Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 28, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/14/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#24-036 - 911 N. Chestnut Ave. - SF/Teardown

B. DC#23-069 - Plaza del Grato - 1736-1790 W Algonquin Rd / Commercial

VII. OTHER BUSINESS

A. Public Comments

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
5/28/2024

Item: Minutes - 5/14/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
DC Minutes 5/14/24	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 14, 2024

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

Members Present:	John Kubow, Chair John Fitzgerald Ted Eckhardt Kirsten Kingsley Scott Seyer
Members Absent:	None
Also Present:	Shawn Buynack, Owner of *216 N. Haddow Ave.* Bobbi Taylor, Warren Johnson Architects for *216 N. Haddow Ave.* Lisa Vandermark, Executive Director for *The Moorings* Drew Roskos & Jerry Walleck, Perkins Eastman, for *The Moorings* Scott Freres, Lakota Group, for *The Moorings* Eric Schmitt, Project Manager for *The Moorings* Steve Hautzinger, Planning Staff

DRAFT

REVIEW OF MEETING MINUTES FOR APRIL 2, 2024

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF APRIL 2, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#24-030 – 216 N. Haddow Ave.

Bobbi Taylor, representing *Warren Johnson Architects,* and Shawn Buynack, the owner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with a new two-car detached garage on an existing vacant lot. The project does comply with all of the R-3 zoning requirements. In 2021, a Design Commission application for a different teardown/new house was reviewed and approved by the Design Commission, and the house that was existing on the subject property was subsequently approved for demolition, but construction of the new home never happened, and the lot has remained vacant.

The purpose for the Design Commission review tonight is due to the development of this vacant lot in a sensitive historic neighborhood. Staff feels that overall, this is an excellent design with traditional style that will fit very well with the surrounding context and the overall character of the neighborhood. Having a detached garage is very appropriate in this neighborhood, and the garage is nicely designed to match the house. The placement of the garage on the lot is ideal to keep the house as the focal point on the corner. The design of the house is very nicely done with a nice appearance facing both street frontages on this corner lot. The colors and materials are a classic all white palette with a gray roof. The only comment is that the south elevation looks less interesting than the other three sides, and the petitioner should consider adding a window in the south wall of Bedroom 1 to help break up the blank wall. Overall, Staff feels that this is a very successful design on a challenging corner lot in a sensitive historic neighborhood. Staff commends the owner and architect for their thoughtful planning and architectural design, and recommends approval.

Bobbi Taylor said the proposed design came together nicely, with the owners being very well educated in what they are looking for and want. Taking elements from the surrounding homes and putting it together so the new home fits in nicely with the surrounding neighborhood. It is a traditional design with dormers, a white facade, and grey roof; a clean, basic, straight look. Shawn Buynack said this is a family home, he has 2 children, and they are excited to get this project started and make it their forever home, and hopes for approval tonight.

Chair Kubow asked if there was any public comment and there was no response from those in the audience.

The commissioners summarized their comments. Commissioner Seyer said at first glance the home looks really nice, it is nicely designed and will fit in nicely with the surrounding homes.

Commissioner Fitzgerald said it is a very well-designed home and will fit nicely into the neighborhood, which he appreciates. He supported Staff's comment to consider adding a window in the south wall of Bedroom 1, but it is not a requirement for him. He pointed out that the columns on the front porch and the columns on the covered patio are different sizes, and he suggested that they match in size. He had no other comments and said the home is beautiful.

With respect to Staff's suggestion to add a window on the south elevation, Commissioner Eckhardt asked what is behind that wall on the second-floor. Mr. Buynack replied the master bedroom is located there, with that wall being where the bed will be located. Commissioner Eckhardt also asked if landscaping would be added in front of the niche area on the south elevation where the a/c units will be located, and Mr. Buynack said yes. Commissioner Eckhardt had no further comments and supported Commissioner Fitzgerald's thoughts about the size of the columns; columns can never be big enough for him and they should match. Great design, no issues with the home.

Commissioner Kingsley appreciated the nice submittal and said the home looks nice. She commented that it is interesting that the petitioner decided to face the home north, similar to the adjacent home to the north and the two homes on either side of that home. Although she did not mind that, in a way she preferred the home face Haddow; however, she felt it would not hinder the street as proposed. She wished the home was a little more pedestrian friendly or inviting on the Haddow side, with a partial porch, or a door, or something, because it is the side of the home versus

the front, and there will be no movement. Because the three homes to the south will be facing Haddow, it will be important to have some landscape there to soften it up, and having a door or something on that side might be nice.

Commissioner Kingsley agreed with Staff about adding fenestration on the south elevation, and she suggested adding a window on the first-floor where there is shelving on either side of the fireplace in the great room, as well as adding a window in the mud room. She felt it would be more beneficial on the first-floor rather than the second-floor. She referred to the dormers with false windows on the front elevation and said the home would look better without them; she was in support of eliminating the dormers. She also said that the two different roof pitches on the east elevation makes it appear like two different homes, and she suggested raising the pitch on the left and lowering the pitch on the right, which currently looks too tall for the neighborhood. Commissioner Kingsley loved the window shutters that she felt are an appropriate size, and asked what color they will be. Mr. Buynack said the color is undetermined at this time, either white or black, in a traditional colonial style. Commissioner Kingsley suggested researching historical references to see if the bottom shutters should be as tall as the transoms. She also asked if the windows have grilles between the glass or simulated divided lights, and Ms. Taylor said they have not discussed that yet. Commissioner Kingsley strongly suggested using windows with simulated divided lights, it will look much nicer and fit more in the neighborhood that has older windows with true divided lights. She also recommended the trim on the house be smooth, and Mr. Buynack said that it is.

Chair Kubow said there were a lot of great comments and he did not have much more to add. In reference to the shutters, typically shutters go the entire height of the window; however, he appreciates this approach of being a little different. He suggested the petitioner play with both shutter size options and both color options. What is currently proposed is unique and a little different on a very classical home. He agreed that the home is beautiful, and he appreciates the petitioner designing within the context of the neighborhood and addressing Eastman Avenue; however, he agreed with Commissioner Kingsley's comment that it would have been nice to see something wrap around and address Haddow too. Chair Kubow concluded that this is a very nicely designed home in somewhat of a historic neighborhood.

Someone from the audience asked if he could make a comment, and Chair Kubow opened up for public comment.

Myles Whitebloom, 203 N. Haddow Avenue, lives just south of the site. He loved the design of the new home and wanted to reiterate the comments made about the south elevation. Representing all the neighbors that live to the south, especially next door at 212 N. Haddow, he agreed with the suggestion to add either real windows or false windows on the first-floor of the east elevation; the more the better so it takes away from the big wall. He hopes that will be highly suggested for the home. Mr. Buynack said he is planning to add a tree in the corner there to block that part of the home, and nice landscaping all the way across.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT *216 N. HADDOW AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 4/2/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT ALL COLUMNS ON THE HOME MATCH IN SIZE.
2. A RECOMMENDATION TO CONSIDER ADDING AN APPROPRIATE WINDOW ON THE FIRST-FLOOR OF THE SOUTH ELEVATION.
3. A RECOMMENDATION TO CONSIDER INCREASING THE 6/12 ROOF PITCH ON THE EAST ELEVATION.
4. AN ACKNOWLEDGEMENT THAT THE SITE PLAN PROVIDES A 22-FOOT SETBACK WITH PLENTY OF SPACE FOR SUBSTANTIAL LANDSCAPING THAT WILL HELP COVER THE LARGE SOUTH WALL.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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 RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley reiterated her comments about the windows having simulated divided lights, and eliminating the dormers on the front elevation. Commissioner Eckhardt said that was not included in the motion because muntins are currently shown, and requiring a petitioner to go with divided lights is very costly. Commissioner Kingsley clarified that she is talking about false divided lights on the outside and inside of the windows, not in between the glass. Commissioner Eckhardt was in support of adding a recommendation but not a requirement. Chair Kubow said the level of comments about this issue is already part of the record and a recommendation from the commissioners, which will be noted in the minutes but not part of the motion. Commissioner Fitzgerald said that simulated divided lights will make a big difference in this neighborhood on this home, and he encouraged the petitioner to do what they can. He added that he likes the 3 dormers on the front of the home, but the home will also look good without them.

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

DRAFT

ITEM 2. INSTITUTIONAL PRELIMINARY REVIEW

The Moorings – Independent Living Expansion – 811 E. Central Rd.

Lisa Vandermark, representing The Moorings, Drew Roskos and Jerry Walleck, representing *Perkins Eastman,* Scott Freres, representing *Lakota Group*, and Eric Schmitt, Project Manager at *The Moorings*, were present on behalf of the project.

Mr. Hautzinger said that because this is a preliminary review, there is no staff report. The petitioner will walk through the project and welcome any feedback from the commissioners at this stage of design.

Lisa Vandermark, Executive Director of the Moorings, introduced the team of architects here tonight and the project manager from the Moorings.

Drew Roskos said he is an architect and a gerontologist that specializes in senior living. He presented a visual presentation that includes the expansion of the campus at the Moorings to provide more independent living than there is there now. The proposed scope of work includes the area shown as 'A', which includes a new independent living building that is being called the Embrace because the footprint of the building essential wraps around the existing barn. Additionally, the area shown as 'B', where there is existing parking, will be renovated and expanded. A sun study, a site plan with an angled entry approach, a building section showing the proposed building height, and three building sections were resented. The first-floor plan shows the proposed 70 units, each with a balcony, as well as an art room and maintenance and storage on the west side of the building, which is one-story.

The facade design strategies were presented. Mr. Roskos said the existing campus has a smattering of architectural styles and palettes, and they are using the best of what is available and what is immediately adjacent to the site. The main five-story building that is immediately adjacent consists of concrete and brick and a flat roof; it is located immediately across from the proposed new building. Examples of previous Perkins Eastman projects were shown, which illustrate the reduction in scale they are trying to achieve with the facades, how outdoor living is being created, and use of materiality and texture. The proposed building footprint and how it is turns and how it relates to the edges of the existing building; they are trying to create a rhythm in the courtyards and create a response to the points of the existing buildings. The scale of the new building is brought down on the side near the round barn and the side near the 2-story structure to the west. Two different massing and material studies were created; they prefer Option 2 where each facade at the bend relates to the immediate surrounding context, colors, and scales. The existing material palette and the proposed materials where shown, which includes a predominantly brick building, glass, and another secondary material such as metal panel, fiber cement, or other. Mr. Roskos also presented the different ways they investigated how to break down the edge of the building, and the three building design schemes being considered at this time, Option 1, Option 2, Option 2A, and Option 3.

Chair Kubow asked about the color of the existing barn and Mr. Roskos said it is white with a grey shingle roof.

Mr. Roskos commented that when designing senior living, so much of a resident's identity is in where or how they live, so a lot of effort was put into the design to give residents an identity of what unit is theirs. They are currently leaning towards Option 1, which they think is very successful in all ways.

The commissioners summarized their comments. Commissioner Eckhardt appreciated the petitioner's great presentation that included sketches and building concepts, it is very successful. His preference is for Option 2. He felt there has been a lot of effort to jumble up the elevations with all kinds of different colors and shapes, which is a little too much for him. All the different design options are much more powerful than the surrounding buildings, which does concern him. He did not like the big, white square with the dark balconies in Option 1; he liked the open feeling of the balconies in the corner that open up. He pointed to the elevation that will be seen when entering the property, and commented that the back of the building is broken down in sections, which is successful and he supports. In terms of colors, he felt there is too much white and it is too bright, based on there being not much white elsewhere in this

community. He liked the 2-tone colors on Option 2, it breaks down the mass on the end of the building and there is interest on both sides. All of the options are successful in their own way, but he is leaning towards Option 2.

Commissioner Fitzgerald said that all 3 options are very nice, but he liked Option 1. He liked the white on Option 1 because it ties into the nearby barn structure which is kind of a focal point, and it ties to the building and makes it look like the barn is original and belongs there. He also liked the 'boxes' that do not go all the way to the top on Option 1; it makes the building appear shorter, even though it is not, and he liked the way that it is broken up. Some of the other designs look taller because the vertical pieces go taller. He reiterated that all three options are really nice.

Commissioner Seyer said it was a nice presentation and all three options are quite nice. The white element on Option 3 (2A) makes it feel like it is really special, but maybe not in the way that it needs to be; it is just jumping out as a unique part and he would rather it feel more cohesive with the rest of it, so he is veering towards Option 2. The frame on Option 1 feels very, very modern and he agreed with Commissioner Eckhardt about the column that he was unsure if it was needed for structural reasons, but then he sees how it is floating above the ground so it is not really necessary. He felt the open balconies are nicer in Option 2. That being said, he applauds the efforts to make all the designs feel a little bit more special and not just a long block of a bland facade. Option 2 keeps the same materiality at the end that it does for the entire bar, so it feels more cohesive and not a different element at the end, and the way the petitioner explained the shape and the form makes a lot of sense.

Commissioner Kingsley agreed with most of the comments. She liked Option 2 because of the color and the material. She liked parts of Option 1, but the end of the building on the front looks like an office building with all windows, versus the other side of the building where there is all masonry. As a gerontologist, she asked the petitioner how people of the age who will live in these buildings feel about open balconies. Mr. Roskos said they discussed that a lot; the balconies are actually ½ in, ½ out, and the exterior wall is pushed in 3-feet and then projects out another 3-feet. The balconies were pushed out intentionally so that residents can feel rooted in one spot and have refuge, rather than be cantilevered out. Commissioner Kingsley agreed with that and said that is partly why she likes the massing of Option 1 on the corner with the column, because it gives a little more solidity to the balcony space, but she does not like the material change there. What she also likes about Option 1 on that corner is the roof that looks sleeker, and is one level, as opposed to it stepping in on Option 2 and 3. She really appreciates the roof profile in Option 1.

The petitioner stated that as buildings for senior living have evolved over the past 10-12 years, they make sure the balconies are a good size and can be used as outdoor rooms, they do not gang them, so each balcony has a certain amount of privacy. There is a lot of effort that goes into the unit plans making sure there are no balconies that are side by side, allowing the balconies to be 8 x 10 or 10 x 12, so residents can have a table, chairs and chaise out there and have a connection to the outdoors, which has become very important for seniors. They do not just attach balconies to buildings for seniors or any age resident.

Commissioner Eckhardt asked about the age and cognitive level of the residents anticipated for this new building. Ms. Vandermark replied that this will be an independent living building with an average age range of late 60's to mid-80's, and they have an assessment screening process for all new residents because they promise a guarantee of continued residence should a resident outlive their resources. Commissioner Eckhardt said the balcony is a really important element on the building, considering the age of the residents, as well as the detailing and thickness of the railing; it should not be architecturally delicate and light that it makes a resident feel uncomfortable.

Chair Kubow commended The Moorings and the ownership group for allowing the architect to push the envelope in terms of architecture for the new building. He loved all three options being presented tonight, and he loved the presentation and walking through the concept and the design progression. Architecturally, he liked Option 1 the most; it is modern and feels a bit more multi-family to him, which is okay. He liked Option 2 from a user experience standpoint, at least from the view being presented tonight; it feels more welcoming, and the colors are warmer. He liked that the glass facade extends two floors in Option 2, compared to the other options because it helps break up the mass that is a major lantern entry point. He said that in that regard, Option 2 is the most successful. He really loved all three options; architecturally, Option 1 is his favorite, but Option 2 makes the most sense.

Mr. Hautzinger said that when he first received the design options from the petitioner, he felt Option 1 was the most successful and interesting in terms of massing and composition. It breaks down the height without actually being shorter because the middle of the building does not have the features rising all the way to the top. However, he would love to see how Option 1 would look with the materials and colors of Option 2. He likes the splash of the lighter masonry by the barn, but maybe it is a bit much at the outside corner.

Chair Kubow said that overall, very successful architecture is being presented in all three options, and something fantastic will result. Commissioner Kingsley referred to the petitioner's comments about the material examples being considered, and she suggested incorporating elements that bring in texture without changing the material. She added that depending on the black metal panel material being shown, and what the two other materials not indicated are, she may have a comment about that; the material has to look nice with the brick and not look cheap and wear well.

The petitioner said they plan to submit later this month for their first formal submission and meet with this commission again in June. He thanked the commissioners and staff for their comments.

DRAFT

ITEM 3. OTHER BUSINESS

Public Comment

There was none.

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

DRAFT

Design Commission
5/28/2024

Item: DC#24-036 - 911 N. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development Department

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for the new (teardown) single-family home to be located at 911 N. Chestnut Avenue. This recommendation is based on the architectural plans received 5/15/24, 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. Evaluate the forward placement of the proposed attached garage against the context of the neighborhood of predominantly detached or recessed garages.

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	Type
Staff Report	Board or Commission Report

Supporting Documents

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	911 N Chestnut Avenue
Project Address:	911 N Chestnut Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	May 22, 2024

PETITION INFORMATION:

DC Number:	24-036
Petitioner Name:	Kevin Purdom
Petitioner Address:	JRC Design Build 1275 E. Davis Street Arlington Heights, IL 60005
Meeting Date:	May 28, 2024

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.

The petitioner is proposing to demolish an existing single-story residence with one-car attached garage, to build a new single-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 9,390 square feet. The proposed house will have approximately 2,564 square feet, and it requires a zoning variation for a front yard setback encroachment. Otherwise, the plans do comply with all other R-3 zoning requirements as summarized below.

	ALLOWED	**PROPOSED**
Setbacks	Front: 34.1 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	**Front: 25 feet** Side: 8.6 feet Side: 9 feet Rear: 30 feet
Building Height	25 feet to the midpoint	15.8 feet to the midpoint
FAR	4,194 SF	2,564 SF
Building Lot Coverage	3,287 SF	3,284 SF
Impervious Surface Coverage Total	4,695 SF	4,535 SF

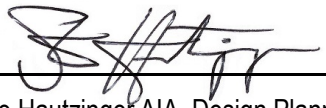
The existing house on the subject property is located all the way at the back of the site, which is odd and out of context. The required front setback is based on the average setback of all existing homes on the block, including the subject property, which is creating an unusual setback requirement. The new house is proposed to be setback 25 feet, which will fit well with the surrounding context, but requires approval by the Zoning Board of Appeals.

The existing neighborhood has a mix of single-story, one-and-a-half-story, and two-story homes of predominantly traditional style. There are 15 homes on the block, 9 with detached garages, and 7 with attached garages. All of the homes with attached garages have the garage either flush with or recessed behind the front wall of the house. Overall, the proposed design has a nice appearance with a traditional style that will generally fit well in this location. However, the proposed garage is projected out in front of the house, which is not consistent with the surrounding context of primarily detached or recessed garages. A better design would justify the main part of the house towards the front, with the garage recessed behind.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for the new (teardown) single-family home to be located at 911 N. Chestnut Avenue. This recommendation is based on the architectural plans received 5/15/24, 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. Evaluate the forward placement of the proposed attached garage against the context of the neighborhood of predominantly detached or recessed garages.
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.



May 22, 2024

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 24-036

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PLAT OF SURVEY
NTS

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

Parcel 1: Lots 27 and 28 in Block 5 in Mitchell's Addition to Arlington Heights, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

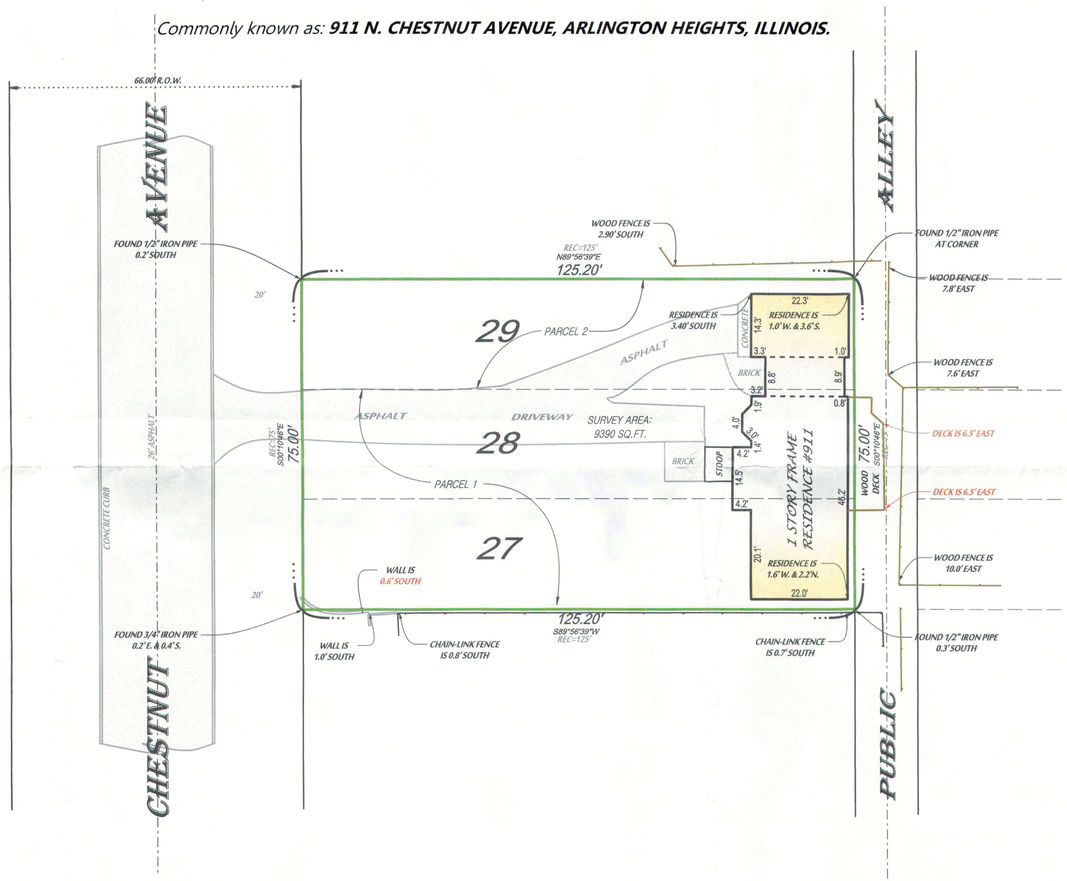
Parcel 2: Lot 29 in Block 5 in Mitchell's Addition to Arlington Heights, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: ***911 N. CHESTNUT AVENUE, 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 NUMBER 23-357

ORDERED BY: Mary Lee Berresheim, Atty.

