



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 26, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 5/12/15

IV. REPORTS

V. OLD BUSINESS

- A. DC#15-037 - 1309 S. Evergreen Ave. - SF/Teardown (continued from 4/28/15)

VI. NEW BUSINESS

- A. DC#15-040 - 905 N. Hickory Ave. - SF/Addition
- B. DC#15-047 - 1015 N. Salem Ave. - SF/Teardown
- C. DC#15-056 - Cortland's Garage - 1 N. Vail Ave. - CBD Signage
- D. DC#15-043 - Tanglewood Apts. - 2134 S. Goebbert Rd. - Apartment Painting
- E. DC#15-044 - Tanglewood Apts. - 2134 S. Goebbert Rd. - Clubhouse Renovation
- F. DC#15-053 - Tanglewood Apts. - 2134 S. Goebbert Rd. - Entry Sign

VII. OTHER BUSINESS

VIII.ADJOURNMENT

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



Item: Minutes - 5/12/15

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 5/12/15

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 12, 2015**

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Anthony Fasolo

Members Absent: Alan Bombick
Jonathan Kubow

Also Present: Ralph & Lynn DiSilvestro, Owners of 733 N. Forrest Ave.
Patrick King, Contractor for 733 N. Forrest Ave.
Kevin Davis, Fairfield Homes for 939 N. Fernandez Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 28, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF APRIL 28, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEW (continued from 4/14/15)

DC#15-016 – Central Park East Apartments – 1551 E. Central Rd.

Mr. Hautzinger explained that the petitioner contacted Staff to tell them they have decided to withdraw their sign variation request.

ITEM 2. SINGLE-FAMILY NEW REVIEW**DC#15-034 – 733 N. Forrest Ave.**

Ralph & Lynn DiSilvestro, owners of the home, and **Patrick King**, the Contractor, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to construct a new single-family home with an attached 3 car garage on an existing vacant lot. The subject site is zoned R-E, and aside from a few minor zoning adjustments that are required, the project does comply with the R-E zoning requirements.

The existing neighborhood consists of large lots, and the subject property backs the Rolling Green Country Club golf course. There are many similar scale newer homes on the block, and the overall style of the proposed house is appropriate for this location. However, this project is appearing before the Design Commission due to monotony concerns with the existing adjacent house located at 719 N. Forrest Avenue. The proposed design is based on the same floor plan as 719 N. Forrest, and it is designed by the same architect. **Mr. Hautzinger** read from zoning code Section 28-6.4 as it relates to the monotony code.

Upon initial submittal, the proposed house had a nearly identical floor plan and overall massing as the adjacent house, but with different exterior detailing. Since the monotony concern was reported by Staff, the petitioner has made additional changes to the floor plan, massing, and exterior detailing. Staff feels that the revised design has substantially different floor plans, elevations, and exterior appearance from the existing adjacent house, and therefore, recommends approval. The Design Commission should evaluate the proposed design for context with the neighborhood.

The petitioner had no comments at this time.

PUBLIC COMMENT

Paul Culhane, 828 N. Forrest Avenue, lives across the street and 4 homes north. His comments are about a general policy matter rather than the issues reviewed by Staff. He is a member of the Arlington Heights Cool Cities Coalition, and one of their general concerns is with the externalities that some redevelopments to large homes such as this create. This has already occurred on the block with the large McMansions being built that increase the amount of impermeable surface, and the grading not keeping the water on site after large storms. His home was built in 1870, located at the high end of the street and does not receive any water run down; however, things such as swales, rain gardens and so forth are ways of keeping the water on site and out of the basements of neighbors down the block. This block does not have storm sewers and the home at 719 S. Forrest is a perfect example of how not to landscape a

home for preventing storm water from going into the street, because the home sits on flat grade right down to the street. The neighbors here tonight would like the Design Commission to understand that landscaping is part of design, and they want the commissioners to encourage or require all homes to have swales. Green infrastructure is the best practice and they would like the Village of Arlington to require that. Some of the neighbors here tonight can speak to why this is important.

Dori Franck, 630 N. Forrest, lives across the street and 6 homes south, which is the lowest point on the block. She went before the Village Board four years ago after the horrible storm in July of 2011 because she had 7 feet of water in her basement. She has been trying to work with the Village for a long time, and initially she was told things would be done; however, she never heard from anyone after that. She is not opposed to the new home being reviewed tonight; however, with each new home being built, she panics, because it seems like no one cares about this block on Forrest, especially the homes at the lowest point. She referred to the town of Northbrook that has many teardowns and huge multi-million dollar homes being built, whose streets have huge swales and a system that collects the water so it does not do what it is doing on Forrest. She did not know what to do to get the attention of someone who understands that there are things that can be done to help them with the water issues. Her family has taken their own precautions and tried to make a deeper swale; however, she would beg for some attention to make sure that every new home that goes up on Forrest Avenue tries to incorporate what the previous neighbor stated. Her husband added that they have not had water issues since 1986 when they moved in, until new homes started progressively being built on the street. Ms. Franck added that the builder of the new home next door at 636 N. Forrest did many things to protect the neighbors with regards to the water issue.

Laura Siciliano, 615 N. Forrest, lives 7 homes south of the site, and across the street from the neighbor who just spoke. She remembers the heavy storm in July 2011 that literally moved very heavy logs from her neighbor's property down the side of her property to her backyard. She also panics each time there is a storm because of the gushing water flow down the street. **Chair Eckhardt** asked about the difference in grade from the top of the street near 1001 N. Forrest down to her home. Ms. Siciliano was not aware of the difference, however, it was stated by the neighbors present tonight that water flows south down Forrest from Oakton, with a storm drain at the corner of Euclid and Forrest. Mr. Culhane stated that the high point on this block is near his home at 828 N. Forrest, and it goes slightly down grade to Oakton. He reiterated that the large home redevelopment that has been happening for over 10 years has increased the impermeable surface, and the general point is that landscaping, swales, and the design of the yard are all part of the design.

