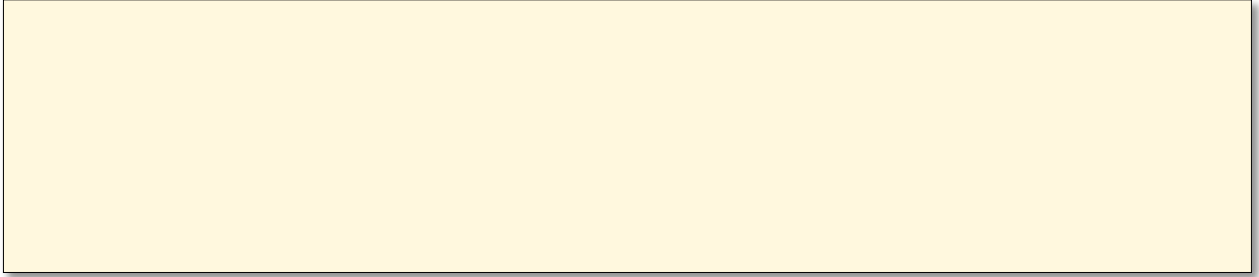
30 Degree White



Almond



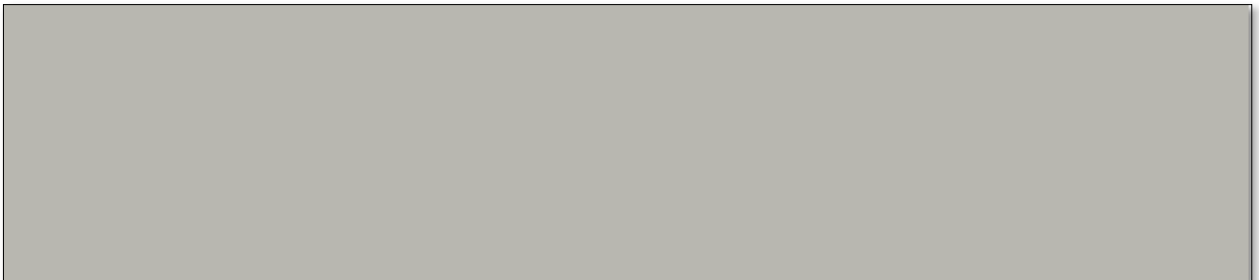
Linen



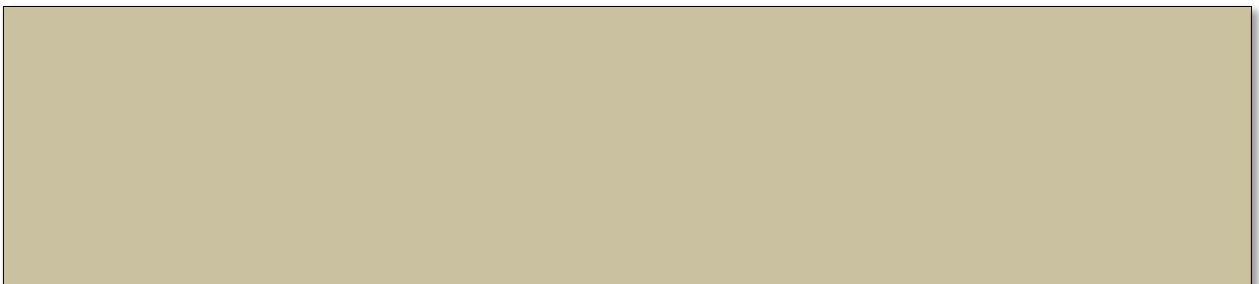
Cameo



Pebblestone Clay



Victorian Grey



Wicker

ROOF

CertainTeed – Landmark® Design Shingles

- Lifetime Warranty
- 10 Year SureStart™ Protection
- 10 Year StreakFighter® algae-resistance warranty
- 130 mph wind warranty

COLORS



Weathered Wood



Georgetown Gray



Pewter



Driftwood



Mission Brown

BRICK

Boral America

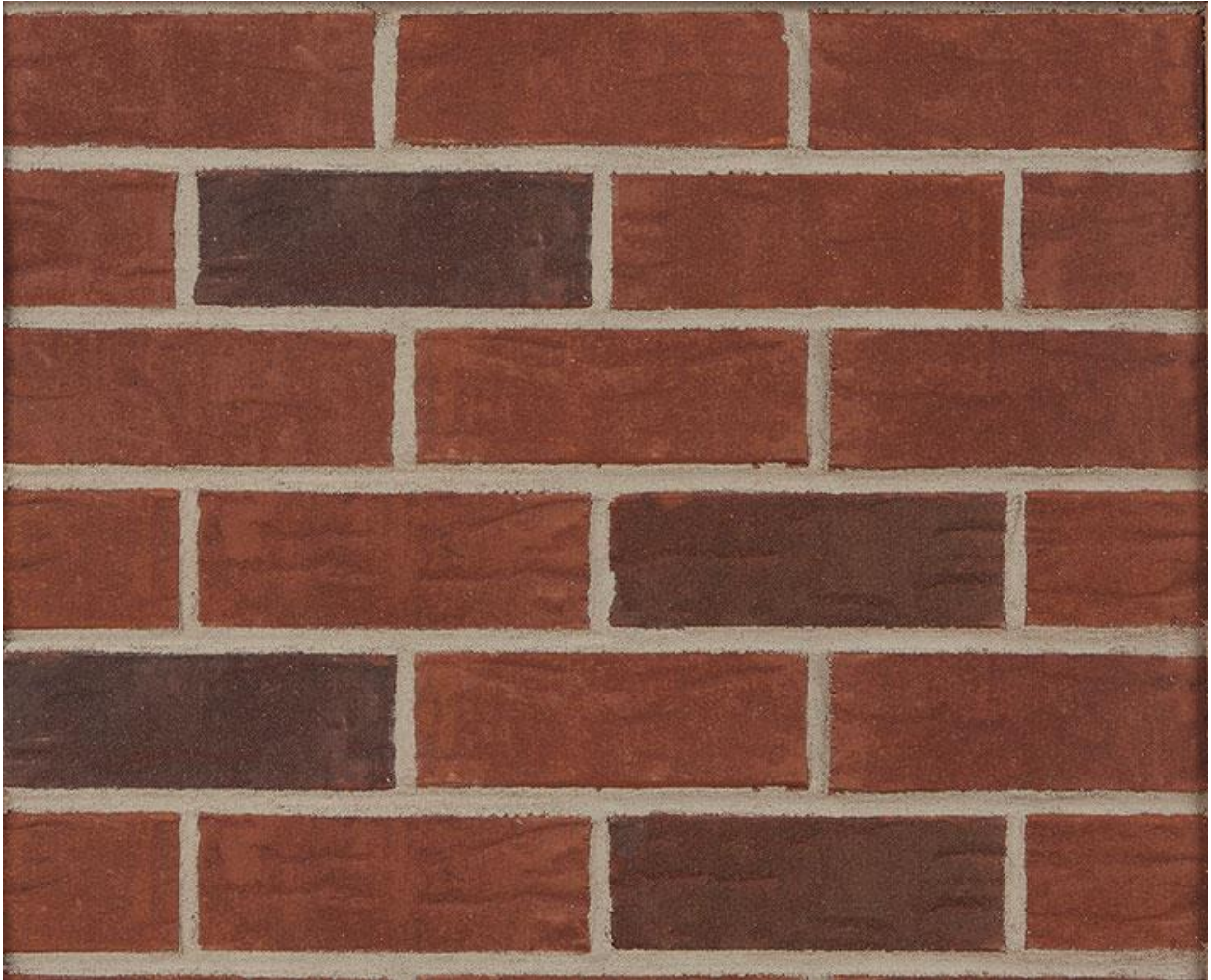
Boral Bricks is the North American leader in the sustainable production of beautiful and durable clay bricks. With colors and textures to express your vision, and inherent durability, longevity, and low maintenance qualities, Boral brick delivers a truly lasting impression.



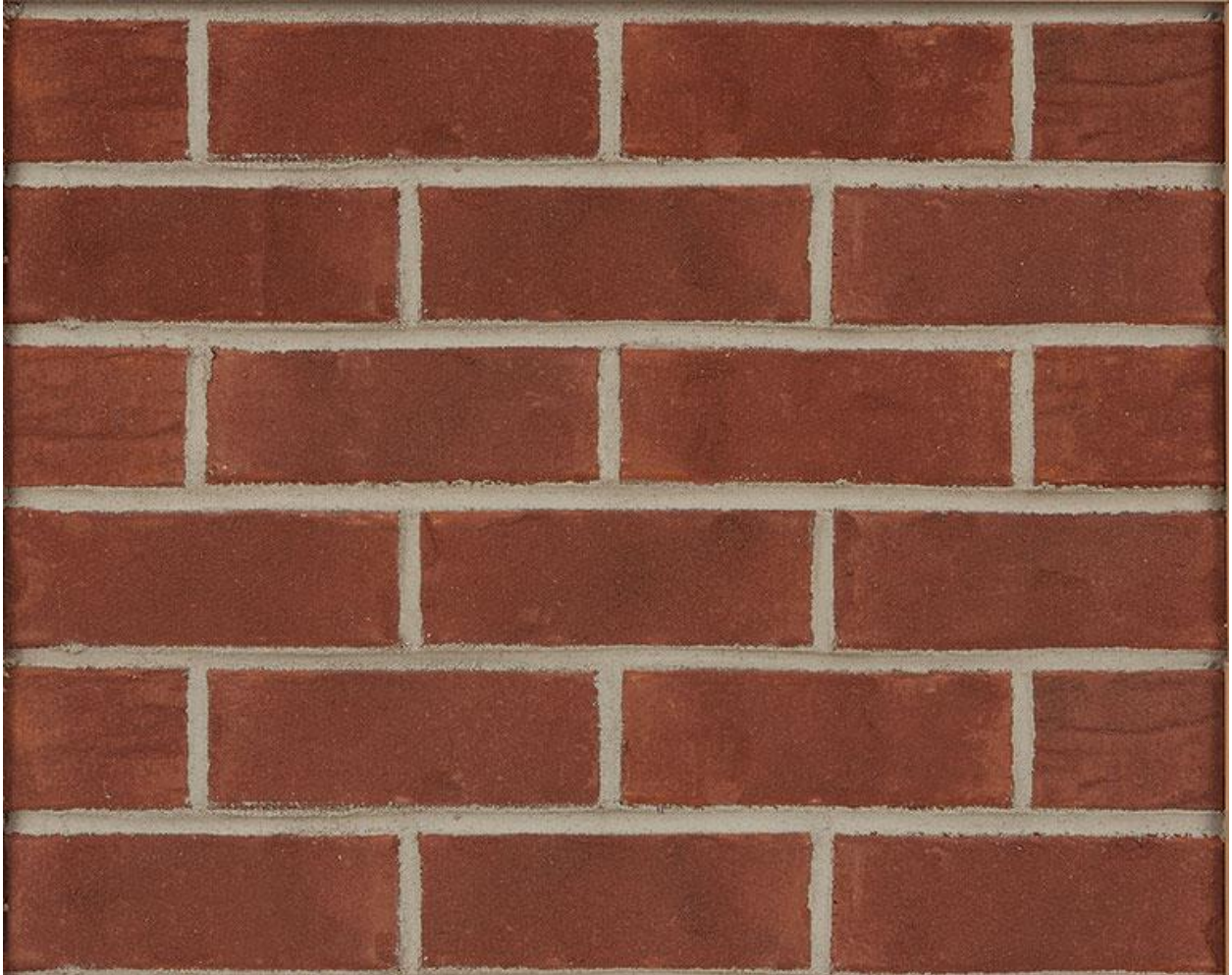
Briarwood Blend



Granby Crossing Blend



Kimberly



Monticello Blend



Outer Banks Blend



Walnut Grove



Vintage Port



Stone Mill



Millstone



Indigo Red

STONE

Buechel Stone Corp

COLORS



Chiton Tailored Ledgestone



Gray Tailored Ledgerstone



Millcreek Tailored Ledgerstone



Chiton Ledgestone



Fond Du Lac Ledge stone



Item: DC#16-063 - Ivy Hotel - 519 W. Algonquin Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new hotel addition to an existing banquet facility.