FOR: Garelli to Godinez

REVISIONS:

THE RAISED SEAL INDICATES THIS IS AN ORIGINAL PRINT

PROFESSIONAL DESIGN FIRM R.E. DECKER, P.C. 184-3086 Libertyville, IL STATE OF ILLINOIS
expires 4-30-25

R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com

PROFESSIONAL LAND SURVEYOR R.G. PAVLETIC 035-3261 Libertyville, Illinois STATE OF ILLINOIS
expires 11-30-24

Field Work Completed on: 6-12-23

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: _____ 6-26-23
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.

JRC DESIGN • BUILD SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

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NEW HOUSE
ON CHESTNUT AVE

911 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 05/14/2024

ISSUE DATE
1- 05/14/2024 1 - ZBA

NOT FOR CONSTRUCTION

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SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

A1

NEW HOUSE AT 911 N CHESTNUT AVE

PROJECT DATA

PROJECT LOCATION:	911 N CHESTNUT AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	9,390 SF	
PIN:	03-30-211-008-0000	
MAX LOT COVERAGE:(35%)	3,286.5 SF	
PROPOSED LOT COVERAGE:	3,284 SF	
MAX FAR: 3938 +[(9,390-8,750) X 0.4]	4,194 SF	
PROPOSED FAR:	2,544 SF	
MAX IMPERVIOUS COVERAGE (50%)	4,695 SF	
MAX FRONT YARD IMPERVIOUS (50%)	938 SF ALLOWED	681 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:	4,572 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	15'-9"	
LOCATION AREAS: BASEMENT FIRST FLOOR GARAGE	1,359 SF 2,467 SF 477 SF	
TOTAL SQUARE FOOTAGE:	2,467 SF	

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2021 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

PROJECT SCOPE OF WORK

PROPOSAL:

THE PROPOSAL FOR THE FOLLOWING:

DEMOLISH EXISTING HOME.

DESIGN AND BUILD A NEW CUSTOM HOME PER PROPOSAL/CONTRACT

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV	ABOVE
A.C.	AIR CONDITIONING
ACOUS.	ACOUSTIC
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
@	AT
BD	BOARD
BI	BUILT-IN
BLDG	BUILDING
BOT.	BOTTOM
B/	BOTTOM OF
BRG.	BEARING
BRG. PL.	BEARING PLATE
B.U.R.	BUILT UP ROOFING
CRPT	CARPET
CABT	CABINET
C.I.	CAST IRON
C.J.	CEILING JOISTS
C.J.T.	CONSTRUCTION JOINTS
CL	CENTERLINE
CLG.	CEILING
CL.	CLOSET
C.M.U.	CONCRETE MASONRY UNIT
C. O	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
C.W.	COLD WATER
DEMO.	DEMOLITION
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM	DIMENSION
DISP.	DISPOSAL
DIV.	DIVISION
DL	DEAD LOAD
DN.	DOWN
DWGS.	DRAWINGS
D.S.	DOWNSPOUT
D.W.	DISHWASHER
EA.	EACH
EX.	EXISTING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EQ	EQUAL
EXP.	EXPANSION
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
E.W	EACH WAY
F	FURNACE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN.	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLSHG	FLASHING
FDN	FOUNDATION
FO	FACE OF
FS	FOOTING SUMP
FTG	FOOTING
FURN	FURNACE
GA	GAUGE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
GLU-LAM	GLUE LAMINATED BEAM
GYP.	GYPSUM
HD	HEAD
HDR	HEADER
HT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HTG	HEATING
HVAC	HEATING VENTILATE AIR CONDITIONING
INT.	INTERIOR
L.	LINEN
LAM.	LAMINATE
LAV.	LAVATORY
LL	LIVE LOAD
LP	LOW POINT
MAX.	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MICROLAM
MO	MASONRY OPENING
MRBL	MARBLE
MTL	METAL
MW	MICROWAVE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	OVEN
OA	OVERALL
OC	ON CENTER
OPP	OPPOSITE
OPT.	OPTIONAL
PERF.	PERFORATED
PL	PLATE
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYLCHLORIDE
QT	QUARRY TILE
R	RADIUS
RD	ROOF DRAIN
R & S	ROD AND SHELF
REC	RECESSED
REF	REFRIGERATOR
REG	REGULAR
REINF	REINFORCE
RM	ROOM
RO	ROUGH OPENING
RR	ROOF RAFTERS
SECT	SECTION
SHLV	SHELVES
SHT	SHEET
SHWR	SHOWER
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SS	SANITARY SUMP
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE
SUSP	SUSPENDED
T & B	TOP AND BOTTOM
T/	TOP OF
TEL	TELEPHONE
T & G	TONGUE AND GROOVE
THK	THICK
TJI	TRUST JOIST
TOP	TOP OF PLATE
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
WIC	WALK IN CLOSET
WD	WOOD
WDO	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC

SITE PLAN NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
14. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.
20. MAINTAIN EXISTING DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADRESSED BY THE PERMITTEE.
21. RESTORE PARKWAY AND PAVEMENT TO PRE-CONSTRUCTION CONDITIONS.

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 +5 OR 30
ACTUAL WALL R-VALUE: 30
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

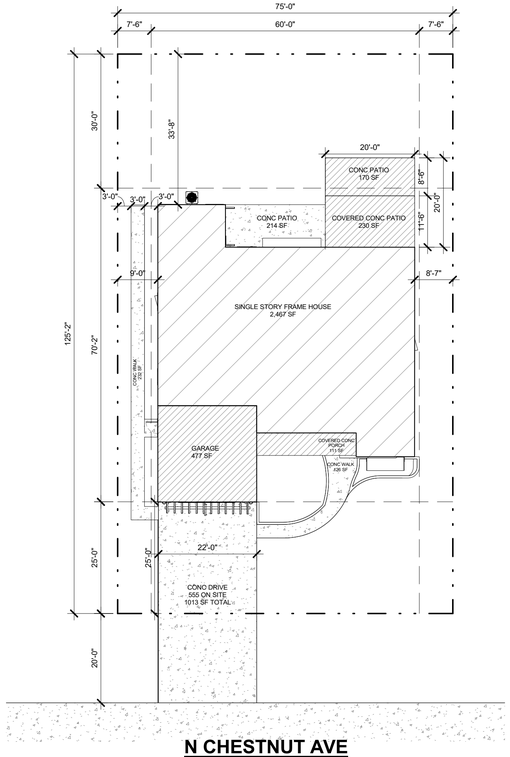
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9. 100% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR

11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.



N CHESTNUT AVE

1 A0 **SITE PLAN - EXISTING**
1/16" = 1'-0"

N

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	34'-1"	25'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-6"	9'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-6"	8-7"
REARYARD	30'-0"	33'-8"
HEIGHT - MEAN	MAX 25'-0"	15'-9"

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER SERVICE
- X — FENCE

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMANGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WITHRING	FROST LINE DEPTH	TERMITE			CHAPTER VILLAGE CODE		
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV. 6 2000	2000	47.6

SHEET INDEX - ARCHITECTURAL

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MEP1	MEP PLANS	1- 05/14/2024

IMPERVIOUS SF

HOUSE	2,467 SF
GARAGE	477 SF
PATIOS/PORCH	715 SF
WALKS/DRIVEWAY	913 SF
TOTAL IMPERVIOUS SF	4,572 SF

LOT COVERAGE

HOUSE	2,467 SF
GARAGE	477 SF
COVERED PORCH/PATIO	340 SF
TOTAL IMPERVIOUS SF	3,284 SF

FRONT SETBACK AVG

905 N CHESTNUT AVE	21'-6"
909 N CHESTNUT AVE	20'-10"
911 N CHESTNUT AVE	97'-6"
919 N CHESTNUT AVE	25'-9"
923 N CHESTNUT AVE	37'-0"
931 N CHESTNUT AVE	24'-6"
933 N CHESTNUT AVE	21'-6"
937 N CHESTNUT AVE	24'-3"
AVERAGE SETBACK	**34'-1"**

NOTE: DIMENSIONS MEASURED FROM CURB/STREET OF ALL HOUSES.
20'-0" FROM CURB TO FRONT OF LOT PER PLAT SETBACK

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SHEET TITLE
COVER SHEET

SHEET NUMBER
A0



PROPERTY TO ACROSS 1
916 N CHESTNUT



PROPERTY TO ACROSS 2
910 N CHESTNUT



PROPERTY TO ACROSS 3
908 N CHESTNUT

N CHESTNUT AVE

PROPERTY TO LEFT 3
931 N CHESTNUT



PROPERTY TO LEFT 2
923 N CHESTNUT



PROPERTY TO LEFT 1
919 N CHESTNUT



SUBJECT PROPERTY
911 N CHESTNUT



PROPERTY TO RIGHT 1
909 N CHESTNUT



PROPERTY TO RIGHT 2
905 N CHESTNUT



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SHEET TITLE
SURROUNDING PROPERTIES

SHEET NUMBER

DR2



919 N CHESTNUT
PROPERTY TO LEFT

911 N CHESTNUT AVE
SUBJECT PROPERTY

909 N CHESTNUT AVE
PROPERTY TO RIGHT



ROOF -
ASPHALT SHINGLES
OAKRIDGE BROWNWOOD
OR SIMILAR BROWN SHINGLE



SIDING 1 -
MASTIC
ALMOND HORIZONTAL VINYL SIDING
OR SIMILAR BEIGE SIDING



SIDING 2 - GABLES
MASTIC
ALMOND SHAKE VINYL SIDING
OR SIMILAR BEIGE SHAKE SIDING

TRIM / WINDOWS / GARAGE DOOR -
WHITE
SMOOTH FINISH

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SHEET TITLE
ELEVATION STUDIES & MATERIALS

SHEET NUMBER

DR1



PROPOSED RENDERING - FRONT



PROPOSED RENDERING - REAR

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SHEET TITLE

3D VIEWS

SHEET NUMBER

3D



1 / A5 **EAST ELEVATION - FRONT**

1/4" = 1'-0"



2 / A5 **WEST ELEVATION - REAR**

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL VINYL LAP SIDING [ALMOND OR SIMILAR]	MASTIC	TRIM AND FASCIA		SMOOTH VINYL TRIM [WHITE]	
SIDING (2)		VINYL SHAKE SIDING [ALMOND OR SIMILAR]	MASTIC	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [OAKRIDGE BROWNWOOD OR SIMILAR]	OWENS CORNING	COLUMNS		CARPENTER BUILT - WOOD, DARKER STAIN TBD	
DOORS		BLACK	SIMPSON OR SIMILAR	GUTTERS, DOWNSPOUTS		CONTINUOUS ALUMINUM [WHITE]	
WINDOWS		VINYL, WHITE	CLIMATEGUARD OR SIMILAR				

WINDOW NOTES:

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
7. ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
8. E = EGRESS T= TEMPERED AFETY GLASS
   F= FROSTED PRIVACY GLASS EX = EXISTING WINDOW TO REMAIN

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ISSUE DATE

1- 05/14/2024 1 - ZBA

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE

ELEVATIONS

SHEET NUMBER

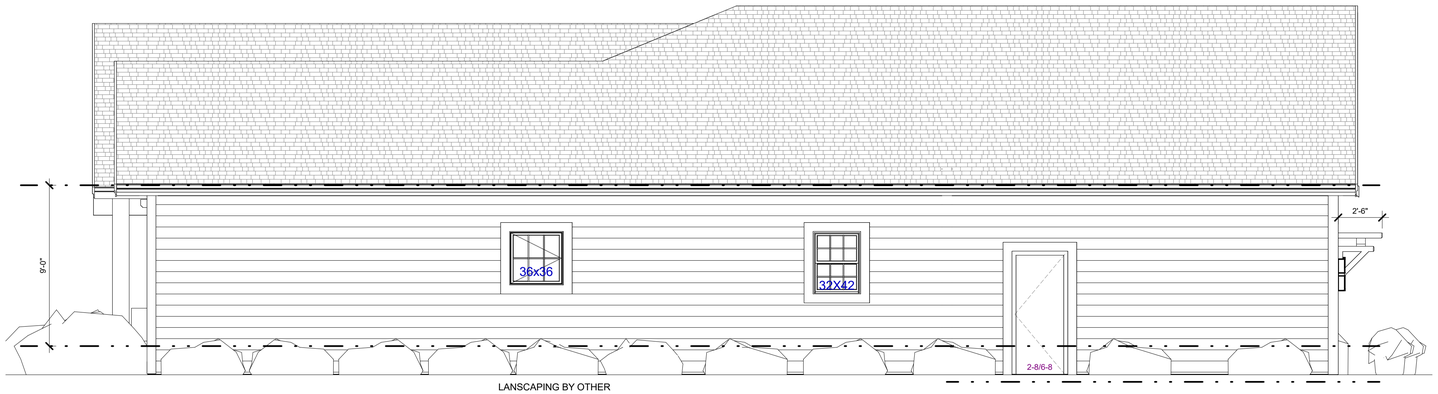
A5



LANSCAPING BY OTHER

1 / A6 SOUTH ELEVATION - SIDE

1/4" = 1'-0"



LANSCAPING BY OTHER

2 / A6 NORTH ELEVATION - SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL VINYL LAP SIDING [ALMOND OR SIMILAR]	MASTIC	TRIM AND FASCIA		SMOOTH VINYL TRIM [WHITE]	
SIDING (2)		VINYL SHAKE SIDING [ALMOND OR SIMILAR]	MASTIC	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [OAKRIDGE BROWNWOOD OR SIMILAR]	OWENS CORNING	COLUMNS		CARPENTER BUILT - WOOD, DARKER STAIN TBD	
DOORS		BLACK	SIMPSON OR SIMILAR	GUTTERS, DOWNSPOUTS		CONTINUOUS ALUMINUM [WHITE]	
WINDOWS		VINYL, WHITE	CLIMATEGUARD OR SIMILAR				

WINDOW NOTES:

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROCM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
7. ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
8. E = EGRESS — T= TEMPERED AFETY GLASS
   F= FROSTED PRIVACY GLASS — EX = EXISTING WINDOW TO REMAIN

JRC DESIGN • BUILD SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
C 2024 COPYRIGHT. ALL RIGHTS RESERVED

NEW HOUSE
ON CHESTNUT AVE

911 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1- 05/14/2024

ISSUE DATE

1- 05/14/2024 1 - ZBA

NOT FOR CONSTRUCTION

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A6

Design Commission
5/28/2024

Item: DC#23-069 - Plaza del Grato - 1736-1790 W Algonquin Rd / Commercial

Department: Planning & Community Development Department

Requested Action

Approval of the proposed design for exterior façade modifications and new landscaping at an existing shopping center.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design and new landscaping at the Plaza del Grato shopping center located at 1736-1790 Algonquin Road. This recommendation is based on the architectural and landscape plans received 5/1/24, material list received 1/23/24, 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. Provide an analysis of current soffit lighting levels along the storefronts compared to the proposed new light levels to ensure that the brightness of the new replacement soffit light fixtures is not overly bright.

2. Provide 4” caliper shade trees in all landscape islands.

3. Update all existing window signage to comply with code.

4. Remove all LED strip lighting from the storefronts.

5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on 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.

6. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits
Surrounding Properties	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Plaza del Grato	**DC Number:**	23-069
Project Address:	1736-1790 W. Algonquin Road	**Petitioner Name:**	Oscar Alba
Prepared By:	Steve Hautzinger	**Petitioner Address:**	1400 W Hubbard Street Chicago, IL 60642
Date Prepared:	May 17, 2024	**Meeting Date:**	May 28, 2024

Requested Action(s):
Approval of the proposed design for exterior façade modifications and new landscaping at an existing shopping center.

Design Commission Responsibility for Projects Not Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

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

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

Summary:
The petitioner is proposing façade improvements and new landscaping at the existing Plaza del Grato shopping center which faces Algonquin Road. The scope of the project includes the following:

- Replacement of the existing upper stucco and clay tile façade with new EIFS and composite wood siding (existing dark bronze aluminum storefronts to remain).
- Redesign of the central focal point façade feature.
- Replacement of existing soffit light fixtures.
- New landscaping throughout the site.

The subject site is 124,867 square feet (2.87 acrea), the existing building is approximately 41,000 square feet, and the property is zoned B-2 General Business District.

Architectural Design:
The existing building has a dated and worn appearance. The existing building design has a southwestern theme with stucco walls, clay tile roofing and curving parapet detailing. The proposed design will replace the dated stucco and sloped clay tile roofs with a more modern white EIFS and stained wood siding for a more contemporary appearance. The arches and curved parapets will be removed from the central focal point façade feature, and replaced with a more modern composition of EIFS and wood siding with stone accents.

The petitioner was encouraged to completely remove the overhang/soffits, and provide a new taller flat façade with metal canopies and/or awnings for a more modern appearance. However, the petitioner's preference was to keep the existing overhanging façade above the storefronts.

Overall, the proposed façade design and new materials will be a welcome refresh and update to the building.

One concern regarding the replacement of the soffit lighting above the storefronts is that they should not be overly bright. The petitioner should provide an analysis of current light levels compared to the new light levels to ensure that the brightness of the new light fixtures is appropriate.

Rooftop Mechanical Screening:
The existing rooftop mechanical equipment is screened by the existing parapet walls, which will remain with the new design.

Landscaping:
The existing landscaping throughout the property is sparce and in poor condition. The petitioner is providing new landscaping throughout the site.

Per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. There is an existing row established landscaping along a portion of the street frontage that is in good condition and will remain, and the remaining street frontage will be screened with new continuous shrubs.

Code also requires 4" caliper shade trees in all landscape parking islands. The proposed landscaping includes new 4" caliper shade trees in most of the existing parking islands, however the plans will need to be revised to include 4" caliper shade trees in all of the islands.

Overall, the proposed new landscaping will be a significant improvement to the appearance of the property. Salt and drought tolerant plants were encouraged, and have been provided.

Signage:
There are two existing ground signs facing Algonquin, and one abandoned ground sign within an internal parking island. Per code, only one ground sign is allowed. The plans indicate removal of the abandoned internal ground sign as well as the eastern ground sign facing Algonquin Road, thereby complying with code. The petitioner reported that the existing ground sign to remain will be updated, but new sign plans have not yet been received.

Window signage throughout the retail center is currently excessive and has a bad appearance. Per Chapter 30 Sign Code:

> *Window Signs. Window signs posted in public view shall not exceed 40% of the individual window pane through which or on which they are seen. The window sign shall be contained within the individual window. Window signs shall not be combined together to form larger signs. ii. The following are design considerations for window signs: high quality graphics that promote a cohesive and tasteful display are encouraged; carefully constructed artistic signage is encouraged to brand the store and maintain the identity of the retail center; low quality paper banners and vinyl stick-on lettering are discouraged; and window signs placed on the exterior of the window are encouraged to be the thickness of one layer of paint or film.*

The owner has agreed to update the window signs to comply with code.

Some of the storefronts currently have LED lighting outlining the windows. Per Chapter 30 Sign Code:

> *It shall be unlawful for any person to install or to display around the perimeter of windows, doors or similar building features, strings of LED (light emitting diode) lighting, neon tube lighting, rope lighting, or other similar lighting if such lighting is visible from the public right of way.*

The owner has agreed to removing the LED lighting.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design and new landscaping at the Plaza del Grato shopping center located at 1736-1790 Algonquin Road. This recommendation is based on the architectural and landscape plans received 5/1/24, material list received 1/23/24, 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. Provide an analysis of current soffit lighting levels along the storefronts compared to the proposed new light levels to ensure that the brightness of the new replacement soffit light fixtures is not overly bright.
2. Provide 4" caliper shade trees in all landscape islands.
3. Update all existing window signage to comply with code.
4. Remove all LED strip lighting from the storefronts.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on 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.
6. All signage must meet code, Chapter 30.

_____ May 17, 2024

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-069

FACADE RENOVATION FOR EXISTING SHOPPING CENTER.

1736-90 ALGONQUIN RD. ARLINGTON HTS. IL

GENERAL NOTES

DO NOT SCALE THE DRAWINGS

CODE COMPLIANCE
All work shown in these drawings shall comply with the current applicable Village of Arlington Heights codes and ordinances.

PERMIT & FEES
The contractor shall obtain all required permits and fees and shall be reimbursed by the owner.

USE OF THESE DRAWINGS FOR CONSTRUCTION
The architectural and/or structural drawings for this project shall not be used for construction purposes unless the drawings are specifically stamped and approved by the City in the box shown at the **top right-hand corner** of the drawing sheets.

RESPONSIBILITIES OF ALL CONTRACTORS
The drawings are reasonably accurate for figuring purposes only. On site verification of all dimensions & conditions shall be the responsibility of all sub-contractors. **The architect shall be notified of any discrepancies or questions arising from field conditions or these drawings.** The architect and his consultants do not guarantee the accuracy & completeness of the work product, therein a reasonable diligence. If any discrepancies or omissions are found to exist in thework product, **the architect shall be promptly notified so that he/she may have the opportunity to resolve them. Failure to promptly notify the architect of such conditions shall absolve the architect from any responsibility caused as a result of said failure. Action taken without knowledge of and/or consent from the architect shall become the responsibility of the parties responsible for taking such action.**

HOLD HARMLESS CLAUSE
The general contractor and all sub-contractors shall hold harmless the architect and his agents against loss, damage liability or any expense arising in any manner from wrongful negligence of the general contractor or sub-contractor or their respective employees. The architect shall not be liable, nor responsible for the quality of work on the project, or selection of materials to be used on the project. The general contractor and all sub-contractions shall review entire set of contract documents: all contractors shall acknowledge and the completion of their work. All contractors shall fully coordinate their work with the installation of work by other trades and make necessary field adjustments as required to accommodate the installation. All of The above shall be included in the scope of work at no additional charge to the owner.

WAIVER
Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees. Including without limitation claims under the Illinois Structural Work Act. Asserted by persons legally injured on the project, waives any limitation of liability defense based upon the Worker's Compensation Act. Court interpretations of said act or otherwise, and agrees to indemnify and defend owner and design professional and their agents, employees and consultants from and against all such loss, expense, damage or injury including reasonable attorneys fee that may be sustained as a result of such claims. Except to the extent that the Illinois law prohibits indemnity for the indemnities own negligence.