Chair Eckhardt said that although the Design Commission is sympathetic to these concerns, water issues are not under the purview of this commission and should be directed to the Engineering Department. He added that currently there is no ordinance requiring landscaping for new homes; however, the commission can recommend that landscaping be provided. The residents explained that they have already addressed these issues with the Engineering Department, and would appreciate any consideration by the homeowners and builder tonight

regarding the neighbors' concerns. Mr. Franck added that the swale system was there before the new homes were built. **Chair Eckhardt** explained that the flow of stormwater on the existing site must be maintained once the new home is built; it cannot release more water than is currently being released. He encouraged the residents to continue their vigilance with the Village on this matter.

The commissioners commented on the design being proposed for the new home. **Commissioner Fasolo** felt the new home was nicely designed with a lot of details on all four sides, and although it is a mirror image of the home to the south, it has enough differences on the facade to avoid the monotony concern. He questioned the material being proposed in the side of the dormers above the garage, which the petitioner replied would be plaster. **Commissioner Fasolo** pointed out that plaster was not being used anywhere else on the home, and he preferred that either cedar or brick be used in this area instead. The petitioner was not opposed to the suggestion.

Commissioner Fitzgerald felt the new home was very nicely designed and would fit well in the neighborhood. He appreciated that all four sides have beautiful details, especially the rear elevation that will be visible from the golf course, and he suggested the motion include comments that the Engineering Department look at the water issues on the block.

Chair Eckhardt agreed that the new home was beautiful. He also agreed with the neighbors' comments that there are ways to slow down the flow of water through landscaping as well as through pervious surfaces, and he encouraged the petitioner to consider the options available.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 733 N. FORREST AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 4/20/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO USE A SIMILAR MATERIAL ON THE SIDE OF THE DORMER LOOK-OUT WINDOW ABOVE THE GARAGE THAT IS SEEN ON THE FRONT ELEVATION (CEDAR SIDING OR BRICK).**
- 2. A REQUIREMENT TO SUBMIT A TOPOGRAPHIC SURVEY TO THE VILLAGE ENGINEERING DEPARTMENT FOR THEIR REVIEW.**
- 3. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**
- 4. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW,**

PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Eckhardt explained that the requirement for a topographic survey is not a hardship, but that it is a typical requirement along with a grading plan that is required for permit review by the Engineering Department. He questioned whether the motion should be amended to add a recommendation that the petitioner consider the kinds of best practice techniques to detain water and slow water in the neighborhood. **Commissioner Fitzgerald** asked for clarification on the first requirement of the motion and **Commissioner Fasolo** replied that the dormer look-out should be cedar or brick, which is already used elsewhere on the front elevation.

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

- 5. A RECOMMENDATION TO USE 'BEST PRACTICE' TECHNIQUES FOR THE MANAGEMENT OF STORMWATER ON THE SITE.**

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

ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW**DC#15-042 – 939 N. Fernandez Ave.**

Mr. Kevin Davis, representing *Fairfield Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home and detached garage to allow construction of a new two story home with an attached, two car garage. The project does comply with the R-3 zoning requirements. The existing neighborhood consists of primarily smaller scale, single-story, and one and a half story homes with predominantly detached garages. The proposed new home will be the fourth teardown on this block.

The front elevation of the proposed home is nicely designed with varying roof forms and materials. The front loading garage is well integrated with a shared front porch roof, although a detached garage in this neighborhood is encouraged. The side elevations are large, flat, and void of details. It is recommended that additional windows be added to the side elevations, and that materials and details from the front be integrated on the sides and rear of the home. Also, consider hipping the sides of the main roof to reduce the overall height and mass of the home.

Staff recommends the Design Commission evaluate the proposed architectural design for the new home with a requirement to add more windows to the side elevations, a requirement to integrate materials and details from the front elevation on the side and rear elevations, a recommendation to hip the sides of the main roof, and to consider a design with a detached garage in lieu of the proposed attached garage.

Mr. Davis said that he did not entirely disagree with the recommendations in the Staff report, with the exception of the attached garage. This is a 50-foot wide lot, and when he looks at a neighborhood he looks at more than just the block; he looks at the entire 50-foot wide lot neighborhood, which is pretty large in this area around Northwest Highway. He drove around and looked at the newer homes in the neighborhood and found that 91% of them have attached garages. So from that perspective, he looked at the attached garage being proposed as something that is here to stay; people want the safety, security and convenience of having a garage attached to the house. He also pointed out that the new home has already been sold. **Mr. Davis** further stated that the 50-foot wide lot did not allow for a lot of visibility along the sides, which is why the side elevations were not as detailed and adding windows in small rooms can remove the utility of the room with furniture placements and built-ins.

Commissioner Fitzgerald felt the front elevation was designed beautifully, and he liked the color selection and details proposed. However, he agreed with Staff that more details should be put on the sides of the home, which he felt would be visible from the street. Additional details could include details around the windows, splitting up a band of white, adding a window in the garage and adding a window in the den/office. He felt the rear of the home looked like a completely different home than the front, and he wanted some of the beauty from the front

brought around to the back of the home.

