



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 13, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 5/23/17

IV. REPORTS

V. OLD BUSINESS

- A. DC#17-056 - Stonebridge Village Apartments - 600 W. Rand Rd. - Multi-Family

VI. NEW BUSINESS

- A. DC#17-052 - 245 W. Maude Ave. - SF/Addition
- B. DC#17-070 - 107 N. Pine Ave. - SF/New
- C. DC#17-072 - 1533 N. Fernandez Pl. - SF/Teardown
- D. DC#17-076 - 2215 E. Grove St. - SF/Addition
- E. DC#17-071 - Arlington Heights Library - 500 N. Dunton Ave. - Sign Variation

VII. OTHER BUSINESS

- A. Hickory/Kensington Mixed-Use - Preliminary Review

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 - 5/23/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 5/23/17

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 23, 2017

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

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

Members Absent: None

Also Present: John Sorenson, U.S. Shelter LLC for *1715 N. Mitchell Ave.*
Tom Abbatemarco, Prestigious Homes for *1831 N. Mitchell Ave.*
Sal Genauldi, Owner of *1831 N. Mitchell Ave.*
Jon Clark, Clark Associates Architects for *Stonebridge Village Apartments*
Rodney Johnson, The Connor Group for *Stonebridge Village Apartments*
Joe LaBelle, Rize Properties for *221 S. Evergreen Ave.*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 25, 2017

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF APRIL 25, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#17-059 – 1715 N. Mitchell Ave.

John Sorenson, representing *U.S. Shelter LLC*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and two car detached garage to allow the construction of a new two story residence with an attached, two car garage. This project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Although the neighborhood is predominantly single story homes, it should be noted that there are a few other teardowns previously completed on this block, and numerous teardowns completed throughout the neighborhood.

The proposed house is on a 77 foot wide lot, and there is abundant space between the adjacent homes. However, the house does have a large, wide appearance as it relates to the context of the smaller homes in the neighborhood. The front porch is nicely aligned with the garage, but the gable roof above the garage is somewhat prominent. Staff offers the following comments to enhance the design:

1. Reduce the scale of the gable above the garage and the overall roof by reducing the roof pitch on the sides from 10:12 to 8:12. (The petitioner provided an updated exhibit)
2. The stone is nicely returned down the side of the garage. To further enhance the appearance, it is recommended to add a window in the side of the garage.
3. The right side elevation second floor has no windows. It is recommended to add a window in Bedroom 3 and Bedroom 4.
4. The rear elevation needs some detailing to tie it in with the rest of the design. Consider a portico roof above the patio door or a small box bay window at the kitchen sink.

Mr. Hautzinger said that with these comments, Staff recommends approval of the project.

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

Mr. Sorenson agreed with the suggestion to reduce the scale of the gable above the garage and the overall roof by reducing the roof pitch on the sides from 10:12 to 8:12, and he presented a revised front elevation showing this change. He also agreed with the suggestion to add a window in the side of the garage; however, he explained that the second floor, right side elevation has no windows because of anticipated furniture placement, although high transom windows could be added. He also agreed with the suggestion to add a box window at the kitchen sink on the rear elevation.

Commissioner Kubow said that overall, he felt it was a well-designed home with the garage aligned with the front porch. The overall fenestration and material use is great, with details continued on both sides of the home. He felt the rear elevation needed more details and he agreed with the suggestion to add a portico roof above the patio door. He also agreed with lowering the roof pitch above the garage, which really helps bring the home down and better fit the context of the neighborhood. He understood why the petitioner did not want to add windows in the bedrooms on the second floor, right side elevation, and although transom windows would help, he felt it should only be a recommendation. Overall, he agreed with Staff recommendations and felt it was a nice looking home.

Commissioner Kingsley agreed that the home was nicely designed. She appreciated that the roof above the garage was brought down, because she felt the home was a little large for the area, and she was glad to see that the depth of the front porch would allow for furniture. Although adding a box bay window at the kitchen sink would benefit

the kitchen itself, she felt that adding a canopy roof above the patio door would greatly improve the usability of the rear entrance. Mr. Sorensen replied that he is concerned about the rear yard setback requirements for a portico.

Commissioner Fitzgerald agreed with everything said so far, and he really liked the idea of adding both architectural elements on the rear elevation so that the back tied into the front elevation, which is nicely detailed. He also liked the idea of adding windows on the second-floor, side elevation. He questioned the walkway shown on the site plan that goes to nowhere on the right side elevation, which Mr. Sorenson said was an error on the drawing and should not be there. Commissioner Fitzgerald also cautioned the petitioner to check the required depth of the steps going down to the patio.

With regards to the scale of the overall roof above the garage, Chair Eckhardt pointed out the home directly across the street that is quite massive and imposing and appears to have 12:12 roof pitches. He liked the revised front elevation presented tonight and he supported the other comments made by the commissioners, including the suggestion to add details on the rear elevation.

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

Commissioner Kingsley reviewed the color and materials being proposed.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1715 N. MITCHELL AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED 2/27/17 AND RECEIVED 5/02/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PITCH OF THE ROOF ABOVE THE GARAGE WILL BE CHANGED FROM 10:12 TO 8:12, PER THE REVISED 'EXHIBIT A' SUBMITTED BY THE PETITIONER TONIGHT.
2. A REQUIREMENT THAT SOME TYPE OF WINDOW BE ADDED TO THE RIGHT SIDE ELEVATION IN BEDROOM 3 AND BEDROOM 4, WHETHER IT BE 2 WINDOWS TOWARDS THE CENTER OR TRANSOM WINDOWS, TO BE REVIEWED BY STAFF.
3. A REQUIREMENT THAT SOME TYPE OF RELIEF BE ADDED TO THE REAR ELEVATION, SUCH AS A CANOPY/PORTICO OVER THE PATIO DOORS OR A BOX BAY WINDOW AT THE KITCHEN SINK.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
5. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Commissioner Fitzgerald asked that the motion include a requirement to remove the walkway from the front door to the south side of the home.

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

6. A REQUIREMENT THAT THE EXISTING SIDEWALK FROM THE FRONT DOOR TO THE SOUTH SIDE OF THE HOME BE REMOVED.

COMMISSIONER KUBOW SECONDED THE MOTION.

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

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#17-058 – 1831 N. Mitchell Ave.

Tom Abbatemarco, representing *Prestigious Homes*, and Sal Genauldi, the homeowner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with one car attached garage to allow construction of a new two story residence with an attached, three car garage. This project does comply with the R-3 zoning requirements. The existing neighborhood consists primarily of single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Although the neighborhood is predominantly single story homes, it should be noted that there are a few other teardowns previously completed on this block, and numerous teardowns completed throughout the neighborhood.

The proposed house is on a 75 foot wide lot, and there is abundant space between the adjacent homes. However, the house does look tall compared to the context of the smaller homes in the neighborhood. Although, the single story front porch does help to relate to the adjacent single story homes. Staff offers the following comments to enhance the design:

1. Reduce the scale of the gable above the garage and the overall roof by reducing the roof pitch on the sides from 10:12 to 8:12.
2. Pull the porch forward a couple of feet so that the garage is not the most prominent feature.
3. The dormer on the roof gives the house a three story appearance, so it is recommended to be omitted.
4. The side of the garage will be highly visible, so it is recommended that the stone be returned all the way down the side and a window added.
5. The stone should be returned a few feet down the east side elevation, to align with the second floor wall above.
6. All windows should have window grids to match the front elevation.

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

Mr. Abbatemarco responded to the Staff comments. They would accommodate the suggestion to extend the stone down the side of the garage and add a window in the side of the garage. He spoke on behalf of his architect who was not able to attend tonight, regarding the suggestion to reduce the roof pitch on the sides, and her preference to have the gables on the home be one pitch and the garage be a different pitch; good design dictates that these 3 pitches should all be the same and reducing the garage roof will cause imbalance. Mr. Abbatemarco agreed with this. He also explained that he previously built a variation of this home 4 times, and the reason for not wanting to pull the porch forward is because the garage valley and the front porch roof have posed some issues and challenges with ice and water; the further the roof is pulled forward, the shallower the pitch continues to get. The roof dormer is there to add character and help take out some of the asphalt mass of the roof, and he was not opposed to extending the stone another 3 to 4-feet on the east elevation. He added that the homeowner prefers window grilles on only the front elevation, and the windows will be white as shown in the photograph submitted, instead of the dark bronze shown on the material list.

Commissioner Fitzgerald felt it was a nice home, and he really liked the color selection being proposed. He was okay with the rooflines, since there are some very large homes in the immediate area; however, he was in favor of matching the windows on all four sides of the home, and he was not in favor of the roof dormer, which took away from some of the nice details being proposed. He was okay with the location of the front porch as proposed, and liked the idea of extending the stone on the sides and adding the window in the garage.

Commissioner Kingsley also liked the colors being proposed, and she agreed with the petitioner that the roof pitches should match. Staff's suggestion was to bring down the overall massing of the home so it did not appear so big, and she suggested reducing the first-floor height down to 9' or 9-1/2'. She also agreed with Commissioner Fitzgerald that muntins in all the windows was a better cohesive design, and pointed out that the 2 arched windows on the front elevation could not accommodate muntins, which made the front elevation inconsistent; therefore, she was not in favor of this style of window. She questioned the style of the front door, which Mr. Abbatemarco replied would be Craftsman style, 3 lights across the top with 2 vertical panels, and the garage doors will match the photograph submitted. Commissioner Kingsley felt the front porch should extend further out, since a 6-foot porch would not function very well, and the massing of the double garage should be brought down so the eave line of the garage matches the porch. Mr. Abbatemarco said that the eave line of the garage could be brought down; however, he preferred a separation with the front porch eave because of the deep valley coming off the garage that could result in ice and water issues. Commissioner Kingsley also suggested adding a covering over the back door that covers the 3-foot landing.

For the most part, Commissioner Kubow agreed with the petitioner's rebuttal to Staff suggestions. He was fine with the roof pitch as proposed; he was okay with leaving the porch where it is; he felt the roof dormer should be removed, since it did not really fit; he agreed with extending the stone down the side of the garage, adding a window in the side of the garage, and extending the stone a few feet on the east elevation; he felt the windows muntins should either be consistent in all windows, or not used at all; and he agreed with the suggestion to add a covering above the rear door by extending the shed roof. Overall, he liked the proposed design and agreed with both the petitioner's comments and Staff comments.

Chair Eckhardt agreed with the comments made by the commissioners, and he encouraged the petitioner to lower the garage eave line down approximately 6-inches; he liked the separation and the ups and downs of it. With regards to increasing the depth of the front porch, he felt it was the homeowner's decision; it was okay the way it is proposed. He was fine with the roof dormer either way, although he preferred that it be removed and the money spent on adding a covering over the rear door. He also agreed about the muntins; either have them on all the windows or don't use them at all. Overall, he felt it was a beautiful home.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1831 N. MITCHELL AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED 5/17/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO REDUCE THE ROOF PITCH ON THE SIDES FROM 10:12 TO 8:12.
- 2.
3. A RECOMMENDATION TO OMIT THE DORMER ON THE ROOF.
4. A REQUIREMENT TO EXTEND THE STONE DOWN THE LEFT SIDE OF THE GARAGE AND ADD A WINDOW IN THE SIDE OF THE GARAGE.
- 5.
6. A REQUIREMENT TO EXTEND THE STONE A FEW FEET ON THE EAST ELEVATION.
7. A RECOMMENDATION TO ADD GRIDS TO ALL THE WINDOWS TO MATCH THE FRONT ELEVATION OR REMOVE ALL GRIDS TO BE CONSISTENT.
8. A REQUIREMENT TO ADD A COVERING OVER THE REAR DOOR BY EXTENDING THE SHED ROOF ON THE REAR ELEVATION.
9. A REQUIREMENT TO LOWER THE HEIGHT OF THE GARAGE EAVE A MINIMUM OF 6-INCHES, WITH A RECOMMENDATION TO LOWER IT 12-INCHES.

10. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
11. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

12. A RECOMMENDATION THAT THE PETITIONER MOVE FORWARD WITH DARK BRONZE WINDOWS AS SHOWN IN THE EXHIBIT PRESENTED, AS OPPOSED TO THE WHITE COLOR.

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

ITEM 3. MULTI-FAMILY REVIEWDC#17-056 – Stonebridge Village Apartments – 600 W. Rand Rd.

Jon Clark, representing *Clark Associates Architects*, and Rodney Johnson, representing *The Conner Group*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. Stonebridge Village Apartments is an existing residential apartment community with six, four-story apartment buildings with a site area of approximately 40 acres. The apartment community is under new ownership, and numerous improvements to the property are proposed including an exterior makeover for all six apartment buildings, replacement of the covered porte-cochere canopies at the entrances to each building, and replacement of three existing ground signs facing Rand Road.

This project received a preliminary Design Commission review on September 9, 2016. At that time, the proposed design included adding pitched roofs to the existing flat roofed buildings. The pitched roofs added to the height of the building which did not comply with code, and would have required a height variation. In general, the Design Commission liked the pitched roof scheme.

At this time, the petitioner has changed the design concept from adding pitched roofs to adding decorative cornices around the existing parapet walls. The proposed design also includes painting all of the exterior brick in a cream color, painting the brick spandrel panels below the windows in a dark gray color, and replacing all of the existing black metal balcony railings with new off-white vinyl railings. Finally, the proposal includes replacing the existing mansard style porte-cochere canopies with new modern sloped canopy design.

Overall, Staff is very pleased with the proposed investment and planned improvements for the property to create a fresh updated appearance. However, there are some concerns about the details of the proposed design that need to be evaluated:

1. Cornices. Overall, Staff is in support of the concept to use a bold decorative cornice to give the buildings a fresh, modern appearance. However, portions of the proposed cornice design look a bit heavy and bulky, especially in the dark black color. Additionally, the profile of the cornices is a simple stepped design. Consider incorporating a slope into the bottom of the profile to add more interest to the design. The scale, profile, and color of the proposed cornices should be evaluated by the Design Commission.
2. Brick. The existing brick walls do have a dull appearance, but painting of the brick will result in life-long maintenance to keep the buildings looking good. The Design Commission should evaluate the long-term outlook of this proposal.
3. Paint Colors. If the Design Commission concurs with the proposal to paint the brick, the proposed color scheme should be evaluated.
 - a. Walls. Staff is concerned that the creamy “Napery” color for the body of the building will be too yellow. A light gray or off-white color should be considered.
 - b. Spandrels. The proposed “Night Owl” has a greenish gray appearance that should be evaluated for compatibility with the wall color.

In terms of landscaping, the existing development has an abundance of mature landscaping. The petitioner has indicated that it is their intention to perform some trimming and maintenance of the existing landscaping, but specific plans have not been provided.

With regards to signage, the Design Commission should evaluate the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. All signs are required to comply with Chapter 30 sign code, and separate permits are required for each sign.

1. **Ground Signs.** In 1977, a sign variation was approved for this property to allow three ground signs to face Rand Road, 25 sf maximum for each. The existing signs have a rustic and somewhat dated appearance so they are proposed to be replaced with contemporary new designs. The overall scale and signage area on of the new monument style signs are substantially compliant with the original approved signs, so new sign variations are not required. This review is for the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. The signs are only allowed to display the name of the development. Therefore, the signage layout should be revised to read "Stonebridge Luxury Apartments" instead of "Luxury Apartments Stonebridge".
2. **Leasing Center Sign.** The proposed design has a consistent appearance with the primary ground sign designs. However, additional information is required to evaluate the replacement of any internal directional/address signage. Village records do not show permits for the existing signs. The proposed sign(s) are required to meet code.
3. **Building Addresses.** Wall signs are not allowed in residential zoning districts, so the large proposed address numbers on the building walls are not allowed. It is recommended that smaller address numbers be provided at each of the building entrances.

Staff recommends the Design Commission evaluate the proposed architectural design and signage designs for the exterior modifications being proposed.

Chair Eckhardt asked if there was any public comment on the project and there was response from the audience. Mr. Earl Mirsky stated that he has lived here for 35 years. His opinion is that the brick looks nice; they are weathered but they add character, and painting would just require re-painting every 2 or 3 years as the paint gets beat up by the weather. He felt it was dumb to paint over brick; he has seen it done before and it chips and looks lousy in the long run. He felt that the paint colors described tonight sounded terrible, and added that the lobbies were recently painted orange and grey, which looks really crappy. He did not see painting the brick as an improvement to this property, which was his opinion after living here for 35 years.

Mr. Clark said that he was brought into this \$10M project approximately 6 months ago to basically pick it up and run with it. Certain things such as colors and signage were previously selected by the owner of the property, which he continued with. Large samples of the proposed paint colors were presented: 'Black Fox' for the cornice, and 'Night Owl' and 'Napery' for the existing masonry. The scope of the project also includes replacing the entrance canopies on all 6 buildings, re-roofing all 6 buildings, updating the parking to make the buildings all ADA accessible, addressing safety concerns with the replacement of the railings, and updating the signage.

Chair Eckhardt asked for more details about the massing of the proposed new cornices, which he initially felt were really big, boxy, and cartoonish. Mr. Clark replied that the computer program may be slightly skewing the perspective of the cornices; the cornices are basically boxed framed with metal and wood, to be faced with EFIS and slightly projected. The rise of the cornice will be 8-feet and the projection approximately 6-feet, with the largest cornice located at the building entrance. The cornices will have reveals built into them, which are not reflected in the rendering because of the dark color.

Mr. Clark responded to the comments in the Staff report. He was not opposed to evaluating the scale, profile and color of the proposed cornices, and considering incorporating a slope into the bottom of the profile to add more interest to the design, as well as add some reveals on certain grid systems. He felt the suggestion to consider alternate color schemes without painting the existing brick was a subjective approach; the owner really wants to paint the buildings. He added that the property owners own multiple properties around the country and have an exclusive contract with Sherwin Williams, and he was confident that any future issues resulting from painting the brick would be addressed; the most cost effective solution for the existing aged brick is to paint it, and the owners would like to use the 3 paint colors being presented tonight. He was not opposed to creating a mock-up of the proposed paint colors. He reiterated that the signage being proposed was previously selected by the property owner's designated sign

company that does nationwide work for them, and he presented a photo of signage from another property of the owner. With regards to landscaping, Mr. Clark felt that landscaping in this particular development is really more of a pruning back of the very mature older trees, along with the ADA enhancements to the front of the buildings, will develop a nice landscaping scheme around the 6 approaches of each building.

Chair Eckhardt was curious about the owners' intentions for updating the lobbies, as mentioned by the resident who previously spoke, and Mr. Clark replied that there will be some remodeling of the lobbies. He also presented a sample of the new railing color.

Commissioner Kubow said that overall, he felt the changes being proposed were well done. He liked the color choices, in terms of how they are presented in 2D; however, he felt the 'Napery' color was a bit yellowish and he recommended a warmer tone that is more of a representation of the color rendering and a better complement to the other 2 colors being proposed. He really liked what was being done with the cornice; however, he strongly considered extending them a bit further back when they return towards the inside of the building. Overall, he really liked what was being proposed and felt it was fantastic. With regards to painting, he pointed out that paint has come a long way and the warranties will last a long time; it can be a good a superior product, just like the EIFS. His only issue with the project is the signage, the blue color is out of context, and the design does not fit the buildings that have big, bold cornices, which he felt should be introduced in some way in the signage. He liked the design and the muted colors on the sign shown in the photo of the owner's other property.

Commissioner Kingsley said that painting brick, when done correctly, can be successful, although she would recommend a color that is less yellow than the 'Napery'. She liked the 'Night Owl' color and how it is delineated with the windows, and she liked the color of the railings. She asked if anything was being done with the windows and the a/c units on the balconies, and Mr. Clark replied that nothing is being done with the windows or the a/c units at this time. Commissioner Kingsley suggested refocusing some of the energy of this project on the actual energy efficiency of the units; replacing the windows and patio doors with insulated units, as these are the 'eyes' of a building. Making the bones of this building better might suit it. Although she understood what is being done with the proposed new cornices, she felt that they were unnecessary and not what would draw people to the development. If the project is approved, she would require that a detail of the cornice be submitted, and that lighting on the cornices be reviewed to ensure sensitivity. Her recommendation was to eliminate most of the cornices and put the money elsewhere; do something simple, which could be something other than EIFS as a termination to the roof. She really liked the proposed canopy and felt that something in a similar aesthetic would be better on the roof. With regards to the signage, she agreed with the other commissioners that the style did not fit the building and the blue color made no sense. In summary, Commissioner Kingsley acknowledged that the buildings are tired looking; however, the development is very nice with Mid-Century modern architecture, and she suggested trying to do less with the changes.

Commissioner Fitzgerald agreed that the brick is tired looking and worn in certain places, and he was in favor of painting it, although he preferred more of a natural earthy tone. He liked the scale of the cornice, bigger in the middle, lower, and then a little bit bigger on the ends, and he questioned the height of the larger, center cornice. Mr. Clark replied that the larger cornice is 1 or 2-feet taller than the other cornices, which Commissioner Fitzgerald felt added a lot. Commissioner Fitzgerald also liked the new railing design; however, he disliked the signs being proposed; there is no design connection between the signs and the buildings. With regards to landscaping, he felt the site would benefit from some improvements.

Chair Eckhardt said that the property is gorgeous, the landscaping is super mature and the trees are amazing. He was in favor of painting the brick; however, he was concerned about the upside down layer cake effect of the top cornices, and he was unsure they were fully developed yet. In terms of lighting, he pointed out that shining a dark light on a dark surface will have no lighting effect, and he suggested using the 'Night Owl' color on the tall pilasters at the front door to create a more vertical element. He also felt that the 'Napery' color was too yellow, which could look white in the sunlight. He agreed with the other commissioners about the new signage; the building has very strong

elements, which the signage should reflect, and the Stonebridge name should have more prominence than the word 'Luxury'.

PUBLIC COMMENT

Mr. Mirsky acknowledged that the existing metal balcony railings are rusty, but he felt they had more of an open feel than the new railings being proposed. He also said that painting these big buildings will result in the strong afternoon sun reflecting off of them, which will look really bad from the street. He also referenced the 2 brick condo buildings across the street that look nice and stately.

Commissioner Kubow reiterated that overall, he really liked the project and felt that painting the brick was a fine option, although he was not in favor of the 'Napery' color and preferred a softer more earthy beige color. He liked the bold look of the cornices; however, he felt they should be returned again, and lighting of the cornices should be reviewed closely. He also disliked the signage as proposed and felt it should be re-designed.

Commissioner Kingsley was not bothered by painting the brick and felt the colors could be adjusted as previously suggested. She had an issue with the cornices; the size, mass and details of them, as well as the lighting and the new signage. She felt the resident who spoke made a huge point about the new railing design and she would recommend a different railing material that would 'disappear'. She would like to see the project come back.

Commissioner Fitzgerald had some concerns about the cornices and he was open to requiring that they be smaller and approved by Staff. He also felt the comment from the resident about the railings is important and should be considered. He reiterated his concern about the 'Napery' color; he did not dislike it, but felt it could be improved and approved by Staff.

Chair Eckhardt said that when he looks at the proposed design, he sees a more contemporary version of an apartment building. Although the railing mock-up is stylish, it does provide for a barrier from inside to outside, which is something to consider. The cornices serve a purpose and there are many good things about how they are currently designed; however, they are probably exaggerated a fine amount and need further study. He felt the proposed colors were sophisticated, although he was not opposed to seeing other options for the 'Napery', with a mock-up to be provided.

Commissioner Kubow felt there were still some outstanding items that needed to be resolved that affect the design significantly; paint, cornice, lighting, railings, as well as signage, which needed to be re-designed. Chair Eckhardt asked for a motion and there was no response. He presented options to the petitioner at this time, based on the comments made tonight. Understanding that signage is an issue, Mr. Clark asked if the painting scheme and balcony railing design could be approved tonight to expedite the process. Chair Eckhardt reiterated that the commissioners have concerns about the 'Napery' color, and Mr. Clark replied that they typically create a mock-up of the paint colors on the building, which could be completed within a few days.

Chair Eckhardt suggested a motion to continue the project to the next available meeting to allow the petitioner to come back with additional cornice details, the railing design, and complete a mock-up of the 3 proposed paint colors (and a second option) on the building for the commissioners to visit prior to the next review. Commissioner Kingsley had concerns about lighting on the cornices and asked that the location of any lighting be included in the next review as well. Commissioner Fitzgerald suggested the railings be cast aluminum. Mr. Clark said that it was not a problem to come back in a few weeks with revised details.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE STONEBRIDGE VILLAGE APARTMENTS (DC#17-056) TO THE DESIGN COMMISSION MEETING ON JUNE 13, 2017, WITH THE FOLLOWING TO BE REVIEWED:

1. THE CORNICE DETAILS, LIGHTING, PAINT COLORS, AND RAILING DESIGN.
2. THE NEW SIGNAGE FOR THE SITE.

Commissioner Kingsley said that a key element to all of this will be the change to the stone piers at the entryway, and she asked that the petitioner bring back something that shows the signage as it relates to that and how it relates to the building; what is to remain and what is to be removed. She added that she is not able to attend the next meeting; therefore, any approval will require all 3 commissioners. She also asked if Commissioner Fitzgerald was okay with the landscaping as shown and Commissioner Fitzgerald said that he was. Mr. Clark said that once the major renovations are complete, landscaping updates will be addressed as well.

COMMISSIONER KUBOW SECONDED THE MOTION.

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

DRAFT

ITEM 4. MULTI-FAMILY PRELIMINARY REVIEW221 S. Evergreen Ave.

Joe Labelle, representing *Rize Properties*, was present on behalf of the project.

Mr. Hautzinger stated that the site is located at northeast corner of South Street and Evergreen Avenue, and currently consists of a single-family home. This entire block of Evergreen is zoned R-6 and located south of the Downtown. The project is scheduled for review at the Zoning Board of Appeals on June 12, 2017, and time did not allow for the project to come for a formal review with the Design Commission first. The petitioner is proposing to tear down the existing single-family home and construct a new 3-unit townhome building, with garages at the first-floor and 2 levels of living above that.

Chair Eckhardt asked if split-face block was being proposed at the ground floor of the new building, and Mr. LaBelle replied that decorative CMU is being proposed at the first-level, with brick above that. Chair Eckhardt really liked the 3 levels of coloration being shown in the rendering, and he loved the rear elevation. He suggested adding details in the white areas at the bottom of the building such as limestone window sills, and adding more trim to the bay windows. He had no further comments.

Commissioner Kubow agreed with the comments made by Chair Eckhardt. He liked the rear elevation so much that he wanted to see the dark color continued onto the front of the building, although he was not a huge fan of the brick color, which could be further studied by the petitioner. Overall, he felt it was a very cool building.

Commissioner Fitzgerald liked the rear and side elevations, and was not bothered by the brick color. The only thing that stood out to him was the scale between the front door and the overhang over the front door, versus the window bays over the garage doors. He suggested somehow beefing up the front door look because it almost seems secondary to the rest of the building. Commissioner Kubow agreed. Commissioner Kingsley disagreed, as did Chair Eckhardt.

Commissioner Kingsley asked about the variations, which Mr. Hautzinger replied included density for the lot size, setback requirements on the north, and the balcony projection into the side yard.

Chair Eckhardt commented that the area where the white stone meets the brick needs a stone trim piece instead of a flush transition.

Commissioner Kingsley felt it was a nicely designed building, although she was unsure if she liked the dormers. She felt the bigger issue about the color is how it will look in the location being suggested, which the Zoning Board of Appeals will look at as well. Although she felt it was a great looking building, she had concerns about the mass and whether it is appropriate for this location, and she did not like the steep rise of the stairs that come off the sidewalk and go straight up, versus incorporating the stairs on the inside. She also pointed out that the location of the garage on the end unit is closer to the corner than the entry stairs, which is not being pedestrian friendly.

Mr. Hautzinger asked the Design Commission for their input on if the end unit should face Evergreen, resulting in one garage door and one front entry facing Evergreen and the other two facing South Street. Commissioner Kingsley felt the building was a nice composition as shown. Chair Eckhardt felt that the elevation was really balanced and perfect across the front, and he was not in favor of taking the left side and turning it sideways. Commissioner Fitzgerald liked that the garages were on the south side of the site because that is more the public part of the street. Commissioner Kingsley felt the front doors needed to be approachable because this is a pedestrian friendly street.

Mr. LaBelle said that they are under contract to purchase the site; however, they want feedback from the ZBA on what would be allowed before they commit to the purchase. The design being presented tonight is conceptual at this

time and based on a plan they are building in Mt. Prospect. One of the challenges of this plan is that the building height is causing the setbacks to be so far back, and options include lowering the garages partially below grade, or a conceptual plan of a flat roof that he could share tonight. Mr. Hautzinger stated that Staff previously suggested lowering the plate height of the current pitched roof design approximately 2-feet, which would result in clipped ceilings on the front and back, and would help reduce the setback requirement.

Commissioner Fitzgerald agreed with Commissioner Kingsley that the dormers could be eliminated, and Chair Eckhardt agreed as well. Mr. LaBelle presented the flat roof option to the commissioners for feedback. Commissioner Fitzgerald and Commissioner Kubow preferred the original pitched roof design to the flat roof design because it would fit better in the neighborhood. Mr. Hautzinger added a suggestion to break up the rear elevation third floor into 3 separate bays instead of a continuous long bump-out. Commissioner Kingsley clarified that as a whole, the commissioners like the design of the new building, but whether or not the appropriateness of this massing on this particular site has not been discussed.

Mr. LaBelle commented that moving the stairs to the interior as suggested is an option, although this would result in the front door being considerably lower, which could draw away from the door. Commissioner Fitzgerald suggested an extra tall door, and Commissioner Kingsley suggested a front door with a transom above, and she reiterated her dislike of the steep stairs as currently shown.

ITEM 5. GENERAL MEETING

Chair Eckhardt updated the commission on his recent communication with the recipients of the Alan F. Bombick design award. He will work with Staff to provide information for the next meeting.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 9:20 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#17-056 - Stonebridge Village Apartments - Multi-Family

Department: Planning & Community Development

Requested Action

1. Approval of the proposed architectural design for exterior modifications to six existing apartment buildings and new ground sign designs.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design and signage designs for the exterior modifications to Stonebridge Village Apartments located at 600 W. Rand Road. This recommendation is based on the revised plans received 6/6/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Raise the bottom of the "low profile" cornice detail about one foot.
2. Study a new paint scheme with dark brown cornice, beige walls, and off-white spandrel panels, field mockup to be approved by Staff.
3. All signs shall comply with code, Chapter 30, or with previously approved variations.
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 nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. The petitioner is required to meet all landscape and parking requirements per Chapter 28.

ATTACHMENTS:**Description**

Staff Report

Drawings & Documents - 6/13/17

Drawings & Documents - 5/23/17

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Stonebridge Village Apartments
Project Address: 600 W. Rand Rd.
Prepared By: Steve Hautzinger

Date Prepared: May 15, 2017
Date Revised: June 8, 2017

PETITIONER INFORMATION:

DC Number: 17-056
Petitioner Name: Jonathan W. Clark
Petitioner Address: Clark Associates Architects
1811 Business Park Drive
Clarksville, TN 37040
Original Meeting Date: May 23, 2017
Re-Review Meeting Date: June 13, 2017

Requested Action(s):

1. Approval of the proposed architectural design for exterior modifications to six existing apartment buildings and new ground sign designs.