Recommendation

It is recommended that the Design Commission **approve** the proposed design for *Ivy Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 5/25/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Clarify the exterior curtainwall lighting details, with a recommendation to conceal the light source from direct view. Consider deferring this detail for re-review at a future date after such time that a Village-wide review of storefront LED lighting is concluded.
2. Increase the east and west building setbacks from the adjacent parking and shared driveway.
3. Consider providing specialty pavement at the main entrance, under the porte-cochere.
4. It is recommended that foundation plantings be incorporated along the front elevation on the east side of the building.
5. In order to soften the mass of the proposed hotel, it is recommended that deciduous trees be incorporated within the island that is north/parallel with the hotel.
6. Incorporate site furnishings for the site that match the overall architectural style of the proposed building.
7. All signage must meet code, Chapter 30.
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, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits
Photos of Existing Building	Exhibits
Photos of Surrounding Properties	Exhibits
Site Engineering	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ivy Hotel
Project Address: 519 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: June 6, 2016

PETITIONER INFORMATION:

DC Number: 16-063
Petitioner Name: James Cazares
Petitioner Address: 519 W. Algonquin Road
Arlington Heights, IL 60005
Meeting Date: June 14, 2016

Requested Action(s):

1. Approval of the proposed architectural design for a new hotel addition to an existing banquet facility.

ANALYSIS

Summary:

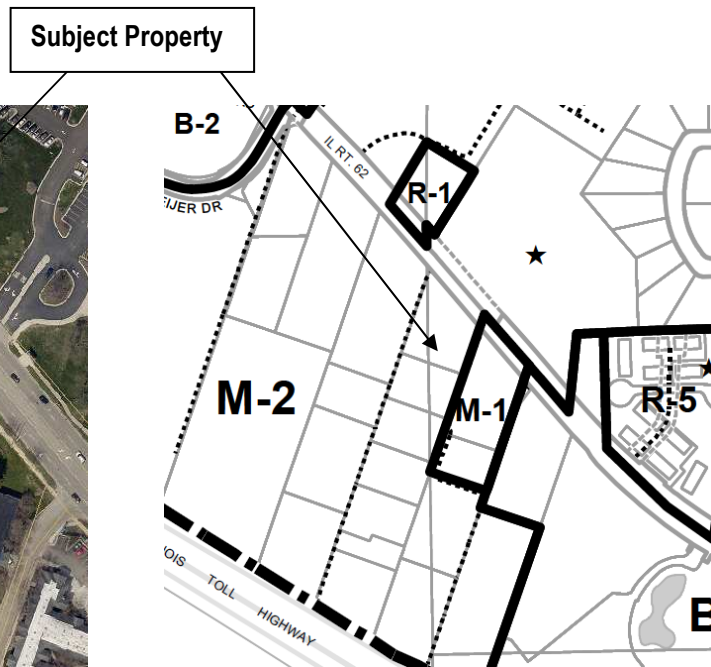
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is proposing to build a new ten-story, 99,446 square foot, 160 room, boutique hotel addition to the existing 20,215 square foot European Crystal Banquet & Conference Center facility. The front portion of the existing banquet facility will be demolished to accommodate the new hotel tower. The scope of the project includes site work and landscaping as required to accommodate the new hotel at the north end of the site. The site is approximately 2.6 acres. The property is zoned M-2, Limited Heavy Manufacturing District, and this proposal requires review by the Plan Commission and approval by the Village Board to obtain approval for a Land Use Variation and parking variation.

Site:



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	M-2, Limited Heavy Manufacturing District (M-2)	Pace Bus Headquarters
East	M-2, Limited Heavy Manufacturing District (M-2)	Research, Development, Manufacturing, Warehouse
South	M-2, Limited Heavy Manufacturing District (M-2)	Research, Development, Manufacturing, Warehouse
West	M-2, Limited Heavy Manufacturing District (M-2)	Safeguard Self Storage

Architectural Design:

The proposed architectural design for the new hotel tower is sleek and modern, providing a very nice, fresh new curb appeal for the facility. The hotel was intentionally designed with a new aesthetic that does not match the existing building, which is not an issue because the new hotel will completely conceal the view of the remaining portion of the existing banquet facility from the street. The body of the tower is proposed to be a dove grey cast stone with a dark gray glazed brick on the first floor base of the building. Windows will be clear anodized aluminum with a tinted solar grey glazing, and the curtainwall feature will have dove grey painted aluminum framing. The main entrance has a sloping porte-cochere structure with suspended undulating panels which will create an attractive appearance from the street and an exciting arrival experience. The south façade will have the same appearance as the north façade, and it is expected to be visible from I-90.

The adjacent Safeguard Storage Building and Pace Headquarters office building across the street both have a modern aesthetic that will complement the proposed hotel design. The proposed hotel tower is tall compared to the surrounding properties, but it is set back from the street approximately 110 to 130 feet. However, the east and west building setbacks from the parking and shared driveway are very tight and need to be increased.

The nighttime rendering suggests that there will be strip lighting outlining the curtainwall area which creates an interesting and vibrant appearance for the building. However, the petitioner should clarify the exact intent for how this lighting will be achieved. The Village's Design Guidelines state that, "(Lighting) fixtures, standards and all exposed accessories shall be concealed..." Additionally, this feature is somewhat similar to a current concern in the Village regarding outlining storefront windows with strip lighting. It is recommended that the light source be concealed from direct view, but it should be noted that an exposed plastic rope LED accent lighting was approved in 2015 for the top and sides of the 12-story Arlington Downs apartment building. This detail can be reviewed for appropriateness at this time, or deferred for re-review after such time that a Village-wide review of LED storefront lighting is concluded.

Overall, the proposed hotel design has a very nice modern aesthetic that will fit in well in this location.

Mechanical Unit Screening:

New mechanical equipment for the hotel tower will be located on the roof of the existing single story banquet building. The new hotel tower will completely screen the equipment from public view.

Trash Dumpster and Loading Area Screening:

The hotel will utilize the existing brick trash enclosure located on the east side of the existing banquet building.

Landscaping:

As part of the PUD process, Staff and the Plan Commission will perform a detailed review of the landscaping. Overall, the proposed landscaping is nicely designed. The petitioner is required to comply with the code requirements for 4" caliper shade trees in all parking islands, a continuous three foot high parking lot screening along the roadways, and a 6 foot high landscape screen along the west property line. To enhance the landscape design:

1. Consider providing specialty pavement at the main entrance, under the porte-cochere.
2. It is recommended that foundation plantings be incorporated along the front elevation on the east side of the building.

3. In order to soften the mass of the proposed hotel, it is recommended that deciduous trees be incorporated within the island that is north/parallel with the hotel.
4. Incorporate site furnishings for the site that match the overall architectural style of the proposed building.

Signage:

Signage is not included in this review, and separate sign permits will be required for all signage. Staff will perform a separate review to determine whether the south facing sign is permitted.

RECOMMENDATION:

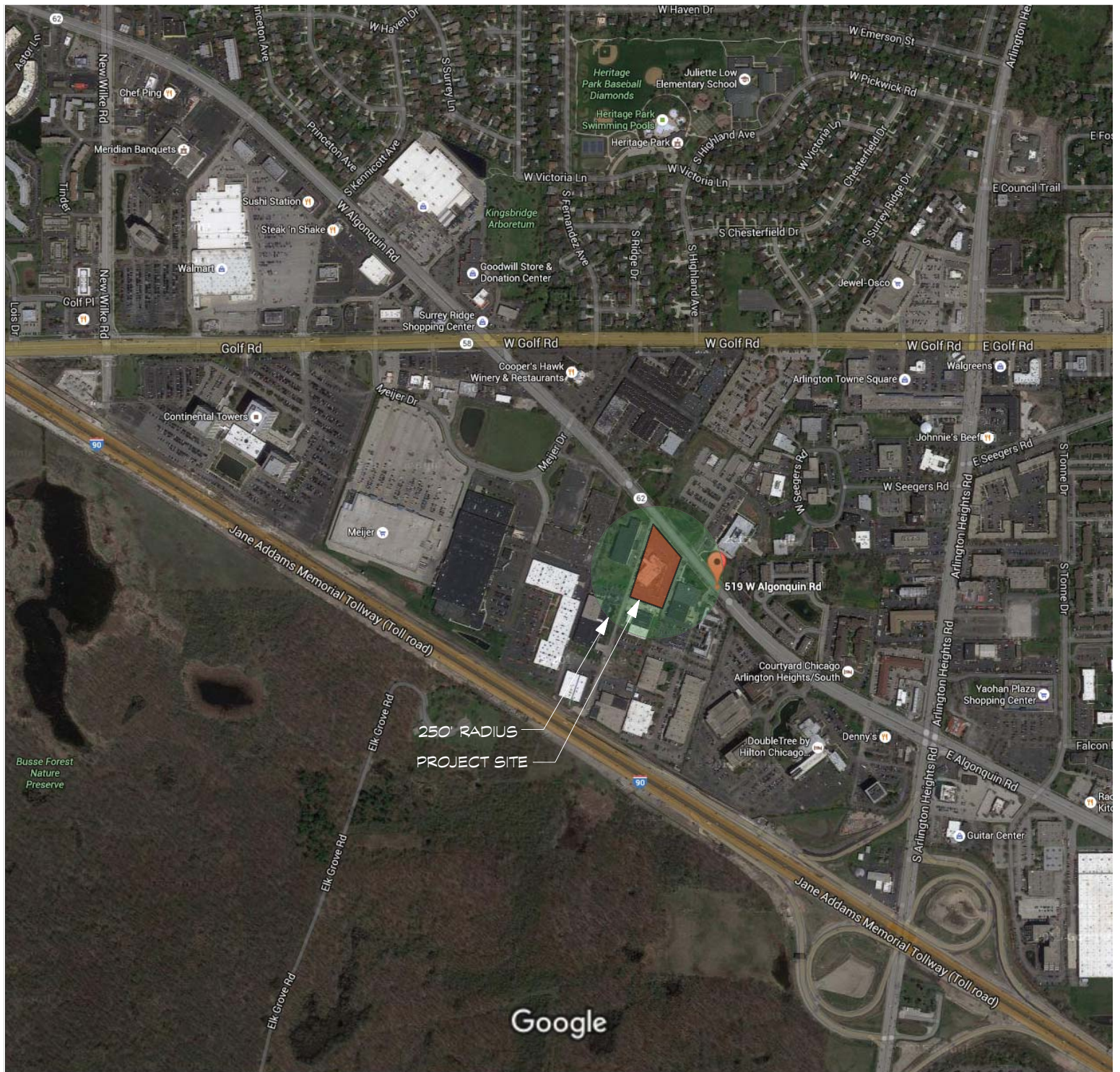
It is recommended that the Design Commission **approve** the proposed design for *Ivy Hotel* to be located at 519 W. Algonquin Road. This recommendation is subject to compliance with the plans received 5/25/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

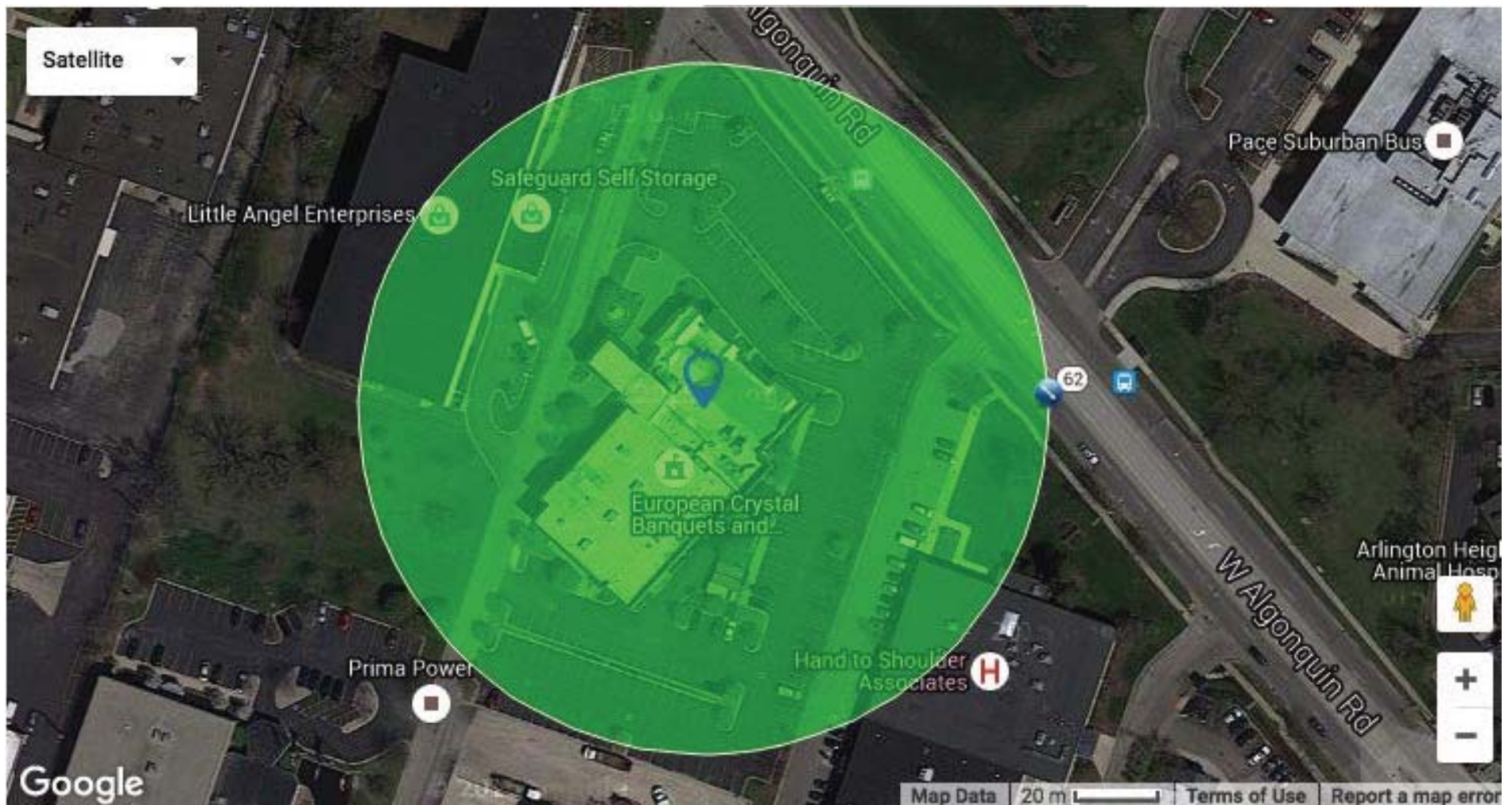
1. Clarify the exterior curtainwall lighting details, with a recommendation to conceal the light source from direct view. Consider deferring this detail for re-review at a future date after such time that a Village-wide review of storefront LED lighting is concluded.
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6. Incorporate site furnishings for the site that match the overall architectural style of the proposed building.
7. All signage must meet code, Chapter 30.
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, 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.