Commissioner Fasolo felt that overall the front elevation looked good; however, more details should be added to the side and rear elevations. He suggested adding a horizontal band between the first and second-floor on the side and rear elevations, and wrapping the stone from the front elevation onto the front portion of both the right and left side of the home. He felt there were a lot of opportunities to add windows at the ground floor on the left side elevation, and to add transom windows at the second-floor. The right elevation could benefit from a window being added in the garage, and the window head trim from the front elevation could be continued around all four sides of the home. He also suggested adding stone on the rear elevation either around the patio doors or on the fireplace.

Chair Eckhardt agreed with the concerns stated about the lack of details on the side and rear elevations, and the suggestion to add windows on the side elevations. **Mr. Hautzinger** referred to the elevation study and reiterated Staff's suggestion to hip the sides of the main roof, which would not only reduce the size of the side walls, but will also help soften the transition of the new large home into the neighborhood of smaller homes. **Mr. Davis** disagreed with the suggestion for a band board on the sides; the band board was reminiscent of the 1970's and 1980's as a way to fix for installing aluminum siding incorrectly and it detracts from the home. He felt a better look would be the hip roof. He was not opposed to wrapping stone from the front elevation onto the sides, although he felt that 20' was excessive. **Chair Eckhardt** suggested hipping the 2 sides of the home and wrapping the stone to the natural break line on the front sloped roofs, as well as adding a window in the garage. **Mr. Davis** agreed with the suggestion.

Commissioner Fitzgerald commented that the windows grids on the rear elevation were drawn differently than the front and sides. **Mr. Davis** clarified that all the windows would be the same with the top sash gridded, with the exception of the patio door. **Commissioner Fitzgerald** felt that the new home was a great example of an appropriately scaled home with a 2-car garage on a 50-foot wide lot designed for 2015.

Mr. Hautzinger suggested adding a gable to the rear elevation which would help tie together the design of the front and rear. **Chair Eckhardt** felt this was a good idea; however, it might make it a little tall in back.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE DESIGN OF THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 939 N. FERNANDEZ AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 4/20/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO HIP THE MAIN ROOF.**

2. A REQUIREMENT TO UTILIZE THE PRAIRIE-STYLE WINDOWS ON THE REAR ELEVATION TO MATCH THE OTHER 3 ELEVATIONS.
3. A REQUIREMENT TO REMOVE THE GRIDS IN THE REAR PATIO DOORS.
4. A REQUIREMENT TO WRAP STONE AROUND THE RIGHT AND LEFT SIDE ELEVATIONS, UP TO THE NATURAL BREAK LINE OF THE ROOF ABOVE.
5. A REQUIREMENT TO ADD 2 WINDOWS IN THE GARAGE ON THE RIGHT SIDE ELEVATION.
6. A RECOMMENDATION TO ADD STONE TO THE 3 SIDES OF THE FIREPLACE ON THE REAR ELEVATION.
7. THIS REVIEW REPRESENTS DESIGN APPROVAL ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.
8. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 4. GENERAL MEETING

Mr. Hautzinger presented a recent article highlighting Mundelein's new sign regulations which restrict the amount of signage from what was previously allowed, such as banning all pole mounted signs, message board signs with changeable text, and neon/LED signs around windows and doors. He noted that Mundelein's goal is to improve the community's aesthetics by reducing the amount of signage in order to attract new businesses. Approximately 20% of existing signs will be required to be removed within 5 years or fines will be issued.

The commissioners requested a copy of Mundelein's new sign guidelines for reference, and asked Staff to survey Arlington Heights' existing signage to study if there are certain signs or certain sign types in the Village that should be considered to be eliminated.

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



Item: DC#15-037 - 1309 S. Evergreen Ave. - SF/Teardown

Department: Planning & Community Development

REQUESTED ACTION

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1309 S. Evergreen Avenue. This recommendation is subject to compliance with the architectural plans received 4/13/14, revised elevations received 4/30/15, and the following:

1. A recommendation to further recess the proposed third car garage stall.
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	Report
Drawings & Documents-Revised	Exhibits
Drawings & Documents-Original	Exhibits

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 1309 S. Evergreen Ave.
Project Address: 1309 S. Evergreen Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 21, 2015
Date Revised: May 21, 2015

PETITION INFORMATION:

DC Number: 15-037
Petitioner Name: Sean Rafferty
Petitioner Address: Greenscape Homes
4355 Weaver Pkwy.
Warrenville, IL 60555
Meeting Date: April 28, 2015
Re-Review Meeting Date: May 26, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one story home with detached garage to allow the construction of a new two story residence with an attached three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,000 square feet and the proposed residence will have 3,322 square feet. The proposed side yard setback needs to be increased from 6 feet to 8 feet, and the driveway width needs to be corrected in order to comply with code. Otherwise, the project complies with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 28.7 feet Side: 8 feet Exterior Side: 20.5 feet Rear: 30 feet	Front: 30.1 feet Side: 6 feet Exterior Side: 24.5 feet Rear: 43 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	4,438 SF	3,322 SF
Building Lot Coverage	3,500 SF	2,172 SF
Impervious Surface Coverage Total	5,000 SF	3,122 SF

The existing neighborhood consists primarily of smaller scale, single story and split level homes with detached garages. The proposed new home will be the first teardown in this neighborhood, and it will be one of only a few two story homes on the block. The proposed 3 car attached garage is not in context with the block, although the large corner lot does accommodate the proposed house comfortably. The single story front porch and single story third car garage stall do help the scale of the house to relate to the adjacent single story homes. The third car garage stall is slightly recessed from the front elevation, but consideration should be given to recessing it even further. The front elevation is nicely designed, but the exterior side elevation is void of details and will be highly visible from White Oak Street. The main roof of the house could be hipped on the sides to diminish the overall height and scale of the proposed design. The Design Commission should evaluate the appropriateness of the proposed home within the context of the neighborhood.