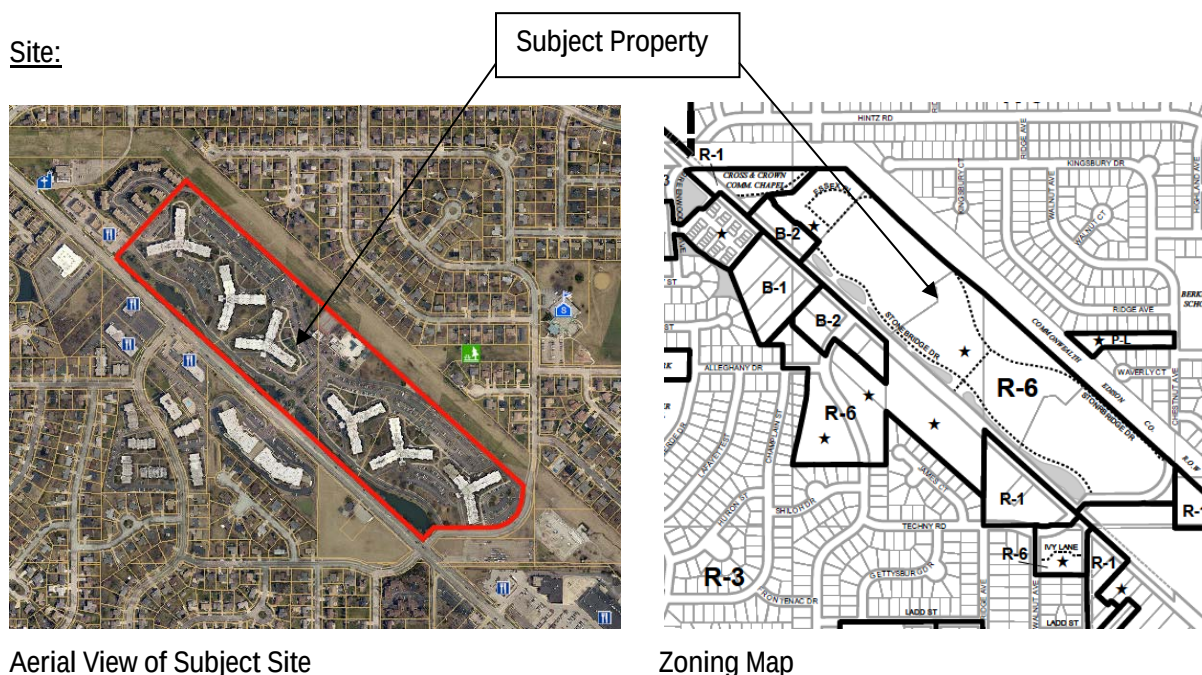
ANALYSIS

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."

Stonebridge Village Apartments is an existing residential apartment community with six, four-story apartment buildings with a site area of approximately 40 acres. The apartment community is under new ownership, and numerous improvements to the property are proposed including an exterior makeover for all six apartment buildings, replacement of the covered porte-cochere canopies at the entrances to each building, and replacement of three existing ground signs facing Rand Road.

Site:



Architectural Design:

The scope of the project includes adding decorative cornices around the existing parapet walls, painting all of the exterior brick, painting the brick spandrel panels below the windows in a contrasting color, and replacing all of the existing black metal balcony railings with new off-white vinyl railings. Finally, the proposal includes replacing the existing mansard style porte-cochere canopies with new modern sloped canopy design.

Landscaping:

The existing development has an abundance of mature landscaping. The petitioner has indicated that it is their intention to perform some trimming and maintenance of the existing landscaping, but specific plans have not been provided.

Signage:

The Petitioner is proposing various new signage for the development. All signs are required to comply with Chapter 30 sign code or previously approved variations, and separate permits are required for each sign. As a note, fluttering temporary signs, etc (previously installed and removed at this location) are not allowed.

1. **Ground Signs.** In 1977, a sign variation was approved for this property to allow three ground signs to face Rand Road, 25 sf maximum for each. The existing signs have a rustic and somewhat dated appearance so they are proposed to be replaced with contemporary new signs. The overall scale and signage area on the new monument style signs are substantially compliant with the original approved signs, so new sign variations are not required. This review is for the overall style and appearance of the proposed signs as they relate to the proposed updated style of the development. The signs are only allowed to display the name of the development. Therefore, the signage layout should be revised to read "Stonebridge Luxury Apartments" instead of "Luxury Apartments Stonebridge".
2. **Leasing Center Sign.** The proposed design has a consistent appearance with the primary ground sign designs. However, additional information is required to evaluate the replacement of any internal directional/address signage. Village records do not show permits for the existing signs. The proposed sign(s) are required to meet code.
3. **Building Addresses.** Wall signs are not allowed in residential zoning districts, so the large proposed address numbers on the building walls are not allowed. It is recommended that smaller address numbers be provided at each of the building entrances.

PROJECT UPDATE:

This project was reviewed by the Design Commission on May 23, 2017. At that time, the Design Commission expressed numerous concerns with the design, so the project was continued so that the design can be further studied, revised, and re-reviewed. The primary concerns raised by Design Commission were:

1. **Cornices.** The proposed cornices had a large and boxy appearance. It was recommended that the cornice design be simplified, refined, and details provided. There was concern about architectural down-lighting proposed within the cornices.
2. **Brick Paint.** Overall, the Design Commission was not opposed to painting the existing brick buildings. However, there was concern about the proposed "Napery" color being too yellowish as well as the compatibility with the proposed "Night Owl" color. Earth tone colors were suggested, possibly a warmer beige color. The petitioner agreed to provide a paint mockup on site for review.
3. **Railings.** A resident from the development expressed concern about the proposed new railing system looking too heavy and blocking views from inside the building. The Design Commission shared this concern, and requested that other railing options be considered.
4. **Signage.** The design of the new ground signs was not coordinated with the building architecture, and the blue color on the signs was out of context with the development.

Design Revisions and Staff Comments:

Based on the feedback from the Design Commission, the petitioner has made the following revisions to the design:

1. **Cornices.** The cornice design has been simplified, and details have been provided for the “high”, “medium”, and “low” profiles. Lighting in the cornices has been omitted.
 - a. Overall, the revised cornice design is a big improvement. It has much better scale and proportion.
 - b. It is recommended that the bottom of the “low” profile cornice be raised up about one foot to break the continuous horizontal line.
 - c. It is recommended that the color be changed to a dark brown color to complement the tan balcony railings and coordinate with a beige wall color.
2. **Brick Paint.** The petitioner is proposing the same paint colors for the project as reviewed on May 23rd. The paint mockup was installed at the site, and Staff maintains the opinion that the “Napery” color is too yellowish and it does not work well with the greenish/gray “Night Owl” color.
 - a. Staff recommends a revised color scheme with off-white spandrel panels, a beige paint color for the walls (to complement the tan railings), and a dark brown cornice.
3. **Railings.** The petitioner is proposing the same tan vinyl railing system for the balconies. Staff reviewed the mockup on site, and found the railing to have nice new clean appearance. They do not have a heavy appearance, and Staff recommends approval.
4. **Signage.** The Petitioner has provided a revised sign drawing with colors and a cornice detail to complement the proposed building design. An alternate design includes a flat top to better complement the proposed building design. Staff is in support of either design. The colors should be coordinated with the final building scheme colors.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural design and signage designs for the exterior modifications to *Stonebridge Village Apartments* located at 600 W. Rand Road. This recommendation is based on the revised plans received 6/6/17, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Raise the bottom of the “low profile” cornice detail about one foot.
2. Study a new paint scheme with dark brown cornice, beige walls, and off-white spandrel panels, field mockup to be approved by Staff.
3. All signs shall comply with code, Chapter 30, or with previously approved variations.
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 nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder’s responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. The petitioner is required to meet all landscape and parking requirements per Chapter 28.

_____, June 8, 2017

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-056

Sheet A 3.1

1
A 3.2
N.T.S.



2
A 3.2
N.T.S.



4
A 3.2
N.T.S.



3
A 3.2
N.T.S.



Drawn: WCE
Date: 6.05.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

Renovated Perspective
Views

Preliminary -
Not for
Construction

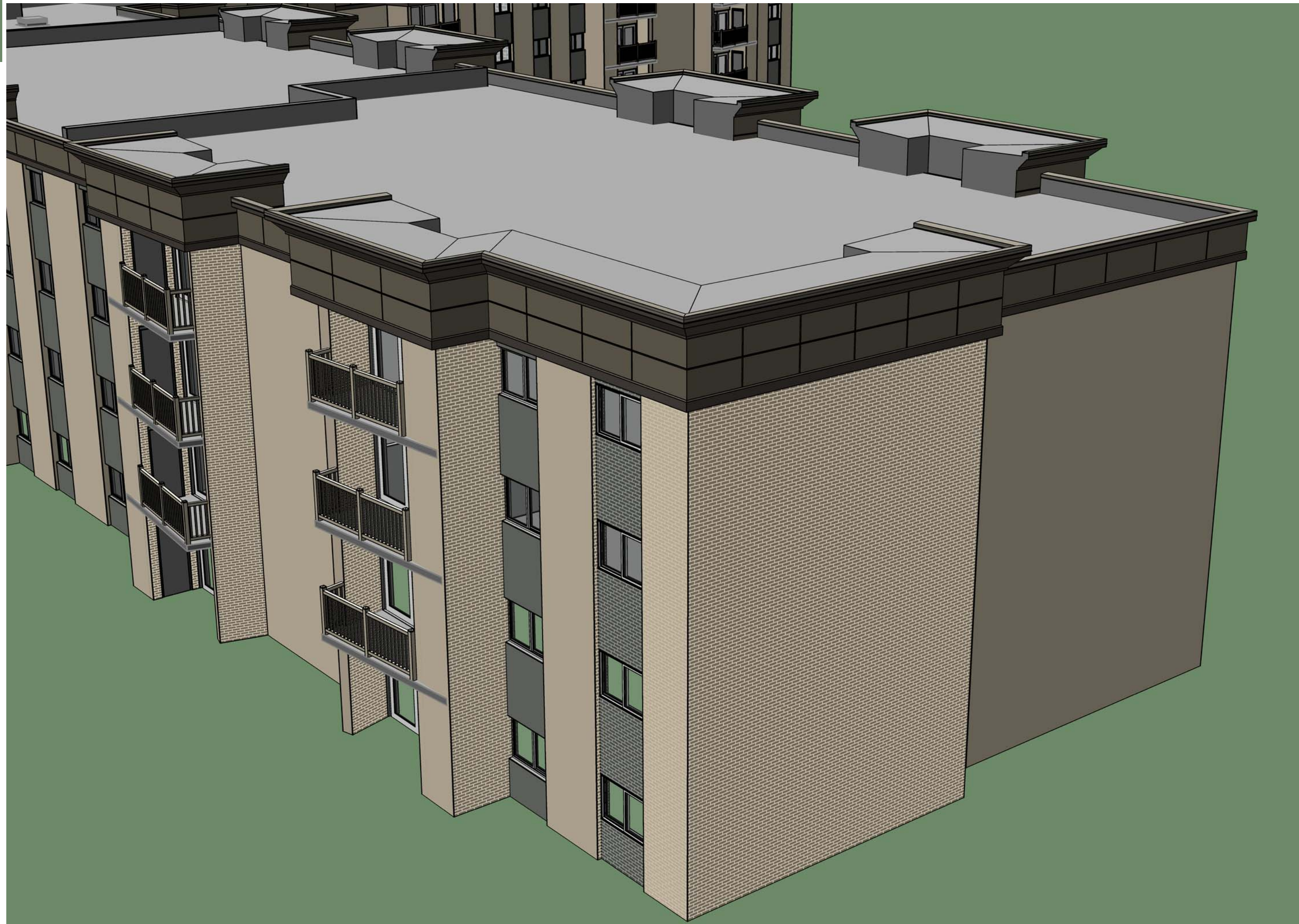
Gerald W. Clark, Architect
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
p - 931-552-3860 / f - 931-552-0370
e - gclark@caarchitects.com

Print Set No.

Sheet A 3.2



1 Perspective View @ End - Low
A 3.3 N.T.S.



2 Perspective View @ End - High
A 3.3 N.T.S.

Drawn: WCE
Date: 6.05.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 13663

Renovated Perspective
Views

Preliminary -
Not for
Construction

Gerald W. Clark, Architect
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Print Set No.

Sheet A 3.3









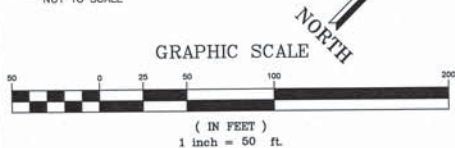
MAIN ENTRY SIGN



ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP:
NOT TO SCALE



TITLE COMMITMENT:

THIS SURVEY IS BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 1401-008979839-D2, EFFECTIVE DATE OCTOBER 19, 2015.

LEGAL DESCRIPTION:

PARCEL "A": LOT "A" IN STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "B": LOT "B" IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "C": LOT "C" IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES ON SCHEDULE B:

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

- 15 UTILITY EASEMENTS PER DOCUMENT 21301388 ARE PLOTTED HEREON. APPROXIMATE LOCATION OF CENTERLINE OF WESTERLY WATER MAIN EASEMENT IS GRAPHICALLY PLOTTED HEREON. DESCRIPTION IS ILLINOIS.
- 16 COMMONWEALTH EDISON EASEMENT PER DOCUMENT 19417172 IS PLOTTED HEREON.
- 17 COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOCUMENT 21040341 IS LOCATED WHERE FACILITIES ARE INSTALLED. APPROXIMATE LOCATION PER EXHIBIT A IS PLOTTED HEREON.
- 18 COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE COMPANY EASEMENT PER DOCUMENT 22130630 IS LOCATED WHERE FACILITIES ARE INSTALLED. EXHIBIT A SHOWS LOCATIONS IN PARCEL (LOT) C WHILE LEGAL DESCRIPTION REFERS TO LOT A. APPROXIMATE LOCATION PER EXHIBIT A IS PLOTTED HEREON.
- 19 INGRESS AND EGRESS EASEMENT PER DOCUMENT 25109190 IS PLOTTED HEREON.
- 20 ELECTRIC AND TELEPHONE COMPANY EASEMENT PER DOCUMENT 21305258 IS LOCATED WHERE FACILITIES ARE INSTALLED. APPROXIMATE LOCATION PER EXHIBIT A IS PLOTTED HEREON.
- 21 INGRESS AND EGRESS EASEMENT PER DOCUMENT 22948132 IS PLOTTED HEREON.
- 22 COMCAST EASEMENT PER DOCUMENT 0511641104 IS AN EASEMENT IN GROSS AND IS NOT PLOTTABLE.

LEGEND:

- (R) RECORD
(M) MEASURED
* FLAG POLE / BOLLARD / POST
+ SIGN POST
+ TRAFFIC SIGNAL POLE
+ TRAFFIC SIGNAL PEDESTAL
+ LIGHT POLE, MAST-ARM
+ LIGHT POLE
+ UTILITY POLE
+ COMMUNICATIONS PEDESTAL
+ COMMUNICATIONS MANHOLE
+ TRANSFORMER
+ ELECTRIC PEDESTAL / METER
+ ELECTRIC MANHOLE
+ GAS METER
+ VALVE VAULT
+ FIRE HYDRANT / STANDPIPE / AUTO SPRINKLER
+ VALVE BOX
+ BUFFALO BOX
+ CLEANOUT
+ MANHOLE
+ INLET
+ CATCH BASIN
+ CATCH BASIN, BEEHIVE
--- OVERHEAD WIRE(S)
--- FENCE, CHAIN-LINK
--- FENCE, WOOD
--- HANDRAIL

ZONING CLASSIFICATION:

ZONE R-6, Multiple-Family Dwelling District

Required Minimum Yards:

Front Yard: 25 feet plus 1 foot for each foot or fraction thereof which exceeds a building height of 25 feet.

Side Yard: 10% of lot width plus 1 foot for each foot or fraction thereof which exceeds a building height of 25 feet.

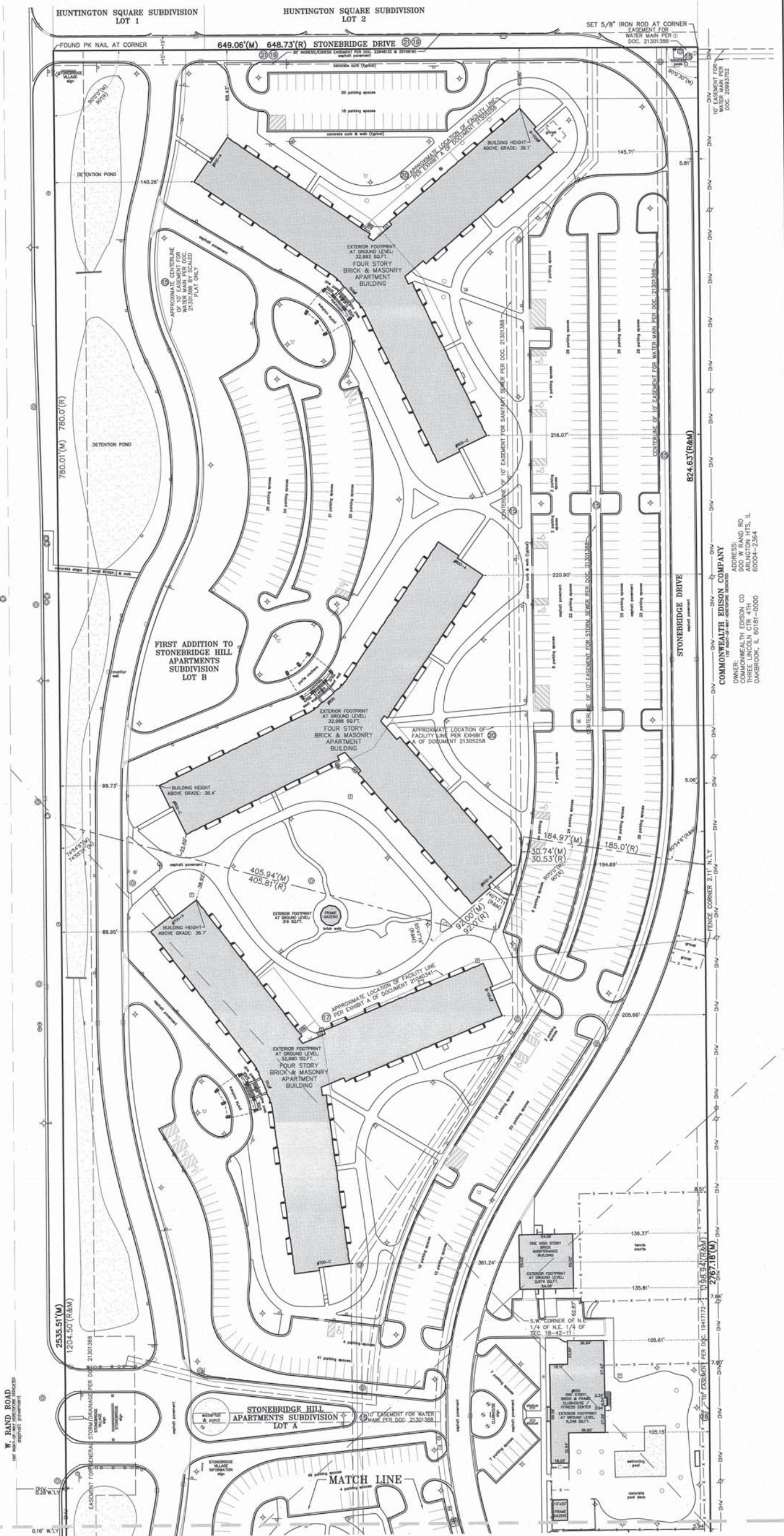
Exterior Side Yard: On corner lots, there shall be maintained a side yard of not less than 20 feet on the side adjacent to the street which intersects the street upon which the building maintains frontage, and in the case of a reversed corner lot, there shall be maintained a setback from the side street of not less than 50% of the front yard required on the lots in the rear of such corner lots, but such yard need not exceed 20 feet. No accessory building on solid reversed corner lot shall project beyond the front yard required on the adjacent lot to the rear, nor be located nearer than five feet to the side lot line of solid adjacent lots.

Rear Yard: 30 feet plus one foot for each foot or fraction thereof which exceeds a building height of 25 feet.

Maximum Building Height: 40'-ft, exclusive of elevators, penthouses, stair heads, and other mechanical equipment.

Maximum Floor Area Ratio: 150%

Information provided by V. Gina Giannelli
Illinois State Counsel & Vice President
Chicago Title Insurance Company - National Commercial Services | Chicago
10 South LaSalle St., Suite 3100, Chicago, IL 60603
p: 312-223-2754 | f: 312-223-2272



FLOOD ZONE CLASSIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0201-J, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 19, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

PROJECT NUMBER
14681

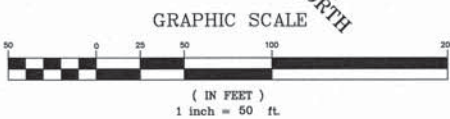
ALTA/ACSM LAND TITLE SURVEY
STONEBRIDGE VILLAGE
600 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

IG CONSULTING, INC.
INFRACON & GEOCON e-mail: ig@igconsulting.net
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
PREPARED FOR: THE CONNOR GROUP SCALE: 1" = 50'
FIELD CREW: D.J. FIELD WORK: DEC/2015 DRAFTED BY: J.H. CHECKED BY:

ALTA/ACSM LAND TITLE SURVEY



VICINITY MAP:
NOT TO SCALE



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 - TRANSFORMER
 - ELECTRIC PEDESTAL / METER
 - ELECTRIC MANHOLE
 - GAS METER
 - VALVE VAULT
 - FIRE HYDRANT / STANDPIPE / AUTO SPRINKLER
 - VALVE BOX
 - BUFFALO BOX
 - CLEANOUT
 - MANHOLE
 - INLET
 - CATCH BASIN / YARD DRAIN / MONITOR WELL
 - CATCH BASIN, BEEHIVE
 - OVERHEAD WIRE(S)
 - FENCE, CHAIN-LINK
 - FENCE, WOOD
 - HANDRAIL

SURVEYOR'S NOTES:

- ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTIONS ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
- ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
- COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
- THE SURVEYOR WAS NOT PROVIDED WITH A WETLAND DELINEATION REPORT AND NO DELINEATION MARKERS WERE OBSERVED AT THE TIME OF SURVEY.
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
- THE PROPERTY HAS ACCESS TO W. RAND ROAD AND CHESTNUT AVENUE, BOTH PUBLIC STREETS.
- UNIT PATIOS ARE SURFACED WITH CONCRETE, BRICK, TILE OR A COMBINATION THEREOF.
- GROSS LAND AREA OF PARCELS A, B AND C IS 1,770,125 SQ.FT. OR 40.6 ACRES.
- WITH RESPECT TO ADJOINING PROPERTIES, NO PARTY WALLS WERE DESIGNATED BY THE CLIENT AND NO PARTY WALLS WERE OBSERVED AT THE TIME OF SURVEY.
- THE PROPERTY CONTAINS 1,053 STANDARD PARKING SPACES AND 26 HANDICAPPED PARKING SPACES.

ALTA/ACSM LAND TITLE SURVEY
STONEBRIDGE VILLAGE
600 W. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

IG CONSULTING, INC.
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1133 | FAX (847) 215-1177
PREPARED FOR: THE CONNOR GROUP SCALE: 1" = 50'
FIELD CREW: D.J. FIELD WORK: DEC/2015 DRAFTED BY: J.H. CHECKED BY:
FIRM NO. 184-001330

FIRST ADDITION TO
STONEBRIDGE HILL
APARTMENTS
SUBDIVISION
LOT D

SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS
COUNTY OF COOK
CERTIFIED TO:
Stonebridge of Arlington Heights, LLC;
Stonebridge of Arlington Heights, LLC;
Stonebridge of Arlington Heights, LLC;
CBRE Capital Markets, Inc. and Federal Home Loan Mortgage Corporation,
their successors and/or assigns;
and Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 8, 9, 10(a), 11(a), 13, 16, 18, 19 and 20(a) of Table A thereof.

The field work was completed on 12/23/2015.
Date of Plat: 02/19/2016

BY: ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES: NOVEMBER 30, 2016



Stonebridge Apartment Buildings - Existing Site Photos



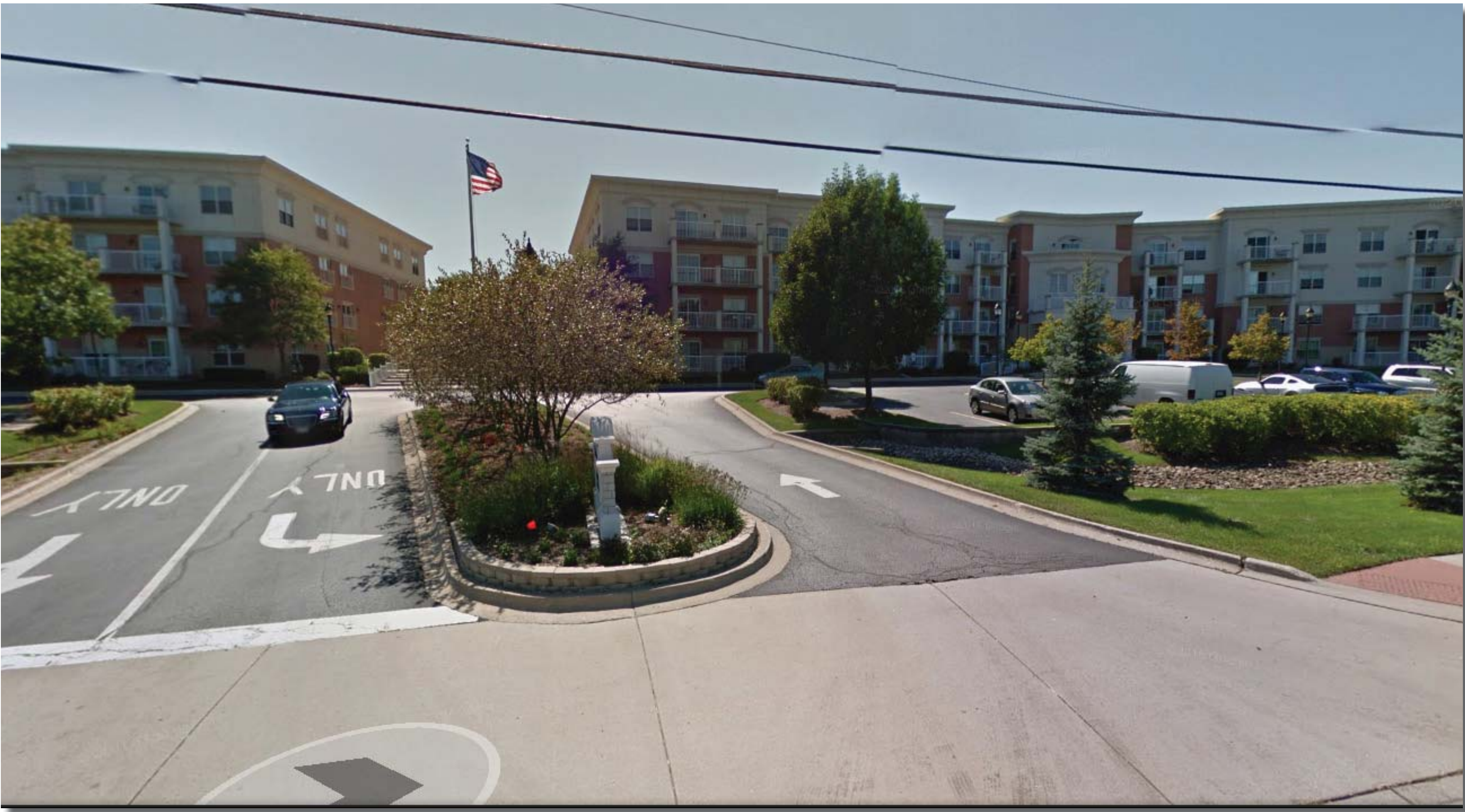
Stonebridge Apartments - Existing Site Photos - View from Rand Road / Main Property Entry