June 6, 2016

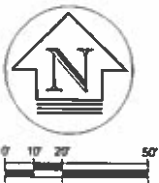
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-063





AREA MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15th AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

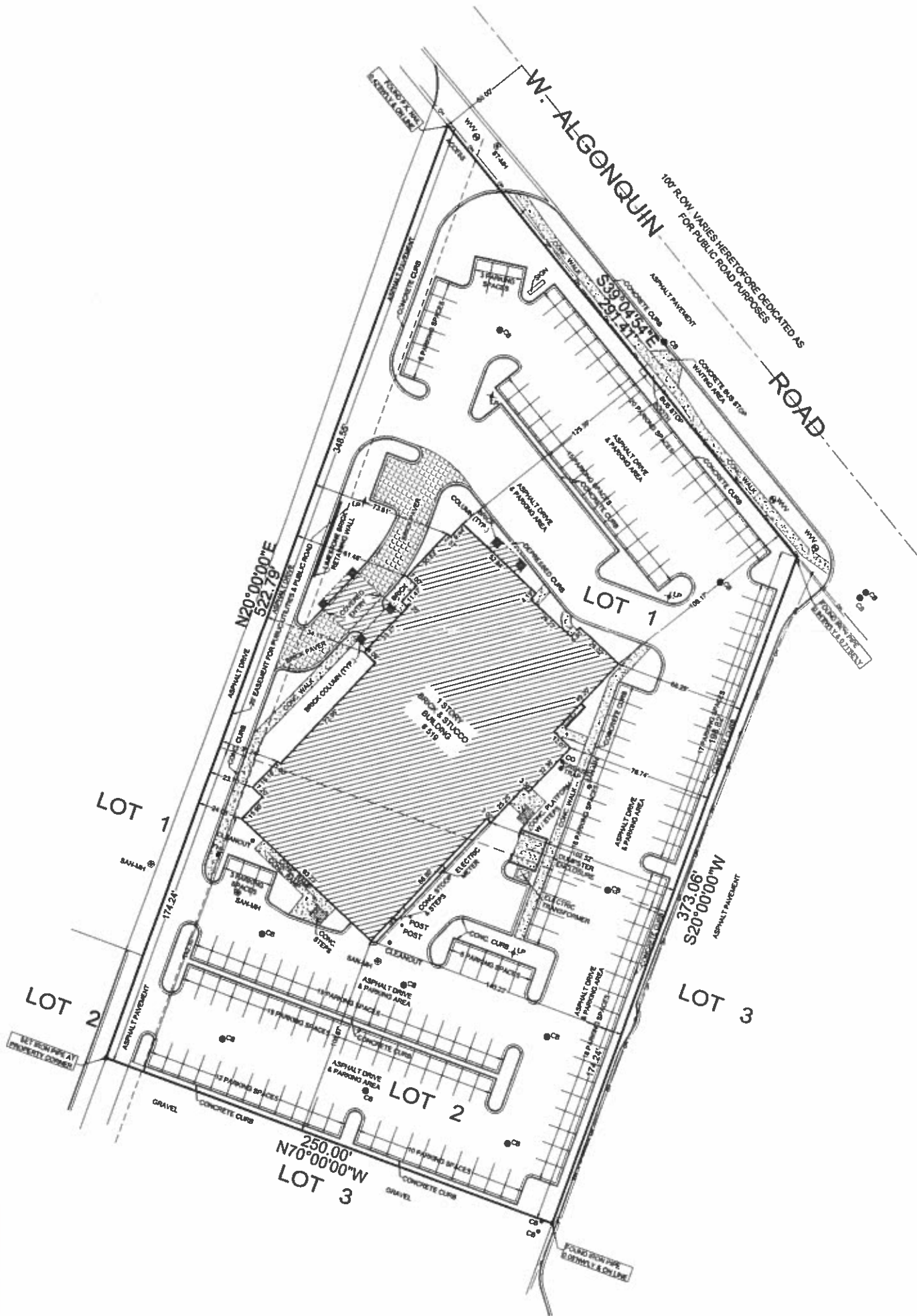
PLAT OF SURVEY
OF

LOT 1 AND LOT 2 IN DONALD LARSON'S RESUBDIVISION OF PART OF LOT 7 IN THE RESUBDIVISION OF JOSEPH A. BARNE'S FARM IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 22, 1967 AS DOCUMENT LR 2349338 IN COOK COUNTY, ILLINOIS.

KNOWN AS: 519 W. ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBERS:
08 - 16 - 103 - 008 - 0000
08 - 16 - 103 - 009 - 0000

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	168
HANDICAP	4
TOTAL	172



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DEVELOPMENT DEPARTMENT

FILE

LEGEND	ABBREVIATIONS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	WATER VALVE VAULT
	FIRE HYDRANT

ORDERED BY: CAZMEN CORP	
SCALE: 1" = 30'	
DATE: MAY 2, 2016	
FILE No.: 2016 - 24133	
DATE	REVISION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

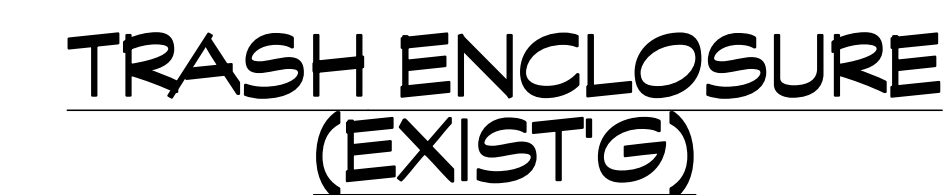
MELROSE PARK, ILLINOIS, MAY 2, A.D. 2016

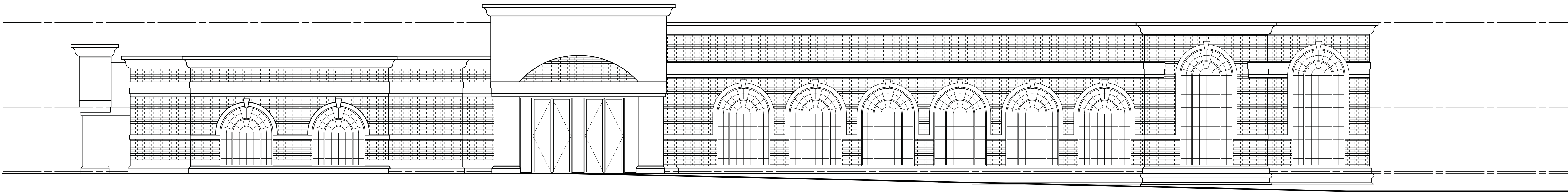


BY: ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NO.: 1B4-004576
LICENSE EXPIRES: APRIL 30, 2017



LOT AREA:	111,981 SQ. FT.
EXISTING FAR:	20,215 SQ. FT.
PROPOSED NEW FAR:	99,446 SQ. FT.
EXIST'G:	15,008
TOTAL NEW FAR:	114,451 SQ. FT.
PROPOSED HEIGHT:	10 STORIES / 115'-0"
EXISTING PARKING:	150 STALLS + 25 VALET STALLS
TOTAL ROOMS:	160 TOTAL (20 / FL. * 8 FLOORS (2-9))

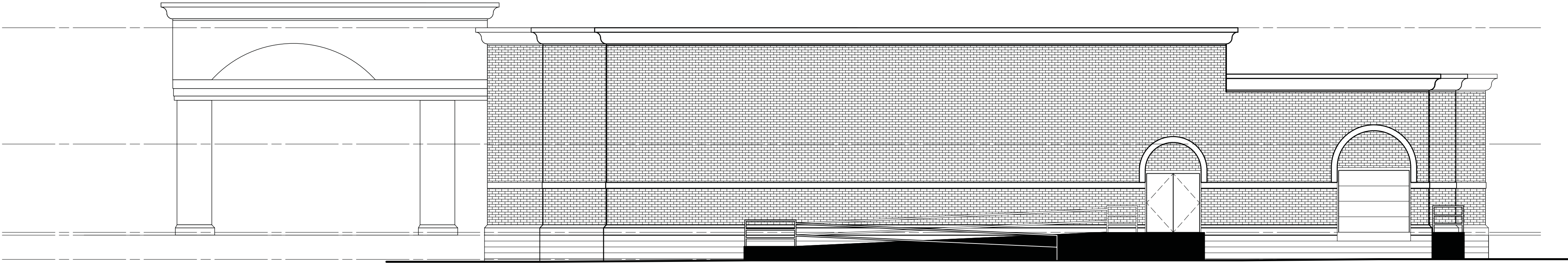
[illegible]



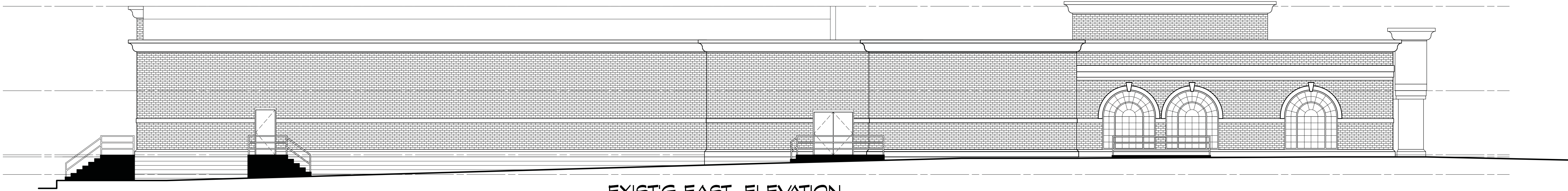
EXIST'G WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXIST'G NORTH ELEVATION
SCALE: 1/8" = 1'-0"



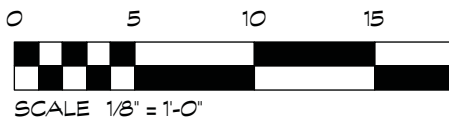
EXIST'G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXIST'G EAST ELEVATION
SCALE: 1/8" = 1'-0"

PARTITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- WALL FINISH TO BE REMOVED
- STUDS TO REMAIN
- WALL TO BE CONSTRUCTED
- PARTITION CONSTR. TYPE INCLUDING U.L.R. - SEE SHEET A-1



ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
FOOD SERVICE
INTERIORS
CHICAGO, ILL. 60648-5328
TEL: 847.673.3484
FAX: 847.673.5052
CL: 847.727.2050

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, ILL. 60648-5328
EMAIL: LASZLO@LASZLO-ARCH.COM
TEL: 773-338-2225
FAX: 773-338-2226

NO.	DESCRIPTION	ISSUED FOR REVIEW	DATE
		05/25/2016	

PROJECT:
NEW 9 STORY HOTEL ADDITION
519 ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL

OWNER:
SHEET NAME:
EXIST'G ELEVATIONS

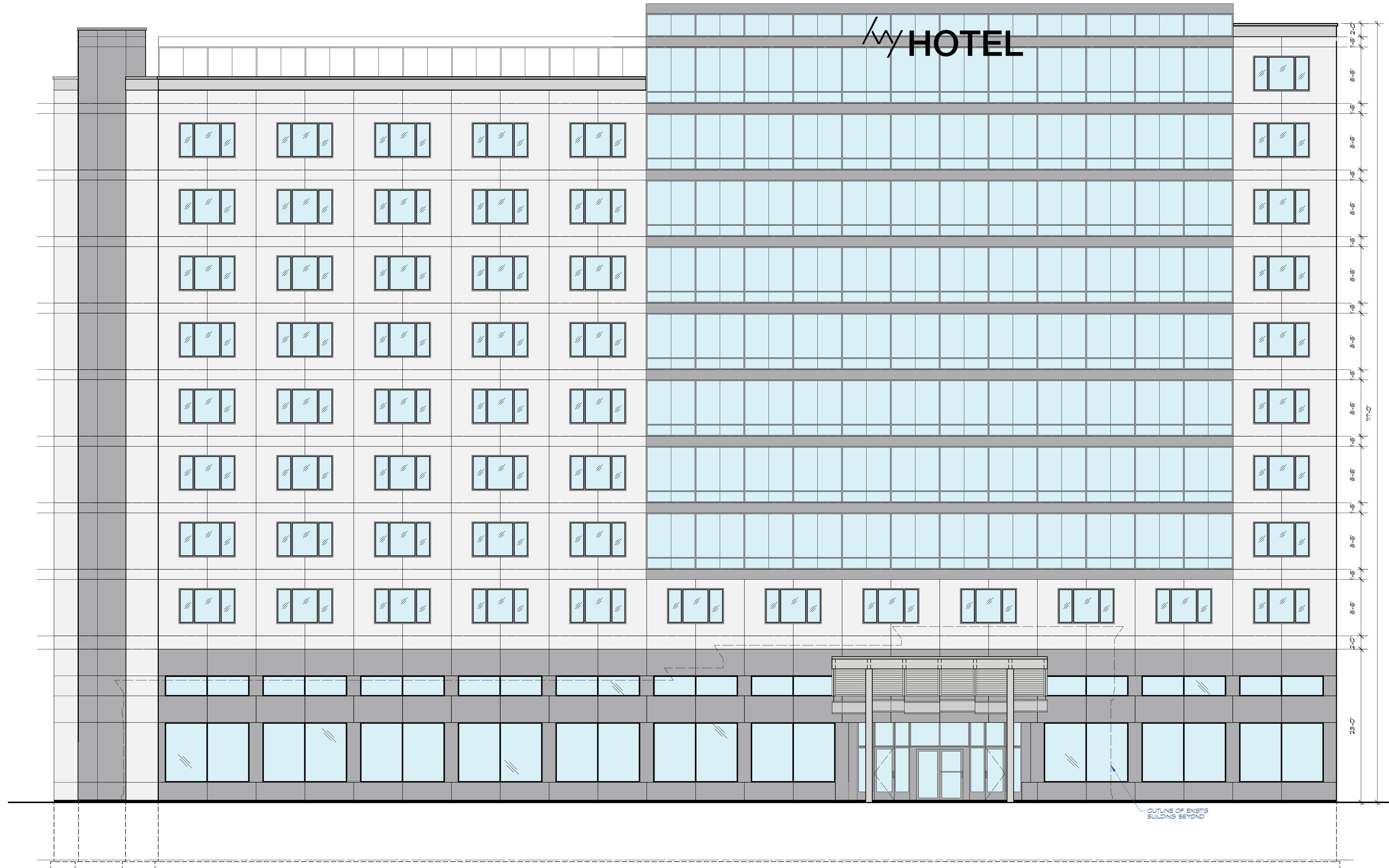
PROJECT: 3766
SCALE: AS NOTED
DATE: 05/25/2016

A-5



WY HOTEL





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

OWNER:

SHEET NAME:

NEW NORTH ELEVATION

PROJECT: 3766
SCALE: AS NOTED
DATE: 05/25/2016

A-10

PROJECT:

NEW 9 STORY HOTEL ADDITION
519 ALGONQUIN ROAD,
ARLINGTON HEIGHTS, IL

NO.

ISSUED FOR REVIEW
05/25/2016

DESCRIPTION:

DATE:
05/25/2016

PROGRESS PRINTING

NO.

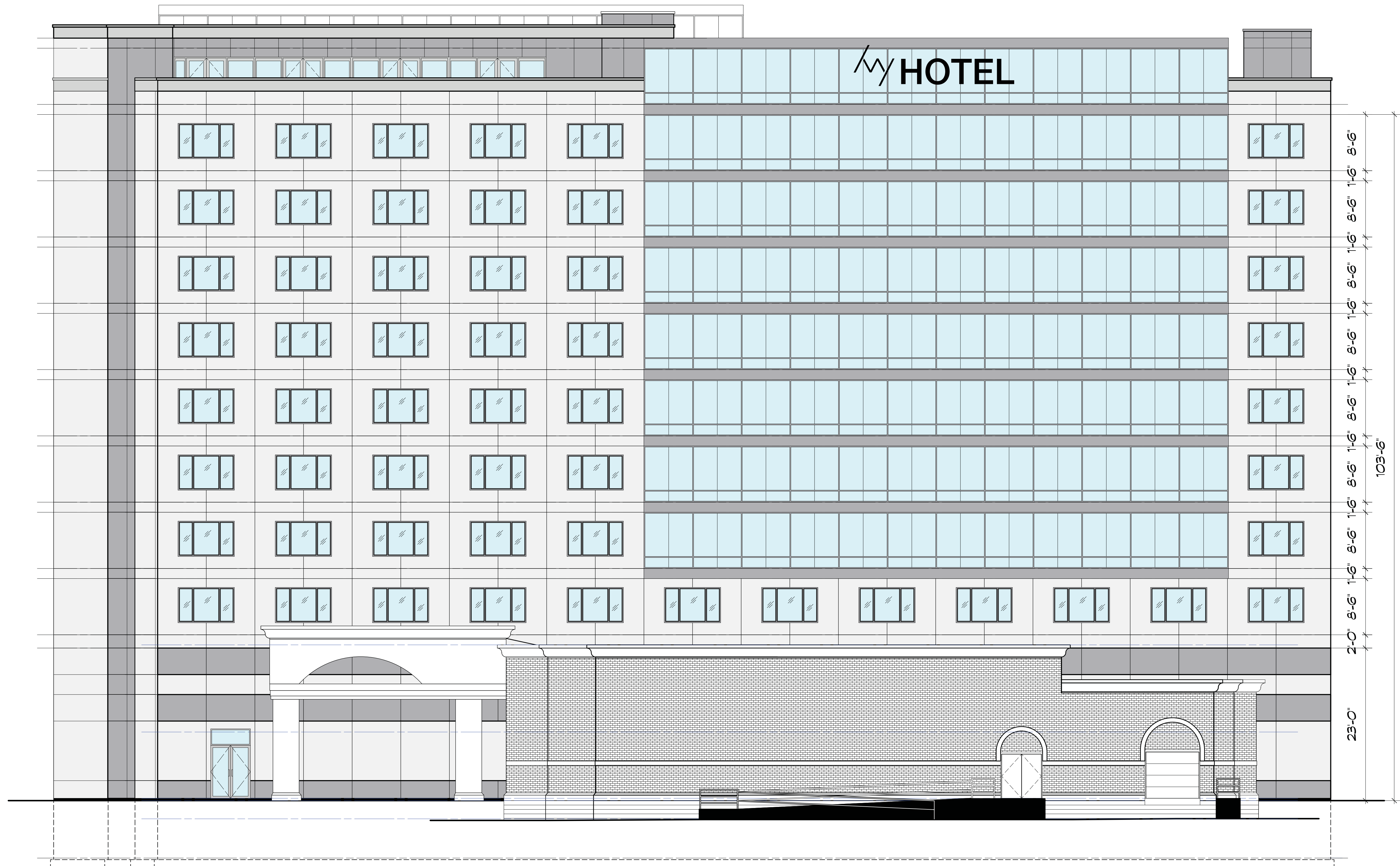
ISSUED FOR REVIEW
05/25/2016

DESCRIPTION:

DATE:
05/25/2016

LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, IL 60648-5328
EMAIL: LASZLO@LASZLO-ARCH.COM
TEL: 773-338-2225
FAX: 773-338-2225

ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
FOOD SERVICE
INTERIORS
FURNITURE
LANSING, MI 48106
PH: 847.673.3484
FX: 847.673.5052
CL: 847.727.2050



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

ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
FOOD SERVICE
INTERIORS
FURNITURE
LANSING, MI 48206
PH: 847.673.3484
FX: 847.673.5052
CL: 847.727.2050

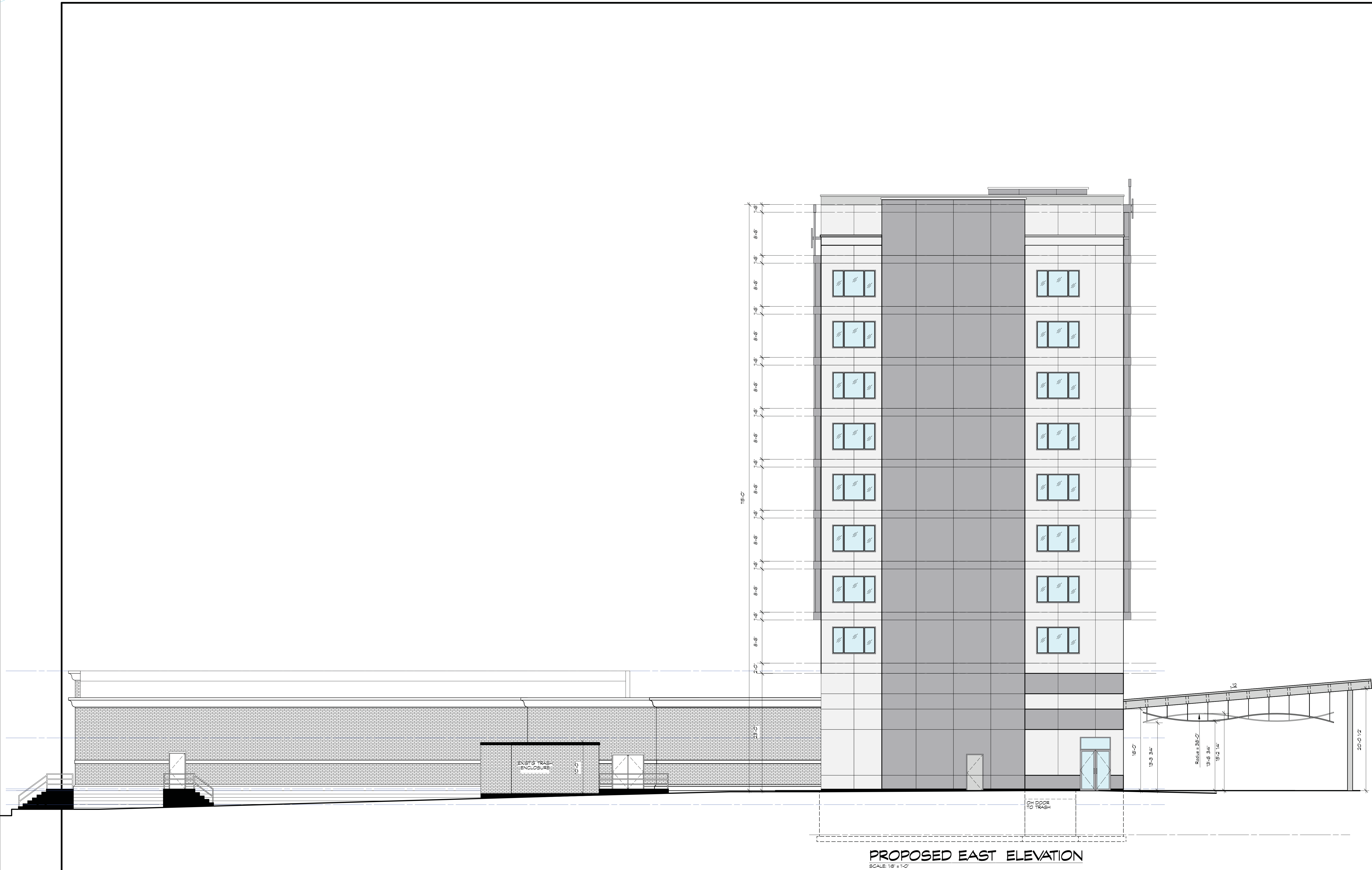
LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6512 N. ARTESIAN AVE.
CHICAGO, IL 60648-5328
EMAIL: LASZLO@LASZLO-ARCH.COM
FAX: 773-338-2225 TEL: 773-338-2225