Update:

This request was previously reviewed by the Design Commission on April 28, 2015. Highlights of the feedback from the Design Commission were:

1. The front elevation is nicely designed.
2. The side and rear elevations should be further developed to match the same character as the front elevation.
3. The left side, facing White Oak Street, needs much more development with larger windows and more detailing.
4. Consider a wrap-around front porch.
5. Encouraged to further recess the third car garage.
6. Consider a horizontal belly board between first and second floors.

In response to the Design Commissioners comments, the petitioner has provided revised exterior elevations with the following improvements:

1. Window grids have been added to all windows on all sides of the home.
2. The side gables have been developed with the same detailing as the front elevation.
3. Horizontal trim boards have been added at the second floor line and roof line.
4. Full size windows have been added to the left side elevation.

The revised design now has an overall cohesive appearance and is nicely done. However, the Design Commission should still evaluate the appropriateness of the proposed home with the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 1309 S. Evergreen Avenue. This recommendation is subject to compliance with the architectural plans received 4/13/14, revised elevations received 4/30/15, and the following:

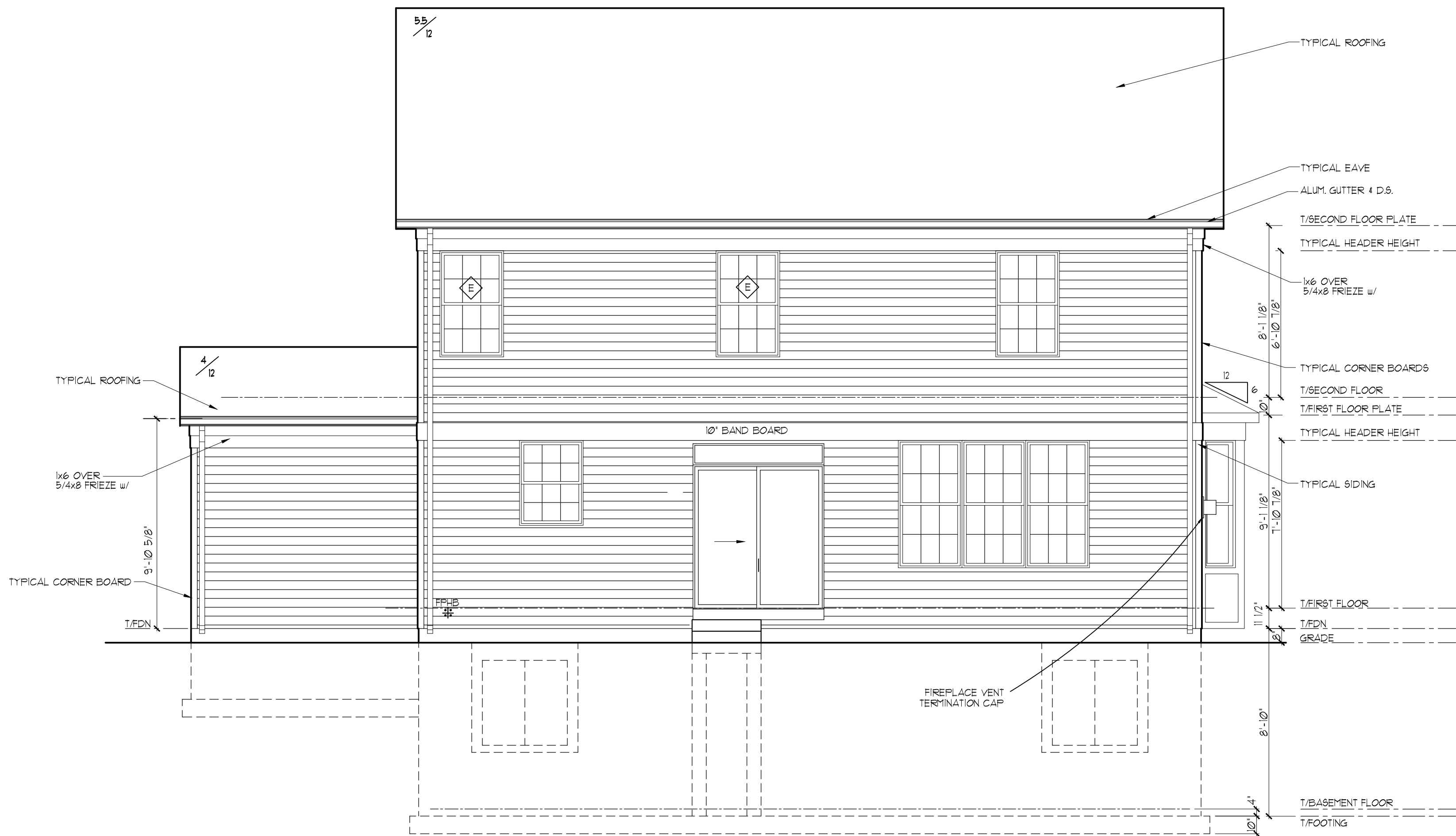
1. A recommendation to further recess the proposed third car garage stall.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage 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 21, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-037





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



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

ELEVATION NOTES

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE DOUBLE FIVE VINYL SIDING.
2. FRONT EXTERIOR TRIM SHALL BE LP SMART TRIM. SIDE AND REAR TRIM SHALL BE VINYL TO MATCH SIDING.
3. TYPICAL WOOD CORNERS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
4. TYPICAL FRIEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR SHINGLES OR 30 YEAR ARCHITECTURAL PER SELECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM. DISCHARGE INTO STORM SEWER OR SPLASH TO GRADE w/ 3' EXTENSIONS AND SPLASHBLOCKS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/200th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS ABOVE GARAGE DOOR OR PER ELEVATION.
20. WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. SILL HEIGHT SHALL NOT BE LESS THAN 24" OR GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.