Stonebridge Apartment Buildings - Existing Site Photos / Railing Mockup



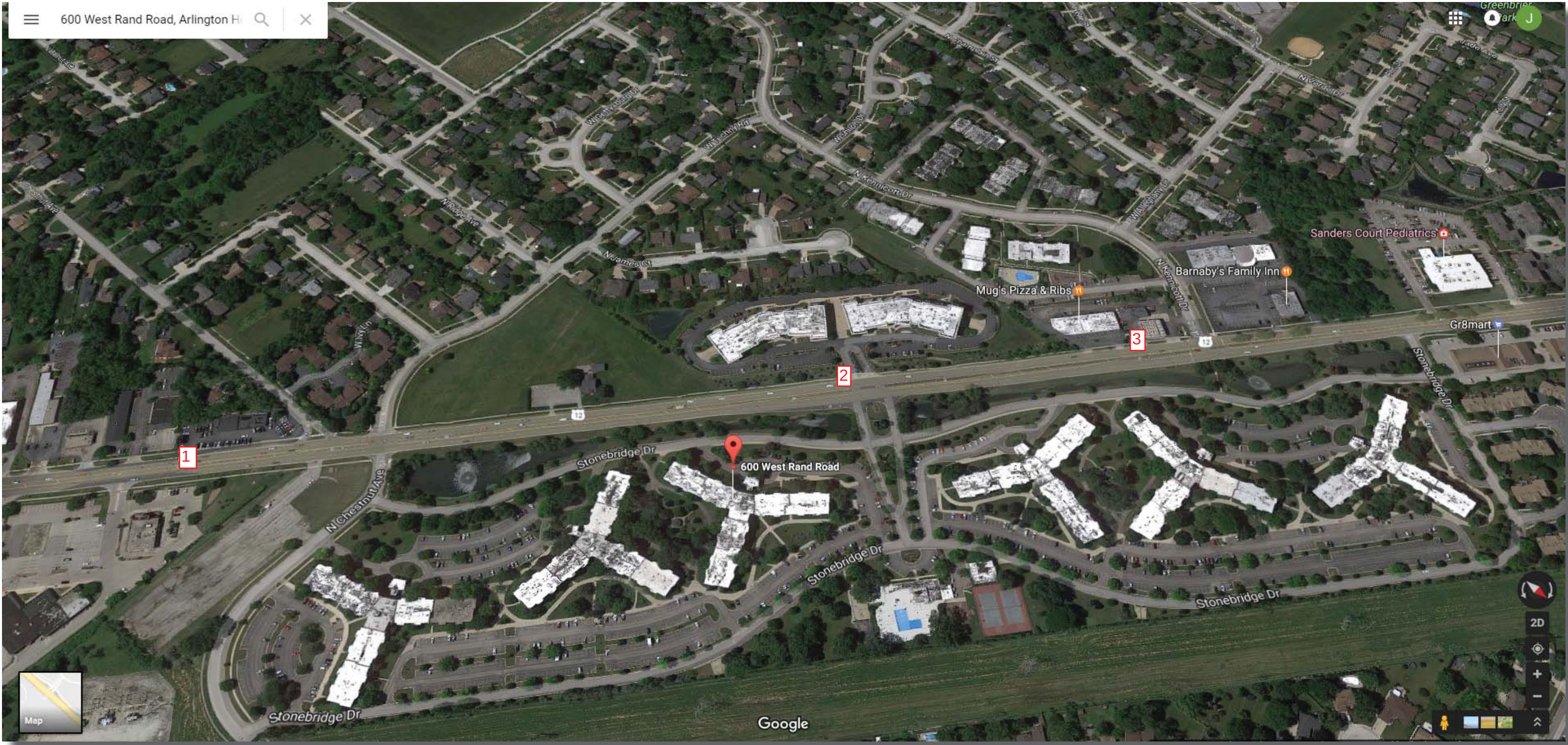
Retail Development - Property 1



Fountain of Arlington Apartment Complex - Property 2



Retail Development - Property 3

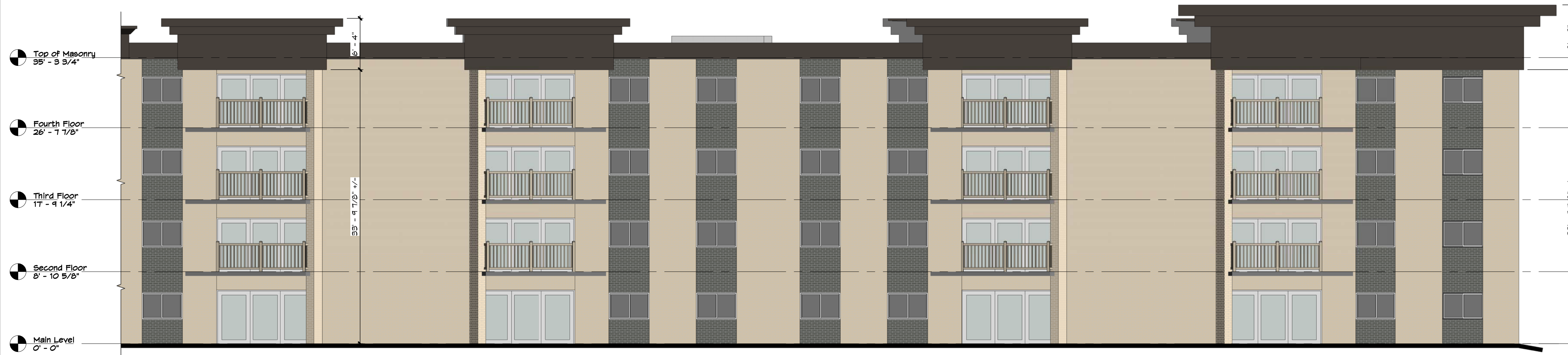


Legend

Existing Adjacent Developments - Site Photos and Location Legend

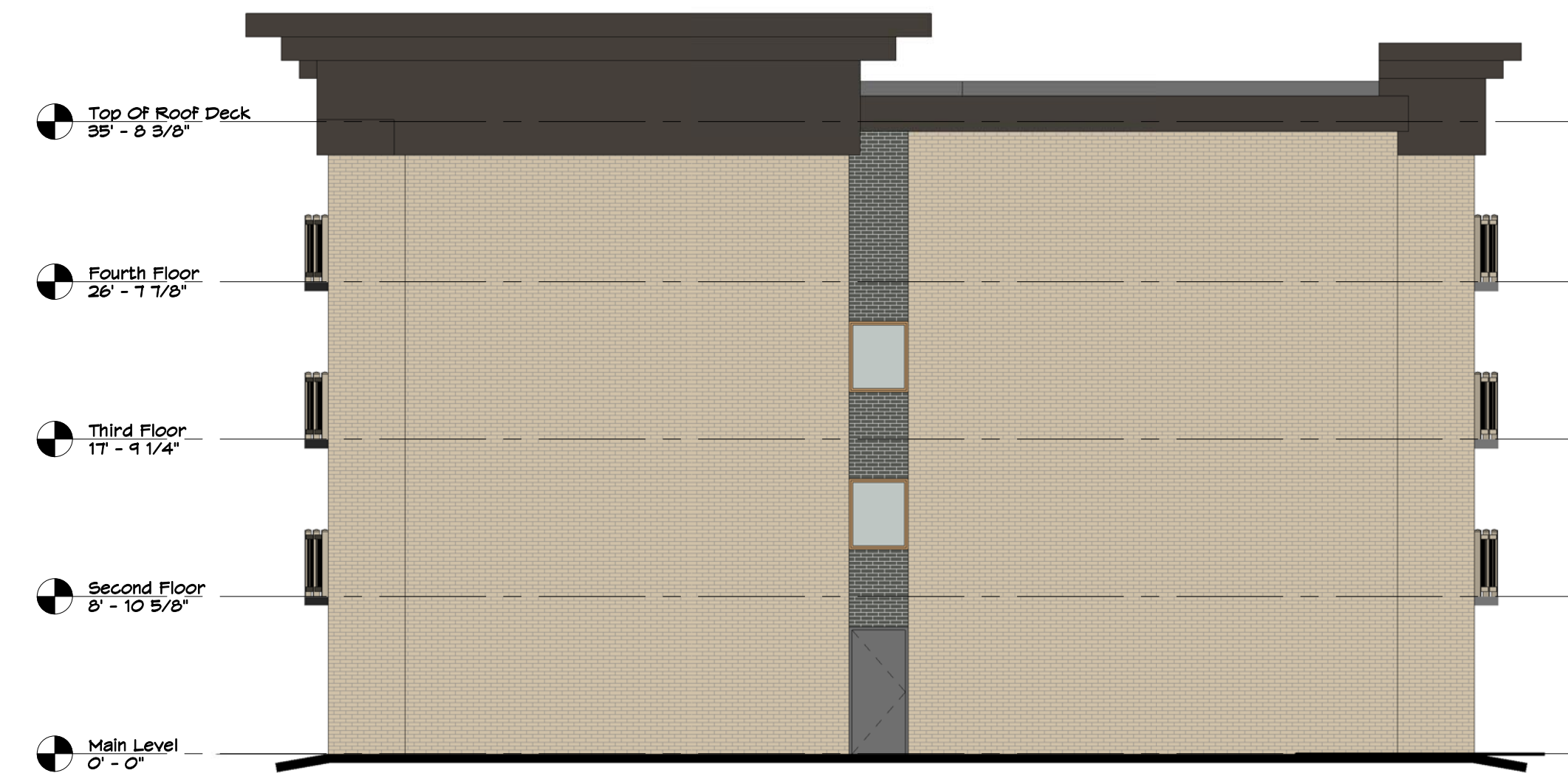


1 Renovated Front Elevation
A 3.1 1/16" = 1'-0"



2 Typical Wing Side Elevation
A 3.1 1/8" = 1'-0"

- Denotes locations of EIFS system painted:
Sherwin-Williams SW1202 Black Fox
- Denotes locations of existing brick masonry
veneer - Tuck point as required & prime w/
Thoroseal - Finish paint shall be:
Sherwin-Williams SW1061 Night Owl
- Denotes locations of existing brick masonry
veneer - Tuck point as required & prime w/
Thoroseal - Finish paint shall be:
Sherwin-Williams SW636 Napery



4 Typical Wind End Elevation
A 3.1 1/8" = 1'-0"



3 Typical Wing Side Elevation
A 3.1 1/8" = 1'-0"

Drawn: WCE
Date: 4.20.2017

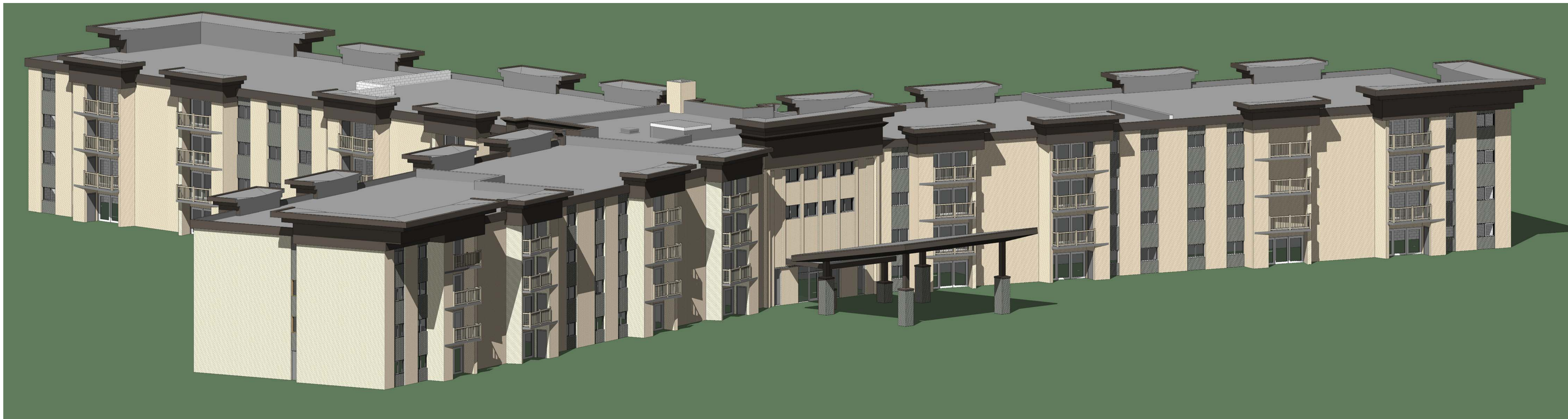
Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

Renovated Exterior
Elevations

Gerald W. Clark, Architect
Clarksville, Tennessee 37040-6024
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
931-552-3960
Fax 931-552-0370

Print Set No.

Sheet A 3.1



1
A 3.2 N.T.S. Aerial View



2
A 3.2 N.T.S. Perspective View @ Drive Canopy



4
A 3.2 N.T.S. Perspective View @ End Cap



3
A 3.2 N.T.S. Perspective View

Drawn: WCE
Date: 4.20.2017

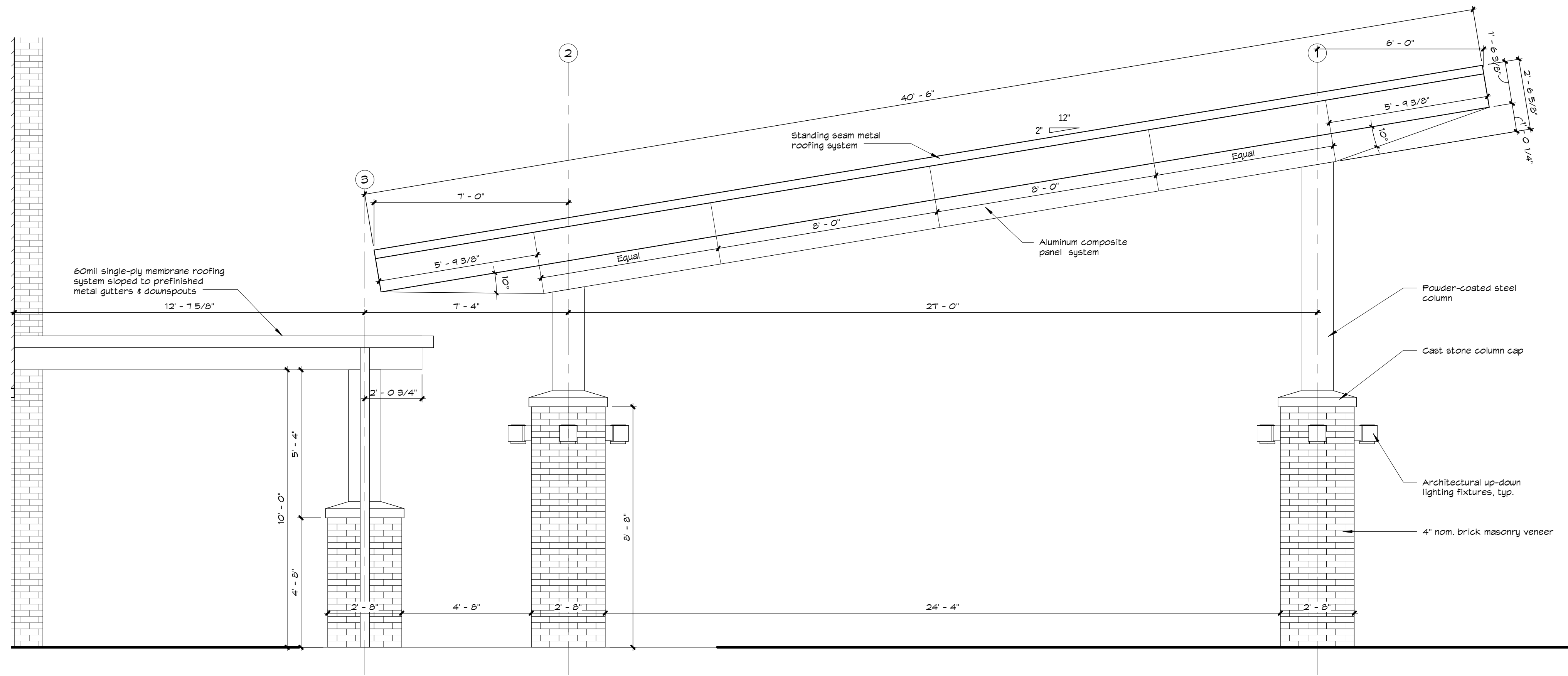
Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

Renovated Perspective
Views

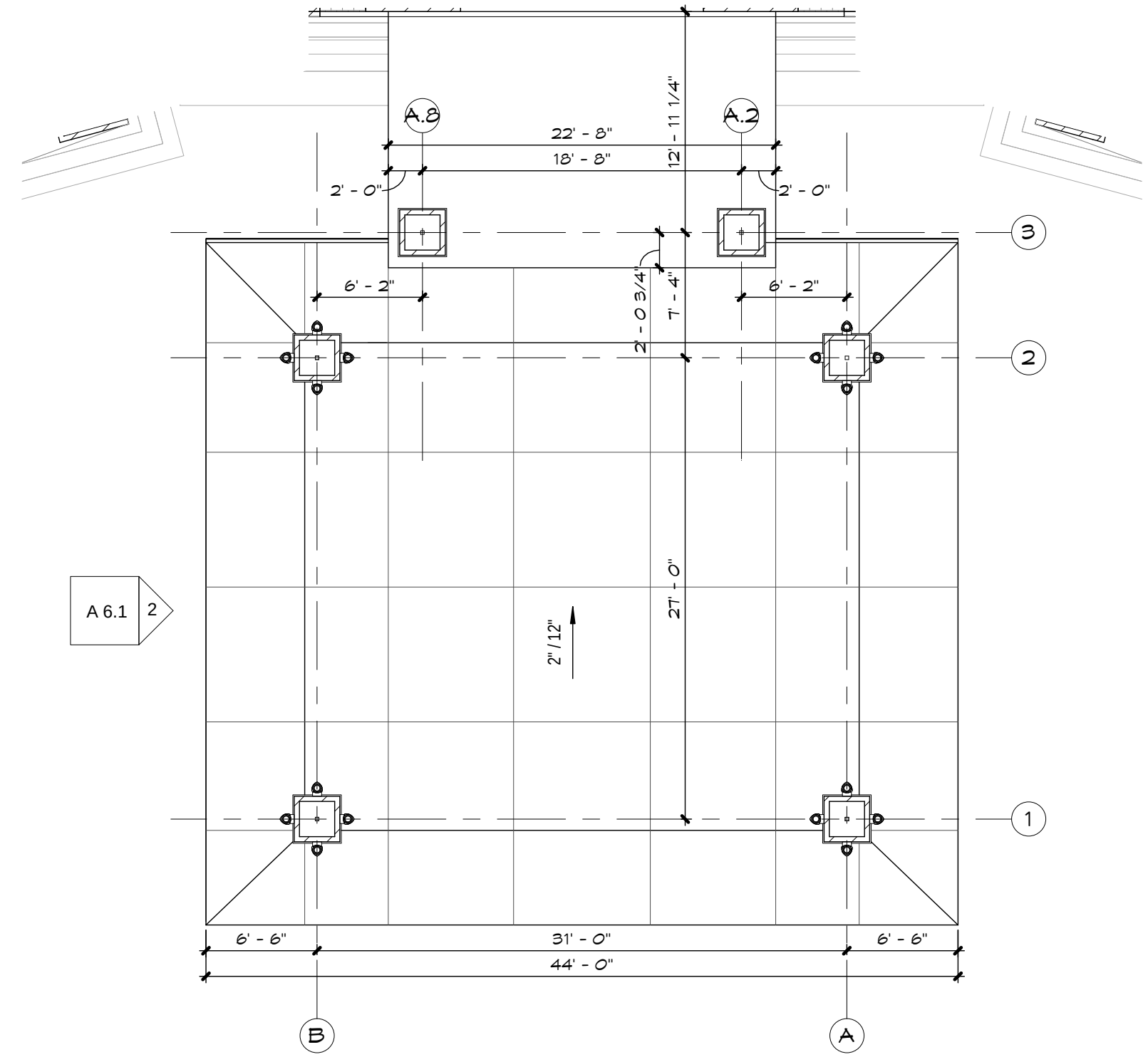
Gerald W. Clark, Architect
Clarksville, Tennessee 37040-6024
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
931-552-3960 Fax 931-552-0370

Print Set No.

Sheet A 3.2



2 Enlarged Canopy Elevation
A 6.1 3/8" = 1'-0"



1 Enlarged Canopy Reflected Ceiling Plan
A 6.1 1/8" = 1'-0"

Drawn: MCE
Date: 4.20.2017

Stonebridge Apartments
Exterior Facade
Improvements
600 West Rand Road
Arlington Heights, Illinois 60004
Project No. 15663

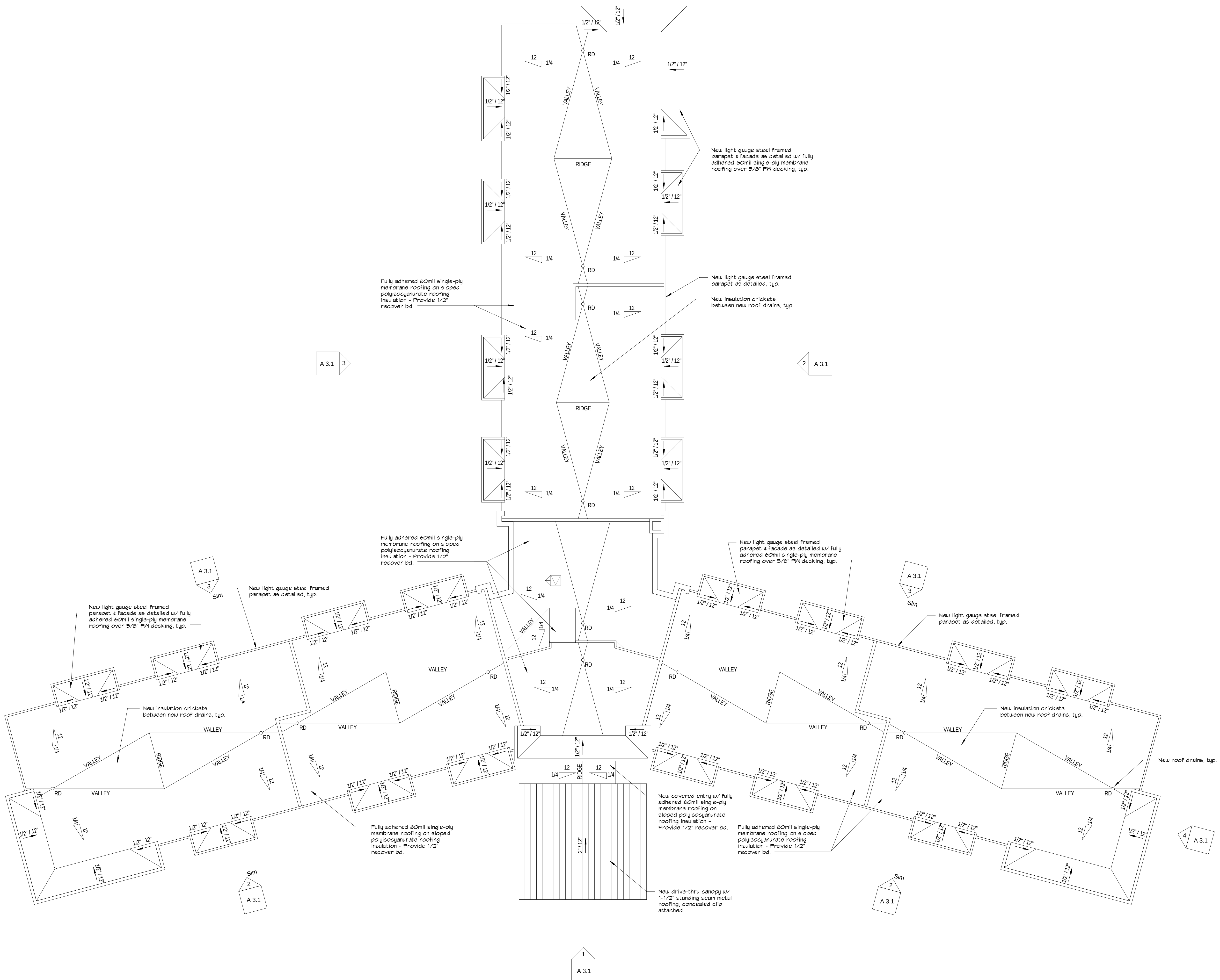
Enlarged Drive Canopy
Reflected Ceiling Plan &
Elevation

Preliminary -
Not for
Construction

Gerald W. Clark, Architect
1811 Business Park Drive
Clarksville, Tennessee 37040-6024
p - 931-552-3860 / f - 931-552-0370
e - gclark@caarchitects.com

Print Set No.

Sheet A 6.1



1 Overall Roof Plan
A 2.1 1/16" = 1'-0"

Surrounding signage



SURROUNDING SIGNAGE

Sign A



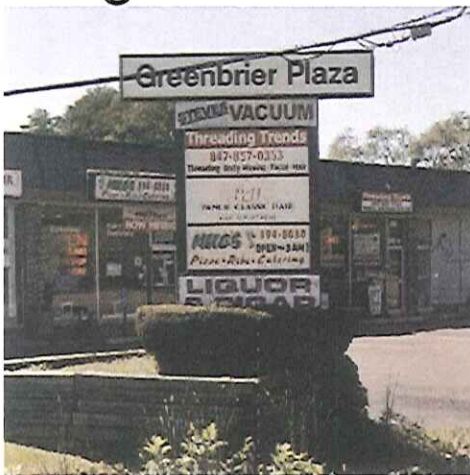
Sign B



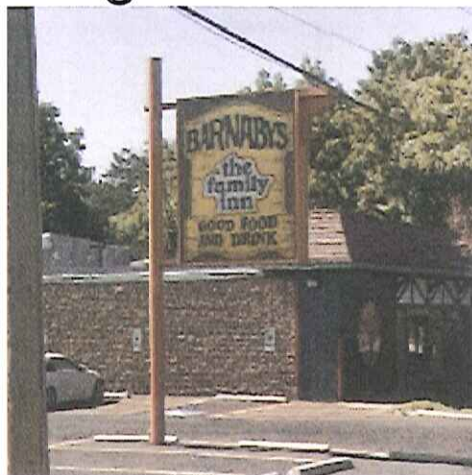
Sign C



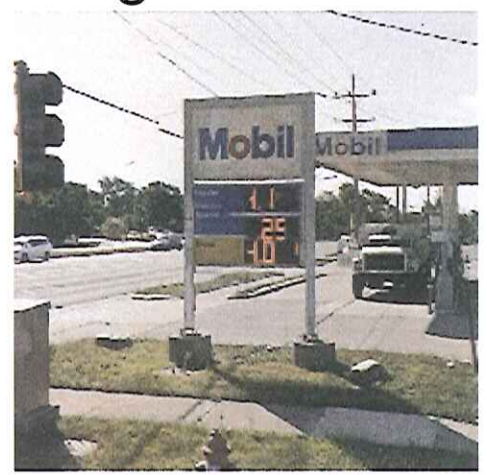
Sign D



Sign E



Sign F



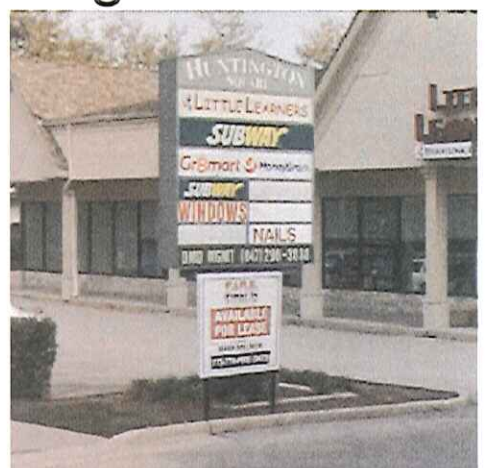
Sign G



Sign H



Sign I



SITE MAP

N

SIGN A

SIGN B

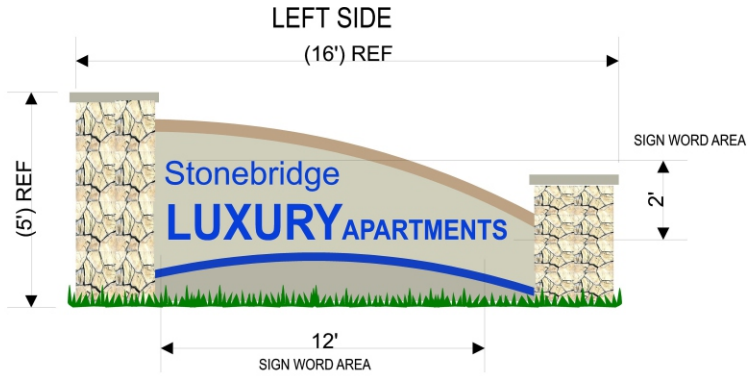
SIGN C

STONEBRIDGE 600 W RAND RD. ARLINGTON HEIGHTS IL 60004

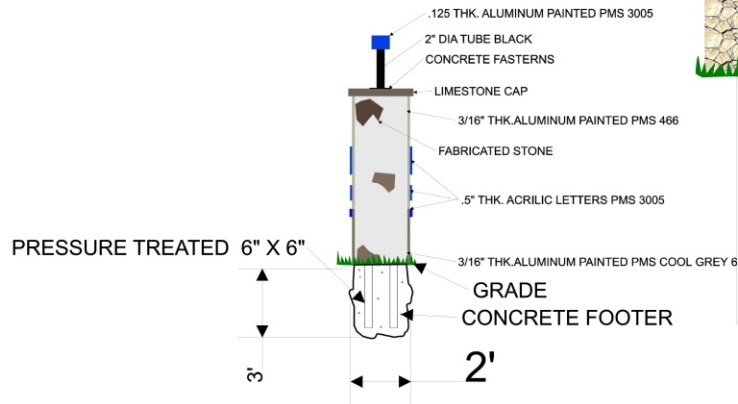
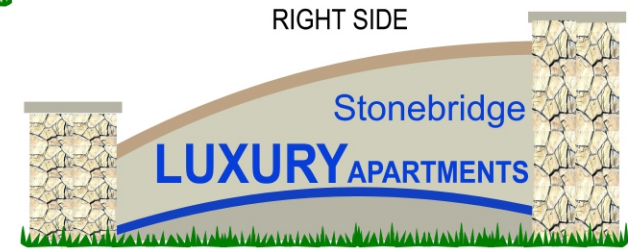
STONEBRIDGE 600 W RAND RD. ARLINGTON HEIGHTS IL 60004



EXISTING SIGN 30 sqft area



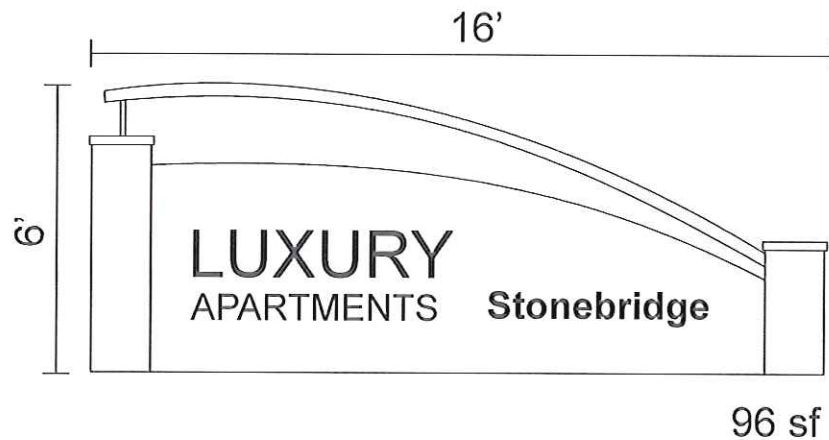
PROPOSED SIGN 24 sqft area



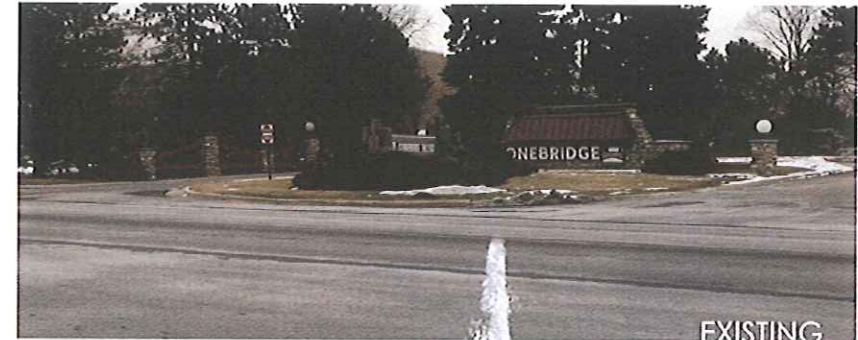
FOOTER AND CONSTRUCTION DETAIL

STONERIDGE 600 W. RAND RD. ARLINGTON HEIGHTS IL 60004

MAIN ENTRY SIGN (A)



Existing



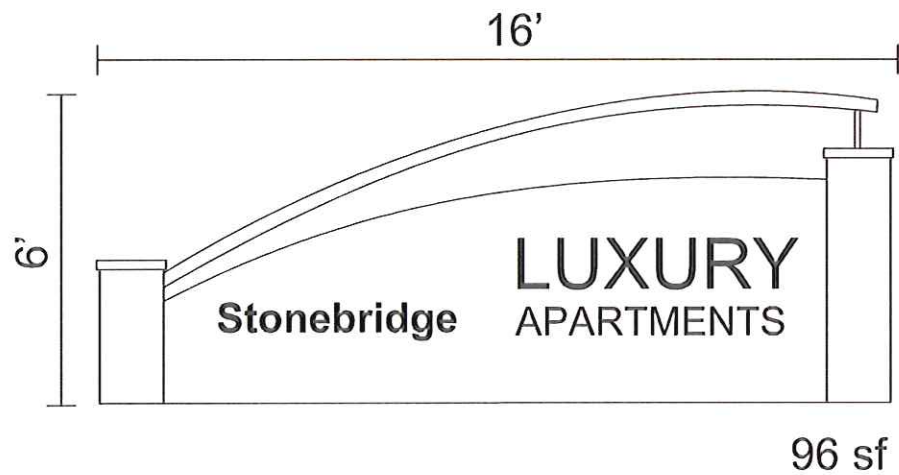
Materials include:
Faux Stone
Aluminum
Acrylic

MAIN ENTRY SIGN

STONEBRIDGE, ARLINGTON HEIGHTS, IL
THE CONNOR GROUP
A REAL ESTATE INVESTMENT FIRM

STONEBRIDGE 600 RAND RD. ARLINGTON HEIGHTS IL 60004

MAIN ENTRY SIGN (B)



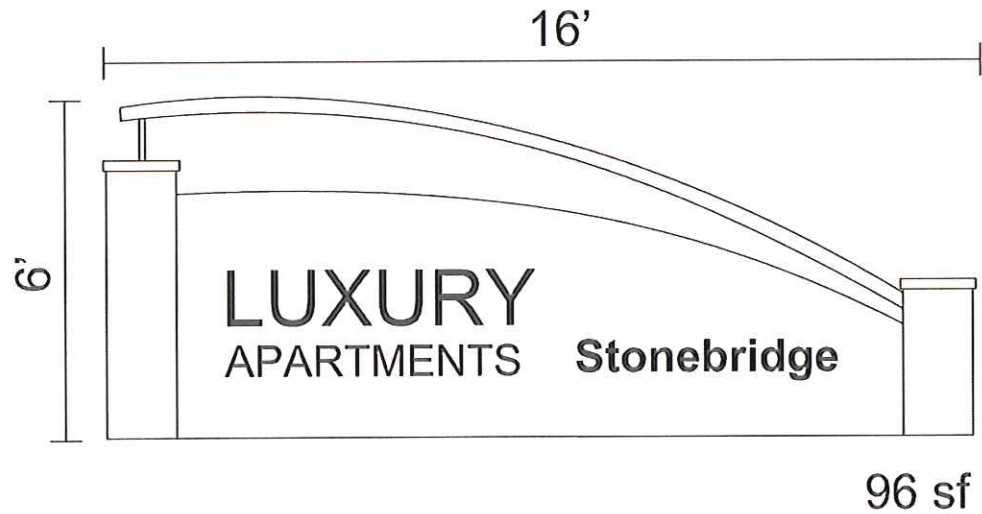
Materials include:
Faux Stone
Aluminum
Acrylic