MATERIAL & INSTALLATION
The general contractor shall be responsible for coordinating between the trades to ensure that all substrates & finish materials are properly prepared & installed in accordance with the manufacturer's recommendations.

SUB-CONTRACTOR RESPONSIBILITY
Each sub-contractor shall coordinate his work to avoid interference with work by other trades, and to insure that proper headroom and clearances are maintained as required by applicable codes.

SITE WORK
Each sub-contractor shall be responsible for contacting all utility companies to ensure that their services have been located prior to any work within any easement, right-of-way, or suspended utility location. Location of all below-grade utilities shall be verified to prior to any excavation, cutting, or coring, etc. Abandoned utilities shall be properly disconnected and capped in accordance with governing codes.

INTERIOR SIGNAGE
Appropriate identification, directional and egress signage shall be installed in interior common areas as required by applicable federal and state accessibility guidelines.

FIRESTOPPING
All penetrators through fire rated floor, wall & roof assembles by mechanical, electrical and plumbing pipes & conduits, etc., shall be firestopped to comply with applicable ASTM E119 requirements.

SMOKE & CARBON MONOXIDE DETECTORS
Provide one heat smoke detector in each sleeping room & one per floor with one at top of all interior stairs. Provide one carbon monoxide detector per floor & one at heating unit. units to be u.l. approved & have audio alarm.

TEMPORARY SUPPORTS AND SHORING
The contractor shall be responsible for all temporary supports and shoring and shall provide same before removal of any existing structural member.

CONNECTION AND ADJACENT WORK
The contractor shall repair or replace to match and to member the existing adjacent surfaces installed by others which become damaged by the installation of said contractors or subcontractors work.

DEBRIS
Each contractor shall remove all debris from the project as it accumulates.

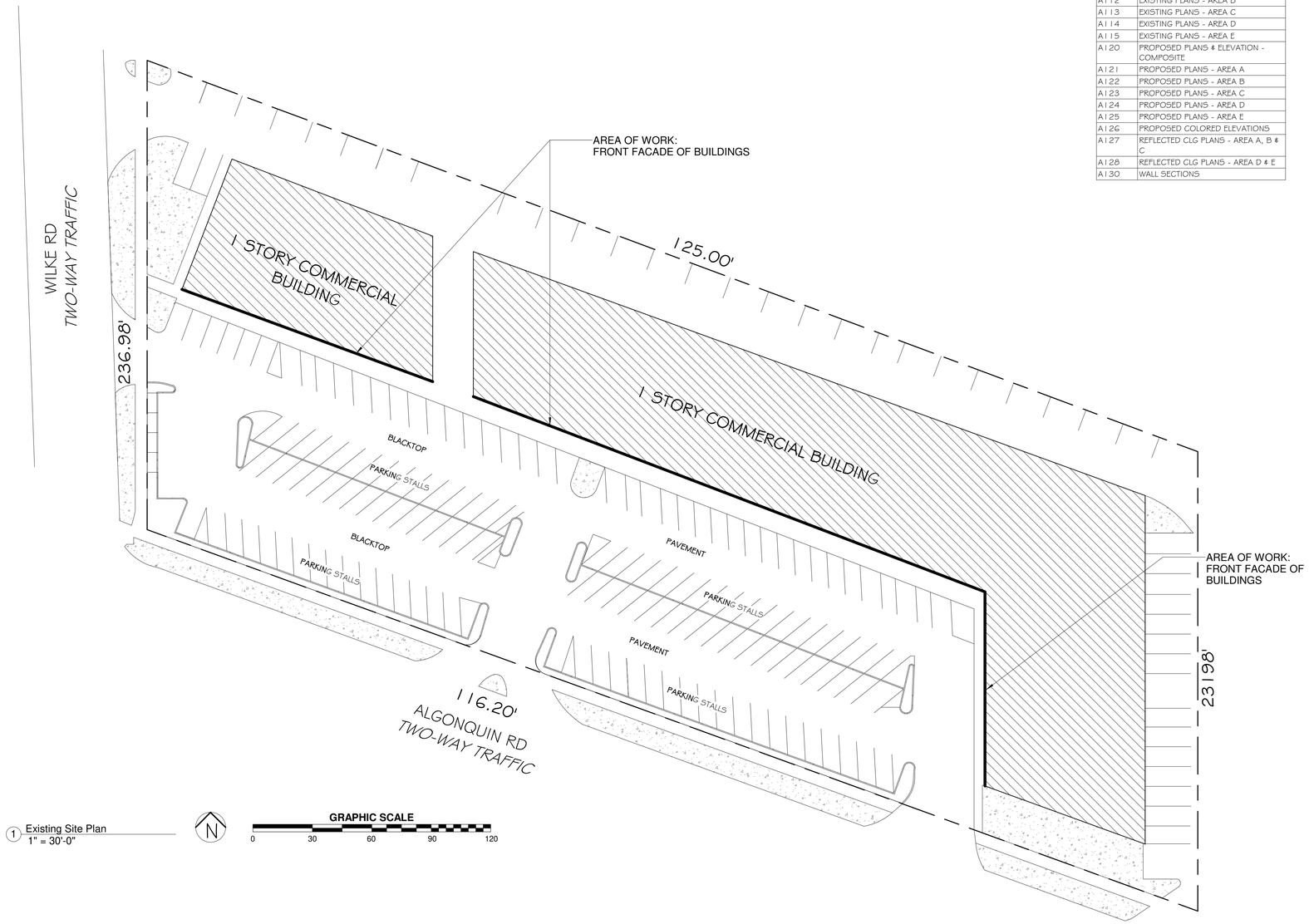
EXTRA WORK, CHANGES, AND PAYMENTS
The owner may order changes in or additions to the work. The contract sum being adjusted accordingly. The additional work shall be performed by the contractor at a price mutually agreed upon in writing, between the parties of the owner.

MEASUREMENTS AND EXAMINATION OF PREMISES
Contractor must visit the site and determine all field conditions. Each contractor shall verify all measurements and existing conditions at the existing site/building and shall be aware of any conditions deemed indeterminable, if any, before commencement of work. The information shown on these drawings is based on the most reliable information presented to the architect and their consultants at the time of their inspection and/or measurement of the existing conditions--this information cannot be guaranteed to show all existing conditions. The contractors shall read and study the total set of plans for all work, especially all dimensions and information for areas affected by the scope of work. All dimensions shall be field verified and all discrepancies shall be reported to the Architect prior to bid submissions. Failure to do so shall absolve the Architect from any responsibility of such failure.

JOB CONDITIONS
All contractors to visit premises and become familiar with all of the work to be performed. No extra work orders will be allowed for failure to be informed. The architect shall be contacted if any discrepancies or conflicts are encountered.

APPLICABLE CODES
ICC 2018 International Building Code
ICC 2018 International Fire Code
ICC 2018 International Existing Building Code
NFPA 2017 National Electrical Code
ICC 2018 International Property Maintenance Code

ZONING DATA	
DISTRICT & TYPE	B-2 / GENERAL BUSINESS DISTRICT
LOT AREA	124,867 SQUARE FEET = 2.97 ACRES



1 Existing Site Plan
1" = 30'-0"

SHEET INDEX	
Sheet Number	Sheet Name
A100	TITLE SHEET
A110	EXISTING PLANS & ELEVATION - COMPOSITE
A110.1	EXISTING CONDITIONS
A111	EXISTING PLANS - AREA A
A112	EXISTING PLANS - AREA B
A113	EXISTING PLANS - AREA C
A114	EXISTING PLANS - AREA D
A115	EXISTING PLANS - AREA E
A120	PROPOSED PLANS & ELEVATION - COMPOSITE
A121	PROPOSED PLANS - AREA A
A122	PROPOSED PLANS - AREA B
A123	PROPOSED PLANS - AREA C
A124	PROPOSED PLANS - AREA D
A125	PROPOSED PLANS - AREA E
A126	PROPOSED COLORED ELEVATIONS
A127	REFLECTED CLG PLANS - AREA A, B & C
A128	REFLECTED CLG PLANS - AREA D & E
A130	WALL SECTIONS

ARCHITECTONIC SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

DESIGN FIRM NO. 184.006860-0001

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CURRENT CODES ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHT, ILLINOIS

SIGNATURE:_____

EXPIRES: 11/30/24

	DATE	ISSUE
	09/17/23	FOR PERMIT
1	12/3/23	FOR PERMIT REVISIONS
2	03/12/24	DESIGN COMMISION REVISIONS
3		
4		

JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
TITLE SHEET

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A100


Algonquin Pkwy
Algonquin Pkwy
Algonquin Rd
62
Meadowbrook Dr
S Old Wilke Rd
Private
W Surrey Park Ln
62
W Algonquin Rd
W Allison Ct
W Bray Ct
W Russell Ct
W Algonquin Rd
Mayflower Ct
Mayflower Ct
Astor Ln
Astor Ln
Elizabeth Pl
ROLLING MEADOWS
New Wilke Rd

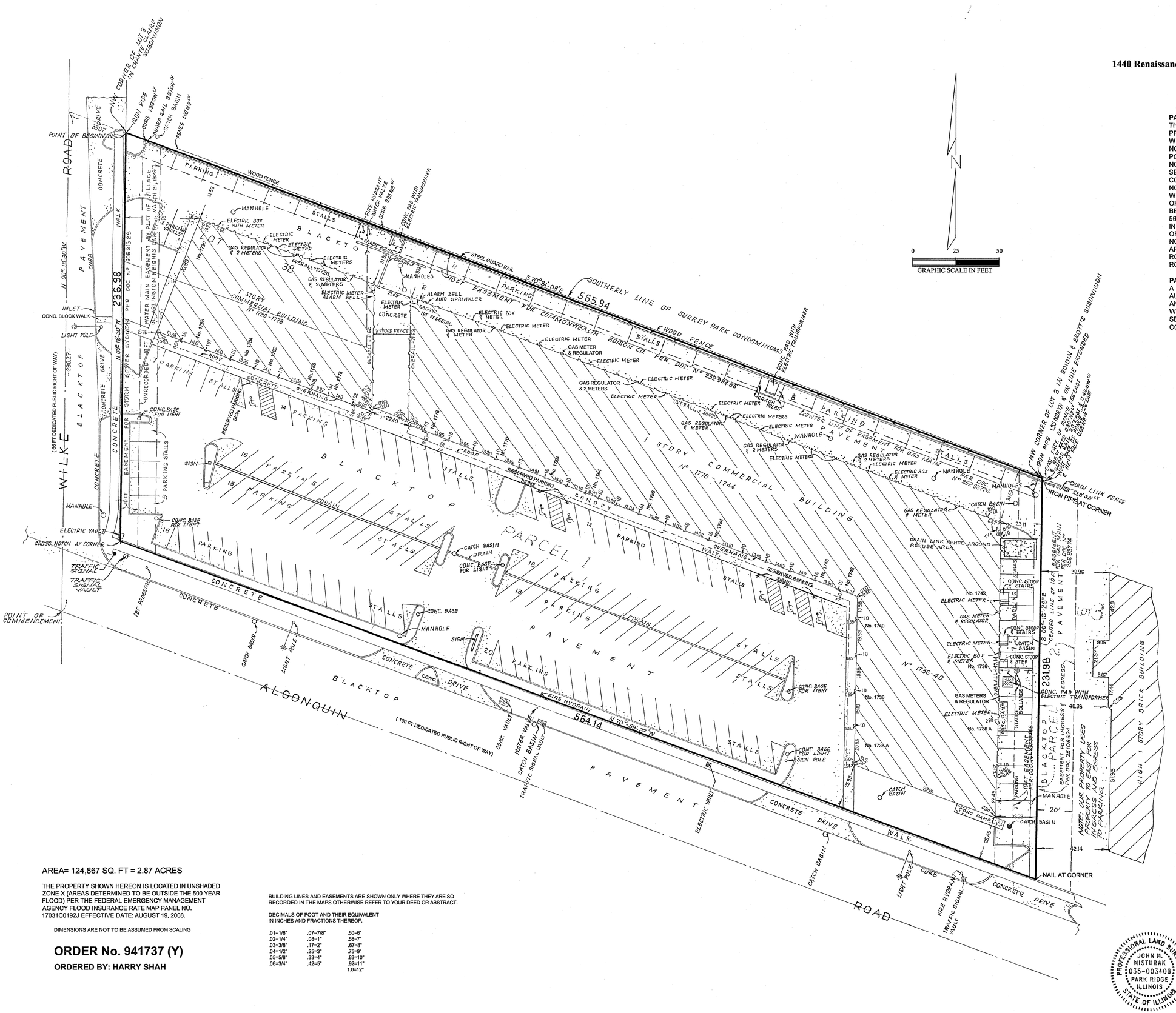
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

ALTA/ACSM LAND TITLE SURVEY

PARCEL 1:
THAT PART OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER LINE OF WILKE ROAD AND ALGONQUIN ROAD AS NOW ESTABLISHED AND RUNNING THENCE NORTH 00°-18'-30" WEST ALONG THE CENTER LINE OF WILKE ROAD, 290.27 FEET TO A POINT; THENCE SOUTH 70°-31'-08" EAST ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 38 IN CHANTE' CLAIRE SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, 35.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID LOT 38 AND ON THE EASTERLY LINE OF AFORESAID WILKE ROAD; THENCE CONTINUING SOUTH 70°-31'-08" EAST ALONG THE NORTHERLY LINE OF AFORESAID LOT 38 AND THE NORTHERLY LINE EXTENDED EASTERLY, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SURREY PARK CONDOMINIUMS IN AFORESAID SECTION 8, 565.94 FEET TO THE NORTHWEST CORNER OF LOT 3 IN EDIDIN AND BROTT'S SUBDIVISION IN AFORESAID SECTION 8; THENCE SOUTH 00°-16'-29" EAST ALONG THE WESTERLY LINE OF AFORESAID LOT 3, 231.98 FEET TO THE NORTHERLY LINE OF ALGONQUIN ROAD AS NOW ESTABLISHED; THENCE NORTH 70°-59'-37" WEST ALONG THE NORTHERLY LINE OF AFORESAID ALGONQUIN ROAD, 564.14 FEET TO THE EASTERLY LINE OF AFORESAID WILKE ROAD; THENCE NORTH 00°-18'-30" WEST ALONG THE EASTERLY LINE OF SAID WILKE ROAD, 236.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT AS CONTAINED IN DECLARATION OF EASEMENT RECORDED AUGUST 20, 1979 AS DOCUMENT 25108264 FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND RIGHT OF WAY IN, OVER, ALONG, UPON, THROUGH AND ACROSS THE WEST 20 FEET OF LOT 3 IN EDIDIN AND BROTT'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AREA= 124,867 SQ. FT = 2.87 ACRES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 17031C0192J EFFECTIVE DATE: AUGUST 19, 2008.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 941737 (Y)

ORDERED BY: HARRY SHAH

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

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

.01=1/8"	.07=7/8"	.50=6"
.02=1/4"	.08=1"	.58=7"
.03=3/8"	.17=2"	.67=8"
.04=1/2"	.25=3"	.75=9"
.05=5/8"	.33=4"	.83=10"
.06=3/4"	.42=5"	.92=11"
		1.0=12"

PROFESSIONAL LAND SURVEYOR
JOHN M. NISTURAK
035-003409
PARK RIDGE
ILLINOIS
STATE OF ILLINOIS

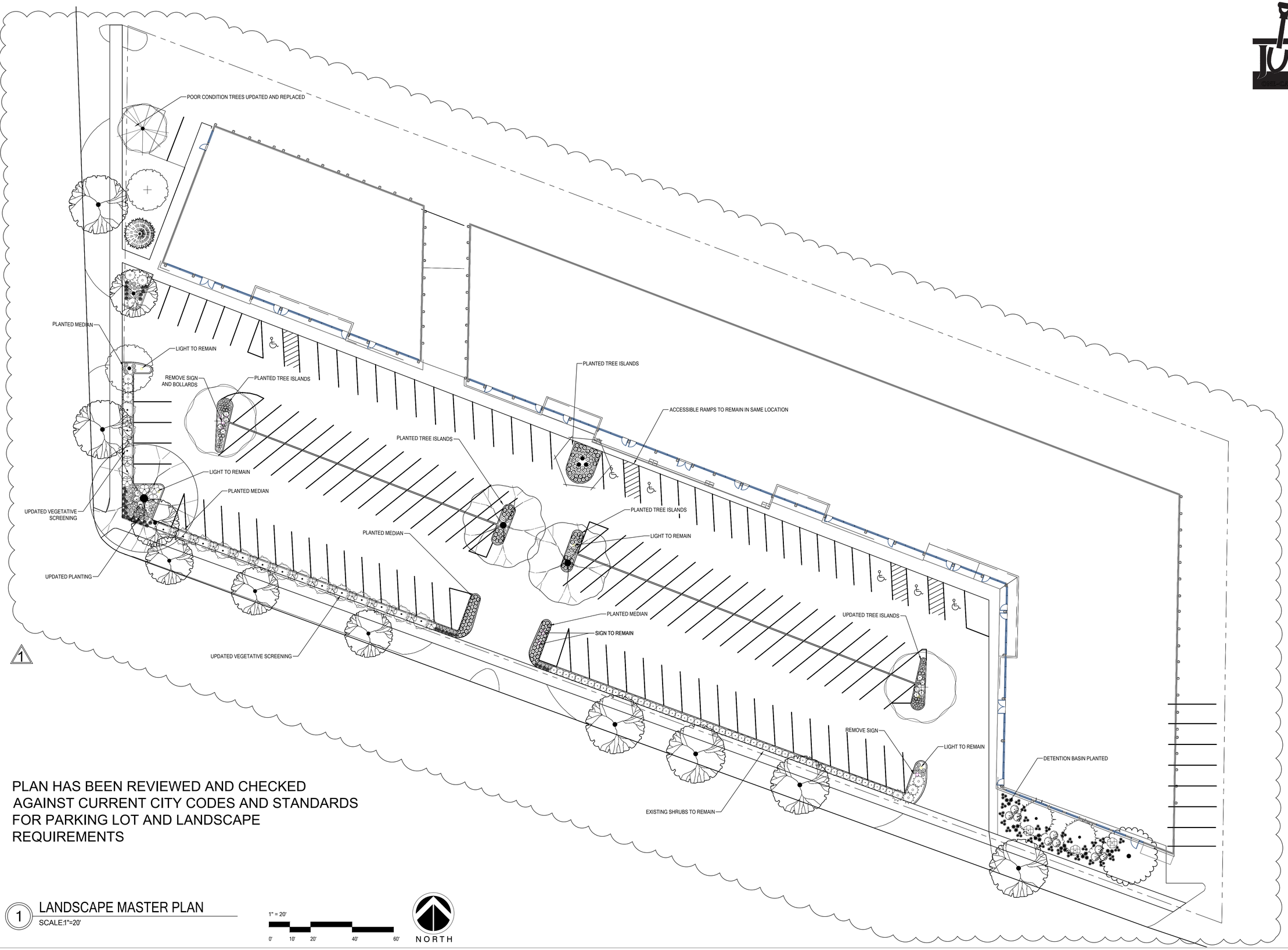
STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO: INLAND BANK AND TRUST, AN ILLINOIS BANKING CORPORATION; GREATER ILLINOIS 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, 7a, 7c, 8, 9, 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 27, 2011.