◊ E DENOTES EGRESS WINDOW REQUIRED.

◊ D DENOTES REMOVABLE SASH WINDOW FOR STOCKING DRYWALL.

PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.

◊ S DENOTES SAFETY GLAZING REQUIRED.

GREENSCAPE HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



BASE

MAYFIELD ELEVATION C
1309 S EVERGREEN AVE
ARLINGTON HTS, IL

REV #	DATE	DESCRIPTION
1	4-13-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
3-31-15

DRAWN BY:
SMR

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.1

SEE COVER SHEET FOR GENERAL NOTES

- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.
-  S DENOTES SAFETY GLAZING REQUIRED.

MAYFIELD ELEVATION C
1309 S EVERGREEN AVE
ARLINGTON HTS, IL

[illegible]

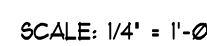
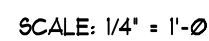
REV #	DATE	DESCRIPTION
	4-13-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
—31—15

DRAWN BY:
MR

COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.2

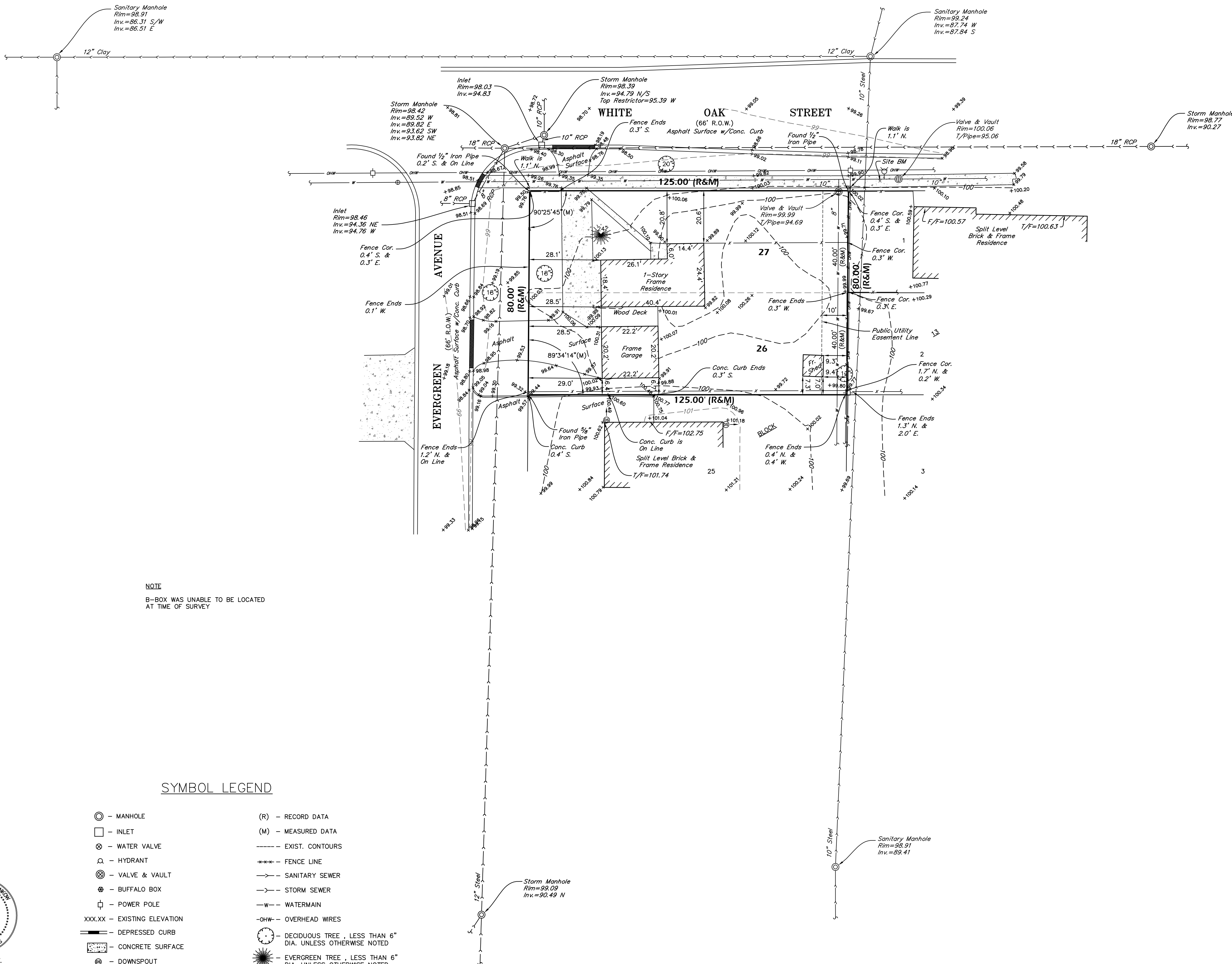


BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 26 AND 27 IN BLOCK 13 IN ARLINGTON HEIGHTS
GARDEN HOMESITES IN THE NORTHEAST QUARTER OF
SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SCALE: 1"=20'



BUILDING SETBACKS	
ADDRESS	SETBACK
1313	30.1'
1317	29.7'
1321	29.5'
1325	25.3'
1329	24.4'
1337	29.7'
1341	29.9'
1345	30.0'
1349	32.6'
1353	30.0'
1357	23.5'—Overhang
	25.4'—Bldg. Cor.