NO.	DESCRIPTION	DATE
	ISSUED FOR REVIEW	05/25/2016
	PROGRESS PRINTING	

PROJECT:
NEW 9 STORY HOTEL ADDITION
519 ALGONQUIN ROAD,
ARLINGTON HEIGHTS, IL

OWNER:
SHEET NAME:
NEW SOUTH
ELEVATION

PROJECT: 3766
SCALE: AS NOTED
DATE: 05/25/2016



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

OWNER:	PROJECT:		LASKO SIMOVIC, ARCHITECTS, L.L.C.		ARTHUR K. MINER DESIGNER ARCHITECTURAL FOOD SERVICE INTERIORS 1700 N. LAKE STREET CHICAGO, IL 60648-5528 PH: 847.673.3484 FX: 847.673.5052 CL: 847.727.2050		
	PROJECT: 3766		6512 N. ARTESIAN AVE.				
	SCALE: AS NOTED		CHICAGO, IL 60648-5528				
	DATE: 05/25/2016		EMAIL: LASZLO@LASZLO-SIMOVIC.COM				
SHEET NAME: NEW EAST ELEVATION		NO.		ISSUED FOR REVIEW		DATE: 05/25/2016	
PROJECT: 3766		NO.		DESCRIPTION:		DATE: 05/25/2016	
SCALE: AS NOTED		NO.		DESCRIPTION:		DATE: 05/25/2016	
DATE: 05/25/2016		NO.		DESCRIPTION:		DATE: 05/25/2016	
A-12		NO.		DESCRIPTION:		DATE: 05/25/2016	



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

OWNER:	PROJECT:	PROGRESS PRINTING		DATE:	
	NEW 9 STORY HOTEL ADDITION 519 ALGONQUIN ROAD ARLINGTON HEIGHTS, IL				
PROJECT: 3766 SCALE: AS NOTED DATE: 05/25/2016	SHEET NAME: NEW WEST ELEVATION	ISSUED FOR REVIEW		DATE: 05/25/2016	
		NO.		DESCRIPTION:	
A-13		LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60648-5328 EMAIL: LASZLO@LASZLO-ARCH.COM FAX: 773-338-2226 TEL: 773-338-2225		ARTHUR K. MINER DESIGNER ARCHITECTURAL FOOD SERVICE INTERIORS DESIGN 1400 W. 35TH ST. DANMWOOD, IL 60419 PH: 847.673.3484 FX: 847.673.5052 CL: 847.727.2050	

Ivy Hotel Project
519 W Algonquin Rd
Arlington Heights IL 60005

Material List

1. James Cazares on Behalf of 519 W Algonquin Rd LLC
2. 05/25/2016
3. Ivy Hotel
4. 519 W Algonquin Rd 60005

Commercial Building

First Floor Stone Panels -

Manufacture: Endicott Thin Brick and Tile
Floor: 1
Color: Manganese Iron Spot Smooth

Exterior Cast Stone-

Manufacture: Advance Cast Stone
Floor: 2-9
Color: Dove Grey

Windows

Manufacture: Vista Cool / Wojan
Floor: 1-9
Color: Solar Grey

Aluminum Window Punched Opening

Manufacture: Kawneer
Floor: 2-9
Color: Clear No 14

Aluminum Window Curtain Wall

Manufacture: PPG Industries
Floor: Entire First Floor / Curtain Wall on 2-9
Color: Dove Grey – UC-109848

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DEVELOPMENT DEPARTMENT

 **FILE**



West



West

R83 1807
McGRATH



East



South

1st Building to East



 **FILE**

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DEVELOPMENT DEPARTMENT

2nd Buildy to East



3rd Bldg to East



1st Building to West



2nd Building to West



3rd Bulay to West



Across Street 4



Across Street West



Across East



BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DEMOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS. IN ADDITION, NOTE ANY OFF-SITE AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE SITE MAPS.

PHASE - I

1. INSTALL TREE PROTECTION FENCING AND EROSION CONTROL SILT FENCE, INLET FILTER BASKETS, MAINTAIN THROUGH-OUT PROJECT.
2. USE DEE LANE FOR CONSTRUCTION ACCESS DRIVEWAY FOR CONSTRUCTION. INSTALL STABILIZED CONSTRUCTION ENTRANCE. OBSERVE ALL APPROPRIATE MUTCD/IDOT TRAFFIC CONTROL MEASURES FOR CONSTRUCTION TRAFFIC ENTERING HIGHWAY. CONTRACTOR IS RESPONSIBLE FOR KEEPING ROADS FREE OF MUD AND DEBRIS.
3. PROTECT TREES THAT ARE SHOWN TO BE PROTECTED.
4. CLEAR AND REMOVE BRUSH AND TREES.
5. CONSTRUCT DETENTION FACILITY WITHIN 30DAYS OF TREE REMOVAL/BRUSH CLEARING.
6. INSTALL UTILITIES AND PERFORM MASS GRADING.

HALT ALL ACTIVITIES AND CONTACT THE VILLAGE TO PERFORM INSPECTION AND CERTIFICATION OF BMPs. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORMWATER PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPs CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24-HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING USING THE SWPPP MANAGEMENT TOOL MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

7. CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).
8. INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC.).
9. BEGIN CLEARING AND GRUBBING THE SITE.
10. BEGIN GRADING THE SITE.

PHASE - II

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUEED AREAS THAT WILL BE INACTIVE FOR 7, DAYS OR MORE. IF ACTIVITY WILL RESUME WITHIN 14 DAYS, TEMPORARY SEEDING IS NOT REQUIRED.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
4. INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
5. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE. PREPARE SITE FOR PAVING.
6. PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED "READY TO TERMINATE PERMIT", IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED VIA THE SWPPP MANAGEMENT TOOL.
12. STABILIZE SITE AND INSTALL ALL FENCES CONCURRENTLY.

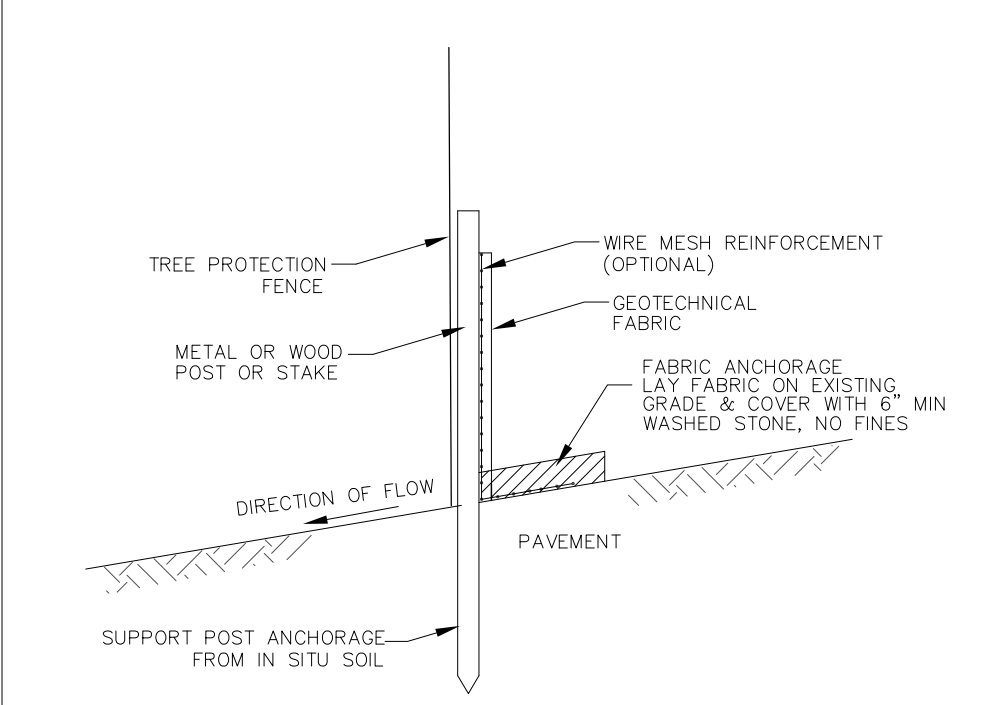
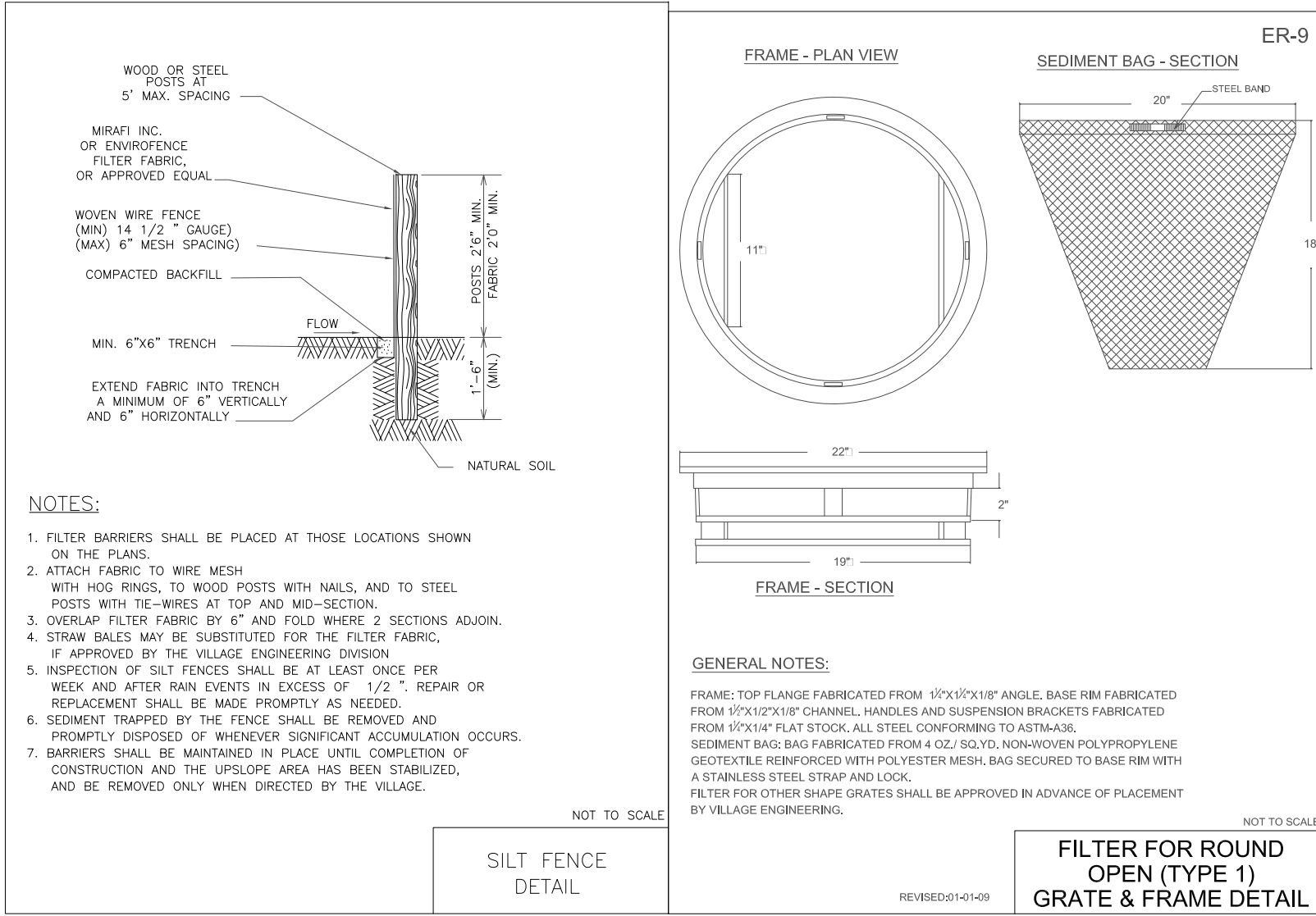
NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