DATE OF PLAT: MARCH 30, 2011

ILLINOIS PROFESSIONAL LAND SURVEYOR No.3408
LICENSE EXPIRES NOVEMBER 30, 2012



PLAN HAS BEEN REVIEWED AND CHECKED AGAINST CURRENT CITY CODES AND STANDARDS FOR PARKING LOT AND LANDSCAPE REQUIREMENTS

1 LANDSCAPE MASTER PLAN
SCALE:1"=20'

1" = 20'
0' 10' 20' 40' 60'

NORTH

© 2024 HDS

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

DRAFTED BY:	GABE H.
CHECKED BY:	BEN H.
DATE CHECKED:	04.29.24
SEAL EXPIRES:	08.31.25

LICENSED LANDSCAPE ARCHITECT
BENJAMIN HIMSBEN
157.001554
STATE OF ILLINOIS

1736-1790 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL

LANDSCAPE MASTER PLAN

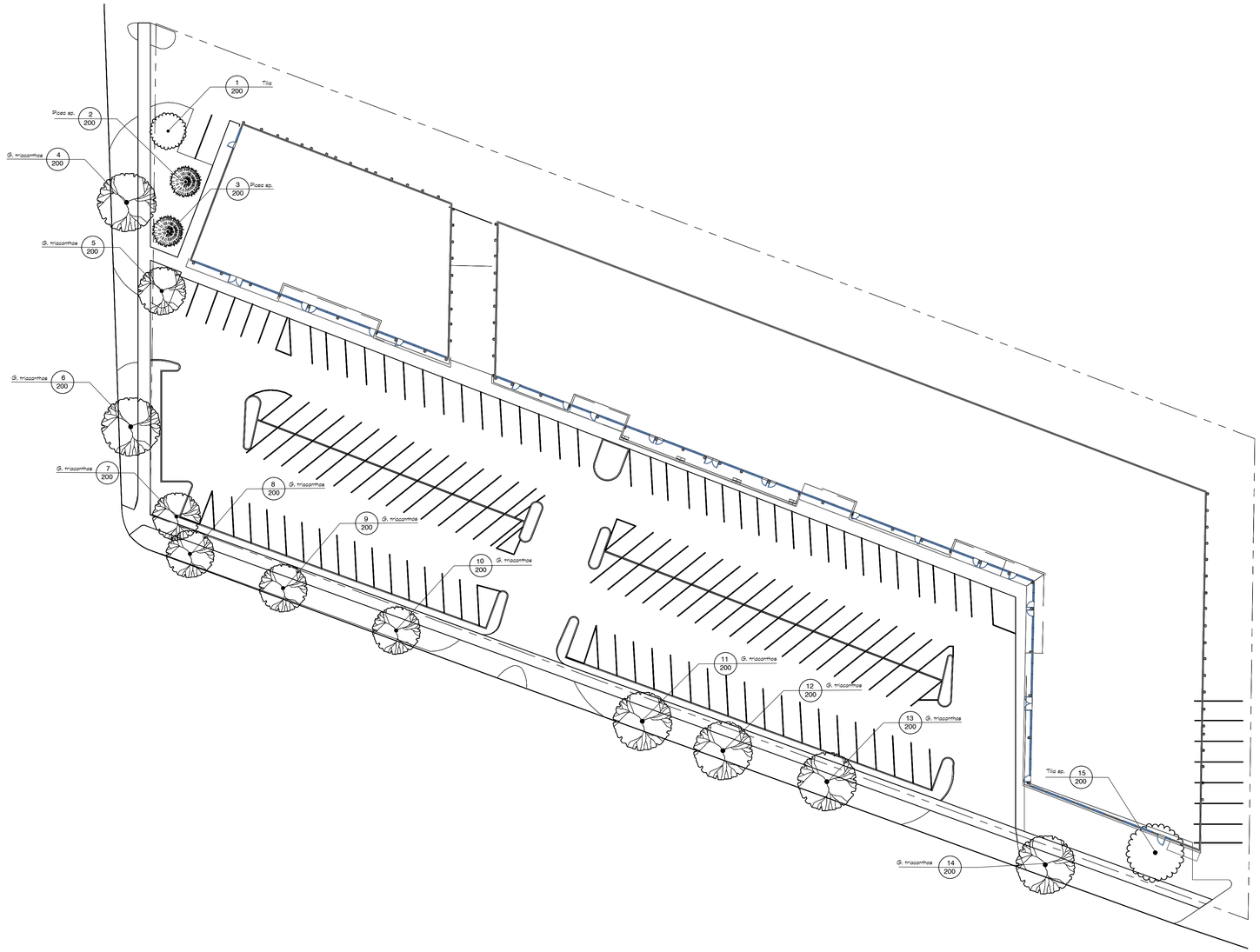
HIMSBEN DESIGN STUDIO, LLC
7710 N. ASHLAND AVE #3
CHICAGO, IL 60626
312-725-4417
WWW.HIMSBENDESIGN.COM

ISSUED

#	DATE	
1	03.08.24	ISSUED FOR PERMIT
2	04.29.24	⚠ REVISED FOR PERMIT

FILE #

SHEET:
L-100

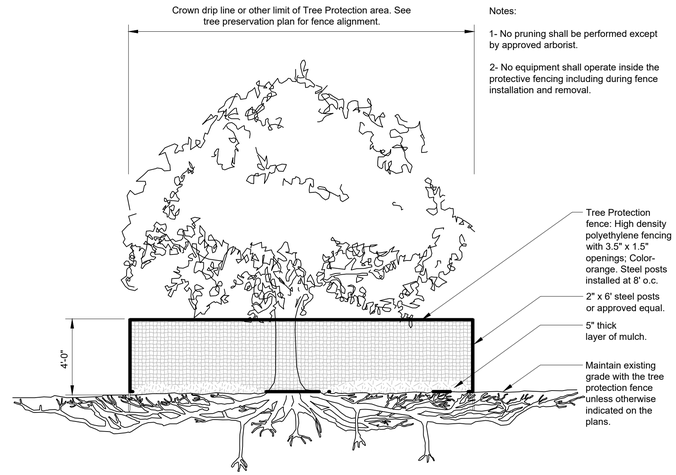


1 TREE SURVEY PLAN
SCALE:1"=30'

1" = 30'
0' 15' 30' 60' 90'

NORTH

TREE PROTECTION DETAIL



Notes:

1- No pruning shall be performed except by approved arborist.

2- No equipment shall operate inside the protective fencing including during fence installation and removal.

TREE SURVEY AND PRESERVATION PLAN

#	Species	Size DBH	Condition	Preserve	Replace With
1	Tilia sp.	20"	Poor	No	1. Quercus bicolor 2.Ostrya virginiana 3.Liriodendron tulipifera 4. Liriodendron tulipifera 5. Acer saccharum
2	Picea sp.	10"	Poor	No	1. Gingko biloba 2. Gingko biloba 3. Quercus rubra
3	Picea sp.	10"	fair	yes	NA
4	Gleditsia triacanthos	22"	Good	yes	NA
5	Gleditsia triacanthos	10"	Good	yes	NA
6	Gleditsia triacanthos	14"	Good	yes	NA
7	Gleditsia triacanthos	10"	Good	yes	NA
8	Gleditsia triacanthos	9"	Good	yes	NA
9	Gleditsia triacanthos	14"	Good	yes	NA
10	Gleditsia triacanthos	10"	Good	yes	NA
11	Gleditsia triacanthos	18"	Good	yes	NA
12	Gleditsia triacanthos	16"	Good	yes	NA
13	Gleditsia triacanthos	20"	Good	yes	NA
14	Gleditsia triacanthos	22"	Good	yes	NA
15	Tilia sp.	24"	Good	yes	NA

Call Before You Dig JULIE

DRAFTED BY:	GABE H.
CHECKED BY:	BEN H.
DATE CHECKED:	04.29.24
SEAL EXPIRES:	08.31.25

LICENSED LANDSCAPE ARCHITECT
BENJAMIN HIMSBEN
157.001554
STATE OF ILLINOIS

1736-1790 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL

TREE SURVEY AND PRESERVATION PLAN

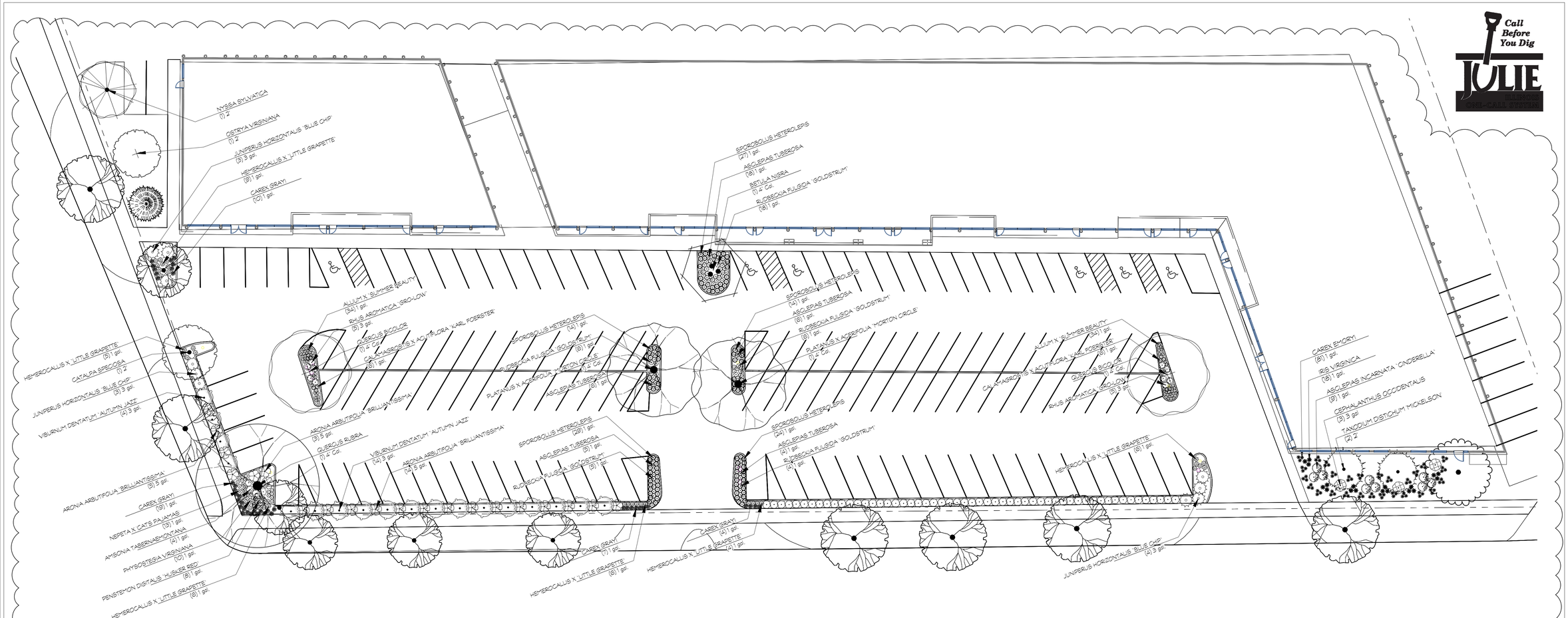
HIMSBEN DESIGN STUDIO, LLC
7710 N. ASHLAND AVE #3
CHICAGO, IL 60626
312-725-4417
WWW.HIMSBENDESIGN.COM

#	DATE	ISSUED
1	03.08.24	ISSUED FOR PERMIT
2	04.29.24	⚠ REVISED FOR PERMIT

FILE #

SHEET:
L-200

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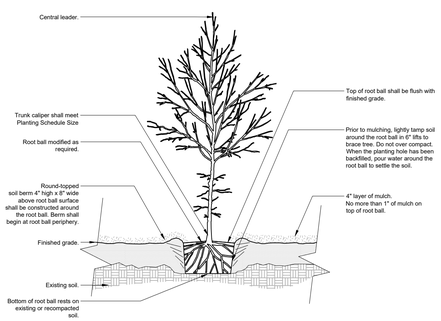


1 PLANTING PLAN
SCALE:1"=20'

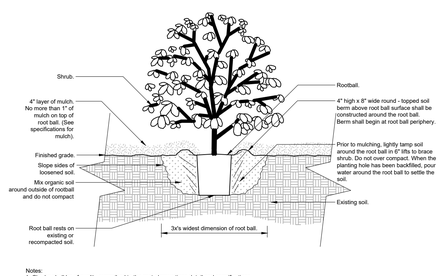
1" = 20'
0' 10' 20' 40' 60'
NORTH

PLANT SCHEDULE W ALGONQUIN RD

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	BET NIG	Betula nigra	River Birch	4" Cal.	1
	CAT SPE	Catalpa speciosa	Northern Catalpa	2"	1
	NYS SYL	Nyssa sylvatica	Tupelo	2"	1
	OV	Ostrya virginiana	American Hophornbeam	2"	1
	PX4	Platanus x acerifolia `Morton Circle`	Exclamation London Plane Tree	4" Cal.	2
	QB	Quercus bicolor	Swamp White Oak	4" Cal.	2
	QR	Quercus rubra	Red Oak	4" Cal.	1
	TD2	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	2"	2
SHRUBS					
	AA2	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	5 gal.	21
	CO	Cephalanthus occidentalis	Buttonbush	3 gal	3
	JH2	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	3 gal.	10
	RA12	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	3 gal.	10
	VD	Viburnum dentatum `Autumn Jazz`	Autumn Jazz Arrowwood Viburnum	3 gal.	18
ANNUALS/PERENNIALS					
	AX6	Allium x `Summer Beauty`	Summer Beauty Allium	1 gal.	68
	AT4	Amsonia tabernaemontana	Eastern Bluestar	1 gal.	4
	AI	Asclepias incarnata `Cinderella`	Swamp Milkweed	1 gal.	9
	AT	Asclepias tuberosa	Butterfly Milkweed	1 gal.	39
	HX19	Hemerocallis x `Little Grapette`	Little Grapette Dayily	1 gal.	36
	IV3	Iris virginica	Blue Flag Iris	1 gal.	18
	NC	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	13
	PD	Penstemon digitalis `Husker Red`	Husker's Red Beardtongue	1 gal.	8
	PV5	Physostegia virginiana	Obedient Plant	1 gal.	15
	RF3	Rudbeckia fulgida `Goldstrum`	Black Eyed Susan	1 gal.	39
GRASSES					
	CX	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Reed Grass	1 gal.	12
	CE2	Carex emoryi	Emory Sedge	1 gal.	81
	CAR GRA	Carex grayi	Gray's Sedge	1 gal.	40
	SH2	Sporobolus heterolepis	Prairie Dropseed	1 gal.	103



2 TREE PLANTING DETAIL
SCALENTS



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

3 SHRUB PLANTING DETAIL
SCALENTS

2

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Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

DRAFTED BY:	GABE H.
CHECKED BY:	BEN H.
DATE CHECKED:	04.29.24
SEAL EXPIRES:	08.31.25

LICENSED LANDSCAPE ARCHITECT
BENJAMIN HIMSBEN
157.001554
STATE OF ILLINOIS

1736-1790 W ALGONQUIN RD
ARLINGTON HEIGHTS, IL

PLANTING PLAN

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WWW.HIMSBENDESIGN.COM

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L-300

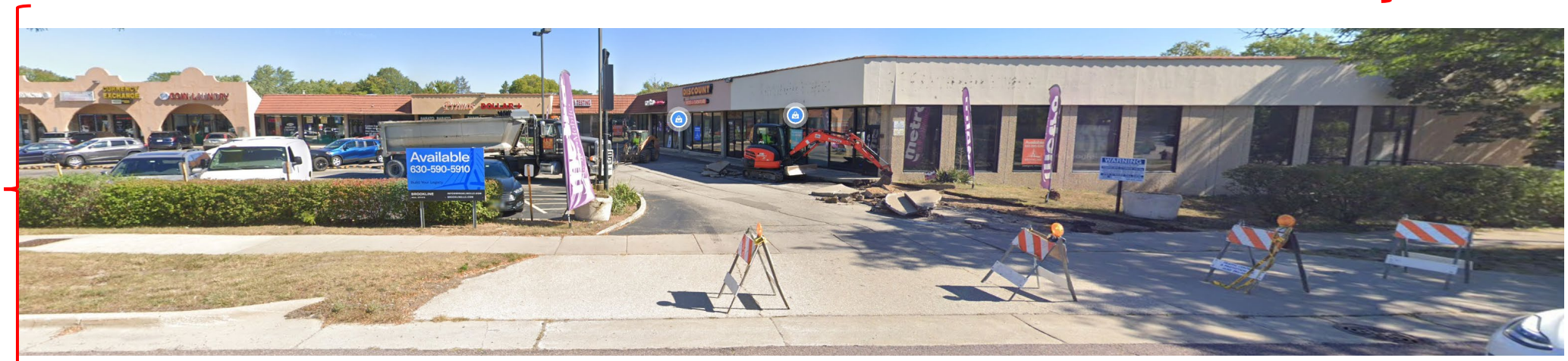


EXISTING SHOPPING CENTER – LOOKING NORTH FROM ALGONQUIN ROAD



EXISTING SHOPPING CENTER – LOOKING EAST FROM OLD WILKE ROAD





EXISTING SHOPPING CENTER – LOOKING NORTH



















ARCHITECTONIC
SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

DESIGN FIRM NO. 184.006860-0001

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SIGNATURE:_____

EXPIRES: 11/30/24

	DATE	ISSUE
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1	12/3/23	FOR PERMIT REVISIONS
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3		
4		

JOB TITLE

FACADE RENOVATION

PROJECT ADDRESS

1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE

EXISTING CONDITIONS

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

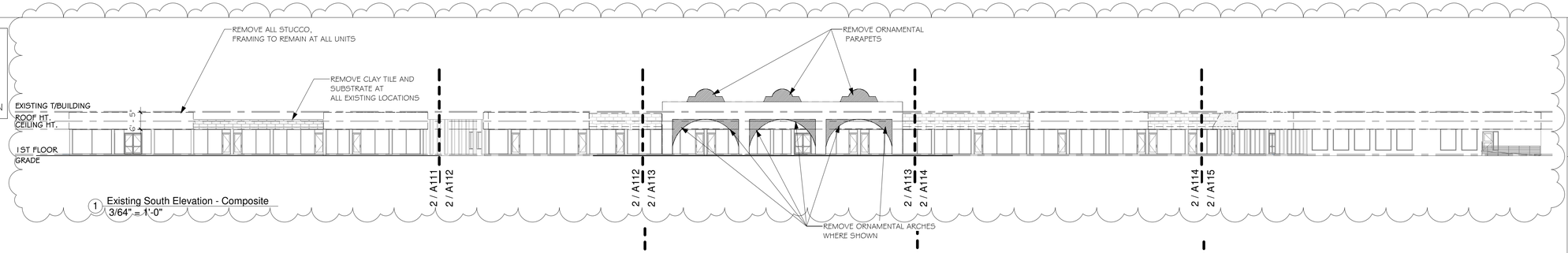
SHEET

A110.1

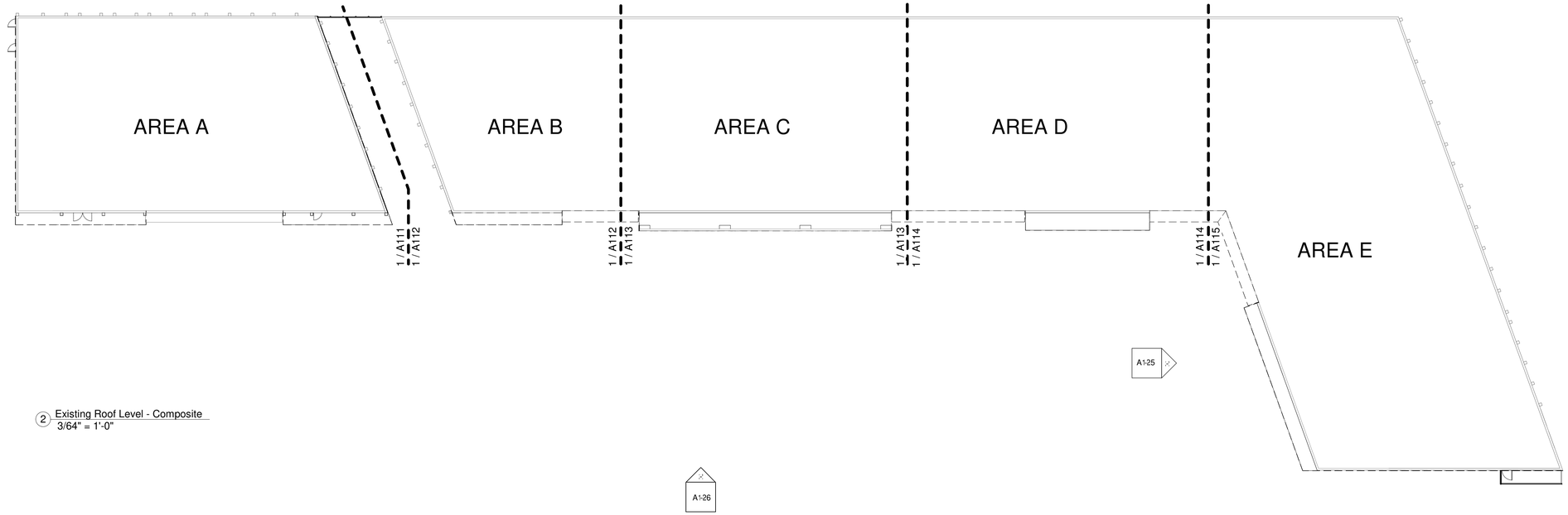
DEMOLITION LEGEND

EXISTING TO BE DEMOLISHED

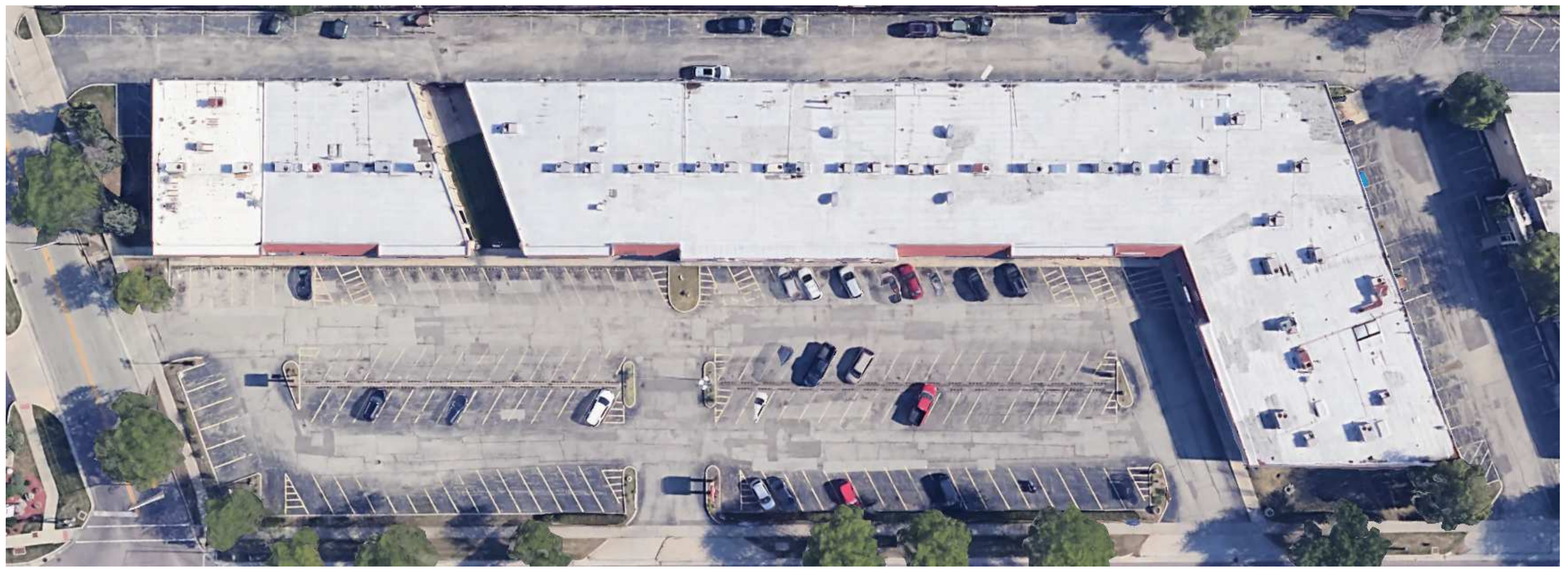
EXISTING TO REMAIN



1 Existing South Elevation - Composite
3/64" = 1'-0"



2 Existing Roof Level - Composite
3/64" = 1'-0"



AERIAL IMAGE - 1736-90 ALGONQUIN RD. ARLINGTON HTS. IL

NOTE: CONSTRUCTION DEBRIS SHALL NOT ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED EACH DAY. PER SECTION: 2018 IFC 3304.2.1 AND 3304.2.2

GRAPHIC SCALE
0' 4' 12' 24'

ARCHITECTONIC SOLUTIONS, INC.
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projectmanager@asi-chicago.com

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3.		
4.		