Existing



STONEBRIDGE 600 RAND RD. ARLINGTON HEIGHTS IL 60004

MAIN ENTRY SIGN (C)



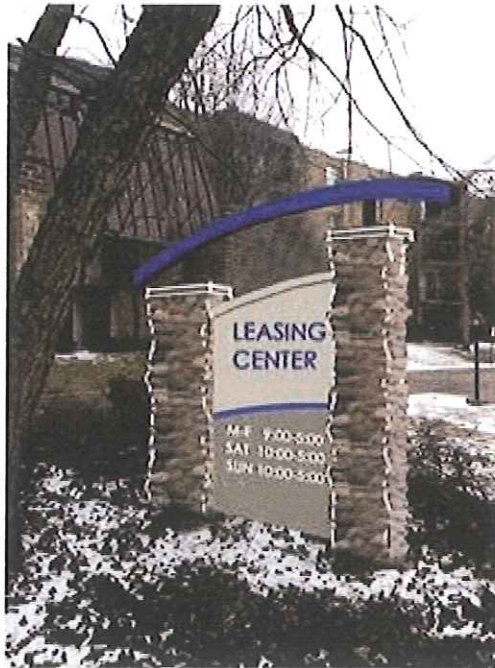
Materials include:
Faux Stone
Aluminum
Acrylic

Existing



STONEBRIDGE 600 RAND RD. ARLINGTON HEIGHTS IL 60004

PROPOSED



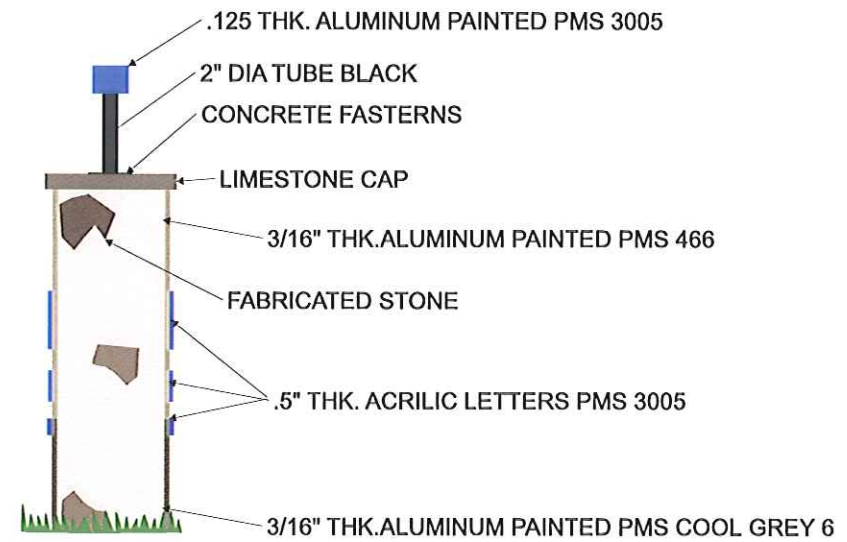
BLDG.
700

BUILDING NUMBERS (2x)
Replacing existing postings



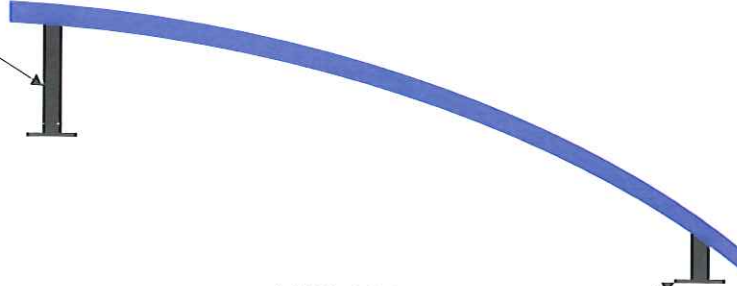


FABRICATED STONE



SIDE VIEW

MOUNTING LEGS



1/4" ALUM FLANGE

4"

.125 THICK ALUMINUM

WELD ALL AROUND



WATER PROOF WHITE LED LIGHTS UL LISTED

LIGHTING DETAIL
UL LISTED OUTDOOR RATED LEDS



Item: DC#17-052 - 245 W. Maude Ave. - SF/Addition

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission **approve** the proposed addition to the existing single-family residence located at 245 W. Maude Avenue. This recommendation is based upon the architectural plans received on 6/2/17, and the following:

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

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: McQuade Residence
Project Address: 245 W. Maude Avenue
Prepared By: Steve Hautzinger

Date Prepared: June 6, 2017

PETITION INFORMATION:

DC Number: 17-052
Petitioner Name: Erika McQuade
Petitioner Address: 1424 Katie Lane
Palatine, IL 60074
Meeting Date: June 13, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation of an existing single story home, including a second floor addition and an expanded two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,000 square feet and the house, with the proposed addition, will have approximately 2,912 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 30.53 Side: 5.62 (existing, no change) Side: 15.43 feet Rear: 48.6
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,038 SF	2,912 SF
Building Lot Coverage	3,150 SF	2,058 SF
Impervious Surface Coverage Total	4,500 SF	3,054 SF

The existing neighborhood consists primarily of single-story homes with one car attached garages. However, it should be noted that there have been numerous teardowns previously completed throughout this neighborhood that are of similar scale and style as the proposed design.

Overall, the proposed addition/renovation is nicely done with nice scale and a well-balanced composition on the front façade. The only design concern is regarding the jog in the second floor roof as seen on the east side and rear elevations. The proposed jog in the roof near the ridge will be visible from the street, and it will have an awkward appearance. It is recommended that the roofline be expanded to fill in the missing notch and create a simple rectangular roof form.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 245 W. Maude Avenue. This recommendation is based upon the architectural plans received on 6/2/17, and the following:

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

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

June 6, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-052

LEGEND

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

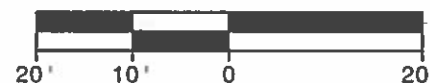
PLAT OF SURVEY

OF

LOT 19 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT NO. 2 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS DOCUMENT NUMBER 17041013, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 9000 SQ. FT. OR 0.21 ACRES MORE OR LESS

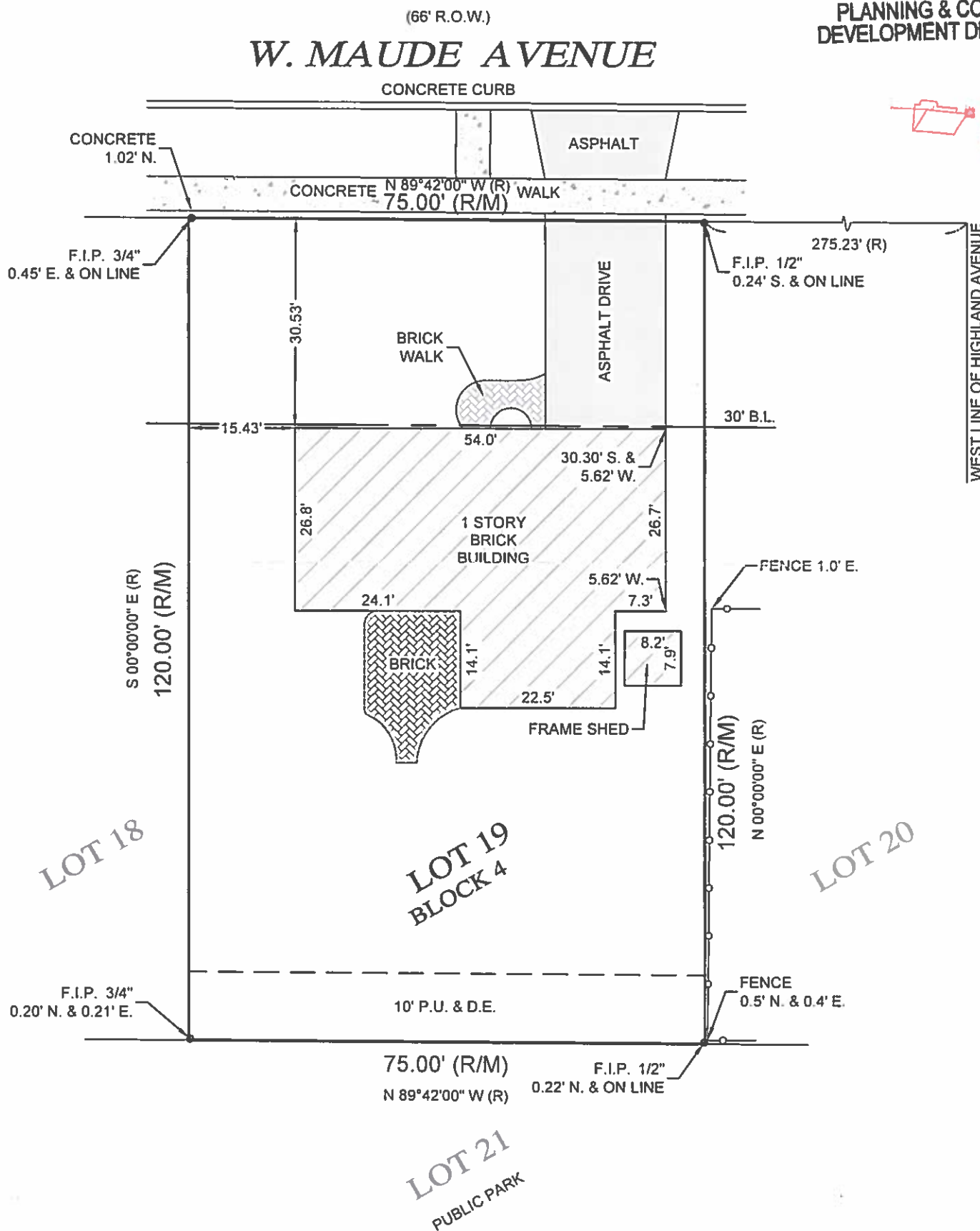


BASIS OF BEARING:
SOUTH LINE OF W. MAUDE AVENUE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 89°42'00" W (R)

RECEIVED

APR 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

DATED, THIS 7TH DAY OF NOVEMBER, A.D., 2016, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2016
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

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

ADDRESS COMMONLY KNOWN AS 245 W. MAUDE AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT NEWLAND & NEWLAND, LLP

FIELDWORK DATE (CREW) 11-03-16 (DS/BV)

DRAWN BY: LV REVISED: JOB NO. 16-10-0238

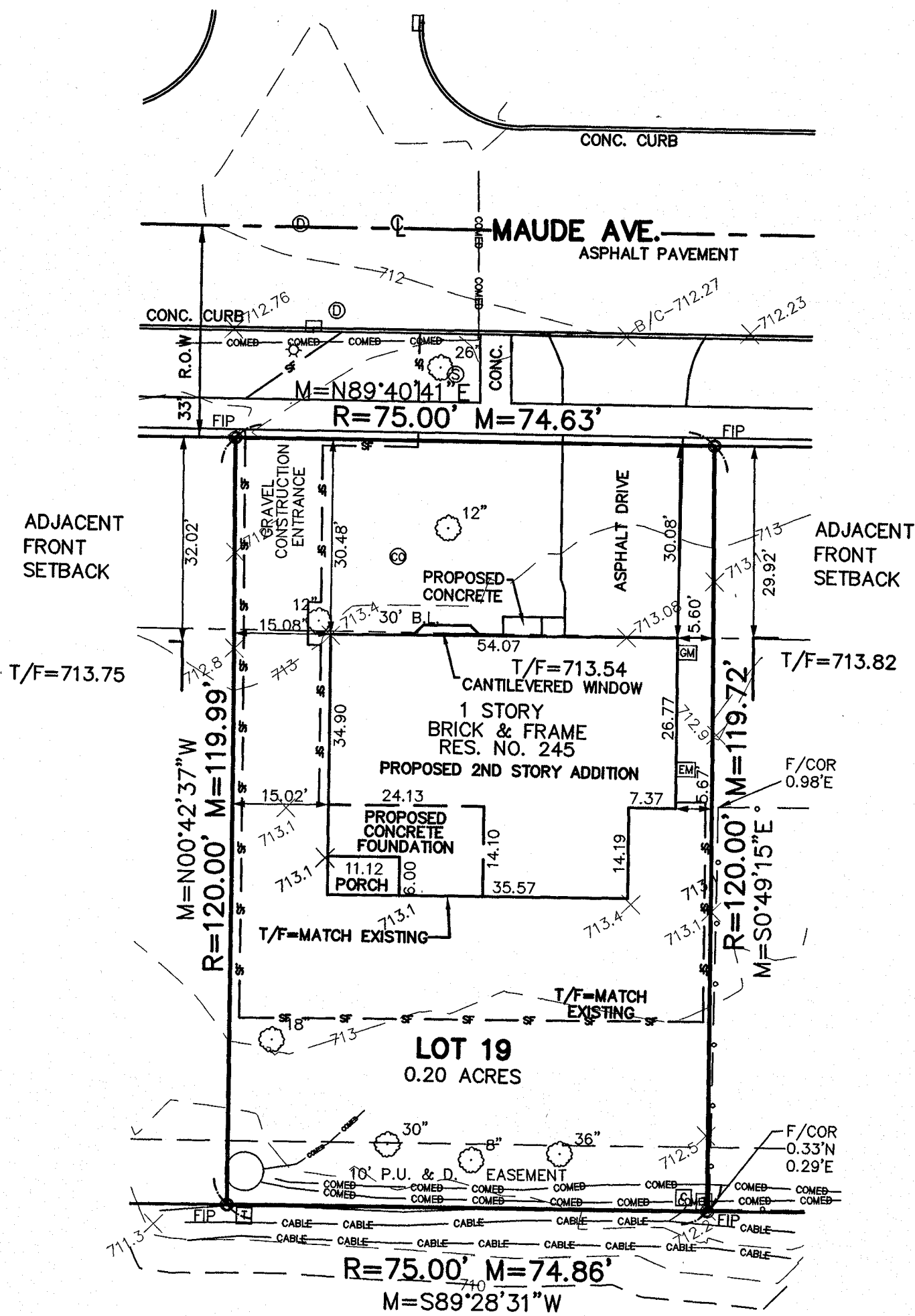


SITE PLAN

OF



LOT 19 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT NO. 2 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS DOCUMENT NUMBER 17041013, IN COOK COUNTY, ILLINOIS.



LEGEND

- FIP ○ FOUND IRON PIPE
- CURB INLET
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ TREE WITH SIZE
- ⊙ LIGHT POLE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ CABLE PEDESTAL
- ⊙ ELECTRIC PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- WOOD FENCE

PRECISION LAND SURVEYORS, INC.
d.b.a. TERATEK, INC.
SURVEYORS-ENGINEERS-CONSULTANTS
PROFESSIONAL DESIGN FIRM
LICENSE #184-004383 EXPIRES: 4/30/2017
603 E. BURNETT ROAD
ISLAND LAKE, IL. 60042
(847) 487-0500

DRAWING NO.: S170227-2B

ORDERED BY: MCQUADE

DRAWN BY: AM

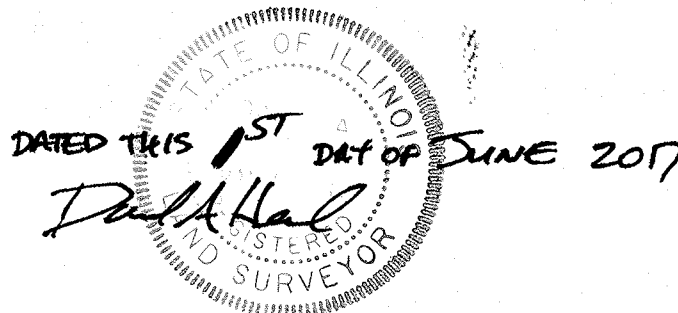
FIELDWORK COMPLETED: 3/9/17

RECORDS FROM: PLAT OF SUBDIVISION

BASIS OF BEARINGS: ASSUMED

SCALE: 1"=20'

COMPARE LEGAL DESCRIPTION ABOVE AND
DRAWING WITH DEED. FOR BUILDING
RESTRICTIONS AND EASEMENTS NOT
SHOWN, REFER TO DEED, TITLE COMMITMENT
AND LOCAL MUNICIPAL CODES.
NOTIFY SURVEYOR IMMEDIATELY OF ANY
DISCREPANCY.





Property Left #2
1564 N. Highland Ave.



Property Left #1
239 W. Maude Ave



SUBJECT PROPERTY
245 W. Maude Ave.



Property Right #1
303 W. Maude Ave.



Property Right #2
309 W. Maude Ave.



Property Right #3
401 W. Maude Ave.



Property Across #2
1604 N. Chestnut Ave.

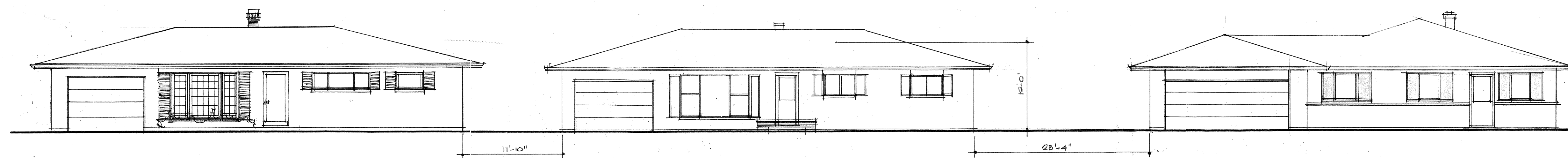


Property Across #1
1605 N. Chestnut Ave.

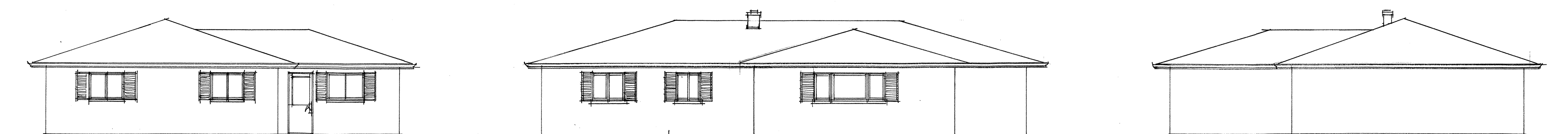


Property Across #3
1606 N. Highland Ave.

EXISTING STREET VIEW 1/8"=1'0"



EXISTING



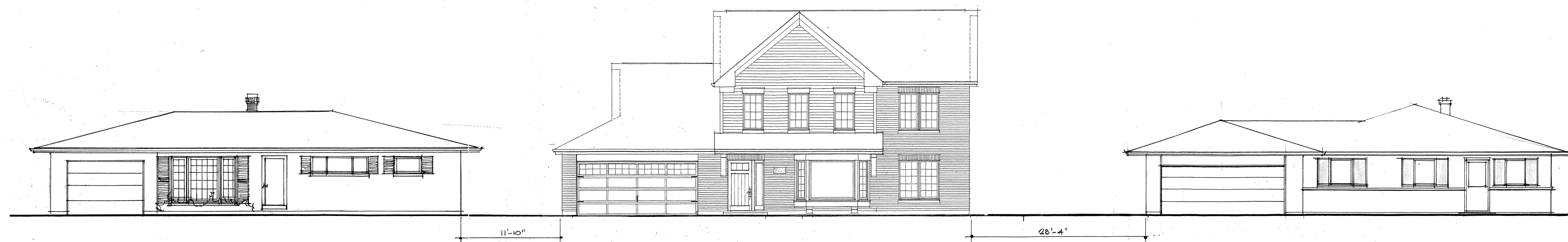
-WEST-

-SOUTH-

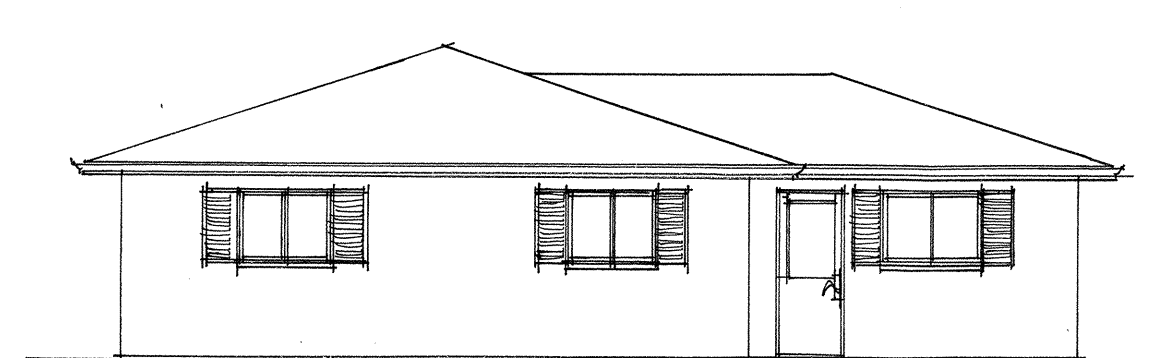
-EAST-

THE MCQUADE RESIDENCE

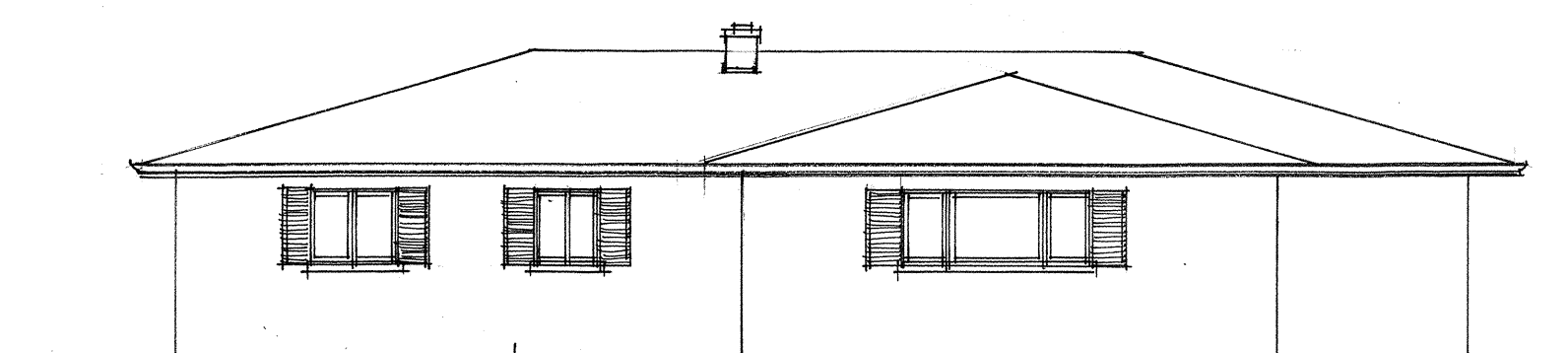
245W MAUDE AVE. -ADDITION/REHAB- ARLINGTON HEIGHTS, IL.



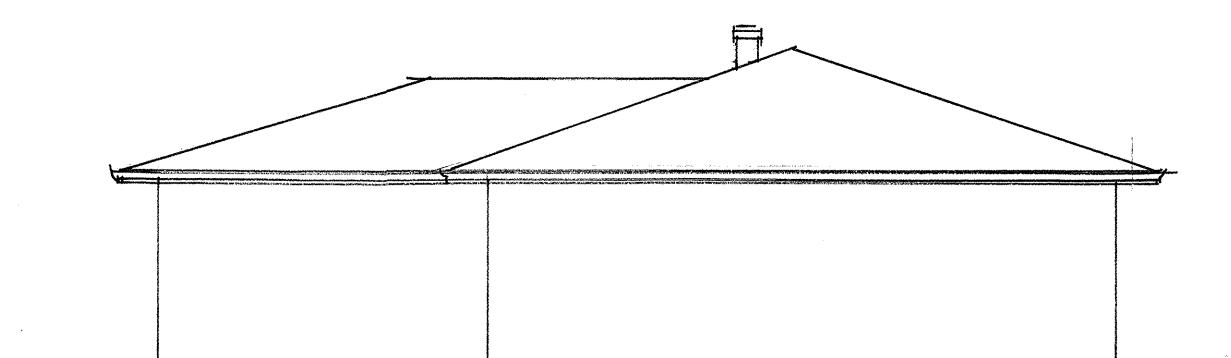
EXISTING



-WEST-



-SOUTH-



-EAST-

THE MCQUADE RESIDENCE

245W MAUDE AVE. -ADDITION/REHAB- ARLINGTON HEIGHTS, IL.



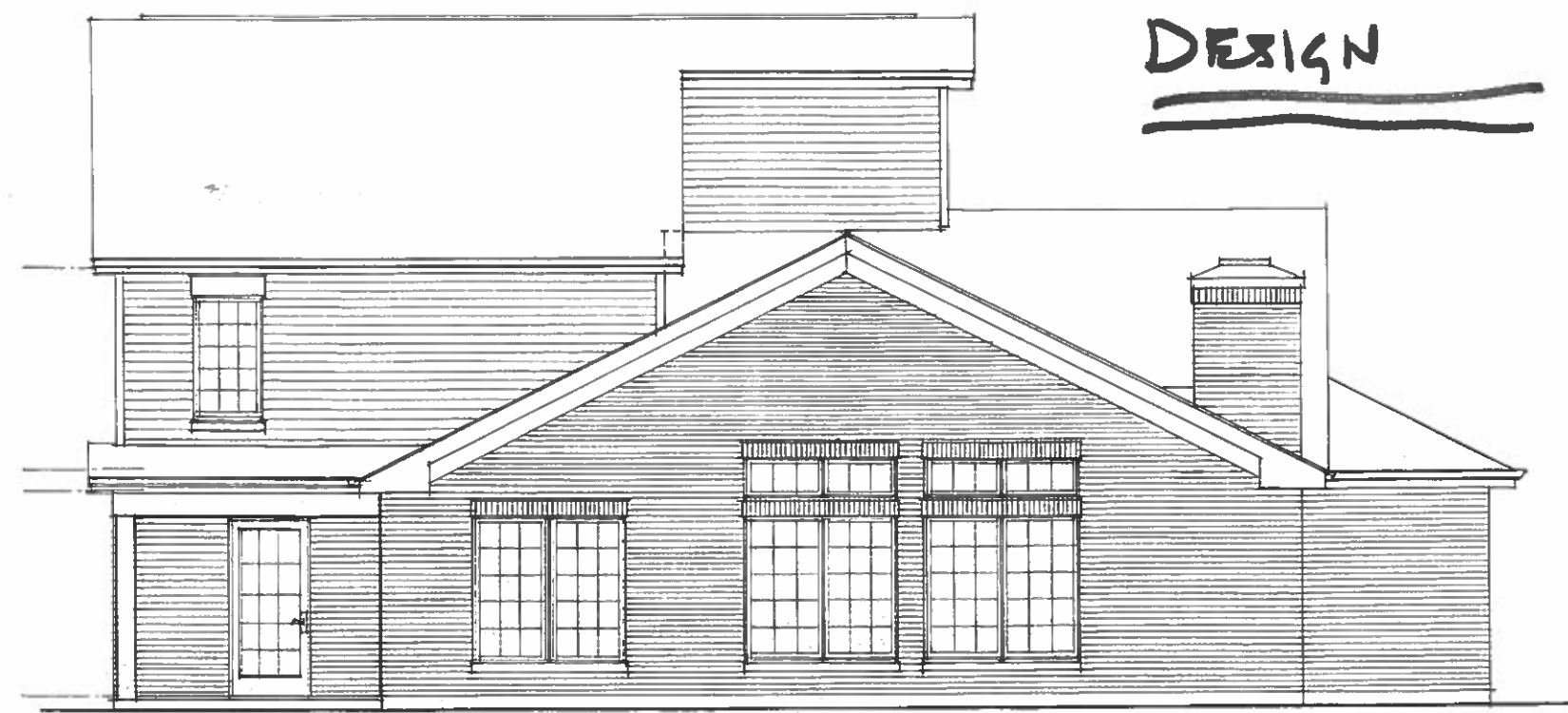
FRONT ELEVATION 1/4"=1'0"



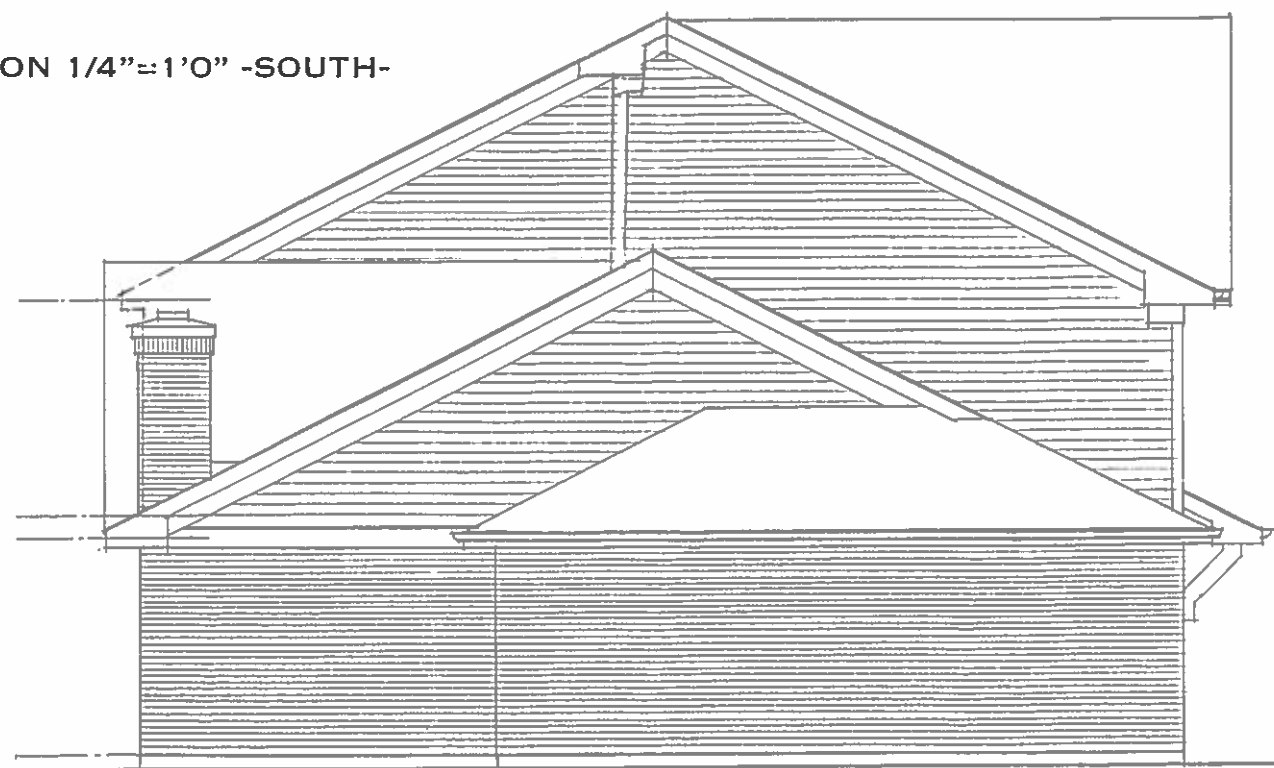
ELEVATION 1/4"=1'0" -WEST-

THE MCQUADE RESIDENCE
245W MAUDE AVE. -ADDITION/REHAB- ARLINGTON HEIGHTS, IL.