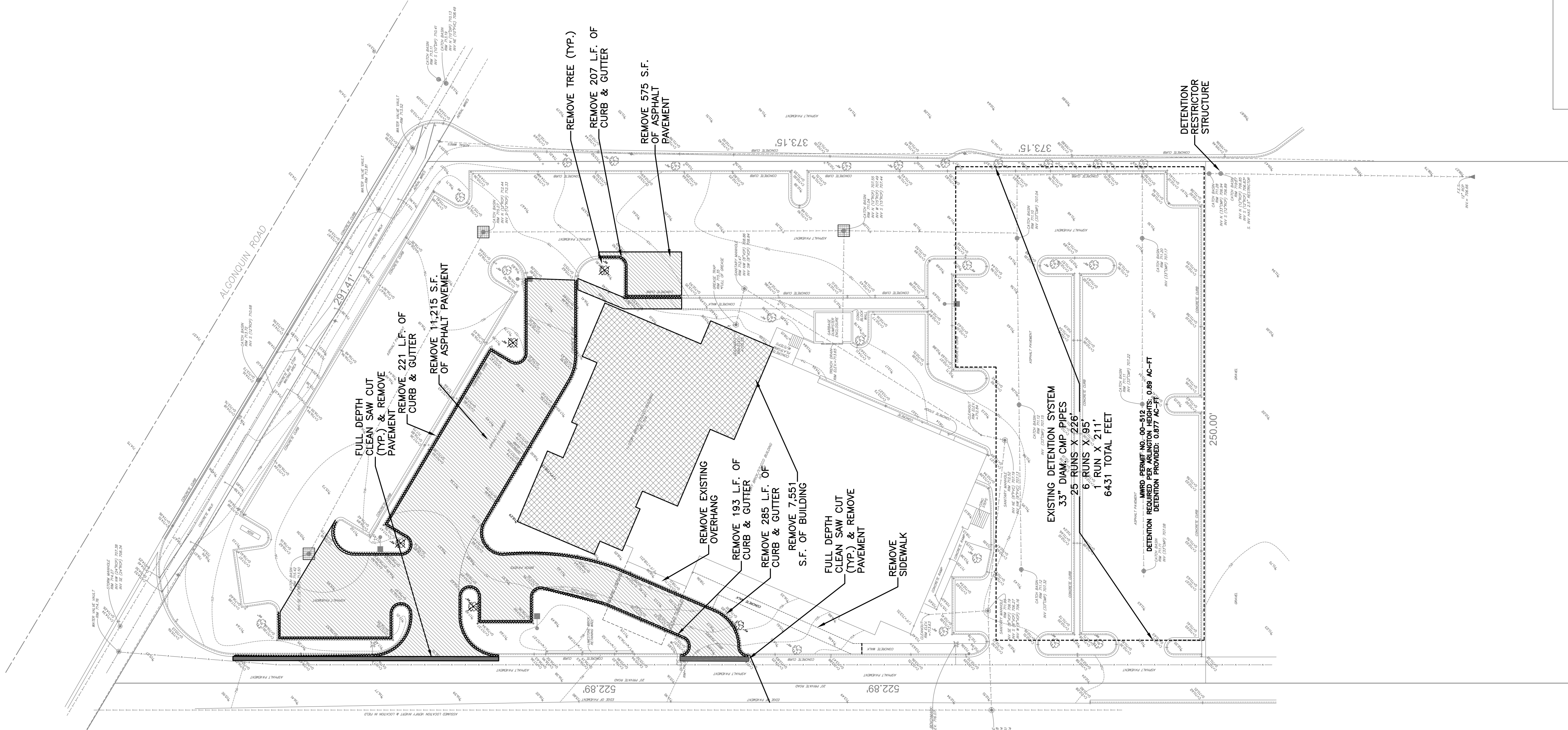
- 1) All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System Phase II requirements:
 - a) Submittal of a Notice of Intent (NOI) to IEPA.
 - b) Possession of a completed and signed Stormwater Pollution Prevention Plan (SWPPP) and a graphic Erosion and Sediment Control (ESC) plan.
 - c) Implementation of the SWPPP.
 - d) Submittal of an Incidence of Noncompliance (ION) if an event occurs.
 - e) Weekly reports after 1/2" rainfall or 5" snowfall.
 - f) Documentation of changes to ESC plan.
 - g) Submittal of a Notice of Termination (NOT) when final stabilization is achieved.
- 2) Any wetland mitigation shall begin prior to any grading work and shall be in accordance with the approved mitigation permit plan and requirements.
- 3) In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one (1') foot above the high water level of adjacent stormwater management facilities such as retention/detention ponds.
- 4) The contractor shall maintain existing positive drainage from off-site at all times during construction.
- 5) Within the limits of proposed grading the soil shall be compacted to not less than the following percentages of modified proctor dry density in accordance with ASTM D 1557-78:
 - a) Under structures, Building slabs, steps and pavements, Compact six (6") inch maximum lifts of subgrade. Backfill or fill material at 95% modified proctor dry density.
 - b) Under walkways, Compact six (8") inch maximum lifts of dry subgrade, backfill, or fill material at 95% modified proctor dry density.
 - c) Under lawn or unpaved areas. Compact six (6") inch maximum lifts of subgrade, backfill, or fill material at 85% modified proctor dry density.
- 6) All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control".
- 7) Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas, shall be done in a manner which will minimize soil erosion, and shall be in accordance with the approved drawings, mitigation and permit requirements.
- 8) The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be saved as shown on the plans or determined in the field.
- 9) The extent of the area which is exposed and free of vegetation and the duration of its exposure shall be kept within practical limits as directed by the Village Engineer.
- 10) Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the site.
- 11) Dust produced from the site shall be kept to a minimum during dry periods by spraying water as required to the Village Engineer's satisfaction and is to be considered incidental.
- 12) All mud shall be removed from all tires before leaving the site and the roads shall be kept clean and clear of mud and debris at all times.
- 13) Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.
- 14) Silt fences shall be inspected frequently and maintained or replaced as required to maintain both their effectiveness and integrity. The underside of bales shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.
- 15) Water courses and drainage swales adjacent to construction activities shall be monitored as necessary, for evidence of silt intrusion and other adverse environmental impacts. Any problems or deficiencies shall be corrected immediately upon their discovery.
- 16) Sod all unpaved areas of parkways, right-of-ways and front yards to rear wall of the building. Any and all other site seeding may be used, in some instance particularly for the back yard, only with prior approval by the Village Engineer.
- 17) The contractor shall install all erosion control items prior to commencement of any work.
- 18) The contractor shall install temporary orange fence around all trees to remain and wetland areas to be mitigated.

DEMOLITION NOTES

1. Install temporary tree protection fencing prior to any demolition work..
2. Install temporary 6' high chain link fence around the proposed work area as shown on the drawing.
3. Contractor to call Julie at 1-800-892-0123, minimum of 48 hours prior to initiating any excavation or demolition.
4. Contractor shall verify the exact elevation and location of all existing utilities and appurtenances prior to construction, to avoid interferences.
5. Appropriate precautions shall be taken to avoid damage to and to protect existing utilities and appurtenances in the vicinity of work. Contractor shall be responsible for the protection of all underground or overhead utilities even though they may not be shown on the plans, any utility that is damaged during construction shall be repaired to the satisfaction of the Village and the owner, or replaced.
6. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner at the end of each day for the protection of the contractor's employees and general public safety.
7. Bono Consulting Inc is not liable for any construction site safety. Contractor to take all OSHA regulated and applicable local safety precautions to safe guard all potentially hazard sites/work.
8. Contractor is responsible for keeping roads free of excessive debris at all times.
9. Any soil, mud or debris that is washed, tracked, or deposited onto the street shall be removed before the end of each day.
10. Topographic survey by Bono Consulting Inc.
11. All excavation shall be tapered, or, shored and maintained pumped dry.
12. Do not create dust or other nuisance to neighboring properties during construction
13. "No trespassing" signs shall be mounted on the fencing in conspicuous locations until construction is completed and approved
14. Any gate in the perimeter fence shall be adequately hinged to prevent entry, except to allow ingress and egress to and from site, such gate must be looked at all times, other than permitted hours of construction.



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ THE WIRES, WOOD POSTS W/ NAILS.
NOTE: INSTALL ON UPHILL SIDE OF TREE PROTECTION FENCE
NOTE: TO BE USED IN AREAS THAT ARE ADJACENT TO TREE PROTECTION ZONES



BCI
BONO CONSULTING, INC.
CIVIL ENGINEERS

1018 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

NOT FOR CONSTRUCTION

EXIST. TOPOGRAPHY, DEMOLITION, EROSION
AND SEDIMENTATION CONTROL PLAN
IVY HOTEL - ADDITION TO EXISTING BUILDING
519 ALCONQUIN, ARLINGTON HEIGHTS, ILLINOIS

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PROJECT NUMBER: 16096

START DATE: MAY 11, 2016

GRAPHIC SCALE

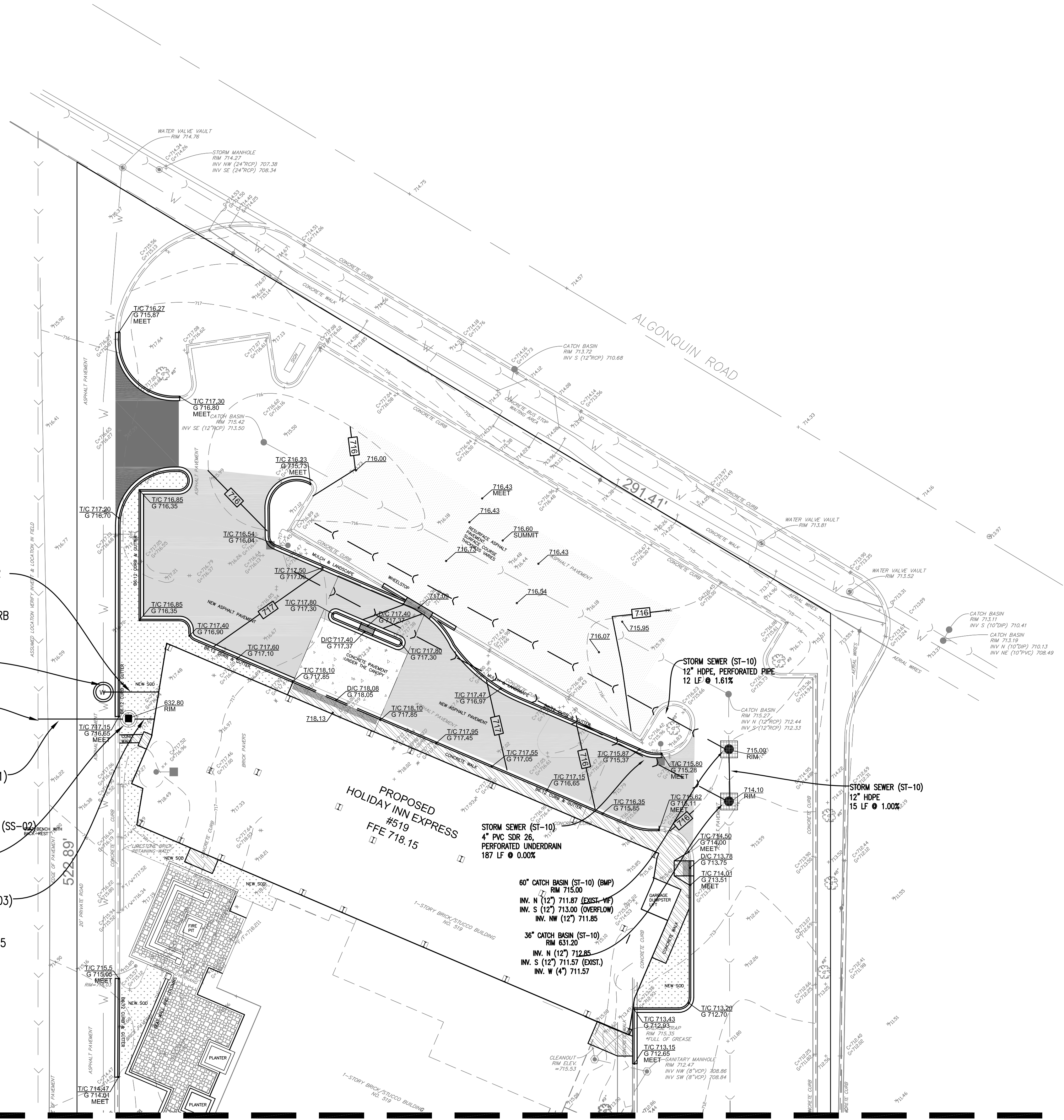
30 0 30

SCALE: 1"=30'-0"

SHEET NUMBER

1 OF 6

- DOMESTIC & FIRE WATER SERVICE
6" DIP CLASS 52
RESTORE PAVEMENT, CURB
& GUTTER PER VILLAGE
REQUIREMENTS
8X8X6 PRESSURE
CONNECTION
W/5' WATER VAULT
WYE CONNECTION
INV. @ DROP 714.22
INV. @ CONNECTION
706.00 (VIF)
- SANITARY SEWER (SS-01)
6" PVC SDR 26
28 LF @ 1.00%
- SANITARY INSPECTION MANHOLE (SS-02)
RIM 717.20
INV. W (6") 714.50
INV. E (6") 714.59
- SANITARY SEWER (SS-03)
6" PVC SDR 26
6 LF @ 1.00%
INV. @ BUILDING 714.65



MATCH LINE SEE SHEET 2.2



PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	B. BONO P.E.	A	PRELIMINARY PLAN	05-11-2016
ENGINEER	A. VERTI P.E.			
TECHNICIAN				

BCI

BONO CONSULTING, INC.