NOTE

B—BOX WAS UNABLE TO BE LOCATED
AT TIME OF SURVEY

BENCHMARK

SITE BM — CROSS CUT IN WALK NEAR NORTHEAST
CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S NOTES

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

AREA OF SURVEY:

CONTAINING 10,000± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND
LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF
RECORD NOT SHOWN.

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

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

FIELD WORK COMPLETED AND DATED
THIS 19TH DAY OF MARCH, 2015.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

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

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

- | | |
|-----------------------------|---|
| ○ — MANHOLE | (R) — RECORD DATA |
| □ — INLET | (M) — MEASURED DATA |
| ⊗ — WATER VALVE | ----- EXIST. CONTOURS |
| ⊕ — HYDRANT | *** — FENCE LINE |
| ⊗ — VALVE & VAULT | —> — SANITARY SEWER |
| ⊗ — BUFFALO BOX | —> — STORM SEWER |
| ⊕ — POWER POLE | —W— WATERMAIN |
| xxx.xx — EXISTING ELEVATION | —OHW— OVERHEAD WIRES |
| ▬ — DEPRESSED CURB | ⌚ — DECIDUOUS TREE, LESS THAN 6"
DIA. UNLESS OTHERWISE NOTED |
| ▬ — CONCRETE SURFACE | ☼ — EVERGREEN TREE, LESS THAN 6"
DIA. UNLESS OTHERWISE NOTED |
| ⊙ — DOWNSPOUT | |



Call 1-800-892-0123
(16 hours before you dig
Excluding Sat., Sun. & Holidays)

PREPARED FOR: GREENSCAPE
JOB ADDRESS: 103 E. WHITE OAK STREET
ARLINGTON HEIGHTS, IL
Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
www.PLSlisle.com info@plslisle.com
DRAWN BY: SMR FLD. BK./PG. NO.: 132/10
COMPLETION DATE: 3-23-15 JOB NO.: 1510598
REVISED:

LOTS 26 AND 27 IN BLOCK 13 IN ARLINGTON HEIGHTS GARDEN HOMESITES IN THE
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 08-09-229-029

CIVIL 3 OF 4

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE DEVELOPMENT PLAN
1309 S. EVERGREEN AVE.
ARLINGTON HGTS., ILLINOIS

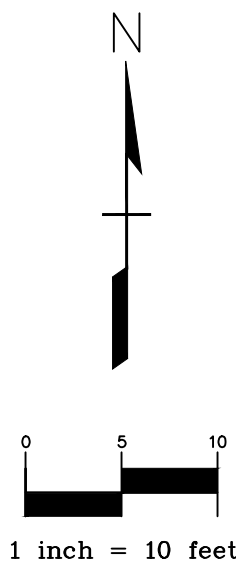
REV # DATE DESCRIPTION

ISSUE DATE:
4-1-15

DRAWN BY:
DMR

© COPYRIGHT 2014
© GREENSCAPE HOMES, LLC

C-3



LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
800	Proposed Contour
→	Slope to Drain
□	Overflow Route
○	Silt Fence (SF)
—○—	Tree Protection (TP)
DS	Downspout
SP	Sump Pump Discharge

OTHER CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TRAFFIC TO USE THE CONSTRUCTION ENTRANCE. IF SIDEWALK IS DAMAGED DURING CONSTRUCTION IT IS TO BE REPLACED PER THE CITY STANDARDS (MATCH EXISTING PLAN AND PROFILE)
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND ORDINANCES
3. NO PARKING ON OR BLOCKING OF SIDEWALKS IS PERMITTED.

ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE.
REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY
COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

BENCHMARK

SITE BM — CROSS CUT IN WALK NEAR NORTHEAST
CORNER OF SITE.

ELEVATION = 100.00 (ASSUMED)

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED
ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING
FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR
VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING
CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE
APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

SITE ZONING SUMMARY

RESIDENTIAL DISTRICT:	R3
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	5
REAR =	30
MAXIMUM HEIGHT (AVERAGE GRADE TO MIDPOINT):	25
PROPOSED HEIGHT (TF TO MIDPOINT):	24.51
MAXIMUM LOT BLD COVERAGE (%):	35.0%
LOT AREA (SF):	10000
PROPOSED LOT BLD COVERAGE (SF):	1961
PROPOSED LOT BLD COVERAGE (%):	19.6%
MAXIMUM LOT IMPERVIOUS COVERAGE (%):	55%
PROPOSED LOT IMPERVIOUS COVERAGE (SF):	2879
PROPOSED LOT IMPERVIOUS COVERAGE (%):	29%