PROPOSED
DESIGN



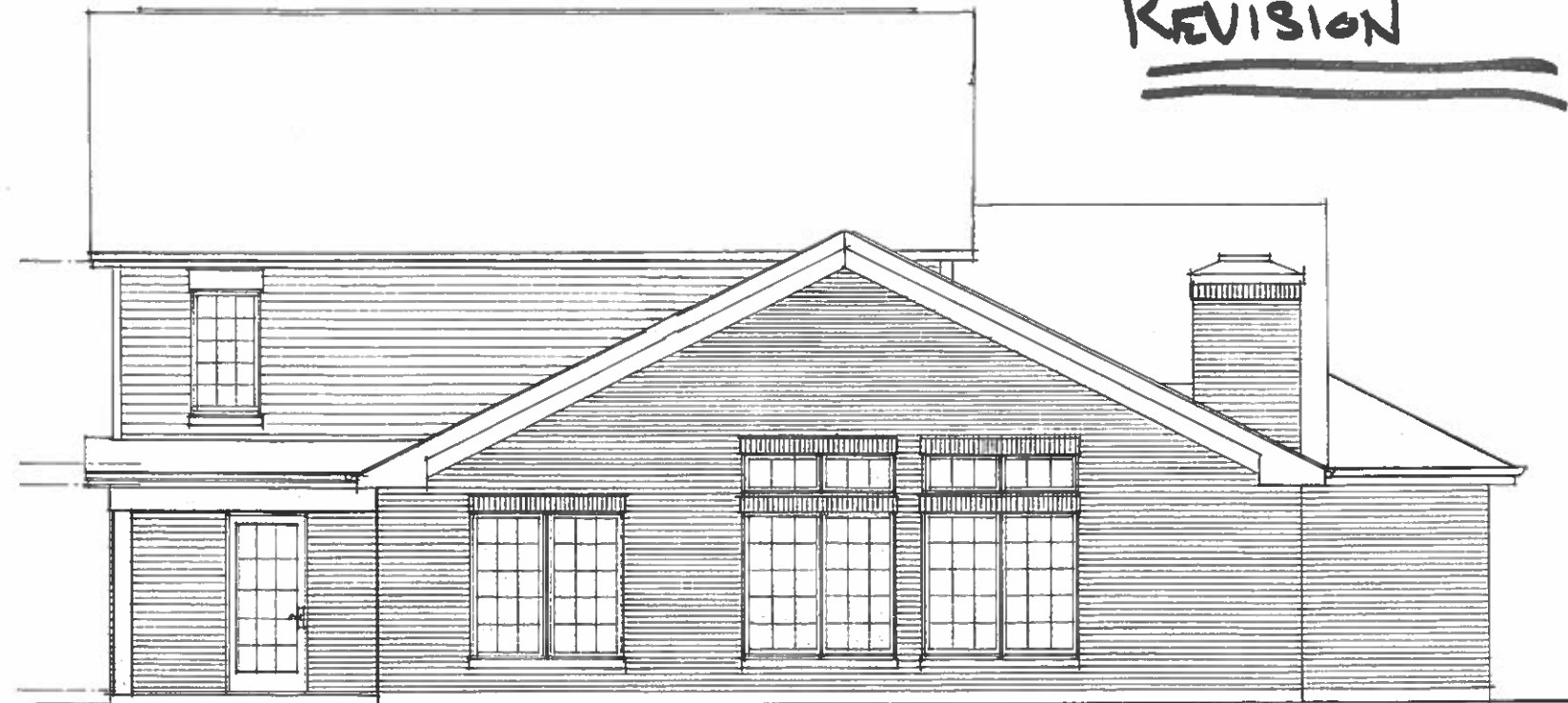
ELEVATION 1/4"=1'0" -SOUTH-



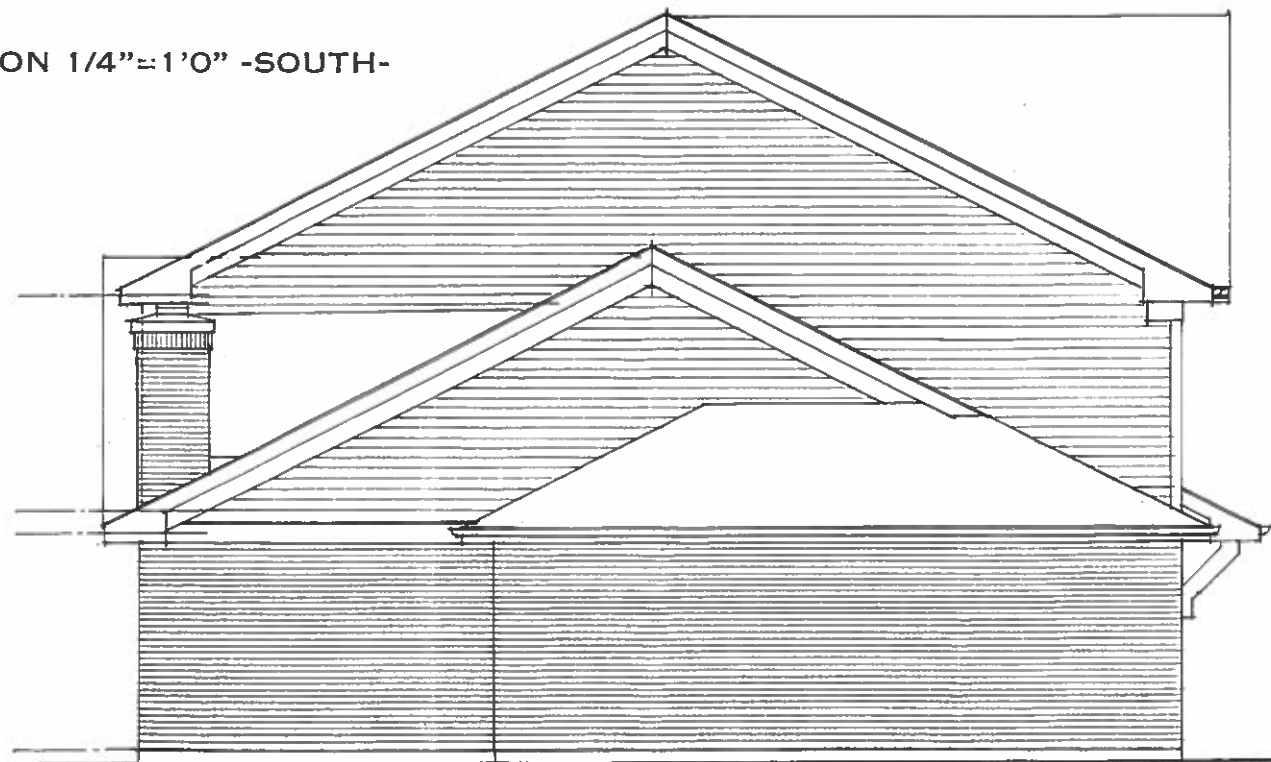
ELEVATION 1/4"=1'0" -EAST-

THE MCQUADE RESIDENCE
245W MAUDE AVE. -ADDITION/REHAB- ARLINGTON HEIGHTS, IL

RECOMMENDED
REVISION



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



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

THE MCQUADE RESIDENCE
245W MAUDE AVE. -ADDITION/REHAB- ARLINGTON HEIGHTS, IL

245 W Muade Ave

Erika McQuade

ROOF

Timberline-Pewter Grey

Vinyl clad windows
Aluminum Gutters

White



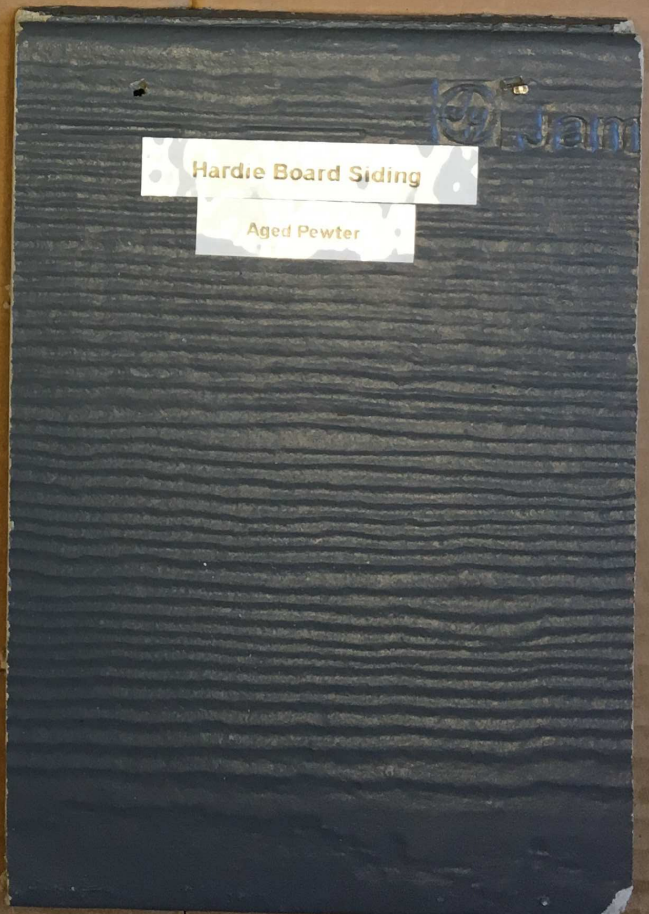
BRICK-PAINTED

Sherwin Williams Requisite Grey SW7023



Hardie Board Siding

Aged Pewter



Garage/Front Door Wood

Coffee Stain



Coffee

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	clay	existing	Requisite Gray
Roof	Fiberglass	timberline	Pewter Gray
Siding/ shingle	Fiber cement	Hardi board	Aged Pewter
Gutters	Aluminum	Amerimax (Home Depot)	White
Garage Door	Wood	Ideal Garage Installers	Minwax Gel Stain 'Coffee'
Windows	vinyl clad	Pella	White
Fireplace	stone	Schwabe	Brookfield bluff



Item: DC#17-070 - 107 N. Pine Ave. - SF/New

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 approve the proposed new single-family residence to be located at 107 N. Pine Avenue. This recommendation is subject to compliance with the architectural plans dated 5/11/17 and received 5/12/16, and the following:

1. Building Height. Revise the building height to comply with the 25' maximum height.
2. Front Porch. Expand the front porch across the entire front of the house.
3. Left Elevation. Add a second window in the Library.
4. Left Elevation. Provide the 2" and 6" built up window head trim as shown on the front elevation.
5. Left Elevation. Consider adding a decorative box bay at the stair landing.
6. Roof Pitch. Increase the front to back pitch from 5:12 to 12:12 with a flat roof on top.
7. Siding Color. Evaluate the dark "Iron Grey" siding color, and consider changing it to a lighter color.
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.

9. 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: 107 N. Pine Ave.
Project Address: 107 N. Pine Ave.
Prepared By: Steve Hautzinger

Date Prepared: June 6, 2017

PETITION INFORMATION:

DC Number: 17-070
Petitioner Name: Dustin Bucalo
Petitioner Address: 25999 W. Sunset Rd.
Barrington, IL 60010
Meeting Date: June 13, 2017

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 build a new two story residence with an attached, two car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 3,662 square feet. The proposed building height is 25'-10 7/8" which exceeds the maximum allowed 25' height. The design either needs to be revised, or a zoning variation is required. The project does comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 25 feet Side: 6.9 feet Side: 6.9 feet Rear: 47.6 feet
Building Height	25 feet to the midpoint	25.9 feet to the midpoint
FAR	3,920 SF	3,662 SF
Building Lot Coverage	3,049 SF	2,205 SF
Impervious Surface Coverage Total	4,356 SF	3,186 SF

Overall, the proposed design has a traditional character that is appropriate in this neighborhood of numerous historic homes with varying styles. Also, the design includes an attached garage that is substantially recessed from the front of the house, which is a very nice way of arranging an attached garage and keeping the focus on the front of the home, where the context of the neighborhood is predominantly detached garages.

However, the proposed design has a somewhat generic appearance that could benefit from some additional authentic detailing. The following revisions are recommended to enhance the design:

1. **Front Porch.** The proposed front porch only extends across half of the front elevation. For a more authentic appearance, it is recommended that the front porch be extended across the entire front wall of the house. A full front porch will have the added benefit of further screening the attached garage.
2. **Left Elevation.** The left elevation will be highly visible due to almost 30' of space between the adjacent home to the north. The current elevation lacks character and detail. The following enhancements are recommended:
 - a. Add a second window in the Library.
 - b. Provide the 2" and 6" built up window head trim as shown on the front elevation.
 - c. Consider adding a decorative box bay at the stair landing, which could project as much as 7.5 inches if the house were re-centered on the lot.
3. **Roof Pitch.** The front to back roof slope is a shallow 5:12 pitch as compared to the 12:12 pitch on the sides. For a more authentic

appearance, it should be considered to increase the front to back roof pitch to 12:12 to match the sides, using a flat roof area on top to maintain a code compliant building height.

4. **Siding Color.** The proposed "Iron Grey" siding color is very dark for a large new house. The Design Commission should evaluate the appropriateness of this color with the context of the neighborhood, and consider if a lighter siding color would be more appropriate.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 107 N. Pine Avenue. This recommendation is subject to compliance with the architectural plans dated 5/11/17 and received 5/12/16, and the following:

1. **Building Height.** Revise the building height to comply with the 25' maximum height.
2. **Front Porch.** Expand the front porch across the entire front of the house.
3. **Left Elevation.** Add a second window in the Library.
4. **Left Elevation.** Provide the 2" and 6" built up window head trim as shown on the front elevation.
5. **Left Elevation.** Consider adding a decorative box bay at the stair landing.
6. **Roof Pitch.** Increase the front to back pitch from 5:12 to 12:12 with a flat roof on top.
7. **Siding Color.** Evaluate the dark "Iron Grey" siding color, and consider changing it to a lighter color.
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.
9. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

June 6, 2017

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

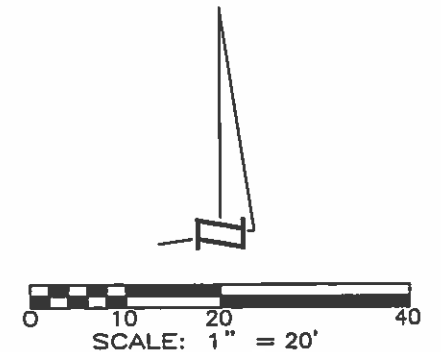
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-070

RECEIVED
JUN -5 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

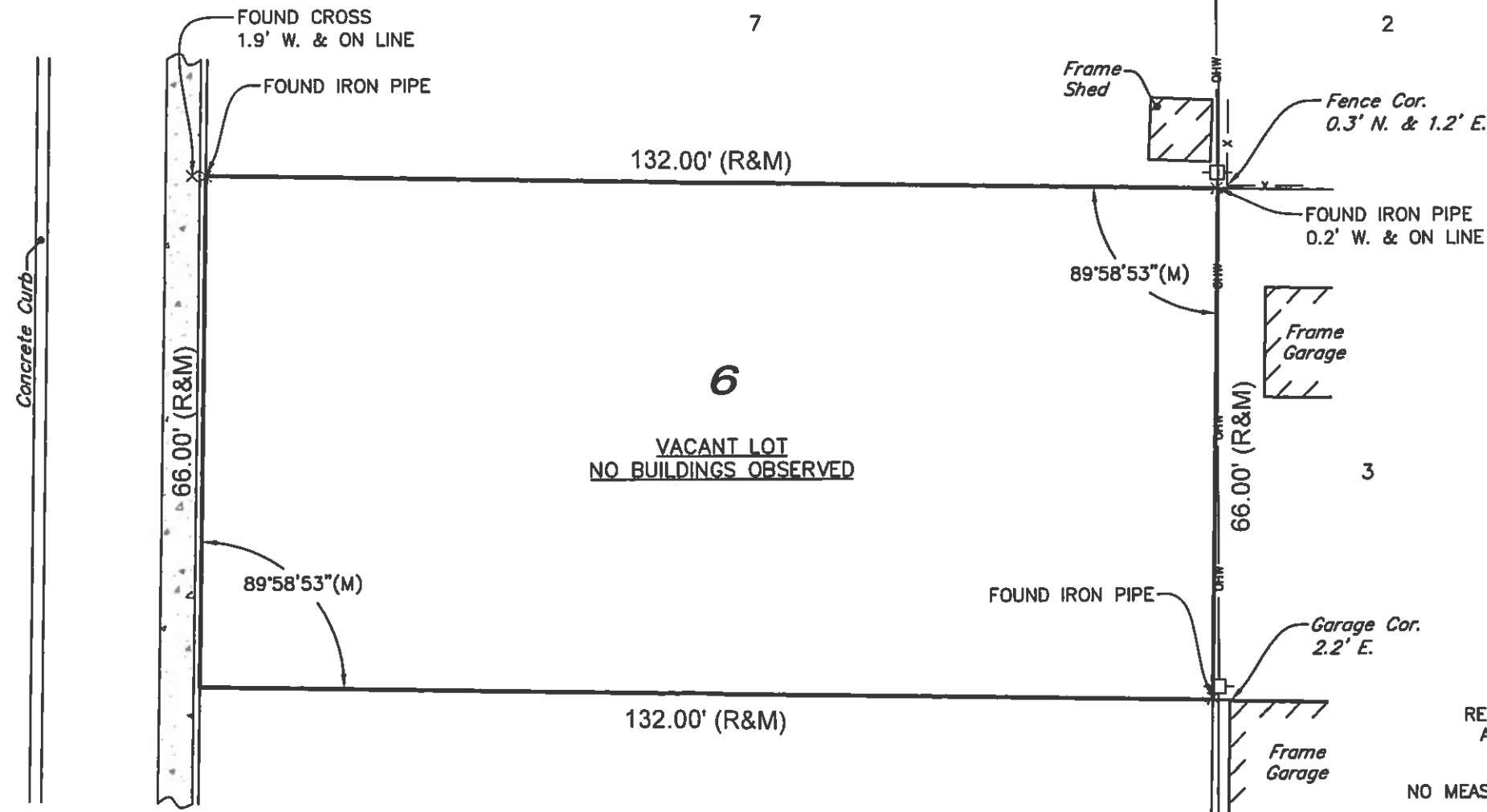
PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plislisle.com



PARCEL INDEX NUMBER
03-29-337-003

NORTH PINE AVENUE
(66' R.O.W.)



NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC
SERVICE CORPORATION AS DISCLOSED
BY SERVICE POLES AND/OR WIRES
ON REAR OF LAND.

LEGAL DESCRIPTION

LOT 6 IN BLOCK 6 IN GEORGE W. DUNTON'S ADDITION
NUMBER 2 IN THE EAST 1/2 OF THE SOUTHWEST 1/4 (LYING
NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN SITUATED IN THE VILLAGE OF ARLINGTON
HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS.



PREPARED FOR: DESIGNERS & BUILDERS
ADDRESS: 107 N. PINE AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: FILE _____ DATE: 5/24/2017 JOB NO: 1714296
DRAWN BY: JHH CHECK BY: SAR
REVISED: _____

SYMBOL LEGEND

- X-X- CONCRETE SURFACE
- X-X- FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- - UTILITY POLE
- OHW- OVERHEAD WIRES

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE
HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



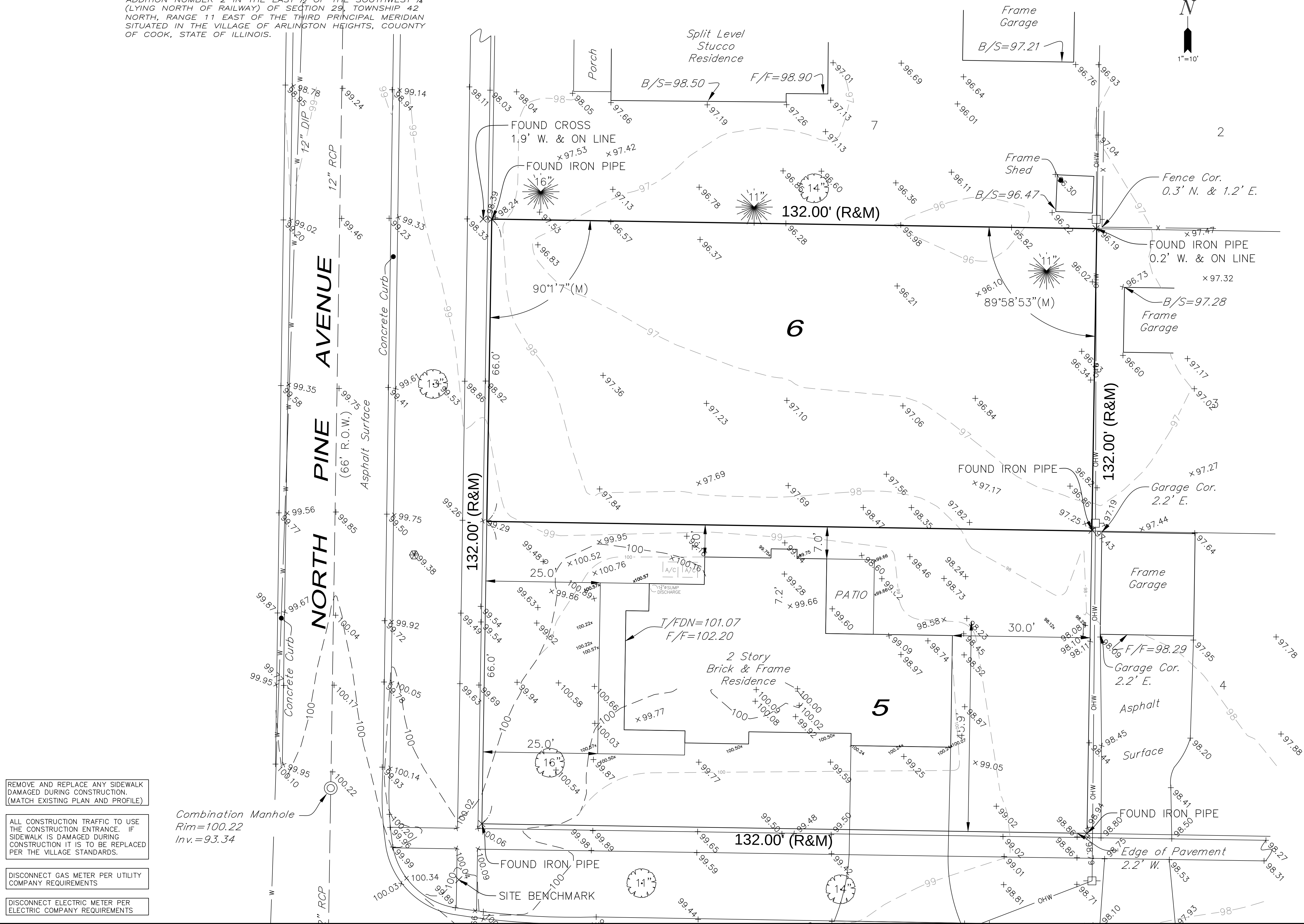
FIELD WORK COMPLETED AND DATED
THIS 26TH DAY OF DECEMBER, 2016.
UPDATED THIS 27TH DAY OF MARCH, 2017.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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

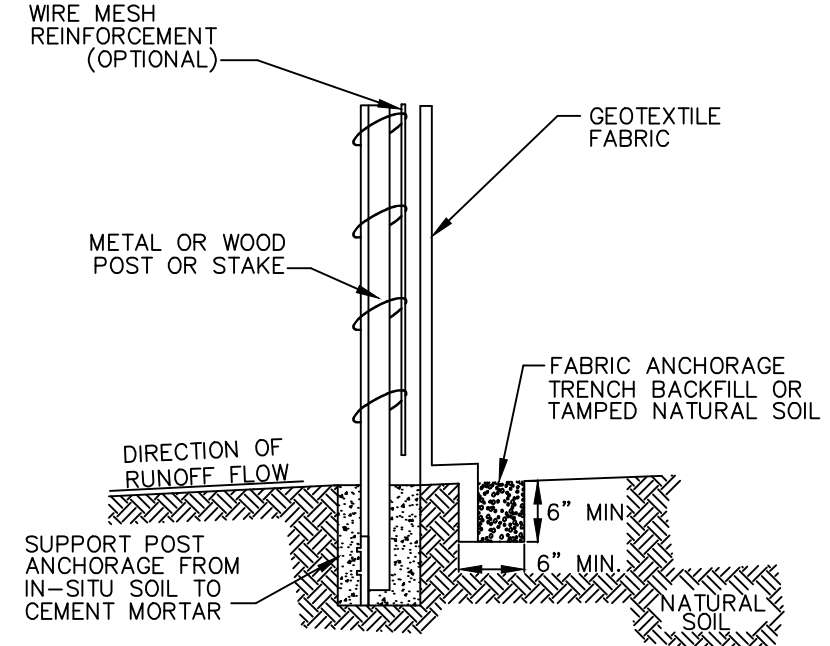
EXISTING CONDITIONS PLAN

OF
LOTS 5 AND 6 IN BLOCK 6 IN GEORGE W. DUNTON'S
ADDITION NUMBER 2 IN THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$
(LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY
OF COOK, STATE OF ILLINOIS.



LEGEND	
689	EXISTING GRADE
689	PROPOSED GRADE
---	STORM SEWER
---	SANITARY SEWER
---	WATER MAIN
734 26	EXISTING SPOT GRADE
689.0	PROPOSED SPOT GRADE
---	SILT /CONSTRUCTION FENCE
DS	DOWNSPOUT
⊙	STORM SEWER MANHOLE
⊙	INLET
⊙	SANITARY SEWER MANHOLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	FIRE HYDRANT
⊙	UTILITY POLE
⊙	CONIFEROUS TREE
⊙	DECIDUOUS TREE
⊙	WATER VALVE
⊙	CORRUGATED METAL PIPE
⊙	UTILITY POLE
⊙	B-BOX
⊙	LIGHT ON GROUND OR WALL
⊙	WOOD FENCE

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION



NOTE:
DEPENDENT UPON CONFIGURATION, ATTACH FABRIC
TO WIRE MESH w/HOG RINGS, STEEL POSTS w/TIE
WIRES, WOOD POSTS w/NAILS.

REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE. IF
SIDEWALK IS DAMAGED DURING
CONSTRUCTION IT IS TO BE REPLACED
PER THE VILLAGE STANDARDS.

DISCONNECT GAS METER PER UTILITY
COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

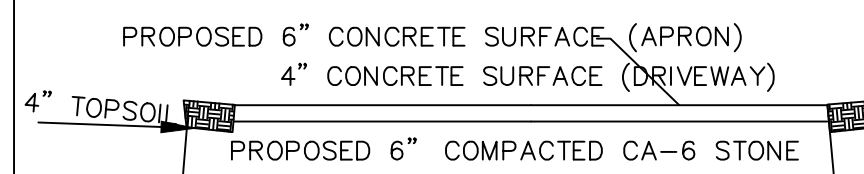
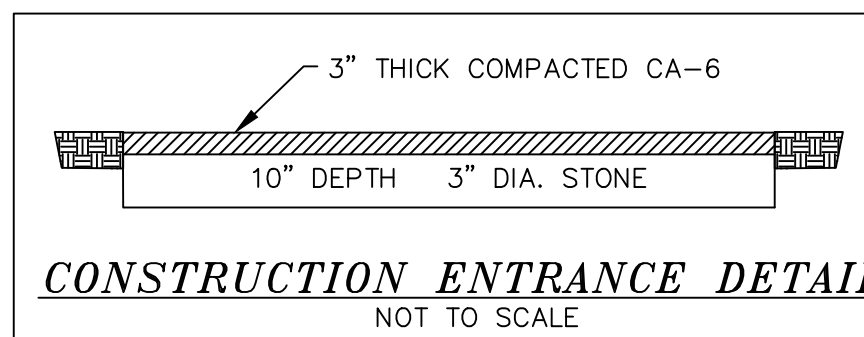
Combination Manhole
Rim=100.22
Inv.=93.34

- PROPOSED CONTRACTOR ON SITE PARKING
- PROPOSED MATERIAL LAY DOWN AREA
- DEMOLISHED AND REMOVED
- TREES TO BE REMOVED

107 N. PINE AVENUE ARLINGTON HEIGHTS, IL	KOZIOL ENGINEERING SERVICES Professional Engineers 1621 OGDEN AVE. Lisle, IL 60532 630/435-8686 CIVIL / CONSULTING ENGINEERS			
	SCALE	REV	DATE	PREPARER
	1"=10'	0	05/11/17	JEK
	PAGE			
	2 of 2			

	689	EXISTING GRADE
	689	PROPOSED GRADE
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
	734 26	EXISTING SPOT GRADE
	x 689.0	PROPOSED SPOT GRADE
		SILT /CONSTRUCTION FENCE
	DS	DOWNSPOUT
		STORM SEWER MANHOLE
		INLET
		SANITARY SEWER MANHOLE
		ELECTRIC METER
		GAS METER
		FIRE HYDRANT
		UTILITY POLE
		CONIFEROUS TREE
		DECIDUOUS TREE
		WATER VALVE
		CORRUGATED METAL PIPE
		UTILITY POLE
		B-BOX
		LIGHT ON GROUND OR WALL
		WOOD FENCE

LOTS 5 AND 6 IN BLOCK 6 IN GEORGE W. DUNTON'S
ADDITION NUMBER 2 IN THE EAST ½ OF THE SOUTHWEST ¼
(LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY
OF COOK, STATE OF ILLINOIS.



GRADING TO ADJACENT
PROPERTY IN SOUTH IS ALLOWED
(SAME OWNER

NOTES:

- 1) WATER SERVICES IS TO BE 1 1/2" DIA. COPPER, TYPE K, CONNECT TO EXISTING B-BOX ABOVE SPOIGAT AT FOUNDATION FOR SITE. SOURCE, SOURCE DURING CONSTRUCTION.
- 2) SANITARY SERVICE TO BE 6" PVC SDR 26 SABS 9-1.08 MIN. CONNECT TO EXISTING SERVICE STUB MAIN. THE END OF EACH WEDWAY.
- 3) SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE STAB IS OTHERWISE DISTURBED ON THE SITE.
- 4) ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED AT THE END OF EACH WEDWAY.
- 5) A 5' CHAIN LINK FENCE & SILT FENCE IS TO BE PLACED AROUND THE ENTIRE SITE FOR EROSION CONTROL, AND DEBRIS CONTROL.
- 6) ANY EXISTING TREES ARE TO BE RESTORED TO THE ORIGINAL CONDITION AND SODDED.
- 7) ALL PARKWAY TREES ARE TO BE PROTECTED PER THE VILLAGE STREET PROTECTION STANDARD.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE STANDARDS AND ORDINANCES.
- 9) GRADING ALONG THE PERIMETER OF THE ENTIRE LOT SHALL MEET THE EXISTING GRADES.
- 10) ANY PUBLIC SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER THE VILLAGE STANDARD DETAIL.
- 11) NO PARKING OR BLOCKING OF SIDEWALKS IS PERMITTED.
- 12) WATER TRUCK TO BE ON-SITE DURING DEMOLITION TO WET DOWN STRUCTURE TO BE DEMOLISHED. WATER AS NECESSARY TO PREVENT DUST FROM LEAVING THE SITE.
- 13) ALL WATER PUMPED OR OTHERWISE DISCHARGED FROM SITE DURING CONSTRUCTION IS TO BE FILTERED.
- 14) IF EXISTING DRIVEWAY CURB DEPRESSION IS NOT USED, REMOVE AND REPLACE W/ BARRIER CURB TO MATCH EXISTING CURB PROFILE. SAW CUT OR RE-POUR EXISTING CURB FOR NEW DRIVE. LOG DEMOLITION.
- 15) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- 16) STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- 17) EXISTING OUT EXISTING ROAD TO EXISTING SANITARY SERVICE REPAIR ROAD TO MATCH EXISTING CROSS SECTION OR DIRECTED BY THE VILLAGE ENGINEER.
- 18) VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAND AND GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF THE FOUNDATION.
- 19) IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
- 20) IF A SANITARY MANHOLE AND/OR MAIN IS EXPOSED AND MATCHED TO THE SITE, IT SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATION FOR WATER AND SEWAGE MAIN CONSTRUCTION.