CIVIL ENGINEERS

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PH : (847) 823-3300
FAX: (847) 823-3303
bbono@bonoconsulting.com

NOT FOR CONSTRUCTION

PROPOSED GRADING & DRAINAGE PLAN

NORTH AREA

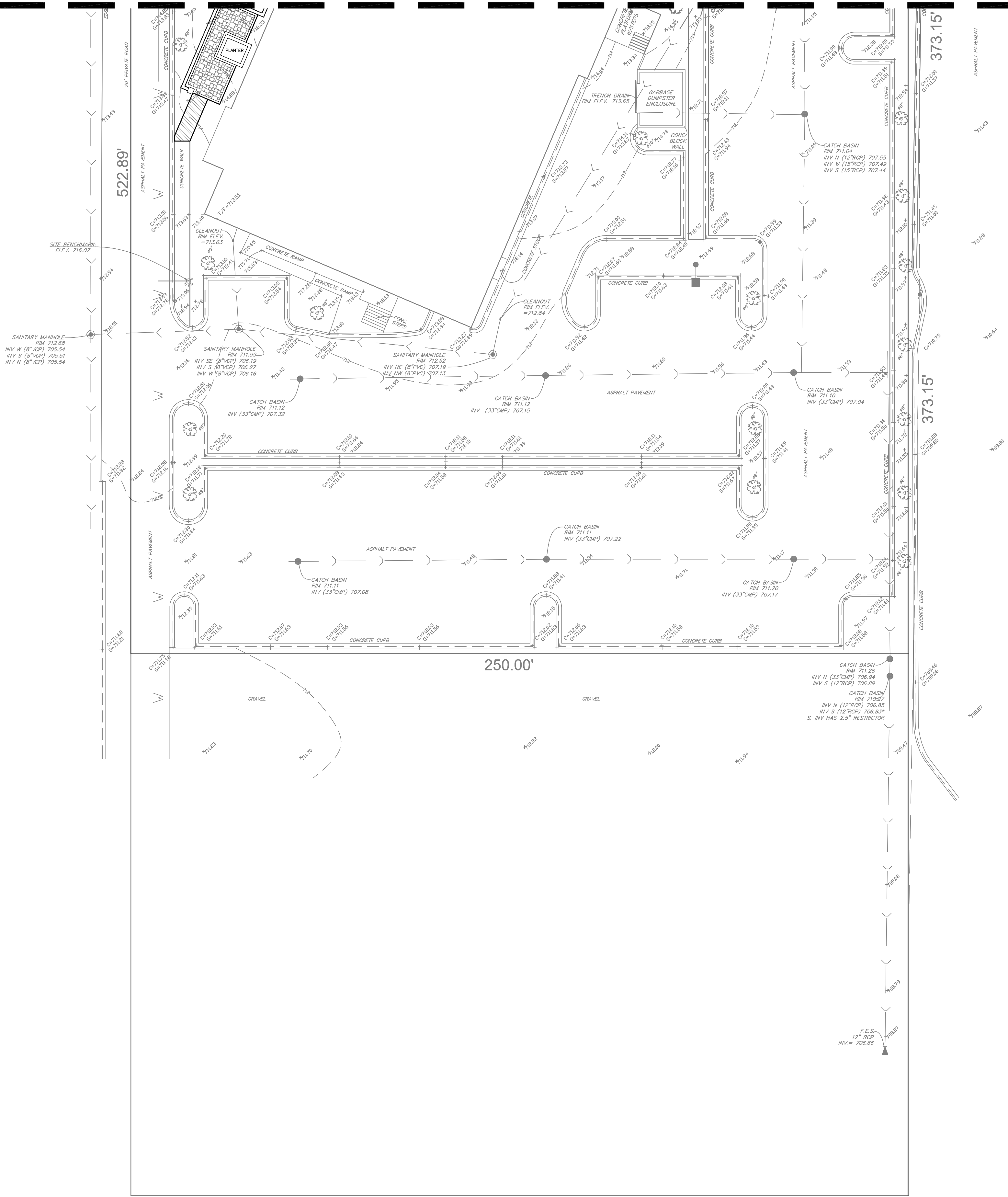
IVY HOTEL - ADDITION TO EXISTING BUILDING

519 ALGONQUIN, ARLINGTON HEIGHTS, ILLINOIS

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PROJECT NUMBER: 16098
START DATE: MAY 11, 2016
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0"
SHEET NUMBER
2.1 OF 6

MATCH LINE SEE SHEET 2.1



PROPOSED GRADING & DRAINAGE PLAN
SOUTH AREA
IVY HOTEL - ADDITION TO EXISTING BUILDING
519 ALGONQUIN, ARLINGTON HEIGHTS, ILLINOIS

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PROJECT NUMBER: 16096
START DATE: MAY 11, 2016
GRAPHIC SCALE
20 0 20
SCALE: 1"=20'-0"
SHEET NUMBER
2.2 OF 6

BCI
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CIVIL ENGINEERS
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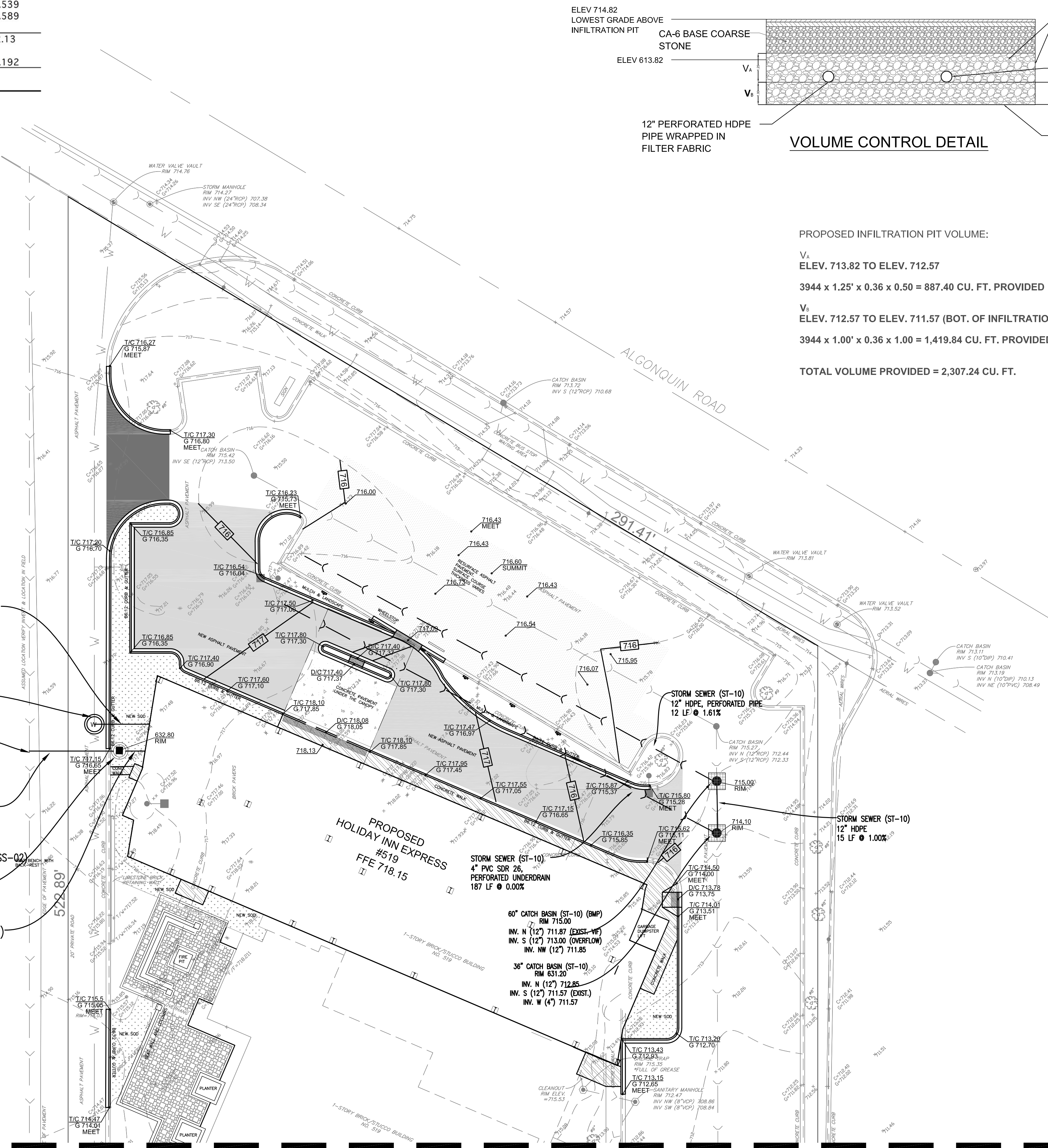
NOT FOR CONSTRUCTION

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	B. BOND P.E.	A	PRELIMINARY PLAN	05-11-2016
ENGINEER:	A. VERTE			
TECHNICIAN:				

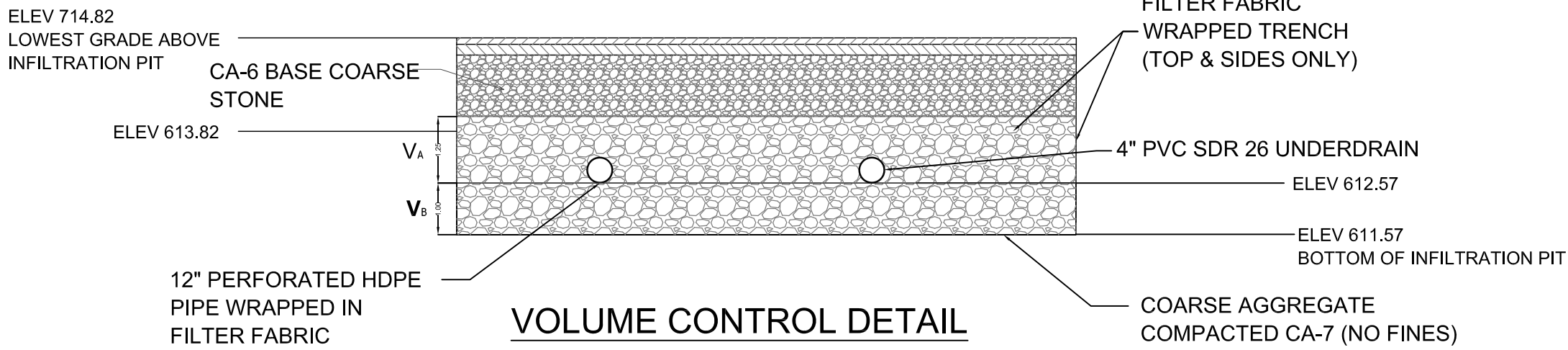
Proposed Site Improvements				
	Existing		Proposed	
	Sq. Ft.	Acres	Sq. Ft.	Acres
Project Area	111,993.00	2.571		
Building	20,404.00	0.468	23,492.00	0.539
Pavement	58,385.00	1.340	69,215.00	1.589
Impervious Area	78,789.00	1.81	92,707.00	2.13
Pervious Area	33,204.00	0.762	51,917.97	1.192
Increase in Impervious Area	0.320			

Date: 05.11.2015

- DOMESTIC & FIRE WATER SERVICE
6" DIP CLASS 52
RESTORE PAVEMENT, CURB
& GUTTER PER VILLAGE
REQUIREMENTS
8X8X6 PRESSURE
CONNECTION
W/5' WATER VAULT
WYE CONNECTION
INV. @ DROP 714.22
INV. @ CONNECTION
706.00 (VIF)
- SANITARY SEWER (SS-01)
6" PVC SDR 26
28 LF @ 1.00%
- SANITARY INSPECTION MANHOLE (SS-02)
RIM 717.20
INV. W (6") 714.50
INV. E (6") 714.59
- SANITARY SEWER (SS-03)
6" PVC SDR 26
6 LF @ 1.00%
INV. @ BUILDING 714.65



MWRD VOLUME CONTROL CALCULATIONS
26,812 SF OF NEW IMPERVIOUS AREA
 $26,812 \times 0.83 = 22,255.4$ CUFT REQUIRED



PROPOSED INFILTRATION PIT VOLUME:

V_1
ELEV. 713.82 TO ELEV. 712.57

$3944 \times 1.25' \times 0.36 \times 0.50 = 887.40$ CU. FT. PROVIDED

V_2
ELEV. 712.57 TO ELEV. 711.57 (BOT. OF INFILTRATION PIT)