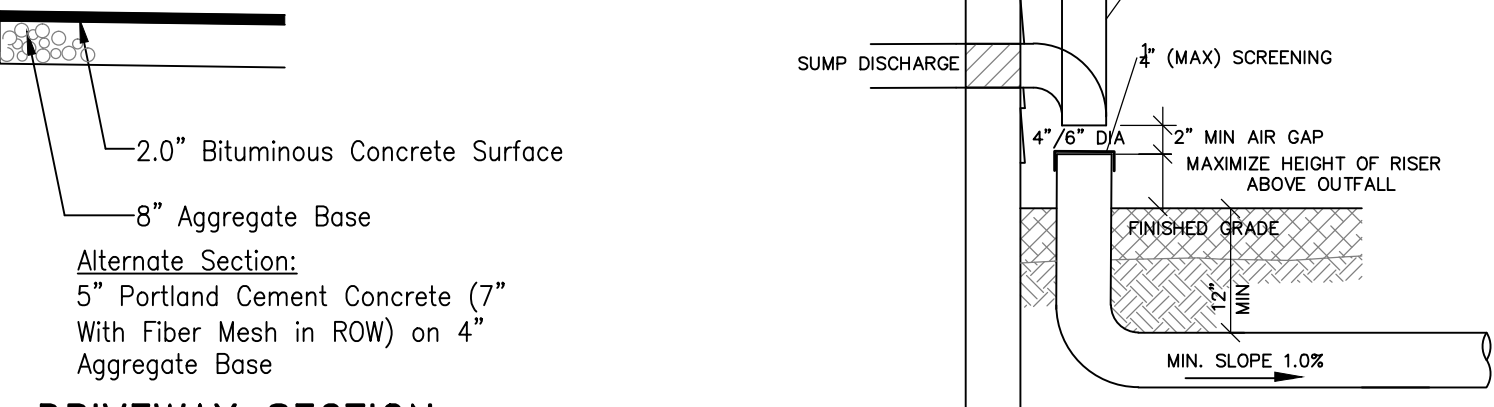
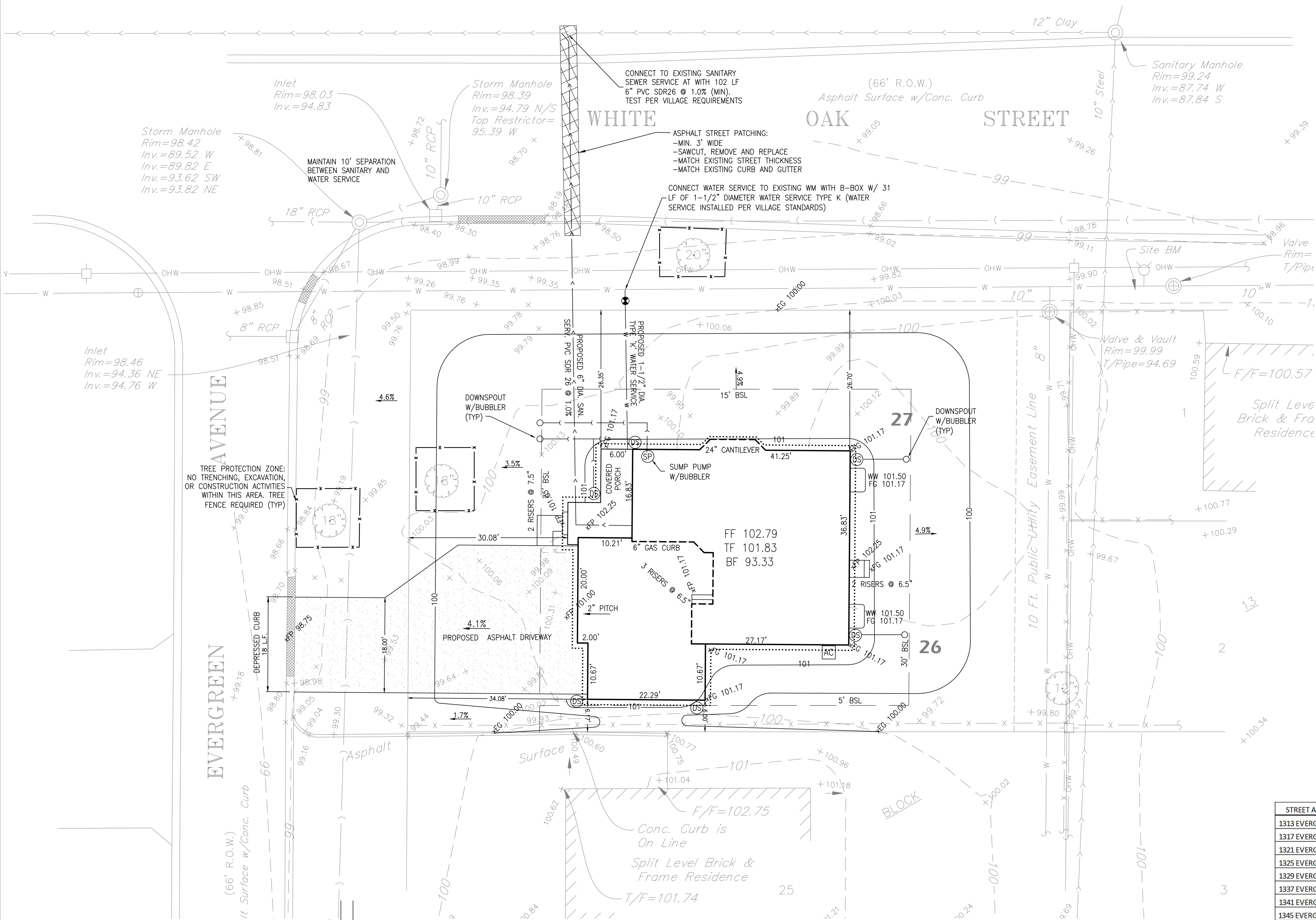
STREET ADDRESS	FRONT SETBACK
1313 EVERGREEN AV.	30.1
1317 EVERGREEN AV.	29.7
1321 EVERGREEN AV.	29.5
1325 EVERGREEN AV.	25.3
1329 EVERGREEN AV.	24.4
1337 EVERGREEN AV.	29.7
1341 EVERGREEN AV.	29.9
1345 EVERGREEN AV.	30.0
1349 EVERGREEN AV.	32.6
1353 EVERGREEN AV.	30.0
1357 EVERGREEN AV.	25.4
AVERAGE	28.7