ADDITIONAL NOTES:

- 1) ANY NEW STRUCTURE OR IMPERVIOUS AREA SHOWN ON THE FINAL GRADING SURVEY THAT WAS NOT ON THE APPROVED SITE PLAN OR OTHERWISE APPROVED BY DEVELOPMENT ENGINEERING WILL BE SUBJECT TO ADDITIONAL REVIEW AND RUNOFF STORAGE REQUIREMENTS. UNPAVED DRIVEWAYS, SIDEWALKS, PARKING LOTS AND IS IN VIOLATION OF THE DOWNERS GROVE STORMWATER AND FLOOD PLAIN ORDINANCE.
- 2) IMPERVIOUS AREA IS DEFINED AS ANY AREAS COMPOSED OF MATERIAL WHICH IS GENERALLY INCAPABLE OF BEING PENETRATED BY STORMWATER, INCLUDING WITHOUT LIMITATION: ROOFS, BUILDINGS, PARKING LOTS, DRIVEWAYS, ROADS, SIDEWALKS, AND PATIOS. VOOG 26.73.
- 3) FINAL GRADING SURVEY SHALL NOT BE COMPLETED UNTIL SOD HAS BEEN INSTALLED.
- 4) AN APPROVED FINAL GRADING SURVEY SHALL BE REQUIRED PRIOR TO ALLOWING A COMMUNITY DEVELOPMENT FINAL OCCUPANCY INSPECTION. THE REVIEW PERIOD FOR ALL SUBMITTED FINAL GRADING SURVEYS IS APPROXIMATELY 10 DAYS.
- 5) SWALES SHALL BE CONSTRUCTED OF ESTABLISHED VEGETATION, SUBJECT TO VILLAGE APPROVAL.

VILLAGE OF ARLINGTON HEIGHTS STANDARD NOTES

EROSION CONTROL NOTES

- A) THE SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS DISTURBED ON THE SITE.
- B) STOCKPILES OF SOIL SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS. IF STOCKPILES OF SOIL ARE LOCATED WITHIN SPECIAL MANAGEMENT AREAS, A STARTING CONSTRUCTION, THE APPLICANT IS DIRECTED TO CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT, 330-434-4400, FOR FURTHER INFORMATION. THIS NOTIFICATION SHALL BE AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION.
- C) SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR ANY STOCKPILE IF IT IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS.
- D) STOCKPILES OF SPECIAL MANAGEMENT AREAS SHALL BE DOWNSTREAM FROM THE SITE SHALL BE PROTECTED FROM EROSION IF THE VOLUME, DENSITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION.
- E) STORM SEWER LETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
- F) THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM EROSION WITHIN FIFTEEN DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL BE TEMPORARILY PROTECTED FOR MORE THAN FIFTY DAYS DURING INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
- G) WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING THE CONSTRUCTION DOWNSAVING SHALL BE FILTERED.
- H) A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PAVEMENT OR ON ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- I) ALL TEMPORARY EROSION CONTROL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMOVED AS SOON AS THEY ARE OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE.
- J) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED, TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO REMOVAL.

BENCHMARK

CROSS CUT IN CONCRETE WALK NEAR SOUTHWEST CORNER OF
SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

TOTAL LOT AREA: 8,711.99 sf	
Existing Impervious:	0.00 sf (00.00%)
Total Proposed Impervious:	3,552.31 sf (40.77%)
Total Decreased Impervious:	3,552.31 sf (40.77%)

I, JAMES E. KOZIOL, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION WITH KNOWLEDGE OF THE EXISTING SURVEYS.

I, ALSO CERTIFY THAT THE DEVELOPMENT OF THE SUBJECT SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OR SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES AND WILL NOT DAMAGE OTHER PROPERTIES.

DATED THIS 17th DAY OF January 2017 A.D.

JAMES E. KOZIOL LIC. NO. 062-41326
ILLINOIS REGISTERED PROFESSIONAL ENGINEER (EXP. 11-30-17)
(2 PAGES)



KOZIOL ENGINEERING SERVICES
Professional Engineers
1621 OGDEN AVE.
LISLE, IL 60532
630/435-8686
CIVIL / CONSULTING ENGINEERS

107 N. PINE AVENUE ARLINGTON HEIGHTS, IL	SCALE	REV	DATE	PREPARER
	1"=10'	0	05/11/17	JEK
	17132			
	PAGE			
	1 of 2			

<u>BUILDING SETBACK:</u>	
102 Belmont	31.7'
103 N. Pine	24.3'
113 N. Pine	25.6'
115 N. Pine	17.4'

AVG. SETBACK = 24.75'

DOWN SPOUTS AND SUMP DISCHARGE
TO SPLASH TO SPLASH BLOCKS THEN
TO GRADE

PROPOSED GAS METER PER UTILITY
COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE VILLAGE STANDARDS.

REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

$$\ln v_i = 93.34$$
$$\ln v. = 93.34$$



203 N. PINE AVE.
3 HOUSES LEFT



115 PINE AVE.
2 HOUSES LEFT



113 N. PINE AVE.
1 HOUSE LEFT



107 N. PINE AVE.
VACANT LOT

103 N. PINE AVE.
1 HOUSE RIGHT



25 N. PINE AVE.
2 HOUSES RIGHT



23 N. PINE AVE.
3 HOUSES RIGHT



NORTH PINE AVENUE

EAST WING STREET

EAST MINER STREET



112 N. PINE AVE.



104 N. PINE AVE.
DIRECTLY ACROSS ST.



NEIGHBORHOOD PHOTO BOARD



NOT TO SCALE

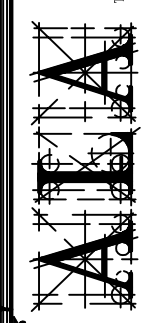
RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DATE	BY	REVISION
05-04-17	ALA	1
05-04-17	ALA	2
05-04-17	ALA	3
05-04-17	ALA	4
05-04-17	ALA	5

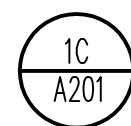
DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

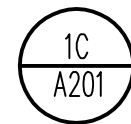
Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-2000 Fax: 815-788-2001



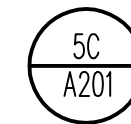
Job Number: A203
Sheet Number: 17068
File Name: 17068203


$$1/8'' = 1' - 0''$$


SUBJECT PROPERTY
107 N. PINE AVE


$$1/8'' = 1' - 0''$$

$$1/8^n = 1' - 0^n$$


SUBJECT PROPERTY
107 N. PINE AVE


$$1/8'' = 1' - 0''$$


DESIGN STAGE	EXPIRATION				
	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	04-04-17 BU	04-12-17 BU			
DESIGN DEVELOPMENT	05-04-17 BU				
DESIGN COMMISSION	05-06-17 BU	05-10-17 BU			
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					

DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, ILLINOIS

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2600 Behan Road at Rt. 176

Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number:
17068

Sheet Number:
A202



NOTE:
PROVIDE FURRING STRIPS AS
REQUIRED. VERIFY LOCATION IN
FIELD PER SITE CONDITIONS.

REAR ELEVATION



FRONT ELEVATION

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 WALKOUT WINDOWS 6'-8" A.F.F.
- TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
- FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 94 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
- ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

- ① - EGRESS WINDOW
- ② - TEMPERED GLASS
- ③ - FIXED WINDOW

EXTERIOR COLOR PACKAGE

SIDING:
IRON GREY

ROOFING:
WEATHERED WOOD

SOFFIT/TRIM:
ULTRA WHITE

GUTTERS:
ULTRA WHITE

GARAGE DOOR:
ULTRA WHITE

BRICK:
PALMETTO ASHLAND

WINDOWS:
ULTRA WHITE

METAL SEAM ROOF:
DARK BRONZE

REVISIONS	DATE	DESCRIPTION
1	04-04-17 BA	CONCEPTUAL DESIGN
2	05-04-17 BA	PRELIMINARY DESIGN
3	05-04-17 BA	DESIGN DEVELOPMENT
4	05-04-17 BA	DESIGN COMMISSION
5	05-11-17 BA	PERMIT REVIEW
6		RELEASE FOR PERMIT
7		REVISION

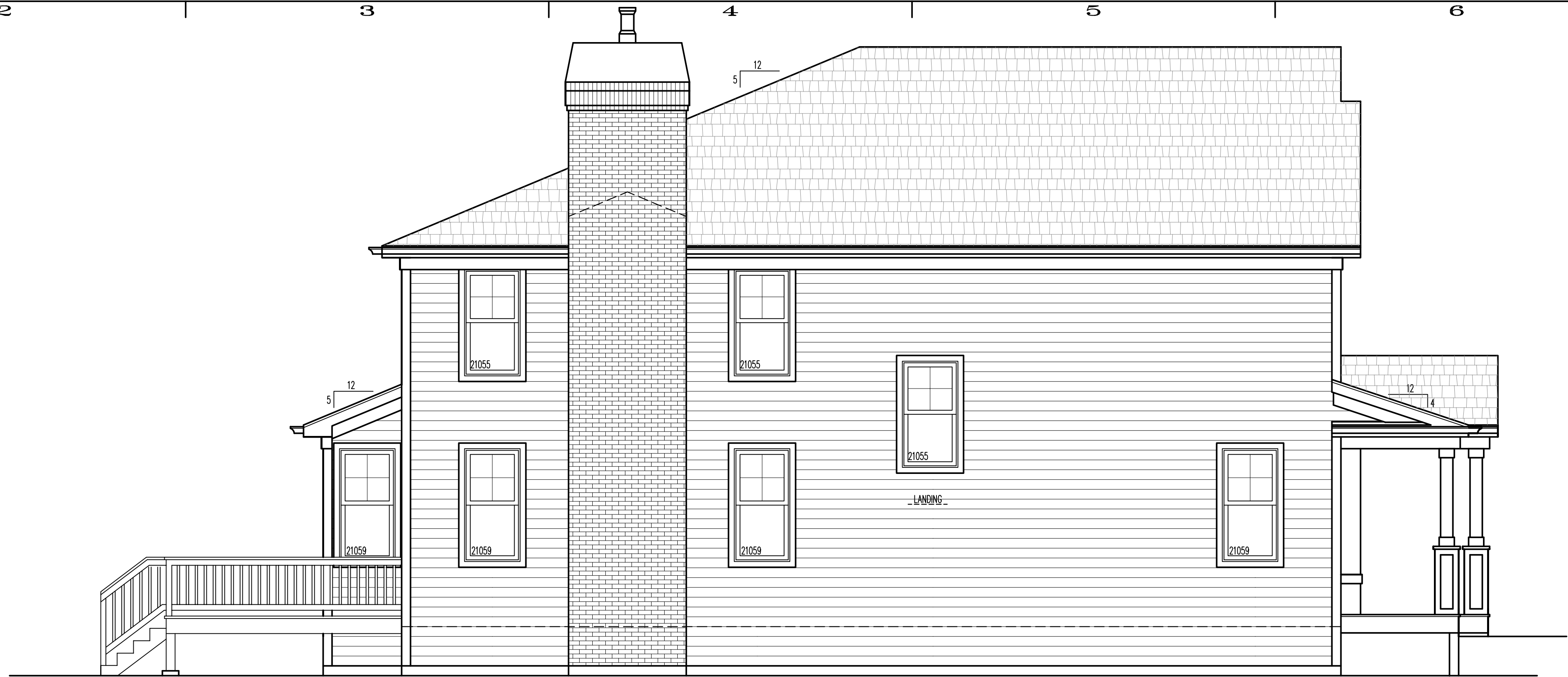
DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2000 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

Job Number: 17068
Sheet Number: A200
File Name: 17068200

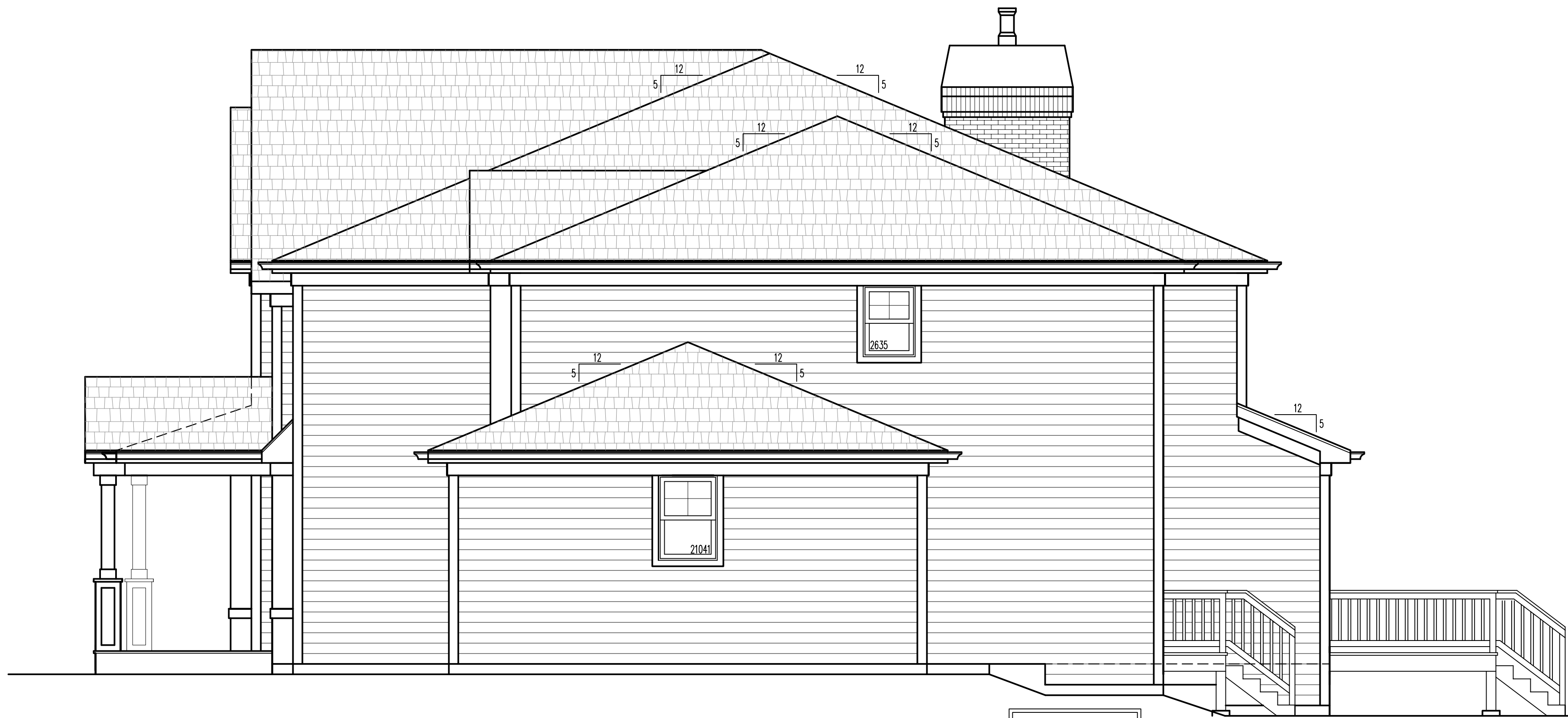
RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION



NOTE:
PROVIDE FURRING STRIPS AS
REQUIRED. VERIFY LOCATION IN
FIELD PER SITE CONDITIONS.

1C
A201
LEFT ELEVATION

1/4"=1'-0"



NOTE:
PROVIDE FURRING STRIPS AS
REQUIRED. VERIFY LOCATION IN
FIELD PER SITE CONDITIONS.

1E
A201
RIGHT ELEVATION

1/4"=1'-0"

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN						
PRELIMINARY DESIGN						
DESIGN DEVELOPMENT						
DESIGN COMMISSION						
PERMIT REVIEW						
REVISION						

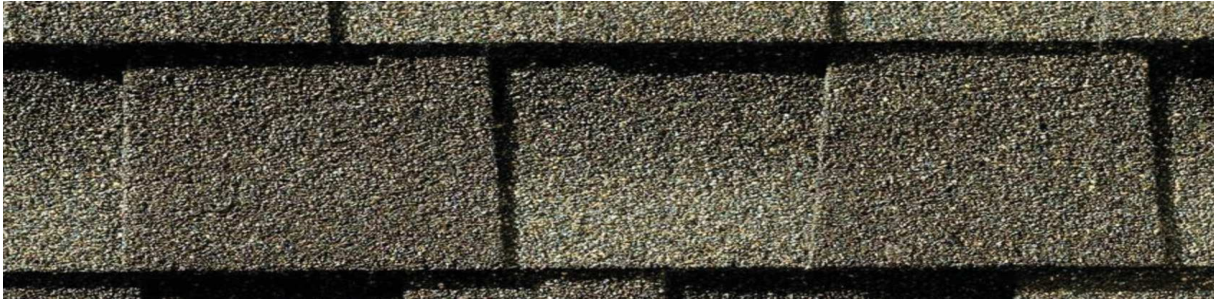
DESIGNERS & BUILDERS DEV., INC.
107 N. PINE AVE.
ARLINGTON HEIGHTS, IL

RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2000 Bala Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

ALA
Job Number: 17068
Sheet Number: A201
File Name: 17068201

107 N. Pine Color Sheet



Roof – Weathered Wood



Trim, garage door, window trim, and board and batten areas - Ultra White



Metal Seam Roof – Dark Bronze



Brick Chimney – Palmetto Ashland



Lap Siding: Iron Grey

Table 1

[illegible]



Item: DC#17-072 - 1533 N. Fernandez Pl. - 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 approve the proposed new single-family residence to be located at 1533 N. Fernandez Place. This recommendation is subject to compliance with the architectural plans dated 5/12/17 and received 5/17/17, and the following:

1. Consider options to preserve the existing 24" tree in the front yard.
2. Add landscaping along the left side elevation to soften the large blank wall.
3. Evaluate the dark "Iron Grey" siding color with the context of the neighborhood, and consider whether a lighter siding color would be more appropriate.
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: 1533 N. Fernandez Place
Project Address: 1533 N. Fernandez Place
Prepared By: Steve Hautzinger

Date Prepared: June 6, 2017

PETITION INFORMATION:

DC Number: 17-072
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Parkway #120
Warrenville, IL 60555
Meeting Date: June 13, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with one car attached garage to allow construction of a new two story residence with an attached, three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,429 square feet and the proposed residence will have approximately 4,434 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 32.3 feet Side: 7.1 feet Side: 19 feet Rear: 42 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	5,409 SF	4,434 SF
Building Lot Coverage	4,350 SF	2,947 SF
Impervious Surface Coverage Total	6,214 SF	4,171 SF

The existing neighborhood consists primarily of single-story homes with one car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. Although the neighborhood is predominantly single story homes, it should be noted that there are two other teardowns previously completed on this block, and numerous teardowns completed throughout the neighborhood.

Overall, the proposed design is nicely done, and is consistent with other newer homes in the neighborhood. The design includes a one story roof line across the front of the house which helps the scale of the house to fit with the adjacent single story homes, and the main roof pitch is relatively low which is in character with the neighborhood.

Staff offers the following suggestions to enhance the design:

1. The proposed development requires the removal of an existing 24" diameter tree in the front yard which may be able to be preserved if the house were flipped on the lot.
2. Consider adding landscaping along the left side elevation to soften the large blank wall.
3. The proposed "Iron Grey" siding color is very dark for a large house. The Design Commission should evaluate the proposed siding color with the context of the neighborhood, and consider whether a lighter siding color would be more appropriate.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1533 N. Fernandez

Place. This recommendation is subject to compliance with the architectural plans dated 5/12/17 and received 5/17/17, and the following:

1. Consider options to preserve the existing 24" tree in the front yard.
2. Add landscaping along the left side elevation to soften the large blank wall.
3. Evaluate the dark "Iron Grey" siding color with the context of the neighborhood, and consider whether a lighter siding color would be more appropriate.
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 6, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-072

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

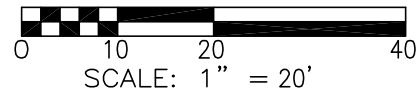
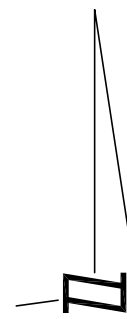
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

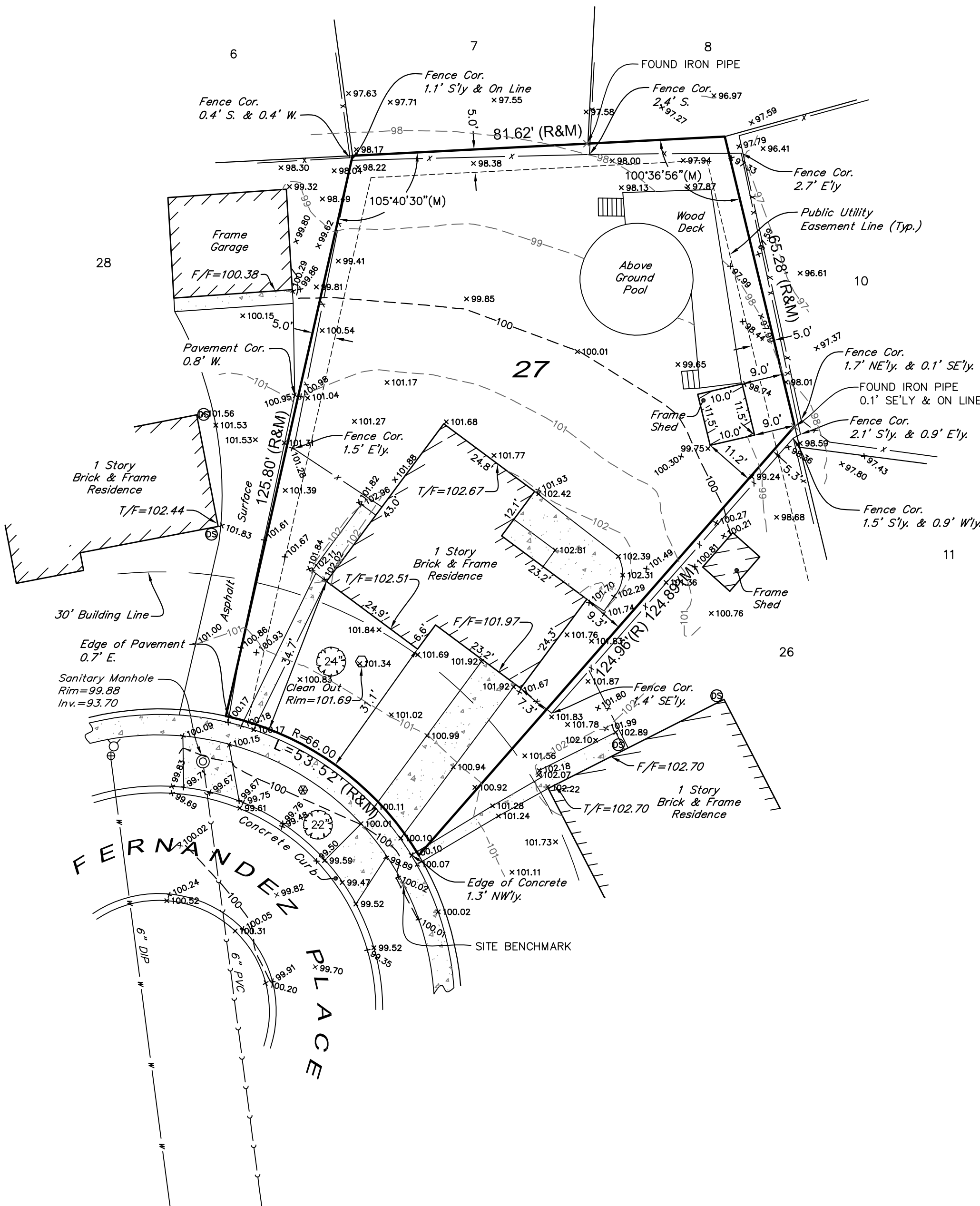
E-MAIL: info@plsllsle.com



PARCEL INDEX NUMBER
03-19-210-027

SYMBOL LEGEND

- (R) - RECORD DATA
- (M) - MEASURED DATA
- T/F - TOP OF FOUNDATION
- F/F - FINISHED FLOOR
- ⊙ - MANHOLE
- - CATCHBASIN
- - INLET
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊗ - VALVE & VAULT
- ⊗ - BUFFALO BOX
- FENCE LINE
- ⊙ - YARD DRAIN
- EXIST. CONTOURS
- XXX.XX - EXISTING ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- ⊙ - DOWNSPOUT
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- CONCRETE SURFACE



SITE BENCHMARK

CROSS CUT IN CONCRETE WALK NEAR SOUTHERNMOST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOT 27 IN BLOCK 5, IN HASBROOK SUBDIVISION UNIT NUMBER 3, OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 8, 1958, AS DOCUMENT NUMBER 1816395.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 1533 N. FERNANDEZ PLACE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 178/63 DATE: 5/10/2017 JOB NO: 1714164
DRAWN BY: JHH CHECK BY: SAR
REVISED: _____

AVERAGE SETBACKS	
#1523	33.4'
#1527	31.9'
#1533	31.1'
#1537	31.8'
#1534	31.4'
#1528	34.6'
#1524	32.3'



PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 9TH DAY OF MAY, 2017.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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

Property to Left 2
1534 n Fernandez



Property to Left 1
1537 n Fernandez



Subject Property
1533 n Fernandez



Property to Right 1
1527 n Fernandez



Property to Right 2
1523 n Fernandez



Property to Right 3
1519 n Fernandez



N FERNANDEZ PLACE



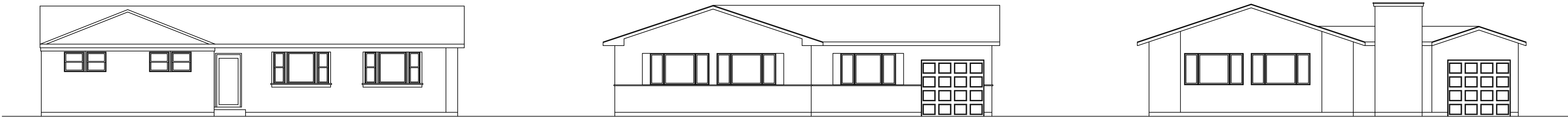
Property Across 1
1528 n Fernandez



Property Across 2
1524 n Fernandez



Property Across 3
1520 n Fernandez



1533 N Fernandez Place

EXISTING CONTEXT ELEVATION

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



1533 N Fernandez Place

PROPOSED CONTEXT ELEVATION

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



BASE

MANCHESTER III H 02-2017-3175
1533 N FERNANDEZ PLACE
ARLINGTON HEIGHTS, IL

ARLINGTON HEIGHTS, ILLINOIS			
REV. #	DATE	DESCRIPTION	

ISSUE DATE:
5-14-17

DRAWN BY:
SMR

© COPYRIGHT 2017
GREENSCAPE HOMES, LLC



SEE COVER SHEET FOR GENERAL NOTES

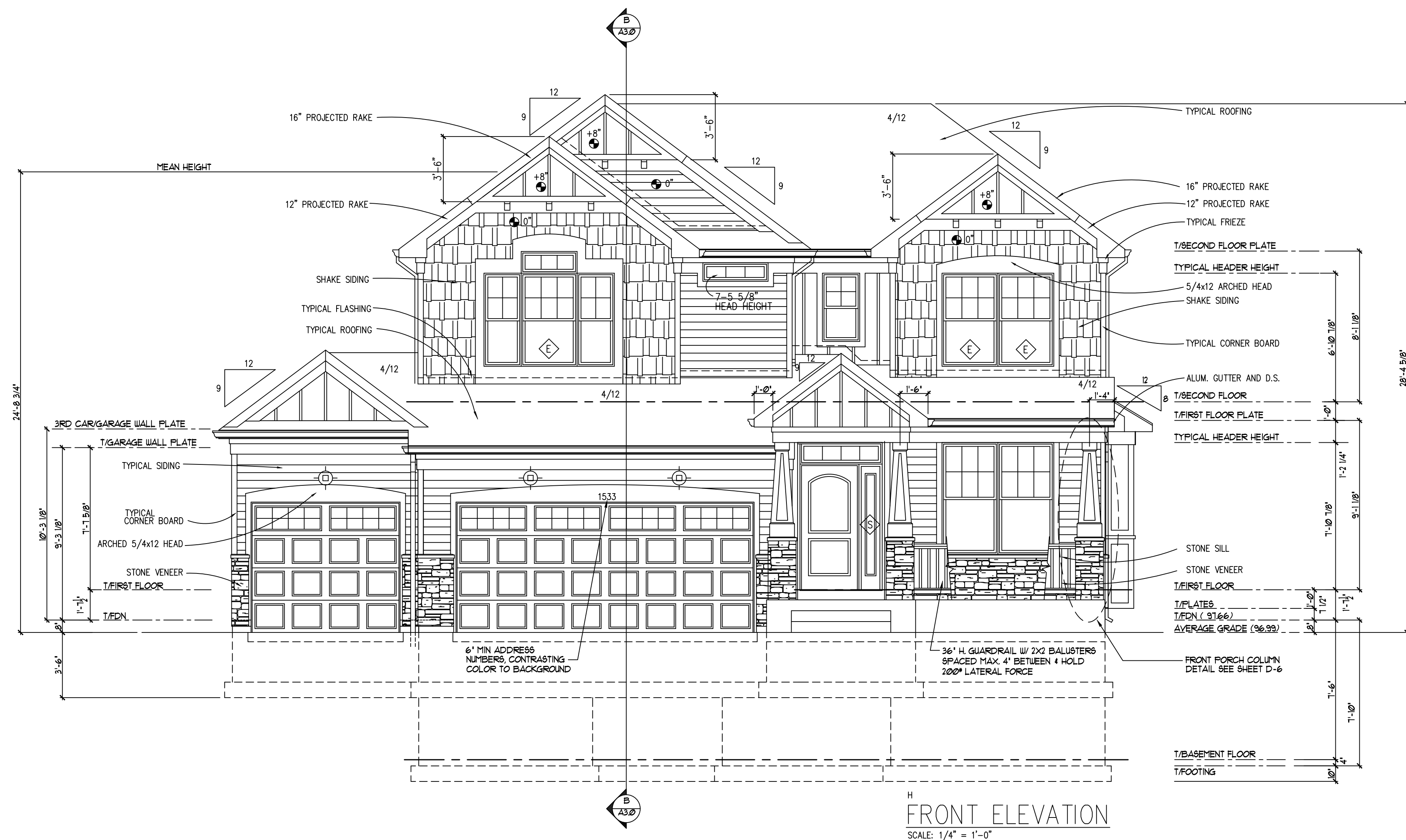
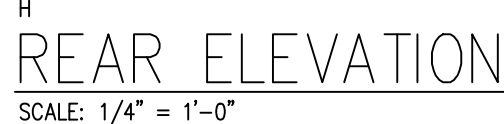
1. TYPICAL SIDING SHALL BE CEMENT BOARD SIDING.
 2. TRIM SHALL BE CEMENT BOARD TO MATCH SIDING.
 3. TYPICAL CORNERBOARDS SHALL BE 5/4x6 FACING FRONT AND REAR W/ 5/4x4 AT SIDES.
 4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
 5. TYPICAL WINDOW WARP/SILL SHALL BE 5/4x4.
 6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
 7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 W/ ALUM. FLASHING ABOVE.
 8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1/8 W/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
 9. PROJECTED RAKE SHALL BE 1x3 ON 1/8 W/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
 10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PPR SELECTIONS.
 11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
 12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
 13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE. W/ 3' EXTENSION AND SPURBOLDS.
 14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f. ALUM. ROOF VENTS NEAR ROOF W/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300TH OF ATTIC AREA.
 15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
 16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
 17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / SHEATH.
 18. PROVIDE BUILDING WRAP ON ALL WALL / WALLING. PROVIDE MEMBRANE TO BE DETERMINED BY WINDOW MANUFACTURER, LAP AND TAPE OVER FLASHING.
 19. PROVIDE 6" CONTRASTING ABOVE NUMBER NUMBERS ABOVE GARAGE DOOR OR NEAR ELEVATION.
 20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. WINDOW SHALL BE LESS THAN 44" OR GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROOF OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.
- ◊ DENOTES EGRESS WINDOW REQUIRED.
- ◊ DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYALL.
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.
- S DENOTES SAFETY GLAZING REQUIRED.