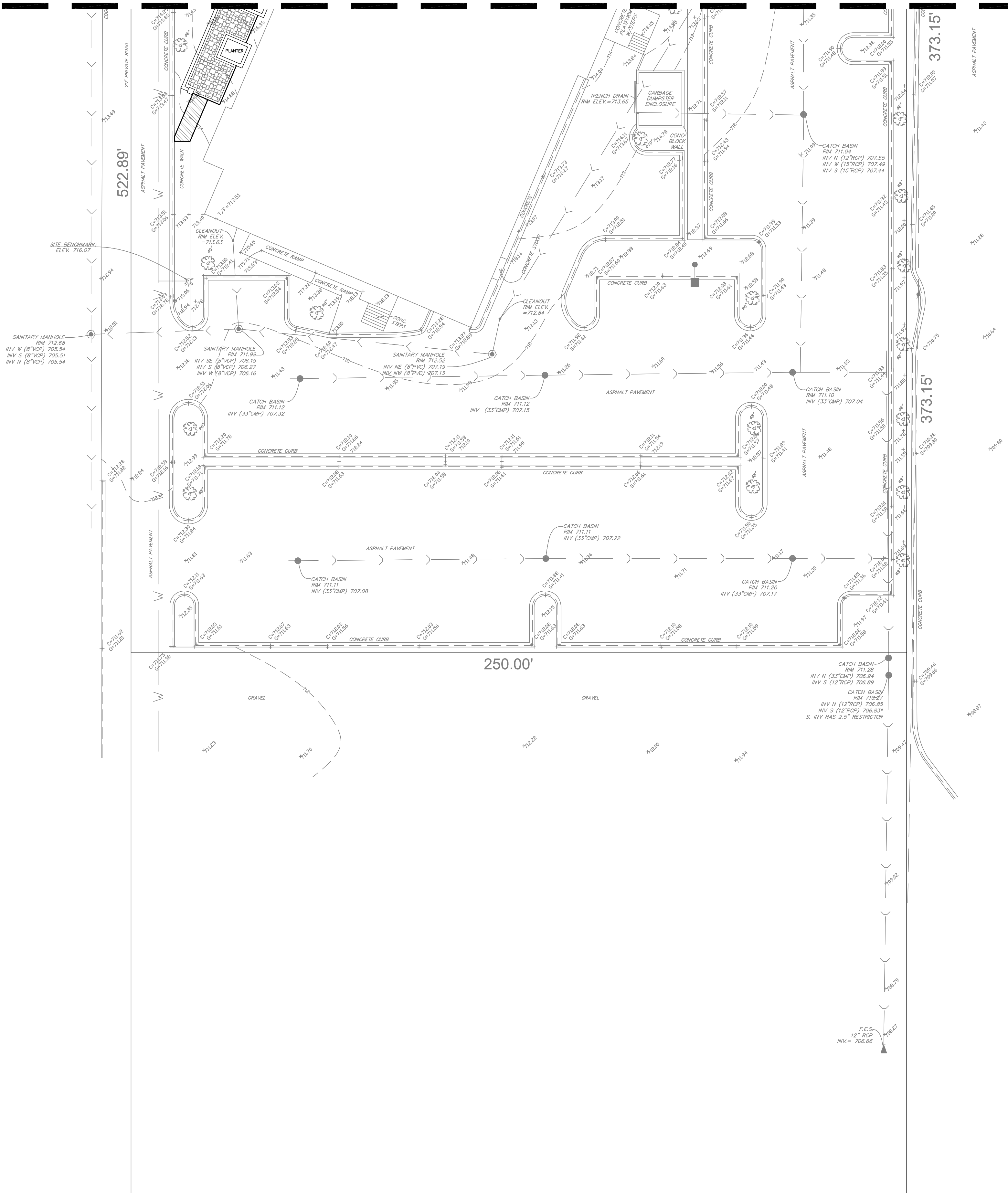
$3944 \times 1.00' \times 0.36 \times 1.00 = 1,419.84$ CU. FT. PROVIDED

TOTAL VOLUME PROVIDED = 2,307.24 CU. FT.

MATCH LINE SEE SHEET 3.2

DATE		REVISIONS		ISSUE		PROJECT STAFF				
05-11-2016	05-24-2016	PRELIMINARY PLAN		A	B	B. BONO P.E.	PROJECT MANAGER			
		PRELIMINARY PLAN - ADDED LANDSCAPE CHANGES								

MATCH LINE SEE SHEET 3.2



PROJECT STAFF		ISSUE		REVISIONS		DATE
PROJECT MANAGER:	B. BONO P.E.	A	B	PRELIMINARY PLAN		06-1-2016
	A. VERTI P.E.			PRELIMINARY PLAN - REEDED LANDSCAPE CHANGES		06-24-2016
	ENGINEER					
	TECHNICIAN					

BCI

BONO CONSULTING, INC.

CIVIL ENGINEERS

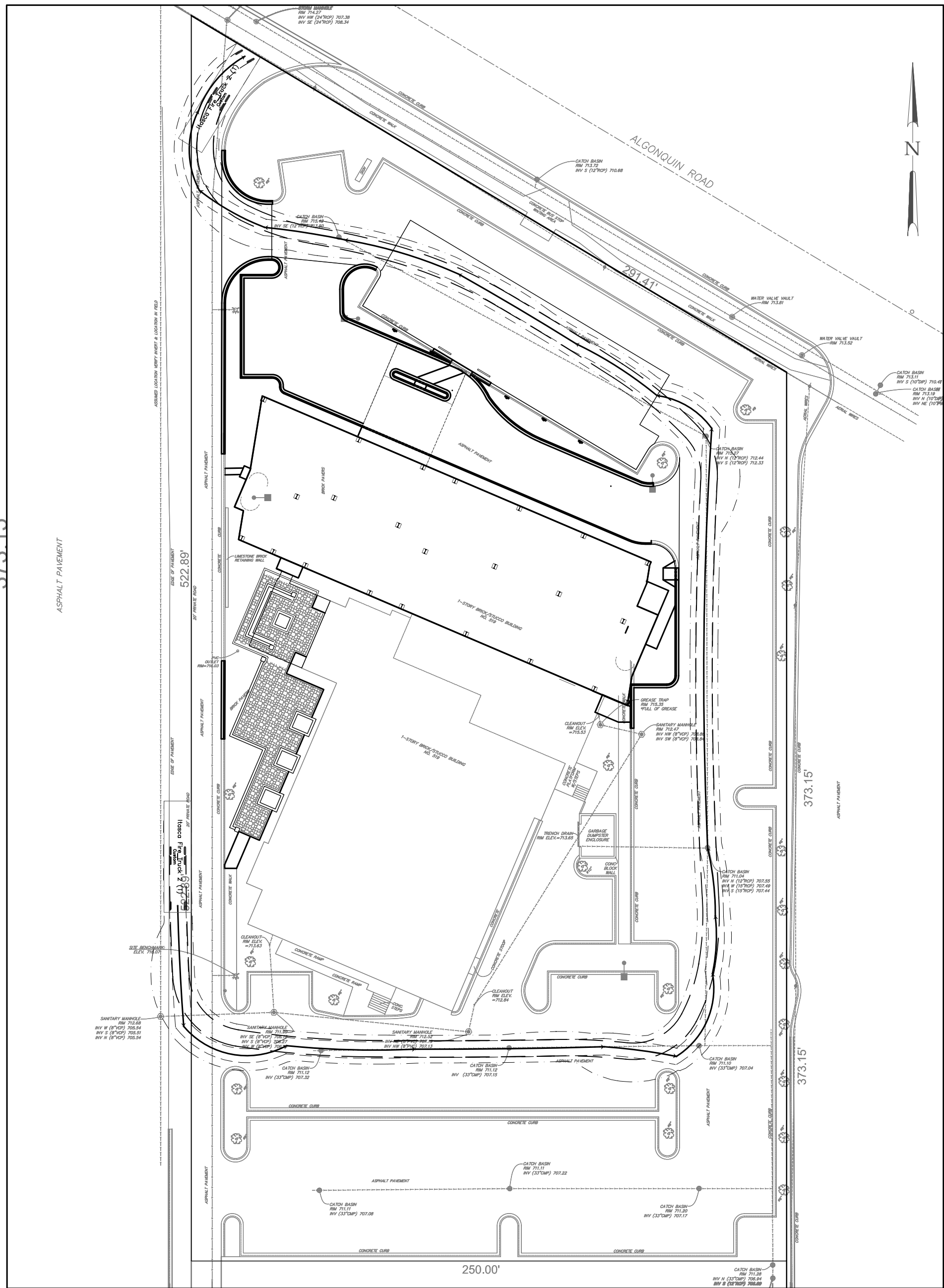
1018 BUSSE HIGHWAY
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PH : (847) 823-3300
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bbono@bonoconsulting.com

NOT FOR CONSTRUCTION

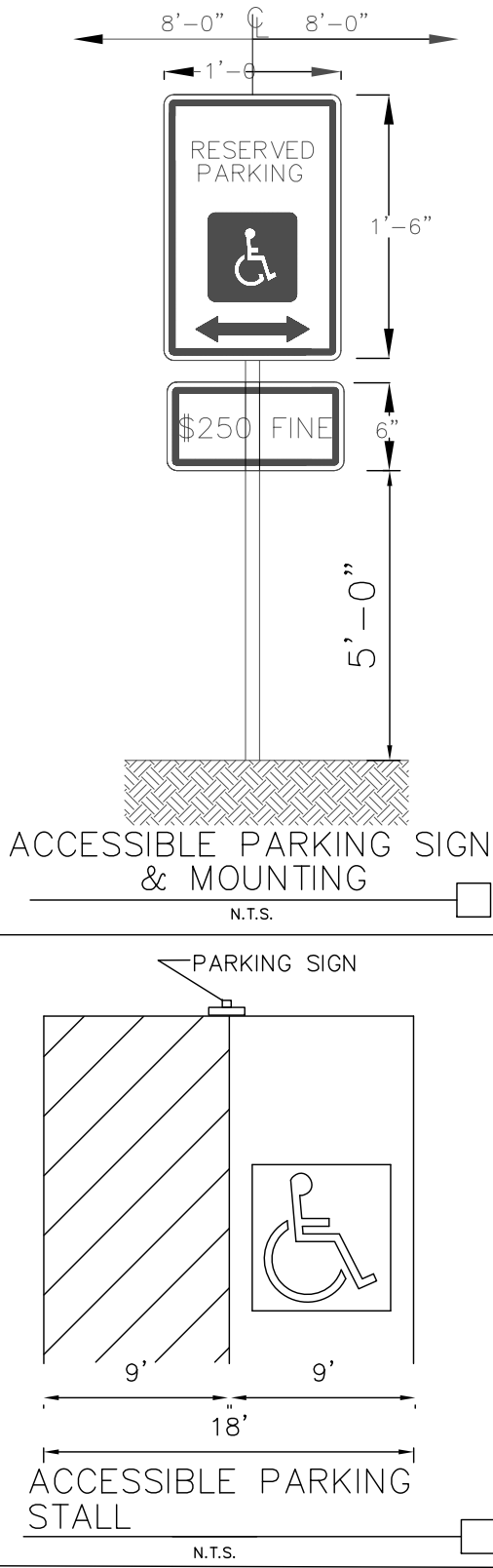
PROPOSED UTILITY PLAN
NORTH AREA
IVY HOTEL - ADDITION TO EXISTING BUILDING
519 ALGONQUIN, ARLINGTON HEIGHTS, ILLINOIS

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AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 16098
START DATE: MAY 11, 2016
GRAPHIC SCALE
30 0 30
SCALE: 1"=30'-0"
SHEET NUMBER
3.2 OF 6



1"=40'-0



A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY /COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

B. ALL RETURNED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL HEALTHY STAND OF GRASS IS ESTABLISHED UNLESS OTHERWISE NOTED.

C. ALL CURBED RADII ARE TO BE 3' MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.

D. ALL DIMENSIONS AND ADJUSTMENTS TO FACE OF CURB AND RADII ARE BACK OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.

E. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON THE INFORMATION AND DATA PROVIDED IN THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGING MAY EXIST, THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSION AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

F. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

G. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITION AS PREPARED BY BONO CONSULTING. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

H. THE CONTRACTOR SHALL CONTACT JULIE LEE 800-892-0123 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

I. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED UNDER PROPOSED BUILDINGS AND LANDSCAPED. EROSION CONTROL IS NECESSARY TO BE PROVIDED BY SURVEY. ALL COST SHALL BE INCLUDED IN BASE BID.

J. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS.

K. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, ETC., SHALL BE INCLUDED IN THE BID. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE PROPOSED APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

L. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED GRADES AS INDICATED ON PLANS.

M. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATIONS OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.

N. TOTAL LAND AREA IS 4.833+/- ACRES.

O. WETLANDS WERE PRESENT ON THIS SITE.

P. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS".

Q. MONUMENT AND/OR CORNER SIGNS SHALL BE CONSTRUCTED BY OWNER ASSIGNED CONTRACTOR.

R. ALL GENERAL CONTRACTOR WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SCHEDULE REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

S. ALL ROADWAY AND PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.

U. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

SIGNAGE LEGEND	
①	STOP SIGN (R1-1)
②	ACCESSIBLE PARKING SIGN (R7-8)
③	NO PARKING SIGN FIRE LANE (R8-31)
④	DO NOT ENTER (R5-1)
⑤	PEDESTRIAN CROSSING SIGN

*REFER TO CONCRETE JOINT DETAILS (IF ANY).