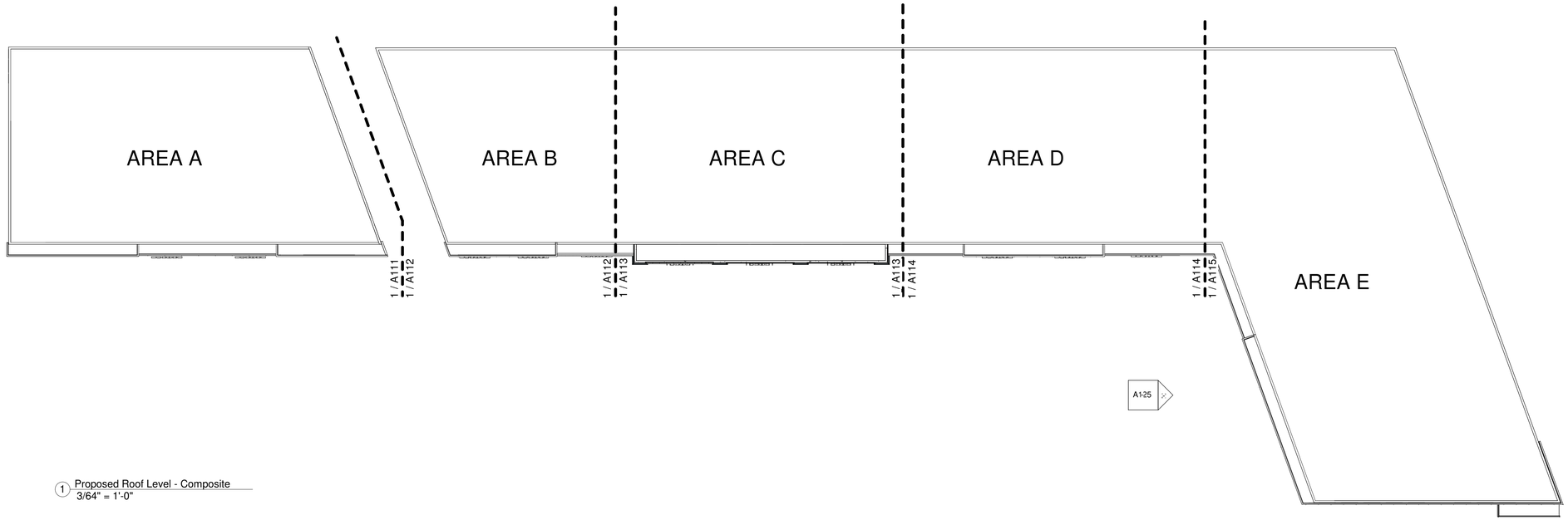
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
EXISTING PLANS & ELEVATION - COMPOSITE

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A1.10



1 Proposed Roof Level - Composite
3/64" = 1'-0"



2 Proposed South Elevation - Composite
3/64" = 1'-0"

GRAPHIC SCALE
0' 4' 12' 24'

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JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
PROPOSED PLANS & ELEVATION - COMPOSITE

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

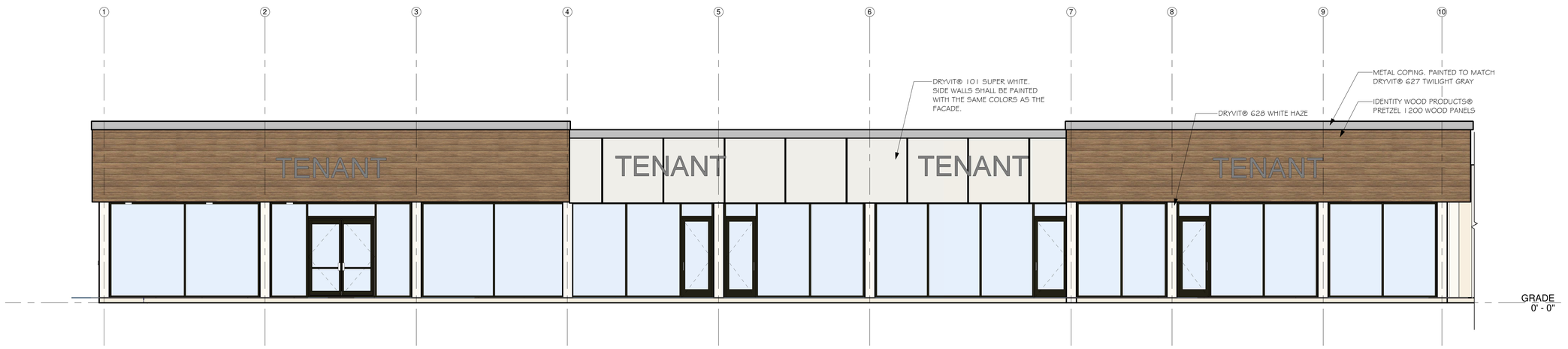
SHEET
A120



1 Proposed South Colored Elevation - Composite
1" = 20'-0"



2 Proposed South Colored Elevation - Area C
1/4" = 1'-0"



3 Proposed South Colored Elevation - Area A
3/16" = 1'-0"

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JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
PROPOSED COLORED ELEVATIONS

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A126

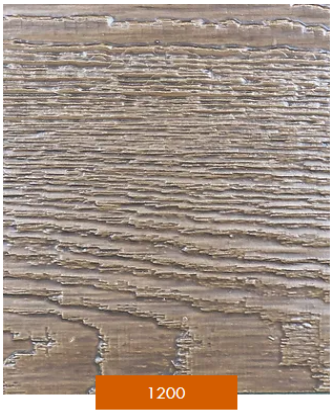
MATERIAL LIST

1. Petitioner: Oscar Alba
2. Date: 1/16/2024
3. Project: App #23-3913
4. Location: 1736-90 W Algonquin Rd
Arlington Heights, IL 60005
5. Commercial/Retail/Condominium
Building:

STONE VENEER
Quarrymill: Port Royal
Grey Tones

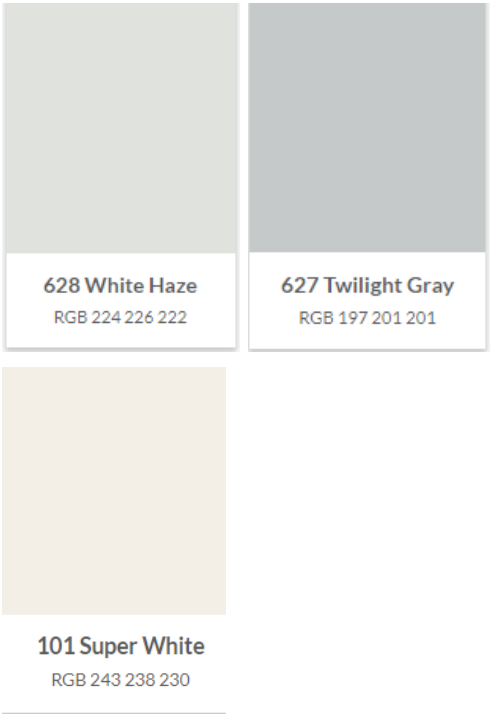


WOOD PANELING:
Identity Wood Products: Pretzel 1200
Medium brown with dark brown stain



WALL COLORS FROM DRYVIT:
Columns-Super White
Coping- Twilight Gray
Band-Super White
Walls- White Haze

Alternating the colors throughout the facade of the commercial building.



NUVO 62-1146R1

2 Light LED Large Up and Down Sconce Fixture - Bronze Finish; 20 watt; 120/277 volts



Fixture Type
Outdoor Wall Light

Collection
No

Style
Utility

Finish
Bronze

Width
5"

Height
11.75"

Extension
3.88"

Number of Modules
2-Module

Light Source
LED

Lumen Output
1800 Lumens

Wattage
20 Watts

Operating Frequency
50/60Hz

Lamp Type
LED

Bulb Base
Direct Wired

Bulb Included
Yes

Replaceable Light Source
No

Safety Rated
cETLus - Wet

CA Prop-65
Warning

CEC
California T24 Compliant

Energy Saver
Yes

Energy Star
Yes

UPC
045923680915

Warranty
5-Year Warranty

Operating Temperature
-30C (-22F) to a maximum of +50C (+122F)

Voltage
120/277 Volts

Average Rated Hours
50000

RoHS Compliant
Yes

Lamp Code
2 LT LED LG UP & DOWN SCONCE

Kelvin Temp
3000K

CRI
90

Supplied Bulb
LED Module

Dimmable/Non-Dimmable
Non-Dimmable

DEMOLITION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES STANDARDS, RULES & REGULATIONS FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. D.C SHALL MAINTAIN ALL REASONABLE SAFEGUARDS FOR THE SAFETY & PROTECTION OF THE PUBLIC INCLUDING THE POSTING OF DANGER & OTHER WARNING SIGNS AGAINST HAZARDS.

2. CONTRACTOR SHALL OBTAIN & PAY FOR ALL NECESSARY PERMITS FOR THE DURATION OF THE DEMOLITION PHASE. CONTRACTOR SHALL ALSO PROVIDE A CURRENT CERTIFICATE OF INSURANCE TO COVER GENERAL LIABILITY AND WORKMEN COMPENSATION COVERAGE.

3. DEMOLITION SHALL BE ACCOMPLISHED WITH APPROPRIATE TOOLS AND OR EQUIPMENT SO AS NOT TO CREA TE DAMAGE TO AREAS THAT ARE INTENDED TO REMAIN INTACT. ANY DAMAGE CAUSED BY DEMOLITION SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.

4. IN THE EVENT OF THE REMOVAL OF ANY LOAD BEARING PARTITIONS OR STRUCTURE: APPROPRIATE SHORING SHALL BE PROVIDED AS REQD. TO SUPPORT THE ADJACENT LOADS OR STRUCTURE. SHORING SHALL BE DESIGNED TO SUPPORT THE FULL LOADS SUPERIMPOSED WITH THE APPROPRIATE SAFETY FACTORS. CALc'S, DESIGN, AND OR EQUIPMENT USED SHALL BE THE SOLE RESPONSIBILITY OF THE DEMO CONTR.

5. CONTRACTOR SHALL COORDINATE HIS WORK W/ ALL OTHER APPROP TRADES.

6. D.C. SHALL CONTACT & OBTAIN INFORMATION FOR EXACT LOCATIONS FOR U.G. SERVICES FOR GAS, ELECTRIC, WATER & SEWER ETC.

7. ALL MATERIALS, RUBBISH & DEBRIS SHALL BE PROPERLY REMOVED FROM SITE. PREMISES TO BE SWEPT & CLEANED DAILY.

8. ALL OPENINGS IN EXTERIOR WALLS DURING DEMOLITION TO BE COVERED AND TO BE SECURED AGAINST FORCED ENTRY DURING CONSTRUCTION.

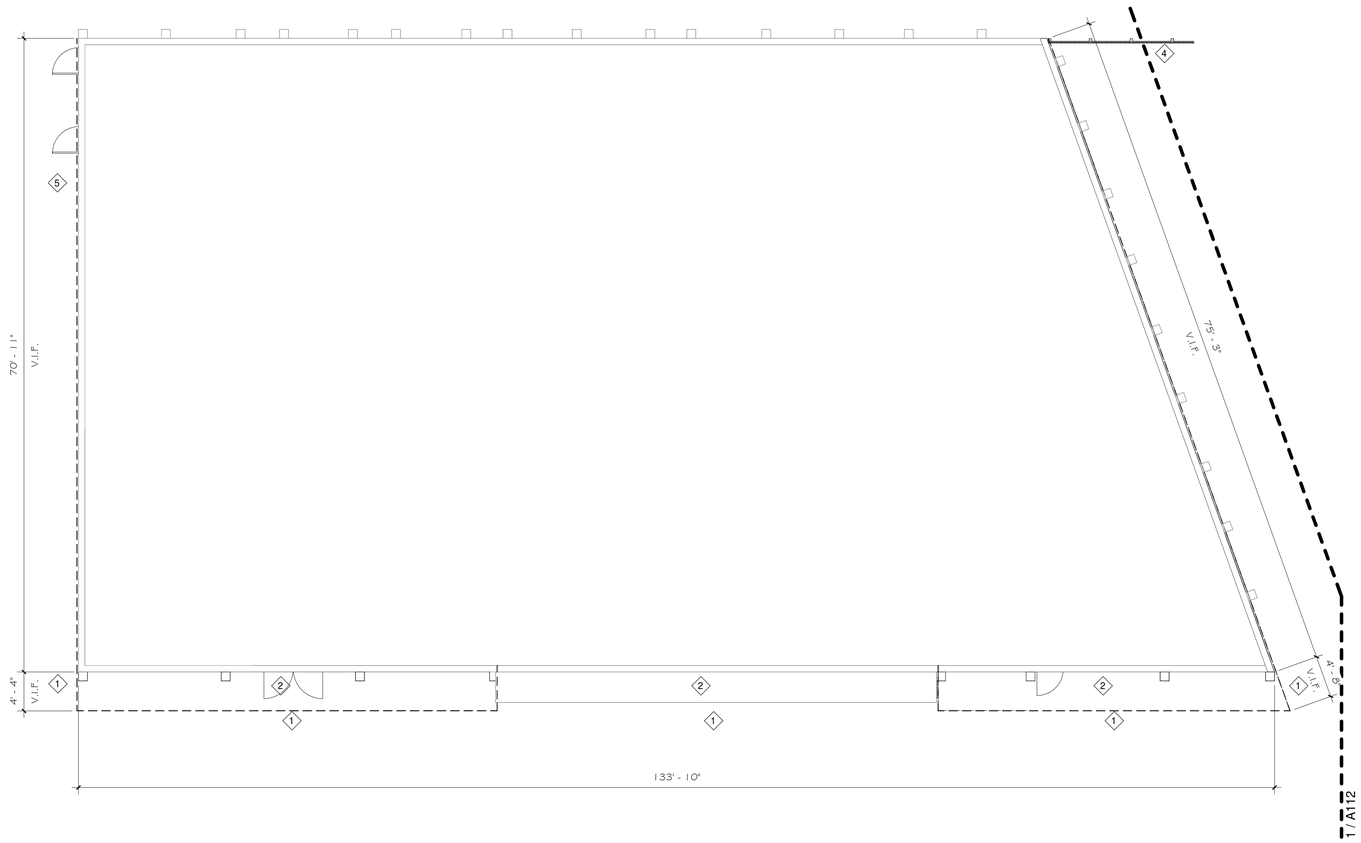
DEMOLITION SCHEDULE

1. REMOVE FAÇADE CLADDING. FRAMING ASSEMBLY TO REMAIN
2. REMOVE EXISTING EXTERIOR CEILING SOFFIT AS INDICATED ON PLANS, INCLUDING LIGHT FIXTURES
3. REMOVE ROOF ASSEMBLY AS INDICATED ON PLANS.
4. REMOVE WOOD FENCE.
5. REMOVE FAÇADE WALL ASSEMBLY AS INDICTED ON PLANS.

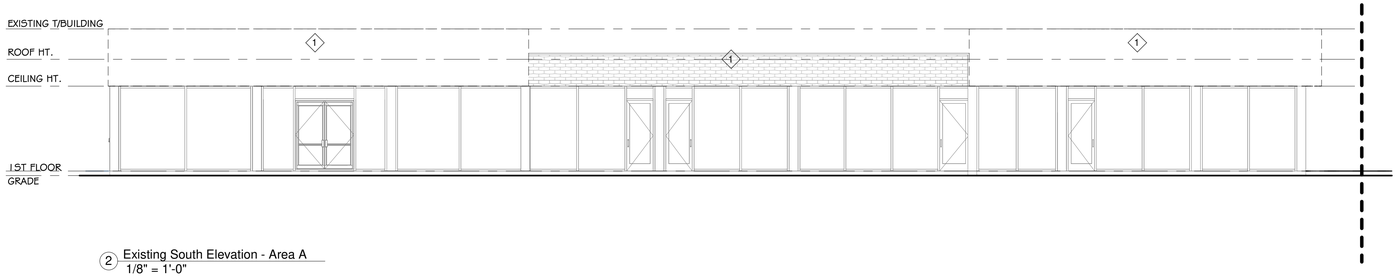
DEMOLITION LEGEND

EXISTING TO BE DEMOLISHED

EXISTING TO REMAIN



1 Existing Roof Level - Area A
1/8" = 1'-0"



2 Existing South Elevation - Area A
1/8" = 1'-0"

NOTE: CONSTRUCTION DEBRIS SHALL NOT ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED EACH DAY. PER SECTION: 2018 IFC 3304.2.1 AND 3304.2.2

GRAPHIC SCALE
0 8 16 24 32

ARCHITECTONIC SOLUTIONS, INC.
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312-373-0098
projectmanager@asi-chicago.com

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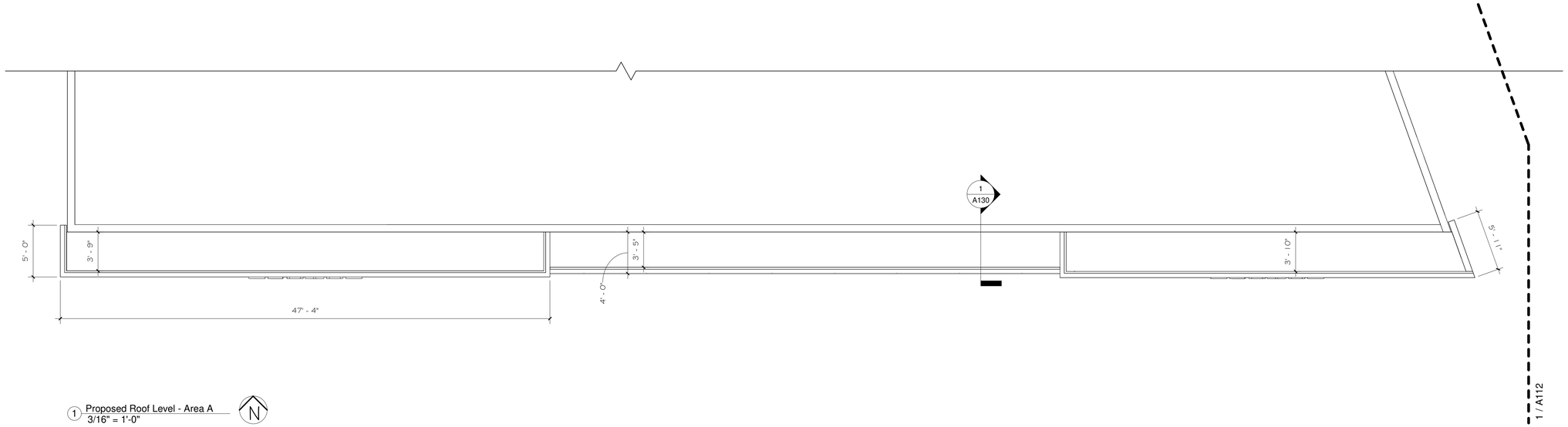
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

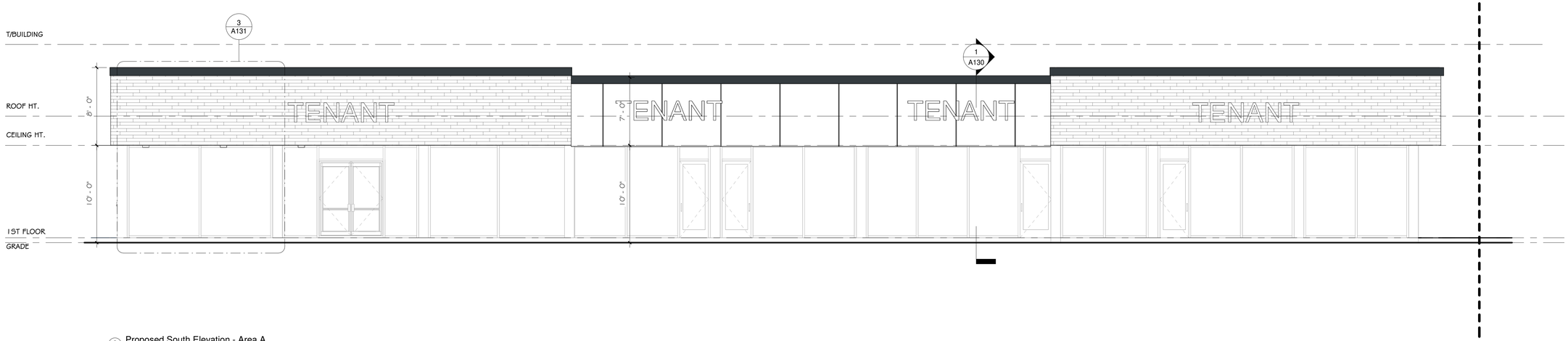
DRAWING TITLE
EXISTING PLANS - AREA A

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A111



1 Proposed Roof Level - Area A
3/16" = 1'-0"



2 Proposed South Elevation - Area A
3/16" = 1'-0"

GRAPHIC SCALE
0' 4' 12' 24'

ARCHITECTONIC
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4.		

JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
PROPOSED PLANS - AREA A

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A121

DEMOLITION NOTES

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8. ALL OPENINGS IN EXTERIOR WALLS DURING DEMOLITION TO BE COVERED AND TO BE SECURED AGAINST FORCED ENTRY DURING CONSTRUCTION.