MANCHESTER III H 02-2017-3175
1533 N FERNANDEZ PLACE
ARLINGTON HEIGHTS, IL

[illegible]

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A3.1



SEE COVER SHEET FOR GENERAL NOTES

- _____



MANCHESTER III H 02-2017-3175
1533 N FERNANDEZ PLACE
ARLINGTON HEIGHTS, IL

2025 RELEASE UNDER E.O. 14176

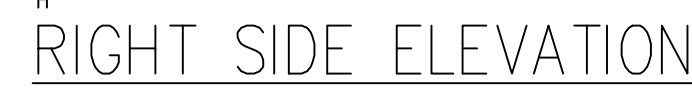
[illegible]

ISSUE DATE:
-14-17

DRAWN BY:
MR

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GREENSCAPE HOMES, LLC

A3.2



EXTERIOR COLOR SELECTION SHEET

ADDRESS: 1533 N Fernandez Place

MODEL: Manchester III H

ROOF SHINGLES COLOR:	<u>DRIFTWOOD</u>
SOFFIT COLOR:	<u>WHITE</u>
FASCIA COLOR:	<u>WHITE</u>
GUTTER COLOR:	<u>WHITE</u>
WINDOW COLOR:	<u>WHITE</u>
FRONT DOOR STAIN COLOR:	<u>DARK WALNUT</u>
STONE COLOR:	<u>COUNTRY RUBBLE NEWPORT GREY</u>
GARAGE DOOR COLOR:	<u>WHITE</u>
GARAGE DOOR WINDOWS:	YES
SIDING MATERIAL:	HARDIE BOARD
SHAKE SIDING COLOR:	<u>IRON GREY</u>
BATTEN BOARD:	<u>WHITE</u>
HORIZONTAL SIDING COLOR:	<u>IRON GREY</u>
BAND BOARD COLOR:	<u>N/A</u>
WINDOWS & GARAGE DOOR TRIM COLOR:	<u>WHITE</u>
CORNER BOARD COLOR:	<u>WHITE</u>
FRONT PORCH COLUMNS COLOR:	<u>WHITE</u>
FRONT PORCH RAILING COLOR:	<u>WHITE</u>
DRIVEWAY MATERIAL:	CONCRETE

COLOR SELECTION REFERENCE SHEET

ADDRESS: 1533 N FERNANDEZ PLACE

MODEL: MANCHESTER III H



ROOFING: COLOR:
COLOR: DRIFTWOOD



HORIZONTAL SIDING
COLOR: IRON GREY



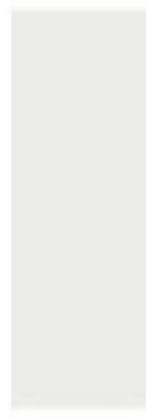
SHAKE SIDING
COLOR: IRON GREY



BOARD & BATTEN
COLOR: WHITE



WINDOWS
COLOR: WHITE



COLUMN &
WINDOW TRIM:
& RAILINGS
COLOR: WHITE



GARAGE DOORS
COLOR: WHITE



FRONT DOOR COLOR:
DARK WALNUT



STONE COLOR:
COUNTRY RUBBLE NEWPORT GREY



SOFFIT-FASCIA-GUTTERS
COLOR: WHITE

Greenscape Homes (GSH) policy of continual improvement in design and construction requires that specifications, equipment, dimensions, and prices be subject to change without notice. Exterior colors pictured in this brochure are general representations and may be modified without notice.



Item: DC#17-076 - 2215 E. Grove St. - SF/Addition

Department: Planning & Community Development

Requested Action

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 2215 E. Grove Street. This recommendation is based upon the architectural plans dated 4/14/17 received on 5/19/17, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Frandzyk Residence
Project Address: 2215 E. Grove Street
Prepared By: Steve Hautzinger

Date Prepared: June 7, 2017

PETITION INFORMATION:

DC Number: 17-076
Petitioner Name: Maggie Franczyk
Petitioner Address: 2215 E. Grove Street
Arlington Heights, IL 60005

Meeting Date: June 13, 2017

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

ANALYSIS:

Summary

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

The petitioner is proposing a complete renovation of an existing single story home, including a second floor addition and an expanded three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,036 square feet and the house, with the proposed addition, will have approximately 3,978 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Exterior Side: 25.7 feet Side: 7.6 feet Rear: 30 feet	Front: 25 feet Exterior Side: 25.7 feet Side: 10.7 feet Rear: 30.8 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,452 SF	3,978 SF
Building Lot Coverage	3,513 SF	2,747 SF
Impervious Surface Coverage Total	5,019 SF	4,031 SF

The existing neighborhood consists of primarily single-story and split-level homes with attached garages.

Overall, the proposed addition is very nicely designed. The expanded garage is thoughtfully located towards the rear of the property, away from the street intersection. The overall massing of the new second floor has a very nice tapered appearance, maintaining a single story roof line around all sides of the home which fits in very well with the scale of the neighborhood.

The petitioner is proposing two different color schemes for the home. The first option is based on working with the existing brick. However, if it is determined during construction that the existing brick is not able to be salvaged, then they are proposing an alternate color scheme. Staff has no objections to either option.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 2215 E. Grove Street. This recommendation is based upon the architectural plans dated 4/14/17 received on 5/19/17, and the following:

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

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

June 7, 2017

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-076

LEGEND

N. - North
S. - South
E. - East
W. - West
N.W. - Northwest
N.E. - Northeast
S.E. - Southeast
S.W. - Southwest
P.O.B. - Point of Beginning
SQ.FT. - Square Feet
R.O.W. - Right of Way
Doc. - Document
Rec. - Recorded as
Meas. - Measured
T.F. - Top of Foundation
MIN. - Minimum
MAX. - Maximum

R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

OF

Lot 54 in Stoltzners Greenview Estates First Addition, being a Subdivision of part of the West Half of the West Half of the Northeast Quarter of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof, recorded December 10, 1956, as Document 1712291, in Cook County, Illinois.

Commonly known as: 2215 E. GROVE STREET, ARLINGTON HEIGHTS, ILLINOIS.

N

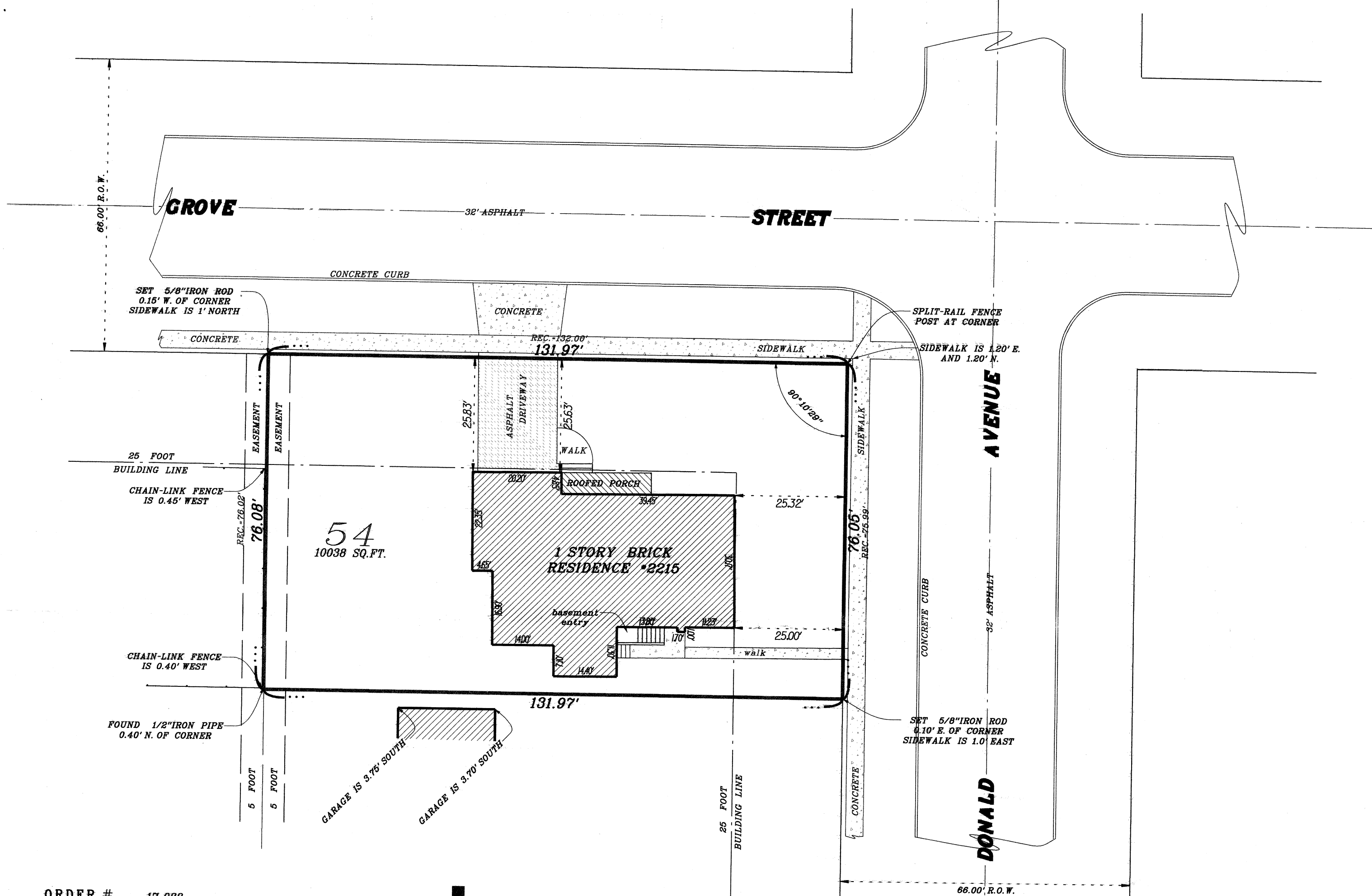
W

E

S

The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale: 1" = 20 ft.

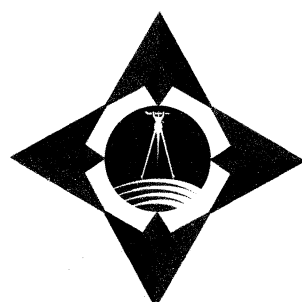
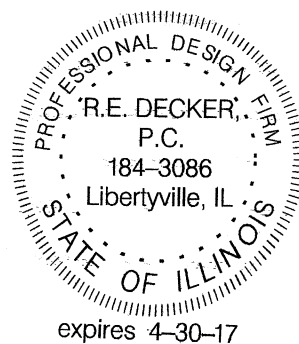


ORDER # 17-088

ORDERED BY ROBERT CHURCHILL, ATTY.

FOR Tumpa to Franczyk

WITHOUT A RAISED SEAL
PLAT IS NOT VALID



R E DECKER
PROFESSIONAL LAND SURVEYORS PC
114 E. COOK AVENUE
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DECKERSURVEY@GMAIL.COM



Field Work Completed on: 2-28-17

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

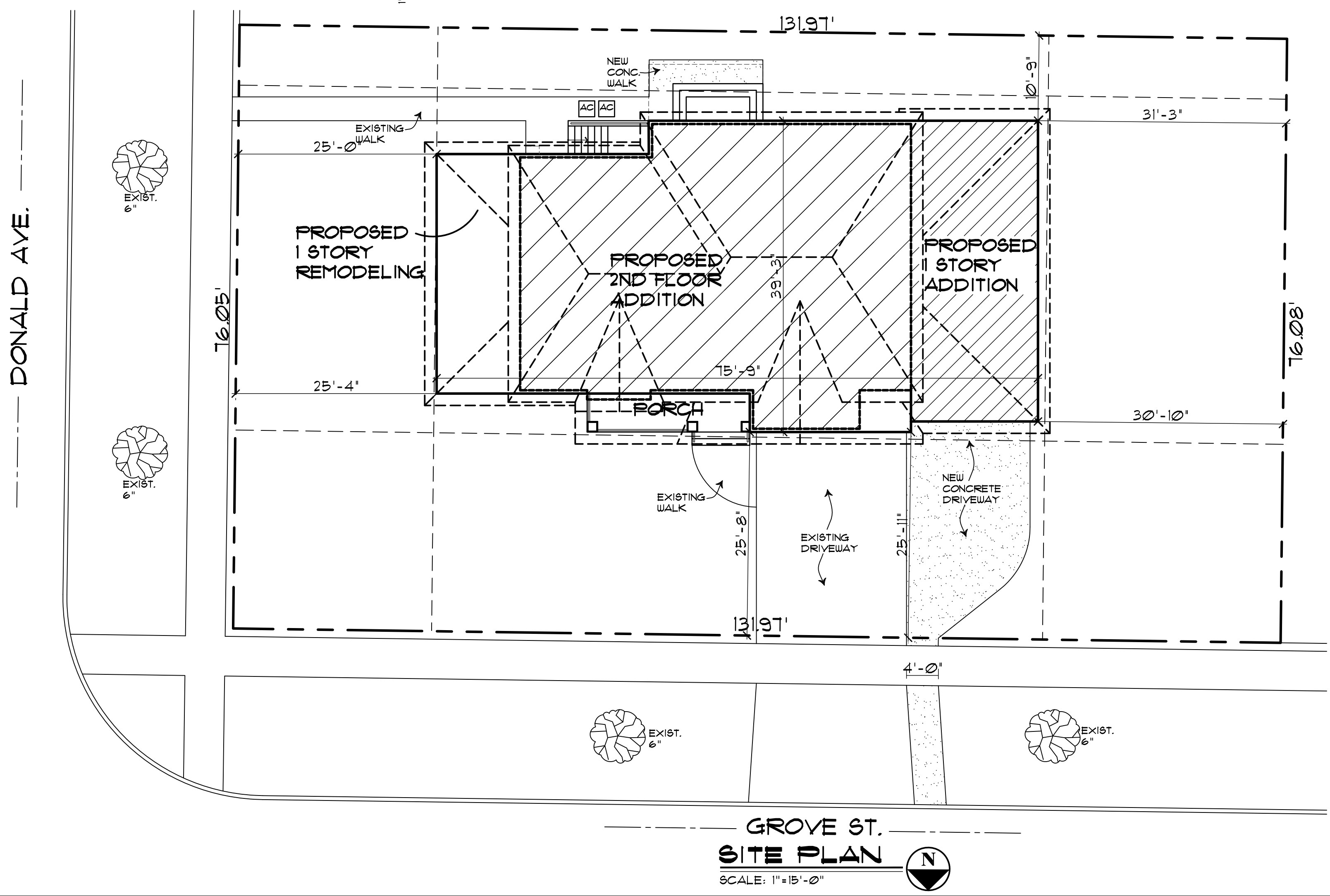
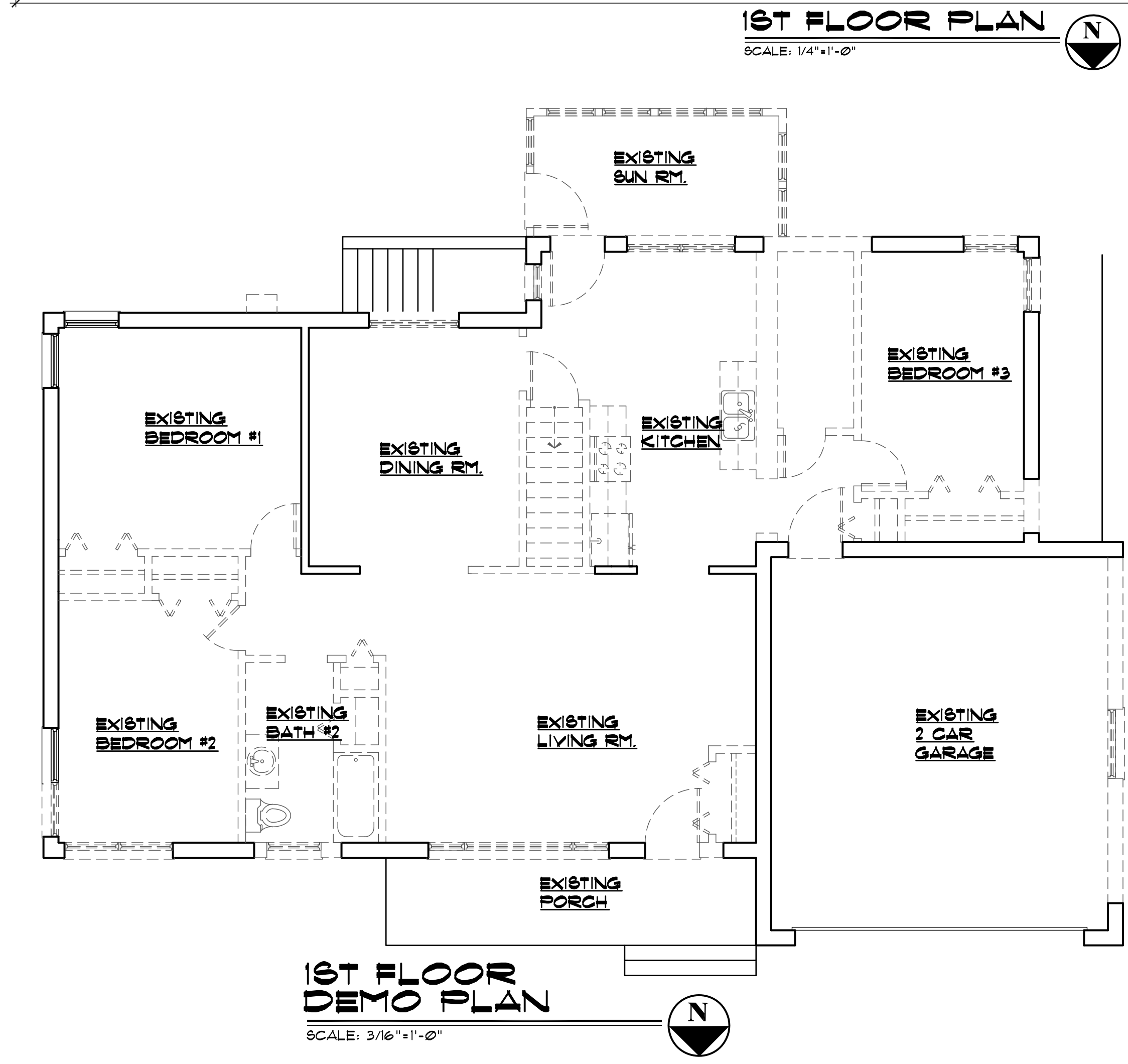
This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: *R. E. Decker* 3-06-17
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once.

Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.



ZONING: R-3	
LOT AREA:	10,030 SQFT.
ALLOWABLE F.A.R.:	4,453 SQFT.
NET AREA:	
1ST FLOOR:	1,300 SQFT.
2ND FLOOR:	1,480 SQFT.
TOTAL NET LIVING AREA:	2,816 SQFT.
ALLOWABLE F.A.R.:	4,453 SQFT.
GROSS AREA:	
1ST FLOOR EXISTING:	1,570 SQFT.
2ND FLOOR ADDITION:	1,300 SQFT.
2 CAR GARAGE EXISTING:	300 SQFT.
1 CAR GARAGE ADDITION:	600 SQFT.
2 STORY SPACE:	61 SQFT.
TOTAL GROSS BUILDING AREA:	4,304 SQFT.

BUILDING LOT COVERAGE:	
ALLOWABLE COVERAGE (35%):	3,513 SQFT.
1ST FLOOR FOOTPRINT:	2,640 SQFT.
EXISTING FRONT PORCH:	93 SQFT.
TOTAL BUILDING LOT COVERAGE:	2,741 SQFT.

IMPERVIOUS COVERAGE:	
ALLOWABLE COVERAGE (50%):	5,015 SQFT.
1ST FLOOR FOOTPRINT:	2,640 SQFT.
FRONT PORCH:	93 SQFT.
WALKS, DRIVEWAYS & STAIRS:	1,284 SQFT.
TOTAL IMPERVIOUS COVERAGE:	4,017 SQFT.

JOB #:

ABD & ASSOCIATES, LTD

PROFESSIONAL DESIGN FIRM - NO. 184-005725
8747 W. BRYN MAWR AVE. #505 CHICAGO, IL 60631
PHONE: 773.864.9754 FAX: 773.864.9405

PROPOSED NEW S.F. RESIDENCE
2215 E. GROVE ST.
ARLINGTON HTS. ILLINOIS

I hereby verify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

Signed: _____ Date: 04/14/17 Lic. Exp. 11/20/16

DATE: 04/14/2017
PROJECT: _____
SHEET NO. A-1

COPYRIGHT ABD & ASSOCIATES



420 S. DONALD AVE.
PROPERTY TO LEFT 3



416 S. DONALD AVE.
PROPERTY TO LEFT 2



408 S. DONALD AVE.
PROPERTY TO LEFT 1



2215 E. GROVE ST.
SUBJECT PROPERTY

E. GROVE ST.



PROPERTY TO RIGHT 1
2214 E. GROVE ST.



PROPERTY TO RIGHT 2
336 S. DONALD AVE.



PROPERTY TO RIGHT 3
332 DONALD AVE.

E. GROVE ST.



2304 E. GROVE ST.
PROPERTY ACROSS 1



2305 E. GROVE ST.
PROPERTY ACROSS 2



407 S. DONALD AVE.
PROPERTY ACROSS 3



S. RAMMER AVE.

2405 E. GROVE ST.
PROPERTY TO LEFT 3



2315 E. GROVE ST.
PROPERTY TO LEFT 2



2305 E. GROVE ST.
PROPERTY TO LEFT 1

S. DONALD AVE.



2215 E. GROVE ST.
SUBJECT PROPERTY



S. WATERMAN AVE.

PROPERTY TO RIGHT 1
2205 E. GROVE ST.



PROPERTY TO RIGHT 2
2123 E. GROVE ST.



PROPERTY TO RIGHT 3
2105 E. GROVE ST.



2204 E. GROVE ST.
PROPERTY ACROSS 1

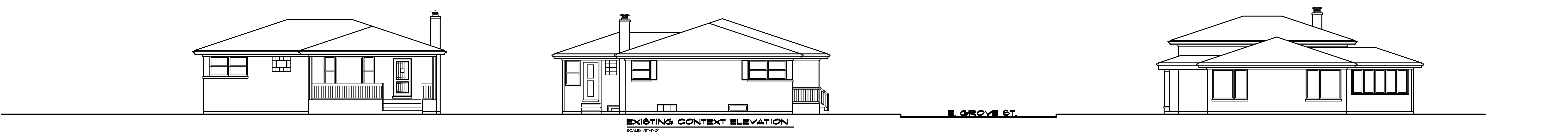
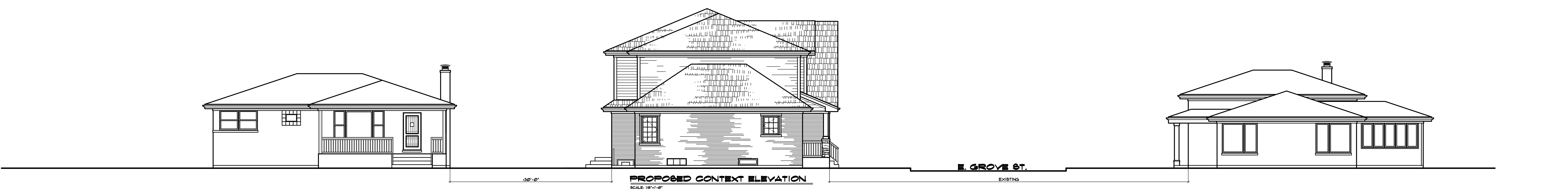
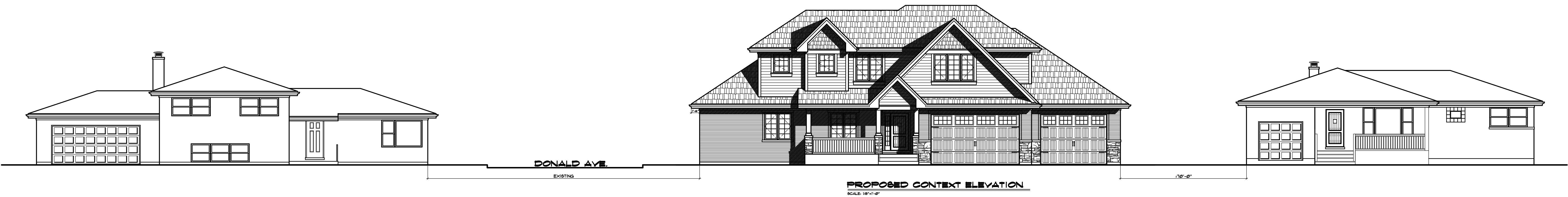


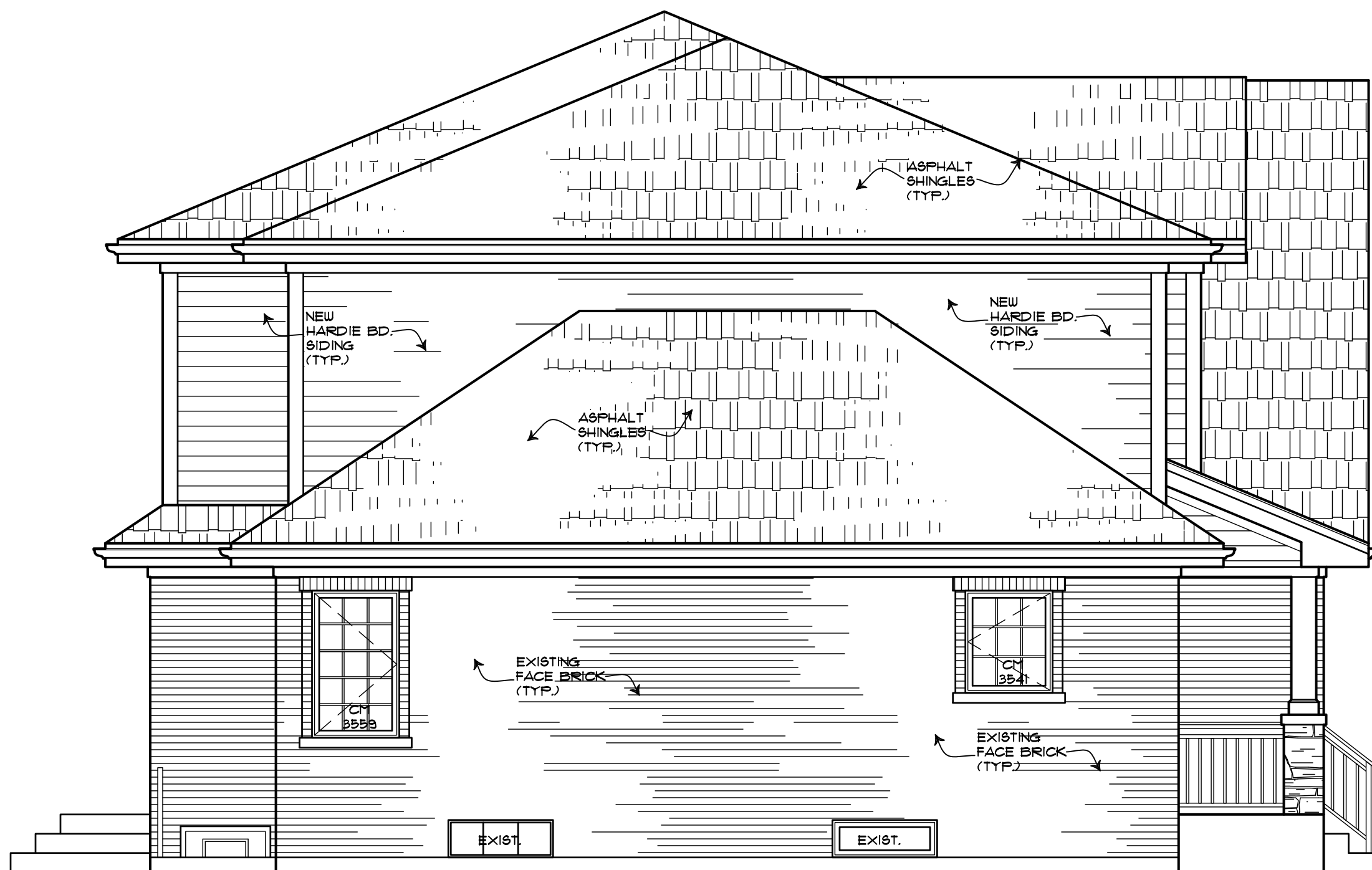
2214 E. GROVE ST.
PROPERTY ACROSS 2

E. GROVE ST.



2304 E. GROVE ST.
PROPERTY ACROSS 3

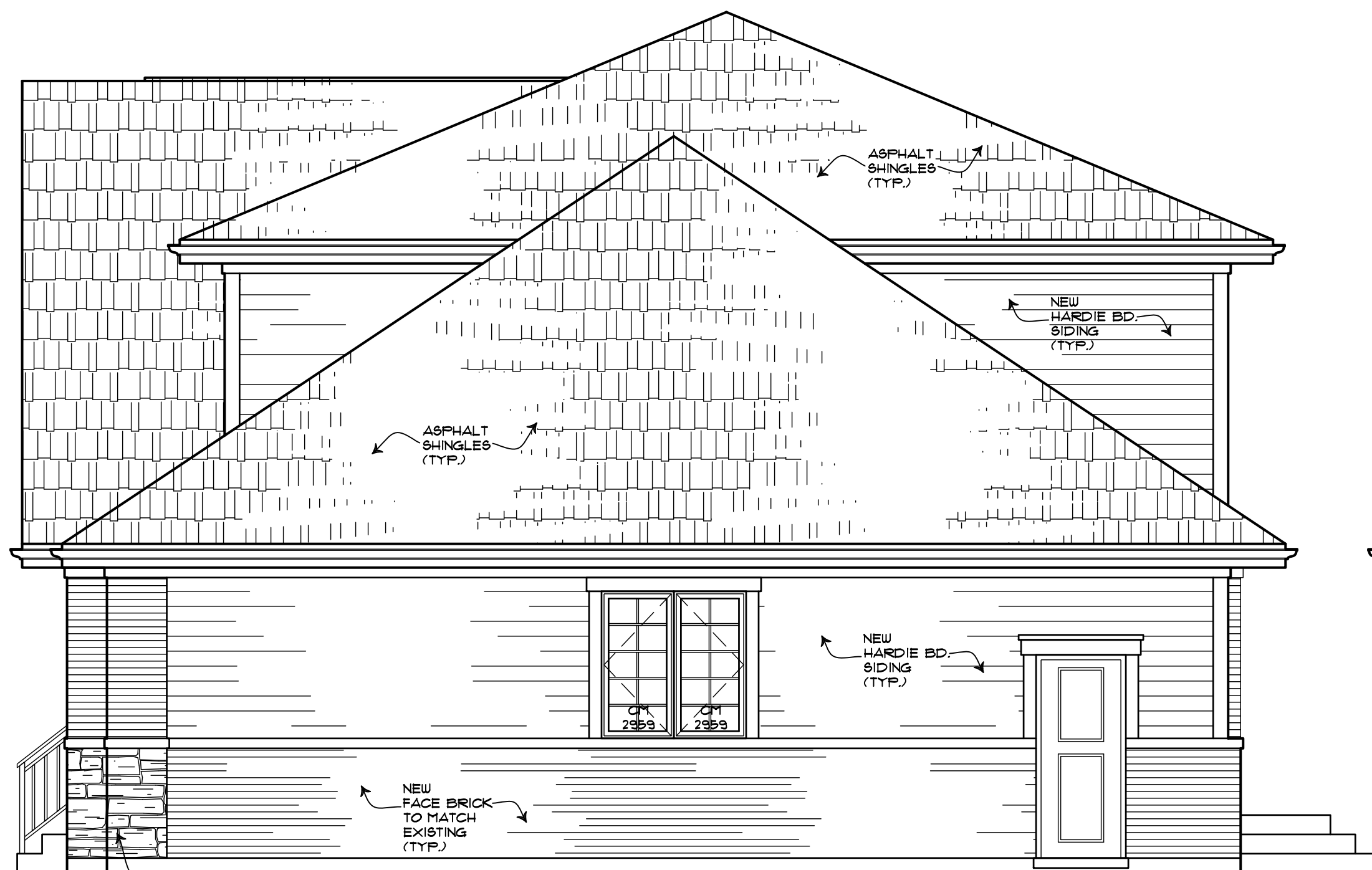




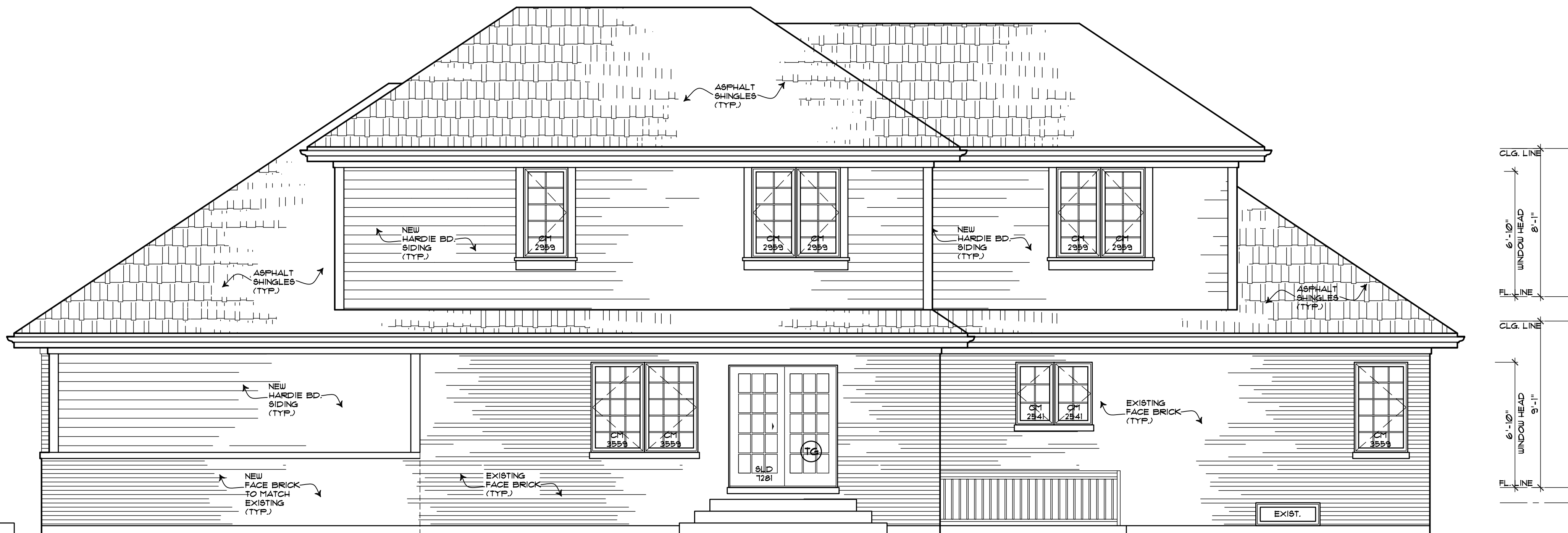
LEFT ELEVATION
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FRONT ELEVATION
SCALE: 1/4"=1'-0"



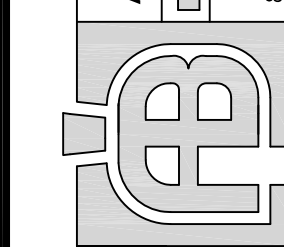
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

JOB #:

ABD & ASSOCIATES, LTD



PROPOSED NEW S.F. RESIDENCE
2215 E. GROVE ST.
ARLINGTON HTS. ILLINOIS

I hereby verify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

DATE: 04/14/2017

PROJECT:

SHEET NO.