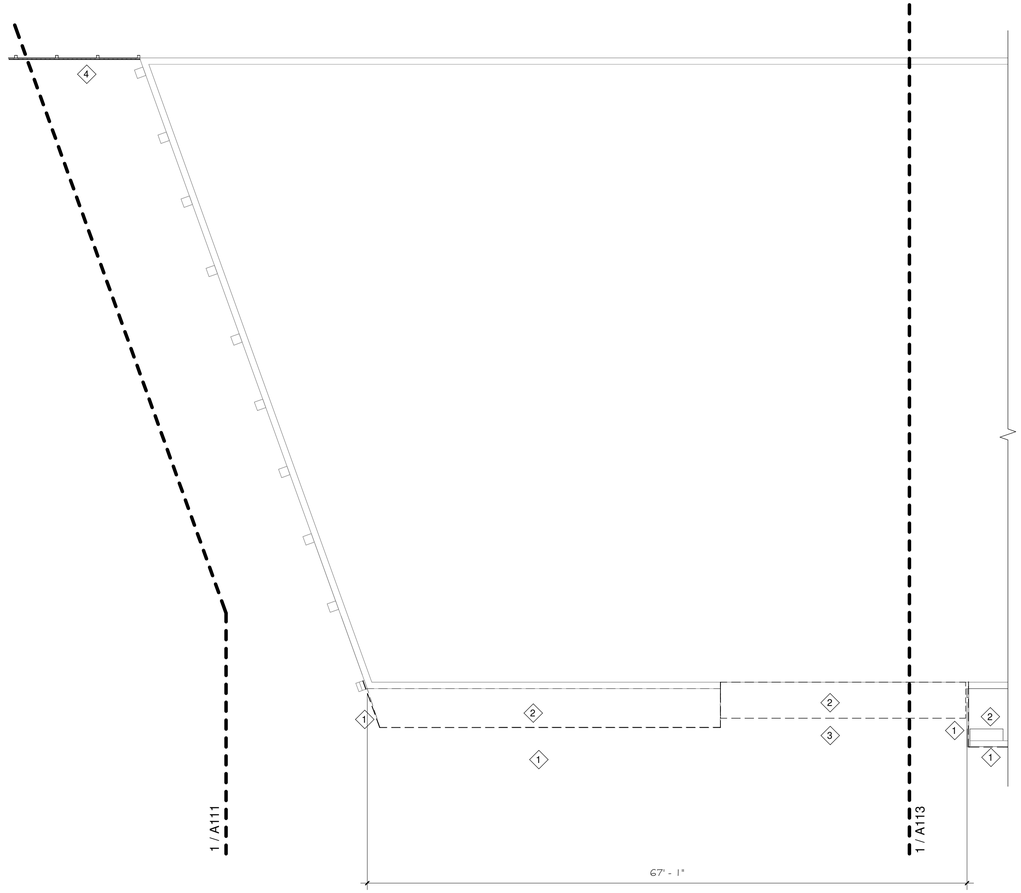
DEMOLITION SCHEDULE

1. REMOVE FAÇADE CLADDING. FRAMING ASSEMBLY TO REMAIN
2. REMOVE EXISTING EXTERIOR CEILING SOFFIT AS INDICATED ON PLANS, INCLUDING LIGHT FIXTURES
3. REMOVE ROOF ASSEMBLY AS INDICATED ON PLANS.
4. REMOVE WOOD FENCE.
5. REMOVE FAÇADE WALL ASSEMBLY AS INDICTED ON PLANS.

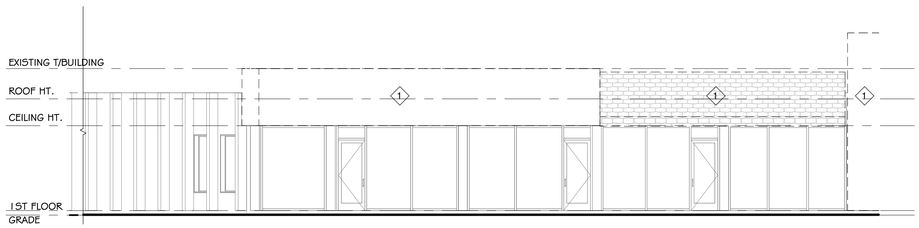
DEMOLITION LEGEND

EXISTING TO BE DEMOLISHED

EXISTING TO REMAIN



1 Existing Roof Level - Area B
1/8" = 1'-0"



2 Existing South Elevation - Area B
1/8" = 1'-0"

NOTE: CONSTRUCTION DEBRIS SHALL NOT ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED EACH DAY. PER SECTION: 2018 IFC 3304.2.1 AND 3304.2.2

GRAPHIC SCALE
0 8 16 24 32

ARCHITECTONIC SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

DESIGN FIRM NO. 184.006860-0001

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CURRENT CODES ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHT, ILLINOIS

SIGNATURE:

EXPIRES: 11/30/24

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2	03/12/24	DESIGN COMMISION REVISIONS
3		
4		

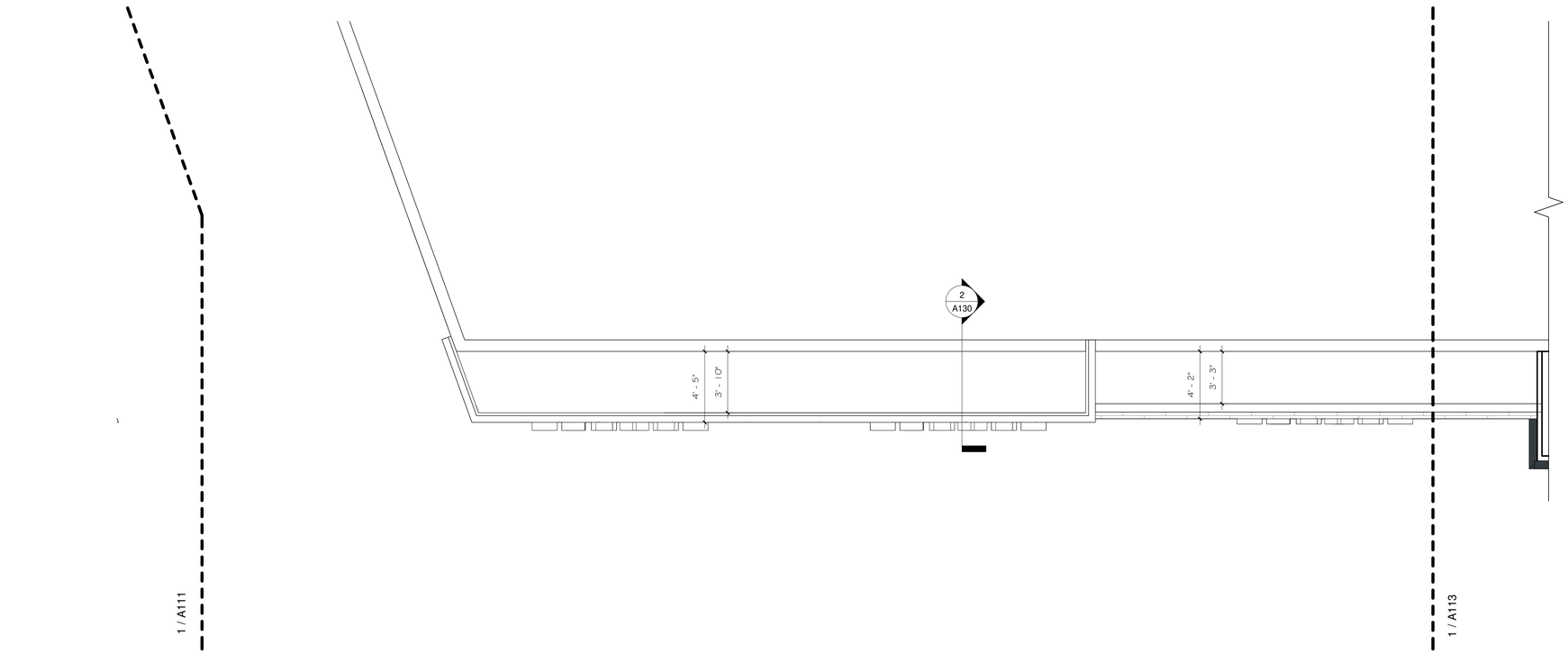
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

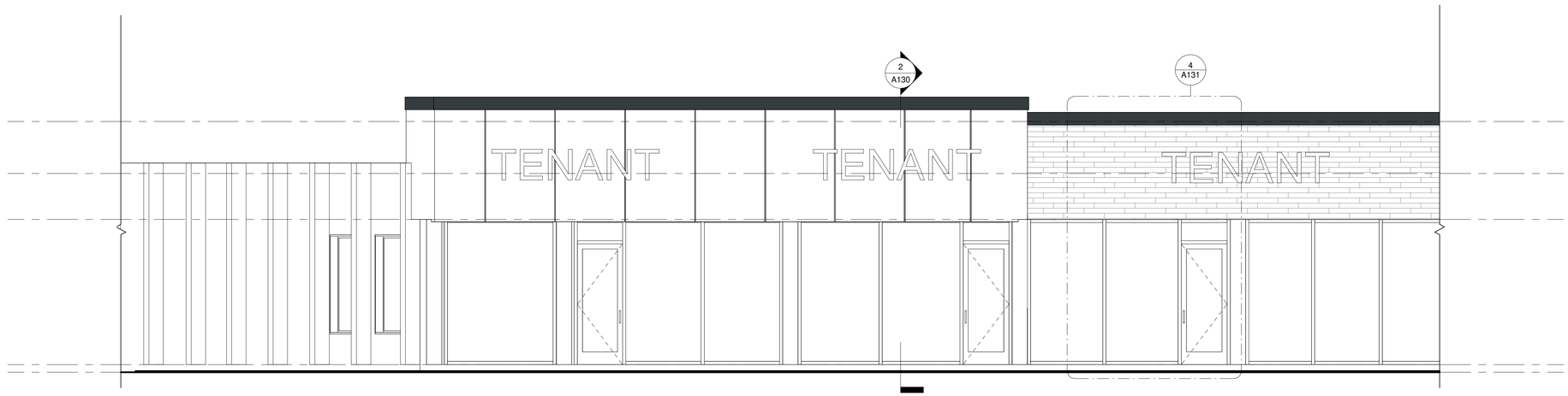
DRAWING TITLE
EXISTING PLANS - AREA B

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A112



2 Proposed Roof Level - Area B
1/4" = 1'-0"



1 Proposed South Elevation - Area B
1/4" = 1'-0"

GRAPHIC SCALE
0 4 8 12 16

ARCHITECTONIC
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3.		
4.		

JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
PROPOSED PLANS - AREA B

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A122

DEMOLITION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES STANDARDS, RULES & REGULATIONS FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. D.C SHALL MAINTAIN ALL REASONABLE SAFEGUARDS FOR THE SAFETY & PROTECTION OF THE PUBLIC INCLUDING THE POSTING OF DANGER & OTHER WARNING SIGNS AGAINST HAZARDS.

2. CONTRACTOR SHALL OBTAIN & PAY FOR ALL NECESSARY PERMITS FOR THE DURATION OF THE DEMOLITION PHASE. CONTRACTOR SHALL ALSO PROVIDE A CURRENT CERTIFICATE OF INSURANCE TO COVER GENERAL LIABILITY AND WORKMEN COMPENSATION COVERAGE.

3. DEMOLITION SHALL BE ACCOMPLISHED WITH APPROPRIATE TOOLS AND OR EQUIPMENT SO AS NOT TO CREA TE DAMAGE TO AREAS THAT ARE INTENDED TO REMAIN INTACT. ANY DAMAGE CAUSED BY DEMOLITION SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.

4. IN THE EVENT OF THE REMOVAL OF ANY LOAD BEARING PARTITIONS OR STRUCTURE: APPROPRIATE SHORING SHALL BE PROVIDED AS REQD. TO SUPPORT THE ADJACENT LOADS OR STRUCTURE. SHORING SHALL BE DESIGNED TO SUPPORT THE FULL LOADS SUPERIMPOSED WITH THE APPROPRIATE SAFETY FACTORS. CALc'S, DESIGN, AND OR EQUIPMENT USED SHALL BE THE SOLE RESPONSIBILITY OF THE DEMO CONTR.

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6. D.C. SHALL CONTACT & OBTAIN INFORMATION FOR EXACT LOCATIONS FOR U.G. SERVICES FOR GAS, ELECTRIC, WATER & SEWER ETC.

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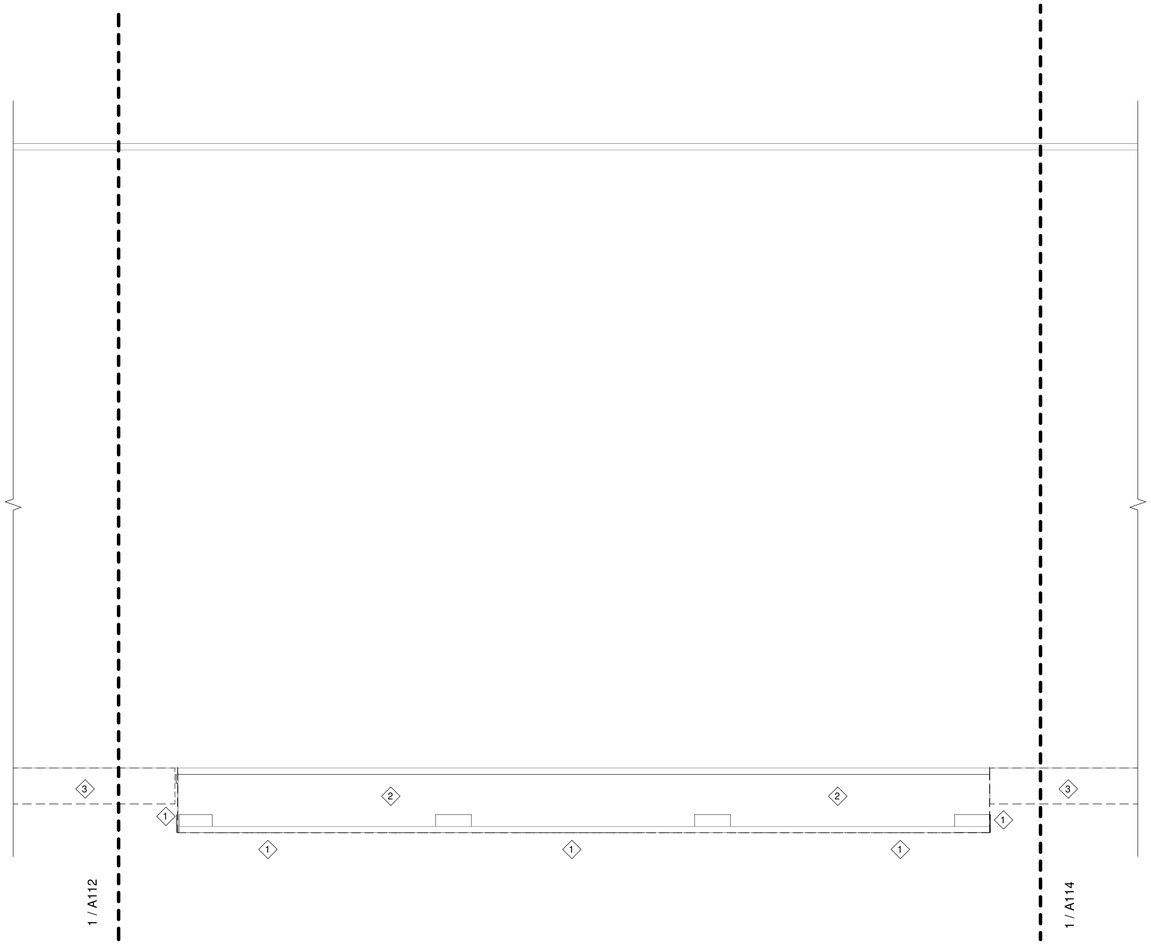
DEMOLITION SCHEDULE

1. REMOVE FAÇADE CLADDING. FRAMING ASSEMBLY TO REMAIN
2. REMOVE EXISTING EXTERIOR CEILING SOFFIT AS INDICATED ON PLANS, INCLUDING LIGHT FIXTURES
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5. REMOVE FAÇADE WALL ASSEMBLY AS INDICTED ON PLANS.

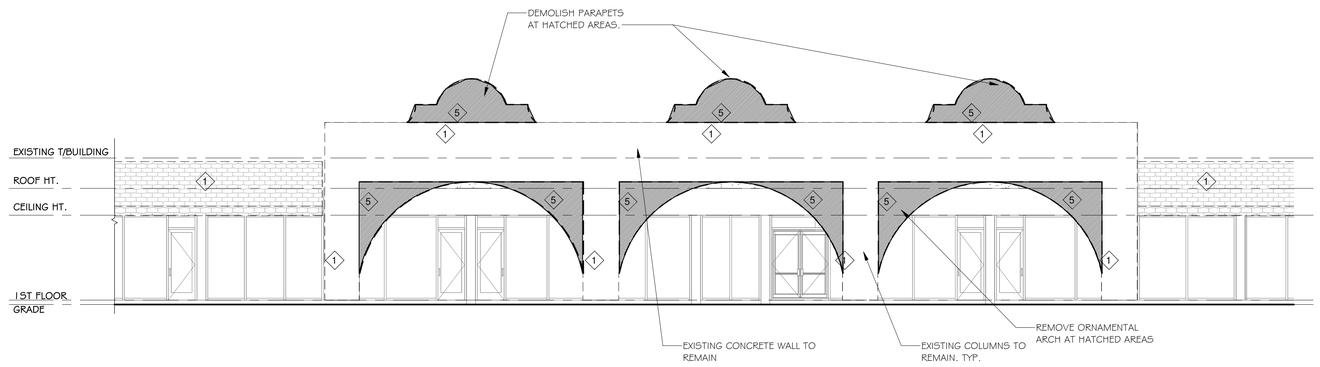
DEMOLITION LEGEND

EXISTING TO BE DEMOLISHED

EXISTING TO REMAIN



1 Existing Roof Level - Area C
1/8" = 1'-0"



2 Existing South Elevation - Area C
1/8" = 1'-0"

NOTE: CONSTRUCTION DEBRIS SHALL NOT ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED EACH DAY. PER SECTION: 2018 IFC 3304.2.1 AND 3304.2.2

GRAPHIC SCALE
0 8 16 24 32

ARCHITECTONIC SOLUTIONS, INC.
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projectmanager@asi-chicago.com

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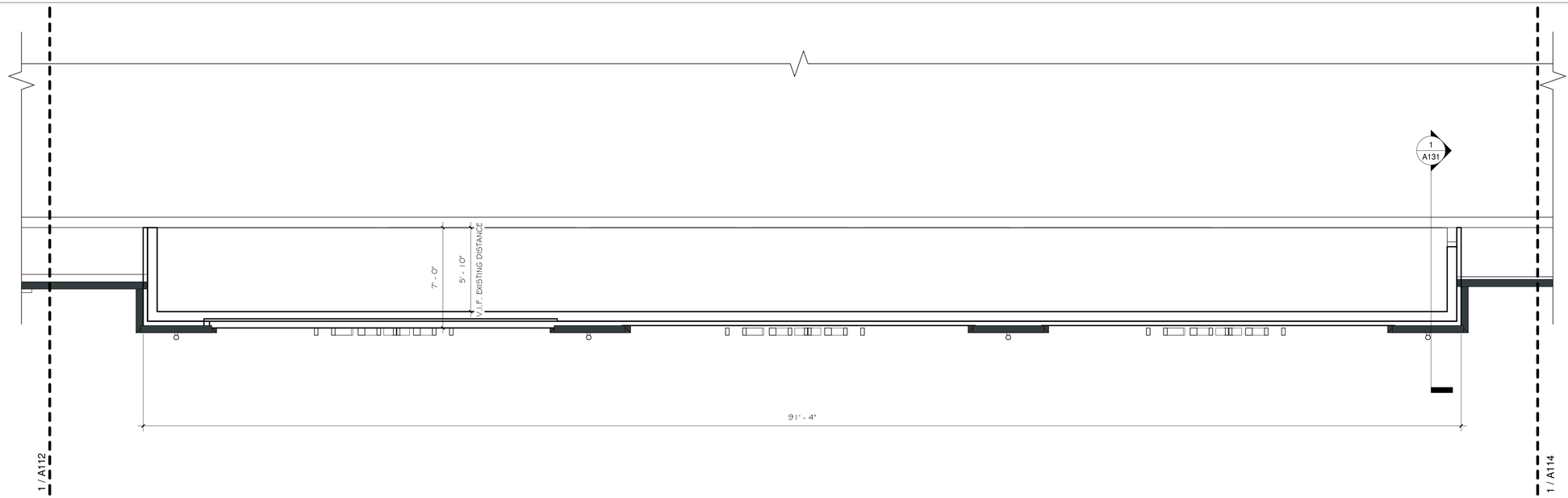
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
EXISTING PLANS - AREA C

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A113



1 Proposed Roof Level - Area C
1/4" = 1'-0"



2 Proposed South Elevation - Area C
1/4" = 1'-0"

GRAPHIC SCALE
0 4 8 12 16

ARCHITECTONIC
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JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
PROPOSED PLANS - AREA C

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A123

DEMOLITION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES STANDARDS, RULES & REGULATIONS FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. D.C SHALL MAINTAIN ALL REASONABLE SAFEGUARDS FOR THE SAFETY & PROTECTION OF THE PUBLIC INCLUDING THE POSTING OF DANGER & OTHER WARNING SIGNS AGAINST HAZARDS.