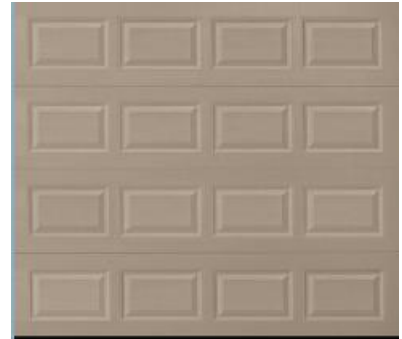
A-3

2215 E. Grove Schedule of Materials

Item	Material	Manufacturer	Color
Brick Existing	Brick	Existing	Golden/Brown/Red
Brick	Brick	Bowerston	Autumn Blend - to match existing Brick
Roof	Asphalt Shingle	GAF Timberline American Harvest	Golden Harvest
Siding & Trim	Fiber Cement	Jamies Hardie	Woodstock Brown
Gutters/Trim/ Fascia	Aluminum	Allied/Cutting Edge	Dark Bronze
Windows	Vinyl	Advanced Windows	Dark Bronze
Garage Door	Aluminum/Steel	Poldor/Lincoln	Sand Tone
Stone	Natural Layer Stone	Schwake	Autumn Creek



2215 E. Grove, Material Samples – Option 1

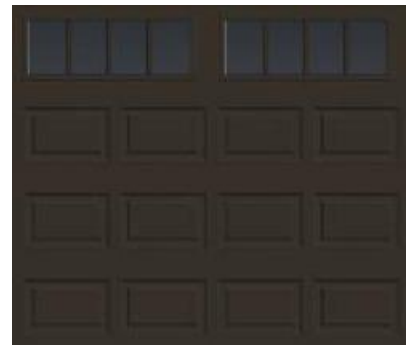


2215 E. Grove Schedule of Materials Alternative Colors **if Brick is unsalvageable.**

Item	Material	Manufacturer	Color
Brick	Brick	Illinois Brick/Meridian	Alamo
Roof	Asphalt Shingle	GAF Timberline HD	Pewter Gray
Siding/Trim	Fiber Cement	James Hardie	Aged Pewter/White
Soffit/Fascia	Aluminum	Allied/Cutting Edge	White
Gutters	Aluminum	Allied/Cutting Edge	Bark Bronze
Windows	Vinyl	Advanced Windows	White
Garage Doors	Aluminum	Home Depot Premium Series	Mocha Brown
Stone	Stone	Schwake Stone Natural Cut	Stoney Brook



2215 E. Grove, Material List – Option 2 (if existing brick is unsalvageable)





Item: DC#17-071 - Arlington Heights Library - 500 N. Dunton Ave. - Sign Variation

Department: Planning & Community Development

Requested Action

- 1. A variation from Section 30-206 to allow a new 76 sf wall sign on the south wall, where wall signs are not allowed in the P-L zoning district.
- 2. A variation from Section 30-206 to allow an existing 28 sf wall sign on the north wall and an existing 33 sf wall sign on the east wall, where wall signs are not allowed in the P-L zoning district.

Recommendation

It is recommended that the Design Commission recommend approval of the requested sign variations for the Arlington Heights Memorial Library at 500 N. Dunton Avenue. This recommendation is subject to compliance with the plans dated and received on 5/12/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

- 1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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

Staff Report
Drawings & Documents
Hardship Letter

Type

Board or Commission Report
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Memorial Library
Project Address: 500 N. Dunton Avenue
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 17-071
Petitioner Name: John Lucas
Petitioner Address: Wight & Company
211 N. Clinton Street, Suite 300N
Chicago, IL 60661
Meeting Date: June 13, 2017

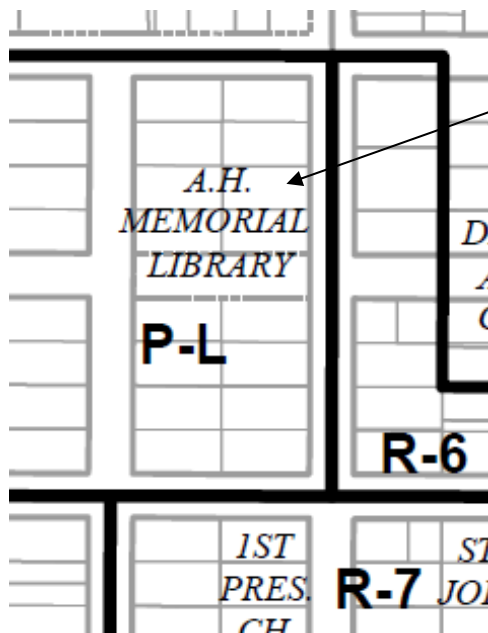
Date Prepared: June 6, 2017

Requested Action:

1. A variation from Section 30-206 to allow a new 76 sf wall sign on the south wall, where wall signs are not allowed in the P-L zoning district.
2. A variation from Section 30-206 to allow an existing 28 sf wall sign on the north wall and an existing 33 sf wall sign on the east wall, where wall signs are not allowed in the P-L zoning district.

ANALYSIS:

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."



Zoning Map of Property

Subject Property



Aerial of Property

Summary:

The Arlington Heights Memorial Library is currently undergoing a parking lot improvement project which includes improvements to the vehicular and pedestrian flow through the parking lot. One of the goals of the project is to improve the pedestrian wayfinding from the surface parking lot to the building entrance that is located in the parking area under the building. The Library is proposing to add a white entrance gateway surround on the south façade, facing the parking area, with a new "Arlington Heights Memorial Library" illuminated sign mounted on the top. The proposed new entrance gateway will tie into the appearance of the existing main building entrance that faces Dunton Avenue.

Table 1: Wall Sign Summary:

The building currently has three wall signs as summarized below. An existing small 26 sf wall sign that is located towards the corner of the south wall is proposed to be replaced with a much more visible, new 76 sf wall sign to be centered on the south wall. Wall signs are not currently allowed in the P-L zoning district, so the requested sign variations are required.

Orientation	Frontage	Sign Size	Remarks
North	Euclid Avenue	28 sf	Existing sign to remain. No permit records.
East	Dunton Avenue	33 sf	Main Entrance. Existing sign to remain. Sign permit approved in 2005.
South	Parking Lot / St. James Street	26 sf	Existing sign to be removed. No permit records.
South	Parking Lot / St. James Street	76 sf	Proposed new wall sign.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- That the variation will not alter the essential character of the locality;*
- That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as current conditions not adequately identifying the building entrance and building identity.

Staff agrees that the building needs better signage to indicate the location of the building's entrance from the south parking lot. The proposed sign and new entry feature are nicely designed and fit the character of the building. The proposed sign is modest in size relative to the size of the building wall.

RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the requested sign variations for the *Arlington Heights Memorial Library* at 500 N. Dunton Avenue. This recommendation is subject to compliance with the plans dated and received on 5/12/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-071

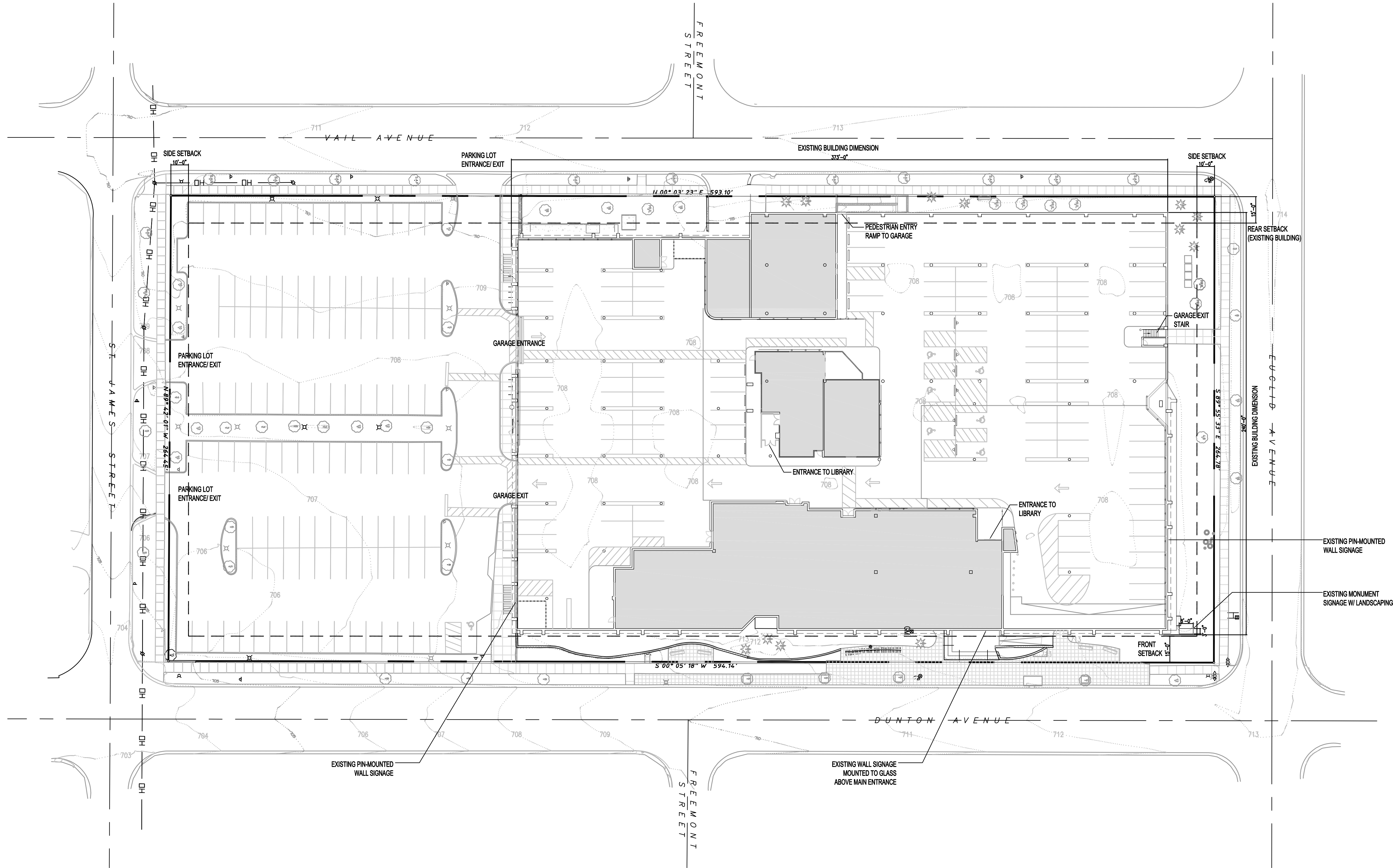
Arlington Heights Memorial
LIBRARY

IDENTITY SIGN VARIANCE

5/12/17



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1 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



SCALE: 1/16" = 1'-0"
0 8 16 32'

SCALE: 1/8" = 1'-0"
0 4 8 16'

SCALE: 1/4" = 1'-0"
0 2 4 8'

SCALE: 3/8" = 1'-0"
0 2 4 8'

SCALE: 1/2" = 1'-0"
0 1 2 4'

SCALE: 3/4" = 1'-0"
0 1 2 4'

SCALE: 1" = 1'-0"
0 6 1 2'

SCALE: 1 1/2" = 1'-0"
0 6 1 2'

SCALE: 3" = 1'-0"
0 3 6 1'

Arlington Heights Memorial
LIBRARY

Wight

Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701

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REV	DESCRIPTION	DATE

ARLINGTON HEIGHTS MEMORIAL LIBRARY SIGN VARIANCE

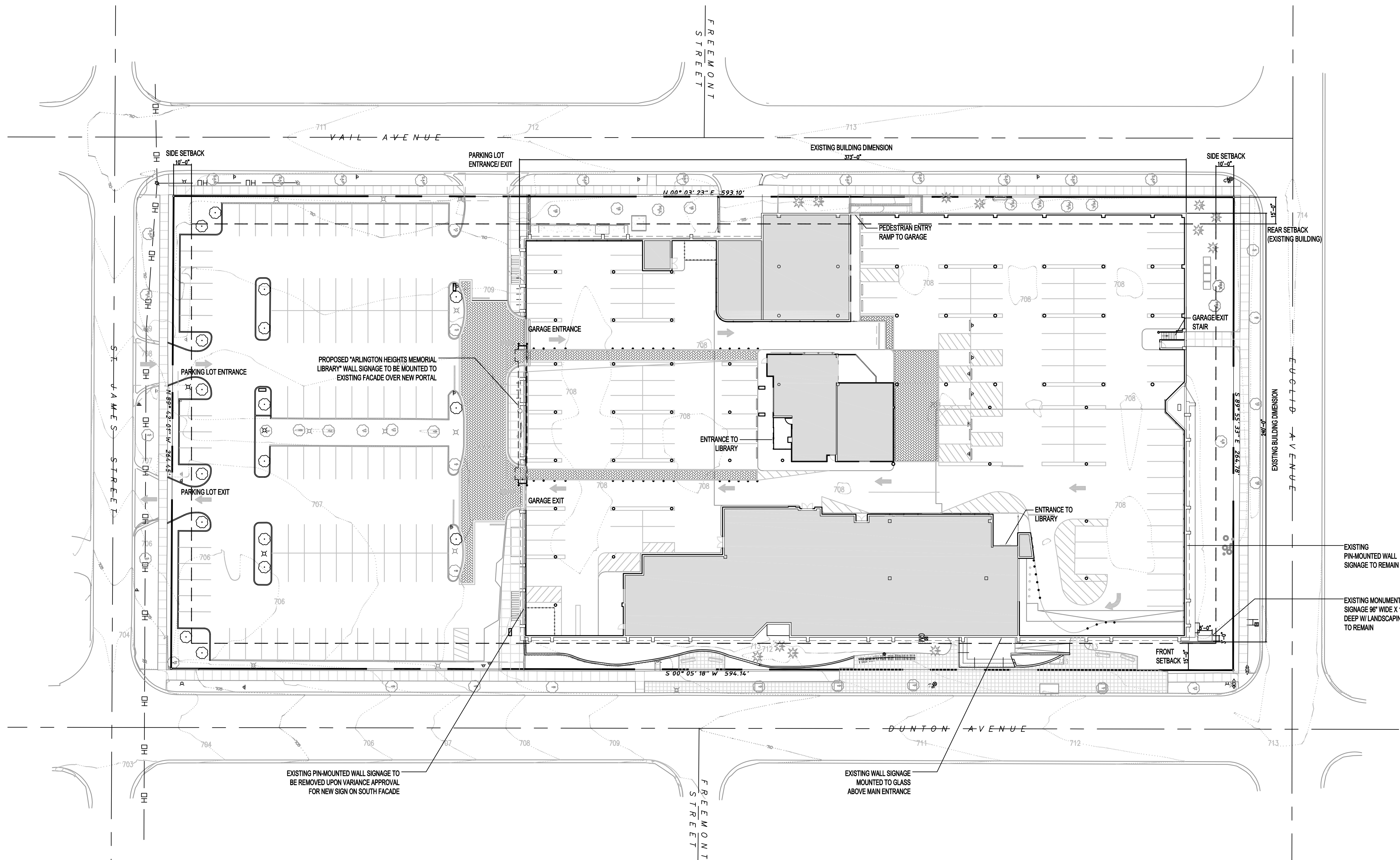
500 N. DUNTON AVE
ARLINGTON HEIGHTS IL 60004

EXISTING SITE PLAN

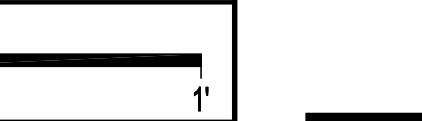
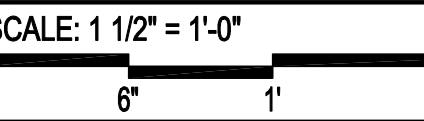
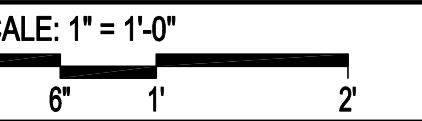
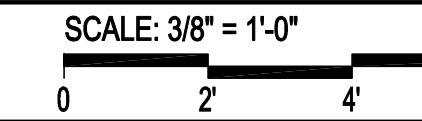
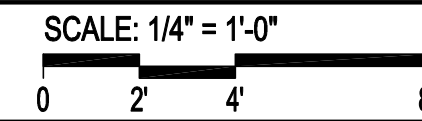
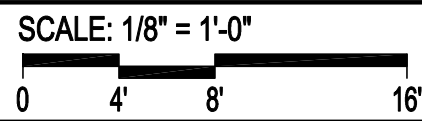
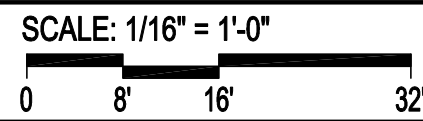
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08-5586-02
Drawn By:

Sheet:

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1 NEW SITE PLAN
SCALE: 1" = 30'-0"



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211 North Clinton Street
Suite 300N
Chicago, IL 60661
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ARLINGTON HEIGHTS MEMORIAL LIBRARY SIGN VARIANCE

500 N. DUNTON AVE
ARLINGTON HEIGHTS IL 60004

NEW SITE PLAN

Project Number:
08-5586-02
Drawn By:

Sheet:



EXISTING SOUTH ELEVATION (ST. JAMES STREET)



EXISTING WEST ELEVATION (VAIL AVE)



EXISTING EAST ELEVATION (DUNTON AVE)



EXISTING NORTH ELEVATION (EUCLID AVE)



EXISTING SOUTH ELEVATION SIGNAGE (TO BE REMOVED)



EXISTING EAST ELEVATION SIGNAGE (MAIN ENTRANCE)

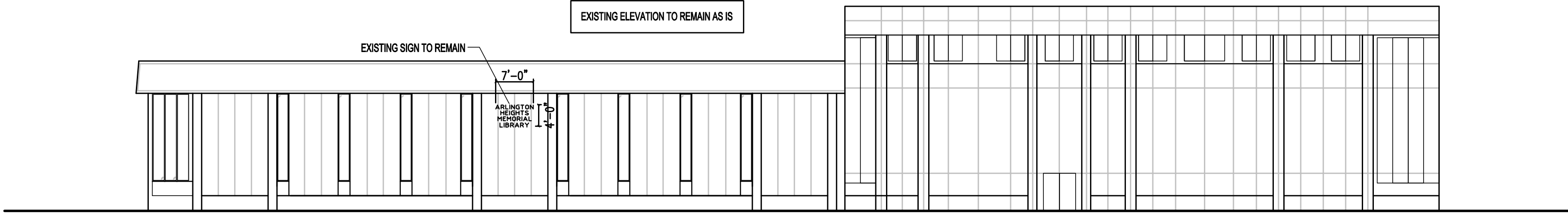


EXISTING NORTH ELEVATION SIGNAGE



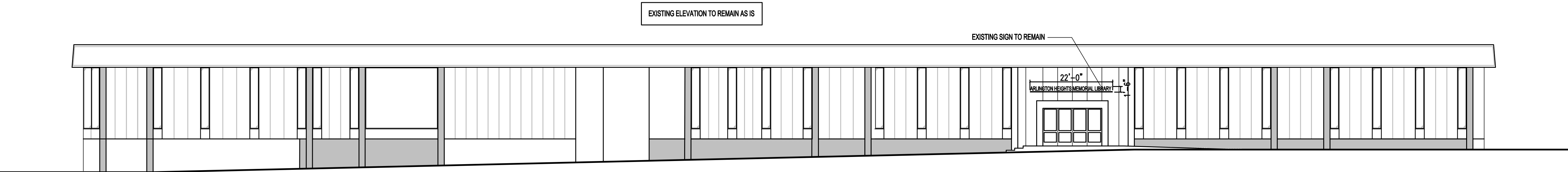
EXISTING MONUMENT SIGN AT CORNER OF EUCLID AVE. AND DUNTON AVE.

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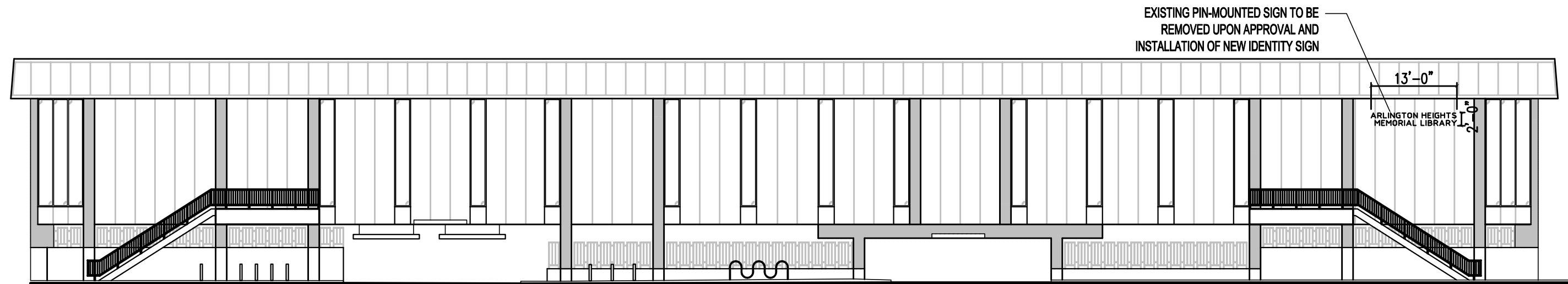
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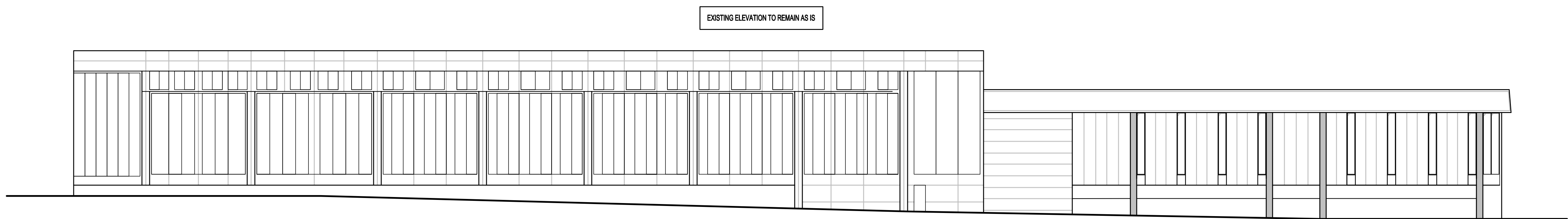
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SCALE: 1/16" = 1'-0"



3 EXISTING ELEVATION-SOUTH

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



4 EXISTING ELEVATION-WEST

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



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REV	DESCRIPTION	DATE
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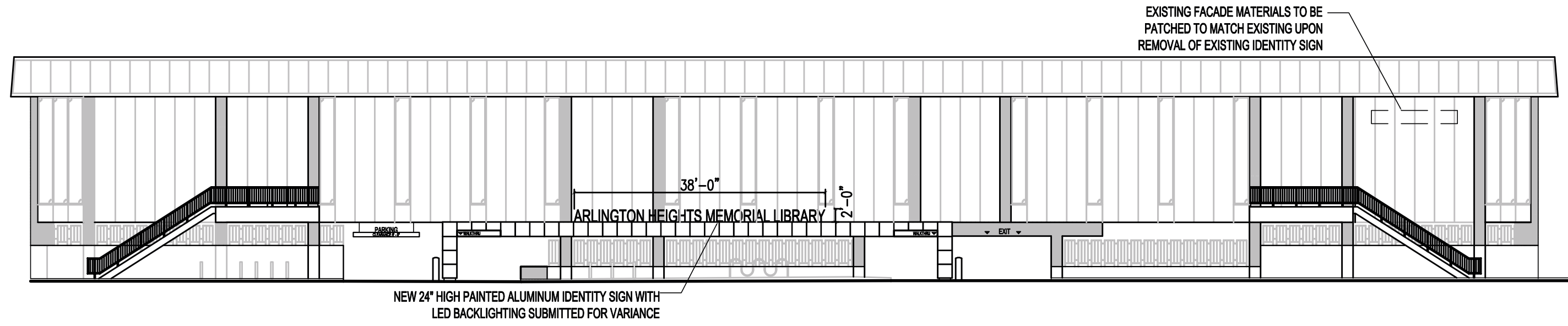
ARLINGTON HEIGHTS
MEMORIAL LIBRARY
SIGN VARIANCE

500 N. DUNTON AVE
ARLINGTON HEIGHTS IL 60004

EXISTING ELEVATIONS

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08-5586-02
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Sheet:

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



2 PROPOSED SOUTH ELEVATION RENDERING
SCALE:



3 PROPOSED SOUTH ELEVATION RENDERING
SCALE:



NOT FOR CONSTRUCTION

—	ISSUE FOR SIGN VARIANCE	5/12/2017
REV	DESCRIPTION	DATE

ARLINGTON HEIGHTS MEMORIAL LIBRARY SIGN VARIANCE

500 N. DUNTON AVE
ARLINGTON HEIGHTS IL 60004

PROPOSED ELEVATIONS

Project Number:
08-5586-02
Drawn By:
Sheet:



PROPOSED IDENTITY SIGNAGE ABOVE NEW GARAGE PORTAL



CLOSE-UP OF PORTAL WITH PROPOSED SIGNAGE



Sign Variance

Project Name: Arlington Heights Memorial Library: Parking/ Garage Renovation

Sample Material List

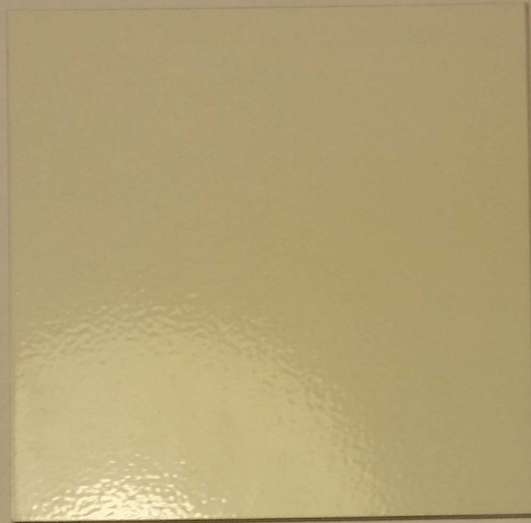
1. Arlington Heights Memorial Library
2. May 12, 2017
3. Parking / Garage Improvements
4. 500 N. Dunton Ave
Arlington Heights, IL 60004
(South Elevation)

Public Library

Internally lit; white painted aluminum sign

Arlington Heights Memorial Library

Parking/ Garage Improvements
Material Board



Body: White Painted Aluminum



Back: Frosted Acrylic for Halo Lighting



ADJACENT PROPERTY ACROSS ST. JAMES STREET



ADJACENT PROPERTY ACROSS EUCLID AVE



ADJACENT PROPERTY AT CORNER OF VAIL AND ST. JAMES



ADJACENT PROPERTY AT CORNER OF DUNTON AND ST. JAMES



ADJACENT PROPERTY ACROSS EUCLID AVE



ADJACENT PROPERTY ACROSS EUCLID AVE



ADJACENT PROPERTY ACROSS DUNTON AVE



ADJACENT PROPERTY ACROSS DUNTON AVE



ADJACENT PROPERTY ACROSS DUNTON AVE



Sign Variance

May 12, 2017

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Variation/ Hardship Request

- a. The safety of patrons is the primary concern of this variation. Current conditions do not adequately address the issue of indicating proper entrance and building identity to patrons seeking to visit the Arlington Heights Memorial Library. This hardship is not self-created by the petitioner and instead rather a correction to provide a safer experience for patrons.
- b. The granting of a variation will not create a traffic hazard as the sign is to be mounted to the existing south building elevation. The proposed sign includes halo lighting in order to better indicate the entrance of the parking garage during all hours of Library operation.
- c. Existing signage located on the south elevation is inadequate for directing patrons to a proper entrance. As there are no other competing libraries in the area, there is no competitive advantage to be had by the proposed signage.
- d. The variation does not alter the essential character of the locality as the existing signage that no longer matches the intended branding identity of the Library will be removed upon approval of the proposed sign. By having only one sign on the elevation; the facility would be compliant with Article IV, chapter 30 of the Municipal Code, allowing (1) wall sign per building frontage. The proposed signage will more closely match that of the existing wall signage that is present on the main entrance of the Library located along Dunton Avenue.
- e. The Library's goal of achieving a more safe and secure parking lot to direct patron flow would not function reasonably without inclusion of the proposed sign. The installation of the new sign helps to better identify the building for patrons visiting from a more southern approach. Such a sign would also better indicate the location of parking for the facility; helping to reconcile confusion for vehicular entrance to the site.