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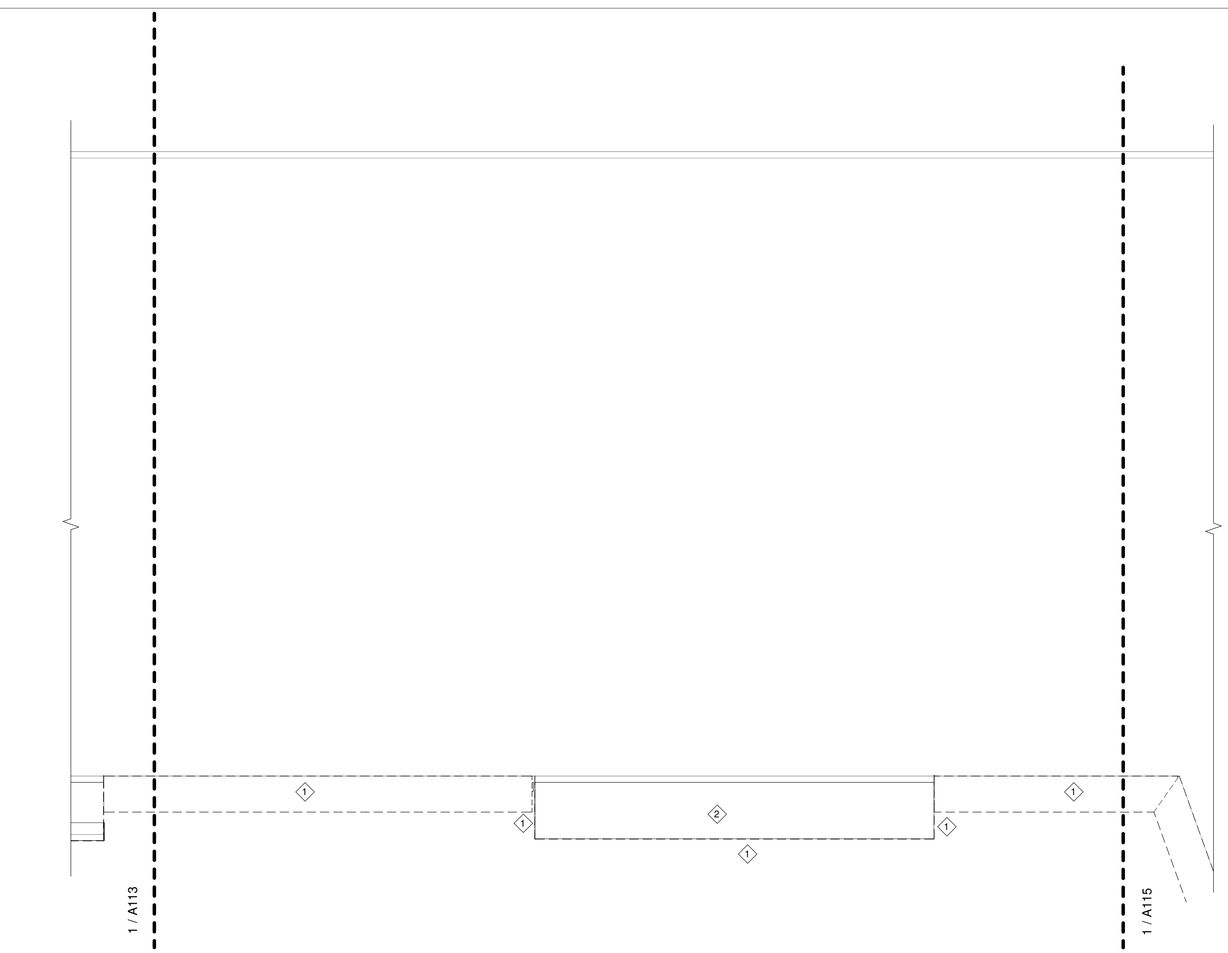
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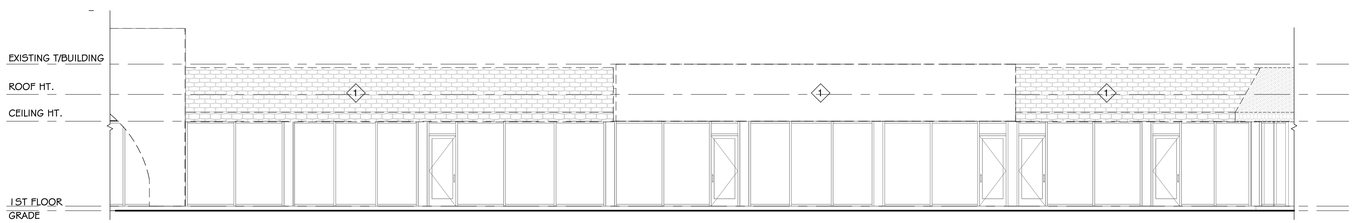
DEMOLITION LEGEND

EXISTING TO BE DEMOLISHED

EXISTING TO REMAIN



1 Existing Roof Level - Area D
1/8" = 1'-0"



2 Existing South Elevation - AREA D
1/8" = 1'-0"

NOTE: CONSTRUCTION DEBRIS SHALL NOT ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED EACH DAY. PER SECTION: 2018 IFC 3304.2.1 AND 3304.2.2

N

GRAPHIC SCALE
0 8 16 24 32

ARCHITECTONIC
SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

DESIGN FIRM NO. 184.006860-0001

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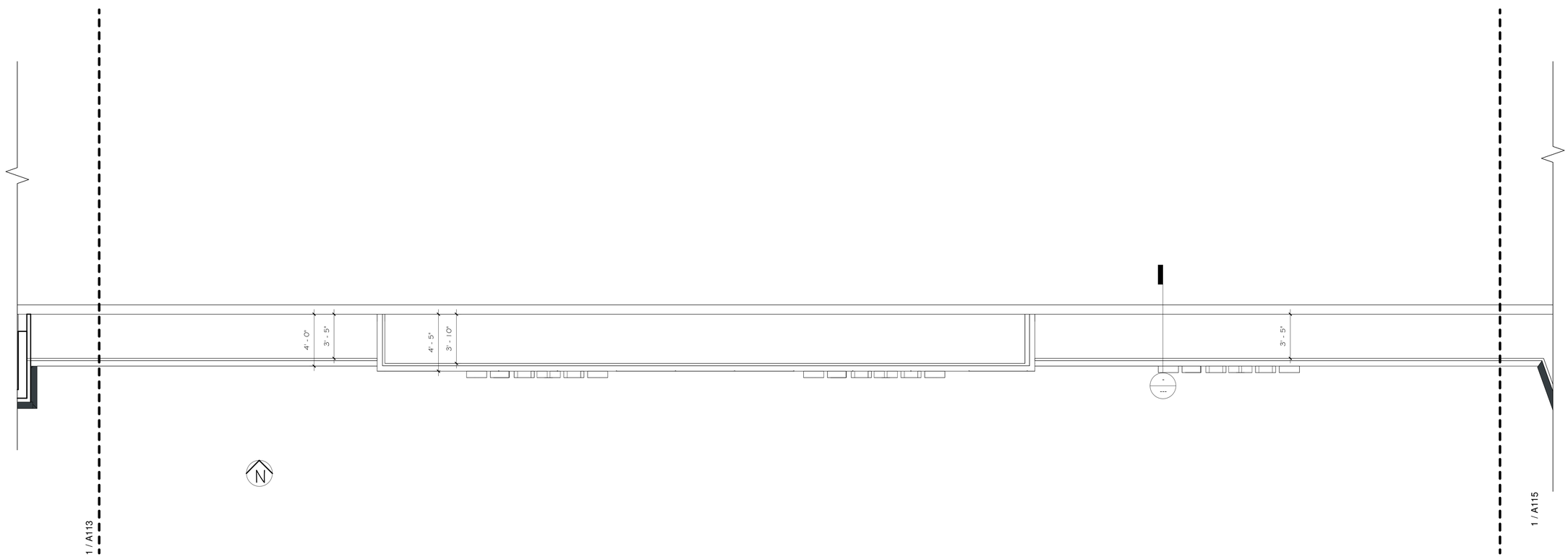
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
EXISTING PLANS - AREA D

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A114



1 Proposed Roof Level - Area D
1/4" = 1'-0"



2 Proposed South Elevation - AREA D
1/4" = 1'-0"

GRAPHIC SCALE
0 4 8 12 16

ARCHITECTONIC
SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

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JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
PROPOSED PLANS - AREA D

PROJECT # 02-1736
ISSUE DATE: 09/07/23
DRAWN BY: P.A.
CHECKED BY: O.A.
SHEET A124

DEMOLITION NOTES

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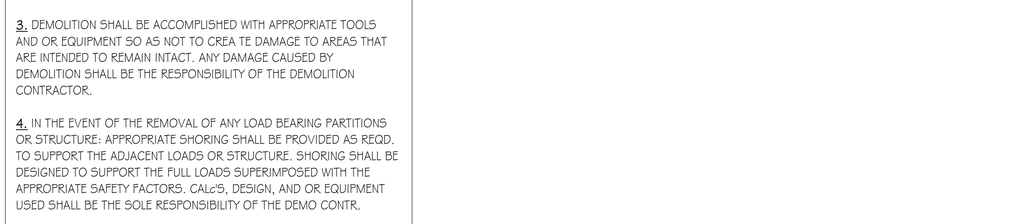
DEMOLITION SCHEDULE

1. REMOVE FAÇADE CLADDING. FRAMING ASSEMBLY TO REMAIN
2. REMOVE EXISTING EXTERIOR CEILING SOFFIT AS INDICATED ON PLANS, INCLUDING LIGHT FIXTURES
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4. REMOVE WOOD FENCE.
5. REMOVE FAÇADE WALL ASSEMBLY AS INDICTED ON PLANS.

DEMOLITION LEGEND

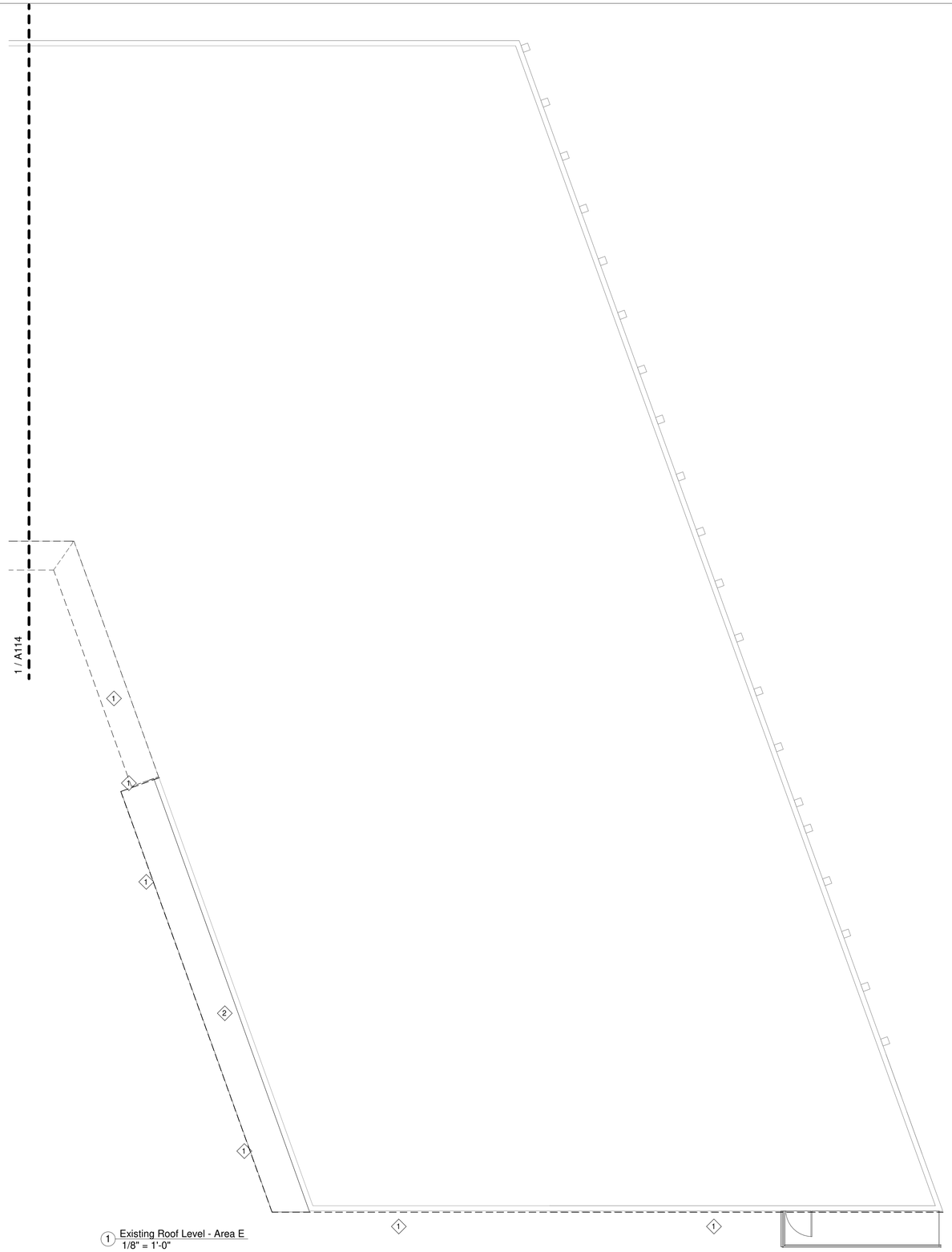
EXISTING TO BE DEMOLISHED

EXISTING TO REMAIN



2 Existing West Elevation - Area E
1/8" = 1'-0"

NOTE: CONSTRUCTION DEBRIS SHALL NOT ACCUMULATE WITHIN THE BUILDING AND SHALL BE REMOVED EACH DAY. PER SECTION: 2018 IFC 3304.2.1 AND 3304.2.2



1 Existing Roof Level - Area E
1/8" = 1'-0"

N

GRAPHIC SCALE
0 8 16 24 32

ASI
ARCHITECTONIC
SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

DESIGN FIRM NO. 184.006860-0001

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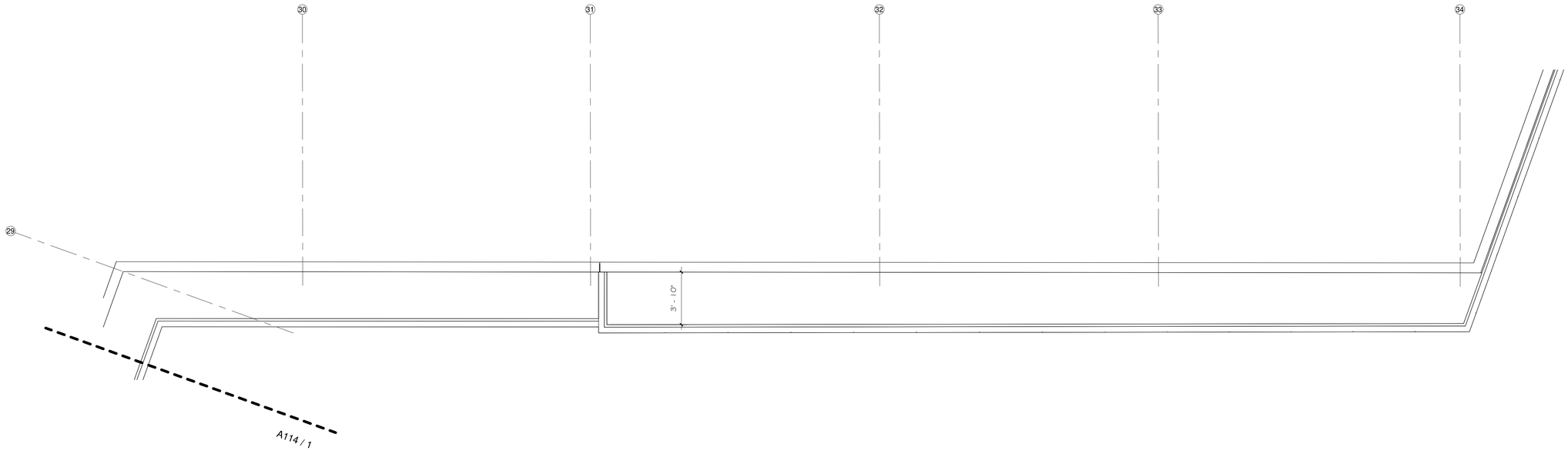
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
EXISTING PLANS - AREA E

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A115



1 Proposed Roof Level - Area E
1/4" = 1'-0"



2 Proposed West Elevation - Area E
1/4" = 1'-0"

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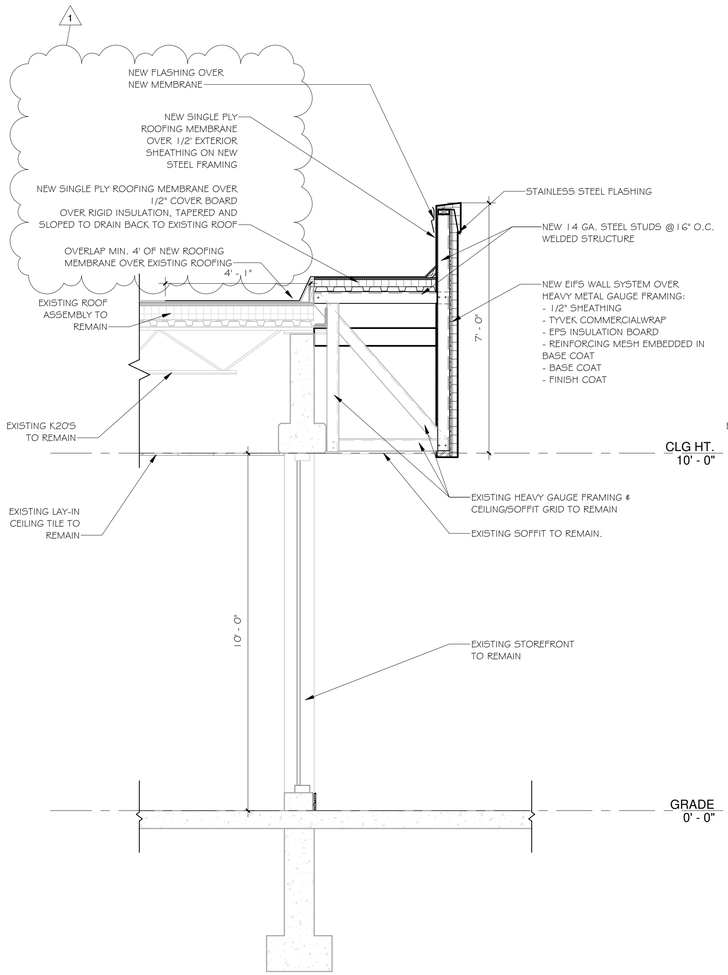
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

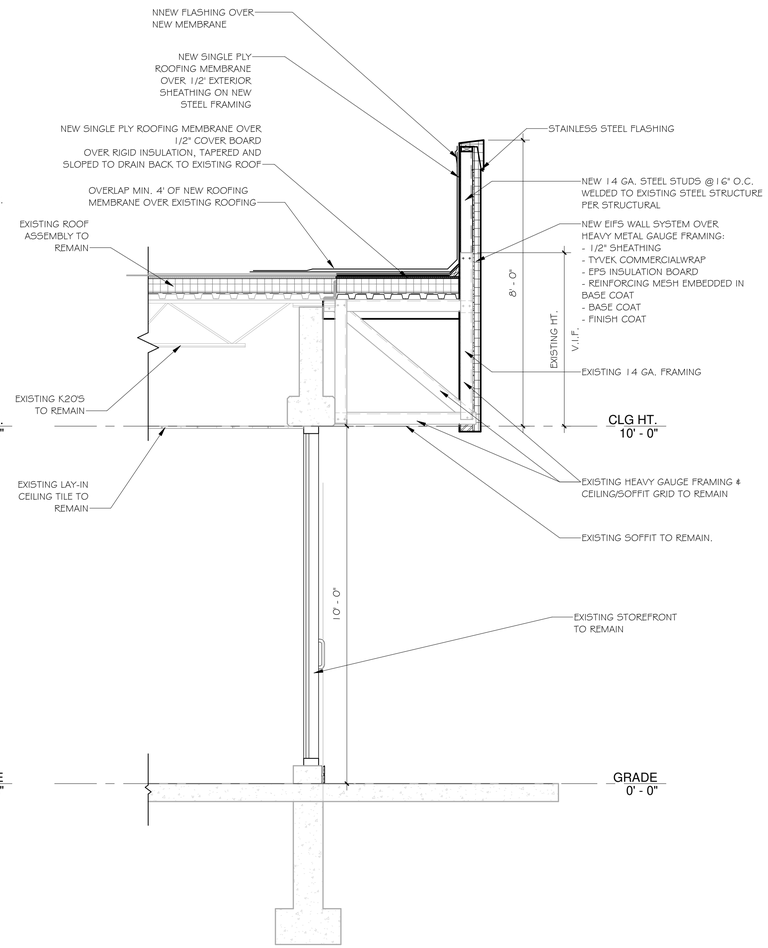
DRAWING TITLE
PROPOSED PLANS - AREA E

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A125



1 Wall Section - Facade Type A
1/2" = 1'-0"



2 Wall Section - Facade Type B
1/2" = 1'-0"

GRAPHIC SCALE
0 2 4 6 8

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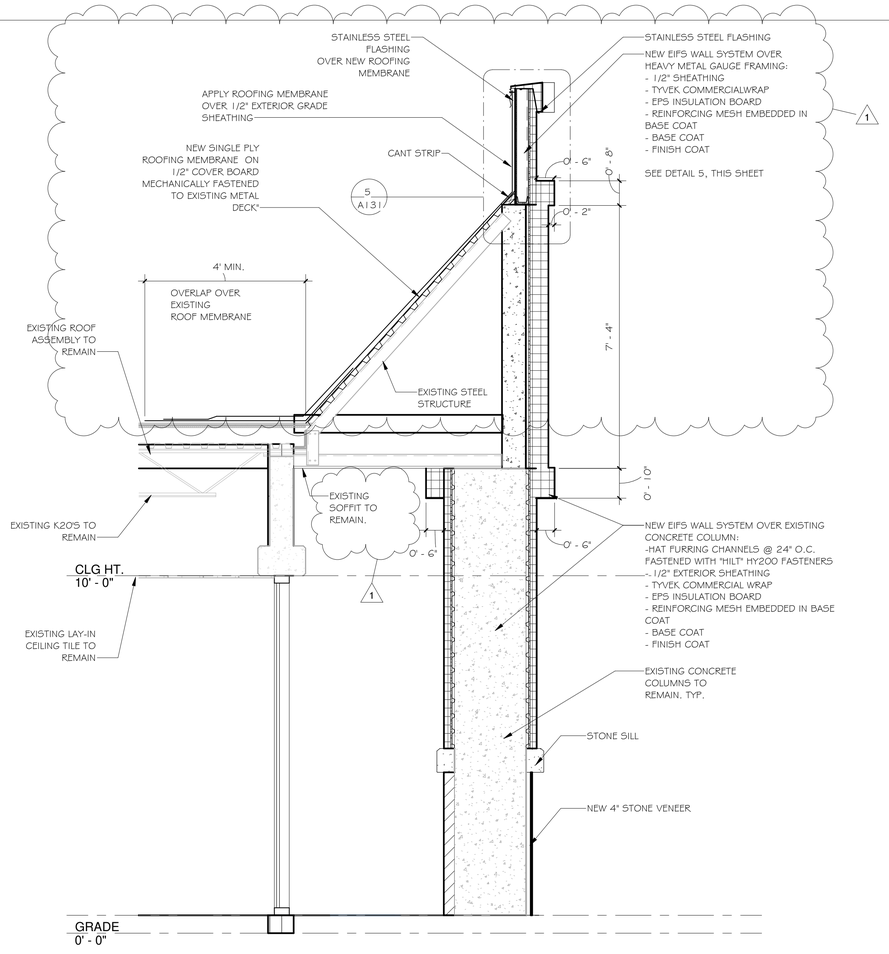
JOB TITLE
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PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

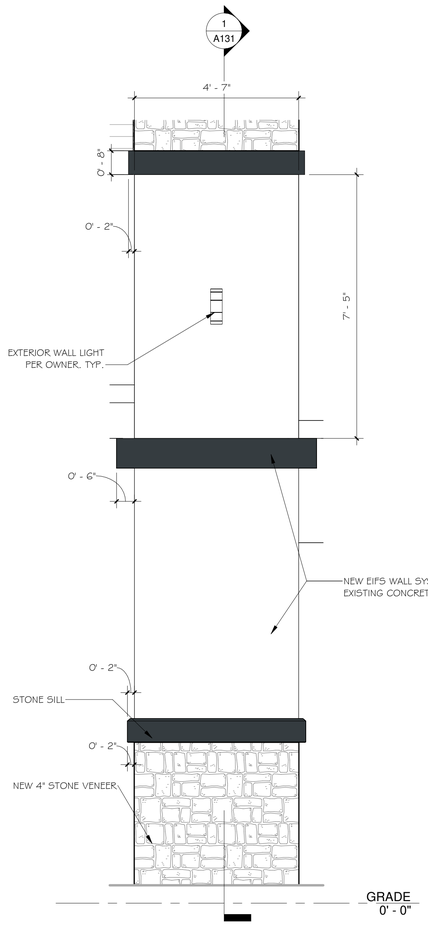
DRAWING TITLE
WALL SECTIONS

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

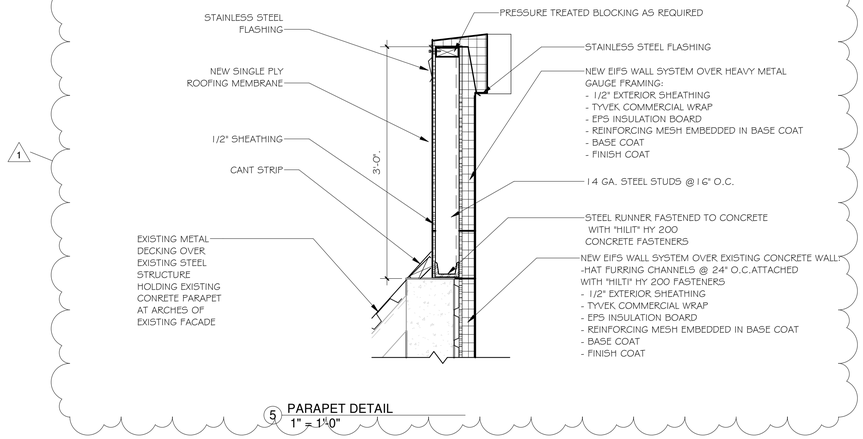
SHEET
A130



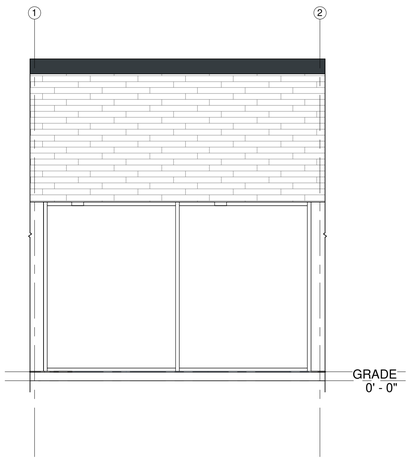
1 WALL SECTION - FACADE TYPE C
1/2" = 1'-0"



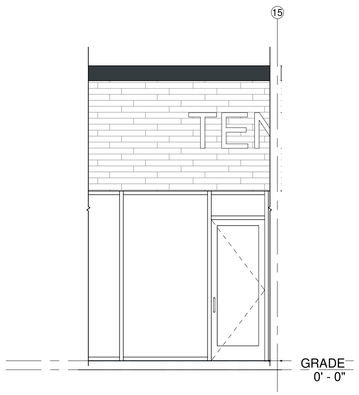
2 Column Front Elevation Callout
1/2" = 1'-0"



5 PARAPET DETAIL
1" = 1'-0"



3 Wall Detail - Type A
1/4" = 1'-0"



4 Wall Detail - Type B
1/4" = 1'-0"

1

THIRD PARTY SPECIAL INSPECTIONS:

CONTRACTOR AND/OR OWNER SHALL CONTACT
EIFS MANUFACTURER
DRYVIT SYSTEMS, INC.
ONE ENERGY WAY
WEST WARWICK, RI 02893
(800) 556-7752
WWW.DRYVIT.COM

Inspections
Inspections should be conducted by the Third Party Inspector in the spirit of teamwork, cooperation, and assistance in an effort to provide the Owner with a quality installation of the Dryvit EIFS.

Inspections should be conducted at the various stages in the progress of installation. Any deviations from the contract documents and/or Dryvit Specifications, Application Instructions and Installation Details should be reported to the EIFS Applicator, General Contractor/Construction Manager, Architect and Owner by the Third Party Inspector. All deviations should be corrected by the EIFS Applicator or other appropriate subcontractor prior to proceeding with the next stage of installation. The Third Party Inspector should confirm that the deviation was corrected and conforms with the contract documents.

. Third Party Inspector Qualifications
1. The Third Party Inspector should be knowledgeable in the construction industry.
2. The Third Party Inspector should be knowledgeable in the installation of Exterior Insulation and Finish Systems (EIFS).
3. The Third Party Inspector should have attended a training session provided by AWCI and should possess an AWCI/EIFS Inspector Training Certificate.
4. The Third Party Inspector should be capable of reading and understanding blueprints as well as architectural details. He/she should be able to resolve discrepancies between project conditions and the project design requirements in a timely manner so as not to delay the construction schedule.
5. The Third Party Inspector should report all discrepancies and nonconforming work to the Owner, Architect, General Contractor/Construction Manager and EIFS Applicator.

GRAPHIC SCALE
0 2 4 6 8

ARCHITECTONIC SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

DESIGN FIRM NO. 184.006860-0001

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CURRENT CODES ADOPTED BY THE VILLAGE OF ARLINGTON HEIGHT, ILLINOIS

SIGNATURE:_____
EXPIRES: 11/30/24

	DATE	ISSUE
	09/17/23	FOR PERMIT
1.	12/3/23	FOR PERMIT REVISIONS
2.	03/12/24	DESIGN COMMISION REVISIONS
3.		
4.		

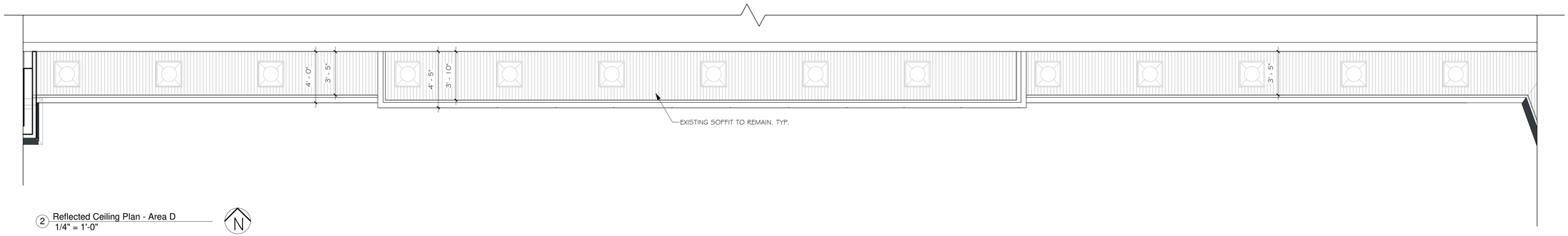
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

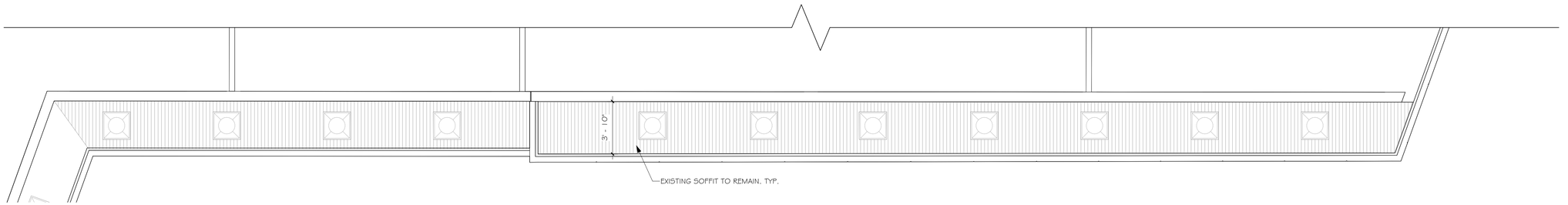
DRAWING TITLE
WALL SECTIONS & DETAILS

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A131



2 Reflected Ceiling Plan - Area D
1/4" = 1'-0"



1 Reflected Ceiling Plan - Area E
1/4" = 1'-0"



EXISTING CEILING COMPOSITION TO REMAIN.

GRAPHIC SCALE
0 4 8 12 16

ARCHITECTONIC
SOLUTIONS, INC.
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3		
4		

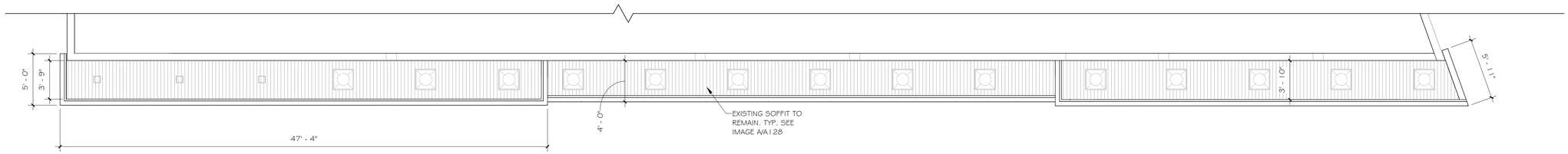
JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
REFLECTED CLG PLANS - AREA D & E

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A128



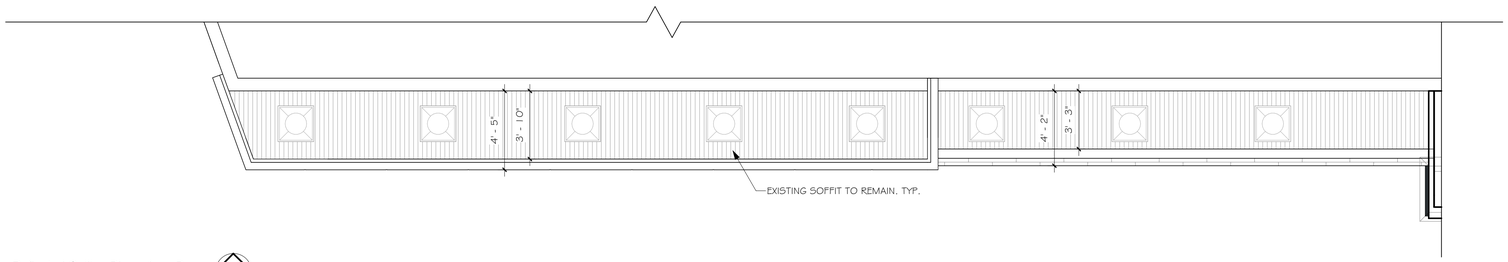
1 Reflected Ceiling Plan - Area A
3/16" = 1'-0"

NOTES FOR CEILING INTALLATION

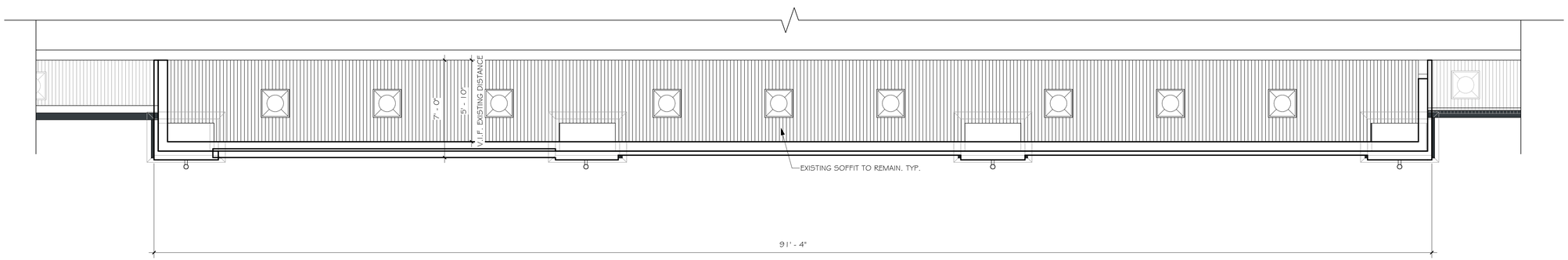
1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF EXISTING CEILING SUPPORTS.

2. SEE ELECTRICAL FOR LIGHT REPLACEMENT AFTER NEW CEILING INSTALLATIO.

3. DISTRIBUTION OF LIGHTS SHALL REFLECT THE EXISTING DISTRIBUTION, BE EVEN AND COUNT SHALL BE VERIFIED IN FIELD. ANY MISSING LIGHT FIXTURES FOR PROPER LIGHTING SHALL BE SUPPLIED BY CONTRACTOR AS REQUIRED.



2 Reflected Ceiling Plan - Area B
1/4" = 1'-0"



3 Reflected Ceiling Plan - Area C
1/4" = 1'-0"

GRAPHIC SCALE
0 4 8 12 16

GRAPHIC SCALE
0' 4' 12' 24'

ARCHITECTONIC
SOLUTIONS, INC.
2541 W Division St.
Chicago, IL 60622
312-373-0098
projectmanager@asi-chicago.com

DESIGN FIRM NO. 184.006860-0001

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SIGNATURE:_____

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3.		
4.		

JOB TITLE
FACADE RENOVATION

PROJECT ADDRESS
1736-90 Algonquin Rd. Arlington Hts. IL

DRAWING TITLE
REFLECTED CLG PLANS - AREA A, B & C

PROJECT #	02-1736
ISSUE DATE:	09/07/23
DRAWN BY:	P.A.
CHECKED BY:	O.A.

SHEET
A127

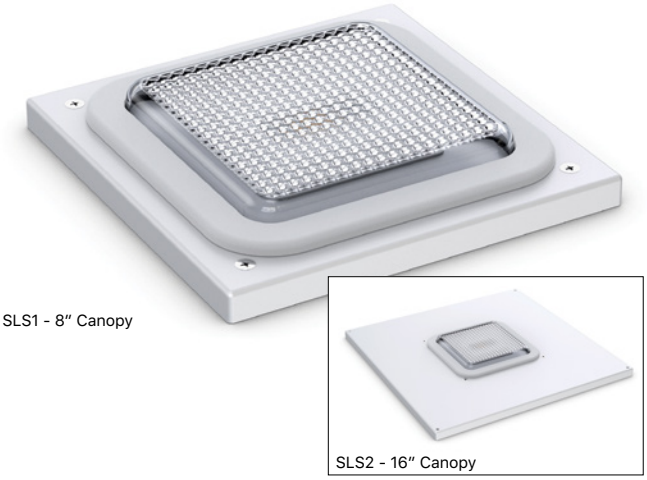
eLuminaire
Simple. Precise. Efficient.

SLS Series
Slim Line LED Canopy

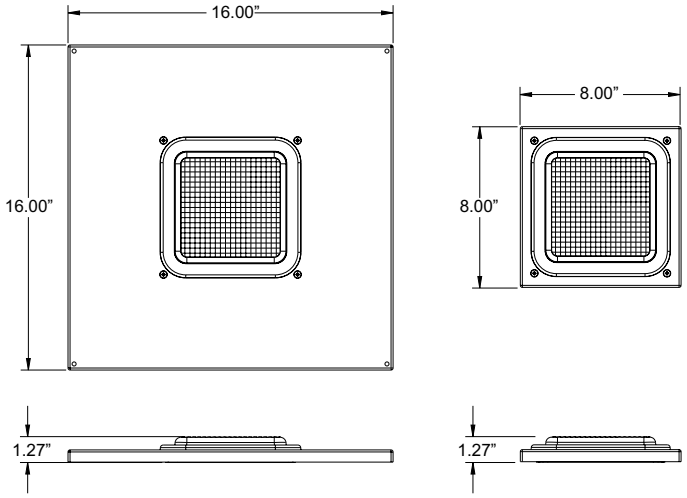
Product Description
The extreme low profile design of the SLS Series Slim Line Canopy luminaire is designed to exceed standards for all canopy applications with the lowest possible power consumption. The new low glare design keeps light pleasant for pedestrians while maintaining great coverage. The durable and robust design allows for universal surface. Delivering 1905-5191 lumens while only consuming 20-50 watts, it's the ideal low power canopy light.

Applications: Canopy soffits, interior hallways, apartment buildings and storage facilities.

Product Performance
- Wattage Range: 20-50W
- Input Voltage: 120V only
- CCT: 4000K - 5000K
- IP65 Rated
- CRI: Minimum 70 CRI
- UL1598 Compliant
- DesignLights Consortium® Qualified Product
- 5 year Warranty


SLS1 - 8" Canopy

SLS2 - 16" Canopy



Fixture Weight: 3.6 lbs

Ordering Guide

Example: SL2-DP5050K-120-WH

SLS2-	XX	XX	XXK	-XX	-XX
Series	**Distribution**	**Input Wattage**	**CCT Code**	**Voltage**	**Fixture Color**
SLS1 - 8" Canopy	DP - Diffused Canopy	20[1] - 2000 Lumens, 20W	40K - 4000K	120 - 120V Only	WH - White
SLS2 - 16" Canopy		50[2] - 5200 Lumens, 50W	50K - 5000K		BZ - Bronze
					SV - Silver

Accessory Guide (Field installed, order as separate line item)

Accessory Number	Description
TX01	Torx Screws

[1] Only available with SLS1
[2] Only available with SLS2

Product Specifications

Construction & Materials
- Powder Coated Aluminum Housing
- UV Stabilized single PMMA Lens - Tamper resistant
- Robust extreme low profile design
- Flush J-box mounting or direct to ceiling, interior or covered canopy

Optical System
- DP Lens - Type V Low Glare Medium Canopy Lens

Electrical System
- Input Voltage: 120VAC Only
- Power Factor: > 0.9
- Total Harmonic Distortion: <20%
- Operating Temperature Range: -40°C to 40°C

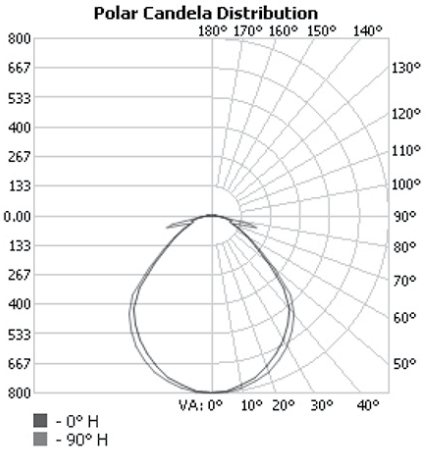
Testing & Certifications
- cETLus listed
- UL1598, CSA STD.22.2 compliant
- Suitable for Wet Locations Covered Canopy
- IP65 Rated
- RoHS Compliant
- DesignLights Consortium® Qualified Product
- Can meet ARRA Buy America requirements as required

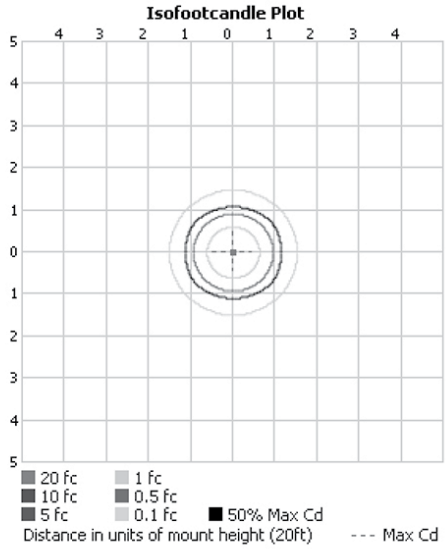
Lumen Maintenance
- L70@ 25C >50,000 hours

Photometry

All published photometric testing data is performed to IESNA LM79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project contact sales@eluminaire.com.

	Diffused Canopy Distribution							
	4000K				5000K			
Output Type	Initial Delivered Lumens	Wattage	Lumens Per Watt	BUG Ratings per TM-15	Initial Delivered Lumens	Wattage	Lumens Per Watt	BUG Ratings per TM-15
20	1905	20	95.25	B1, U2, G1	1905	20	95.25	B1, U2, G1
50	5191	50	104	B1, U2, G1	5191	50	104	B1, U2, G1





uminaire maintains a tolerance of +/- 7% on flux and power measurements.
The information in this document is subject to change without notice.



1754 W Algonquin Rd

Arlington Heights



1766 W Algonquin Rd

Arlington Heights



1778 W Algonquin Rd

Arlington Heights



W Algonquin Rd & Weber Dr

Arlington Heights



2210 Algonquin Rd

Rolling Meadows



2204 Algonquin Rd

Rolling Meadows



2202 Algonquin Rd

Rolling Meadows



2200 Algonquin Rd

Rolling Meadows



1728 W Algonquin Rd

Arlington Heights



W Algonquin Rd & Astor Ln

Arlington Heights



1730 W Algonquin Rd

Arlington Heights



1734 W Algonquin Rd

Arlington Heights