PROPOSED FRONT SETBACK FOR
103 E. WHITE OAK ST. = 30.08'
PROVIDED BY
PROFESSIONAL LAND SURVEYING, INC.
DATED MARCH 19, 2015

BUILDING HEIGHT

ELEVATIONS TO DETERMINE ROOF HEIGHT:
AVERAGE GRADE AT FRONT BUILDING LINE = $(101.17 + 101.17) / 2 = 101.17$
MAX ELEVATION AT MIDPOINT OF ROOF: $101.17 + 25' = 126.17$
PROPOSED ELEVATION AT MIDPOINT OF ROOF: $101.83 + 24.50' = 126.33$

SITE DEVELOPMENT PLAN



DRIVEWAY SECTION

SUMP/DS CONNECTION AT BLDG

White Oak Street

Subject Property
1309 S Evergreen
Ave.



Property to Right 1
1313 S Evergreen
Ave.



Property to Right 2
1317 S Evergreen
Ave.



Property to Right 3
1321 S Evergreen
Ave.



S. Evergreen



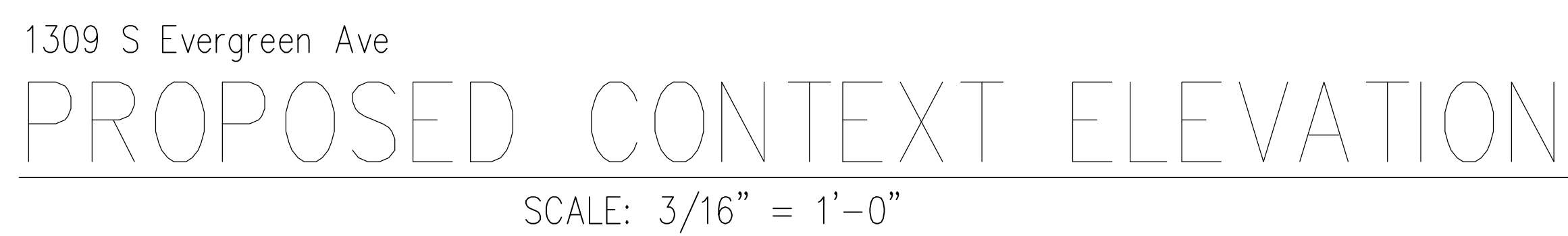
Property Across 1
1304 S Evergreen
Ave.



Property Across 2
1308 S Evergreen
Ave.



Property Across 3
1312 S Evergreen
Ave.



BASE

MAYFIELD ELEVATION C
1309 S EVERGREEN AVE
ARLINGTON HTS, IL

REV #	DATE	DESCRIPTION	AKINGSTON HEIGHTS, ILLINOIS
	4-13-15	SUBMIT FOR DESIGN REVIEW	

ISSUE DATE:
G-31-15

DRAWN BY:
GMR

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

)-1

SEE COVER SHEET FOR GENERAL NOTES

- GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



ARLINGTON HEIGHTS, ILLINOIS

REV #	DATE	DESCRIPTION
	4-13-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
3-31-15

DRAWN BY:
GMR

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.1



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



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

SEE COVER SHEET FOR GENERAL NOTES

1. TYPICAL SIDING SHALL BE DOUBLE FIVE VINYL SIDING.
2. FRONT EXTERIOR TRIM SHALL BE LP SMART TRIM, SIDE AND REAR TRIM SHALL BE VINYL TO MATCH SIDING.
3. TYPICAL WINDOW CORNERS SHALL BE 5/4x6
FACING FRONT AND REAR W/ 5/4x4 AT SIDES.
4. TYPICAL FREEZE SHALL BE 1x4 ON 5/4x8.
5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
7. TYPICAL WINDOW/DOOR HEAD SHALL BE
1x4 ON 5/4x12 W/ ALUM. FLASHING ABOVE.
8. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 W/
CONTINUOUSLY VENTED ALUM. SOFFIT. SEE DETAIL.
9. PROJECTED RAKE SHALL BE 1x3 ON 1x8
W/ ALUM. SOFFIT AND 5/4x8 SUBRAKE.
10. TYPICAL ROOF SHALL BE CERTAINTED XT 25 YEAR
SHINGLES OR JOE WOOD ARCHITECTURAL PER SECTIONS.
11. PROVIDE 48" WIDE ICE & WATER SHIELD STRIP
AND AT ALL VALLEYS AND EAVES.
12. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL
INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND
BAND BOARDS AND SIMILAR PENETRATIONS.
13. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS
ALUM. WITH 2" DOWNSPUTS. PROVIDE 1" SPLASH
TO GRADE W/ 3" EXTENSIONS AND SPLASHBOARDS.
14. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.i.
ALUM. ROOF VENTS NEAR RIDGE W/ EQUAL AREA OF
SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
15. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW
AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
16. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE
RECOMMENDATIONS.
17. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE
WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE.
PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
18. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING.
ALL SEAMS TO BE LAPPED AND TAPED PER
MANUFACTURER. TAPE AND TAPE OVER FLASHING.
19. PROVIDE 6" CONTRASTING ADDRESS NUMBERS
ABOVE GARAGE DOOR OR PER ELEVATION.



MAYFIELD ELEVATION C
1309 S EVERGREEN AVE
ARLINGTON HTS, IL

ARLINGTON HEIGHTS, ILLINOIS

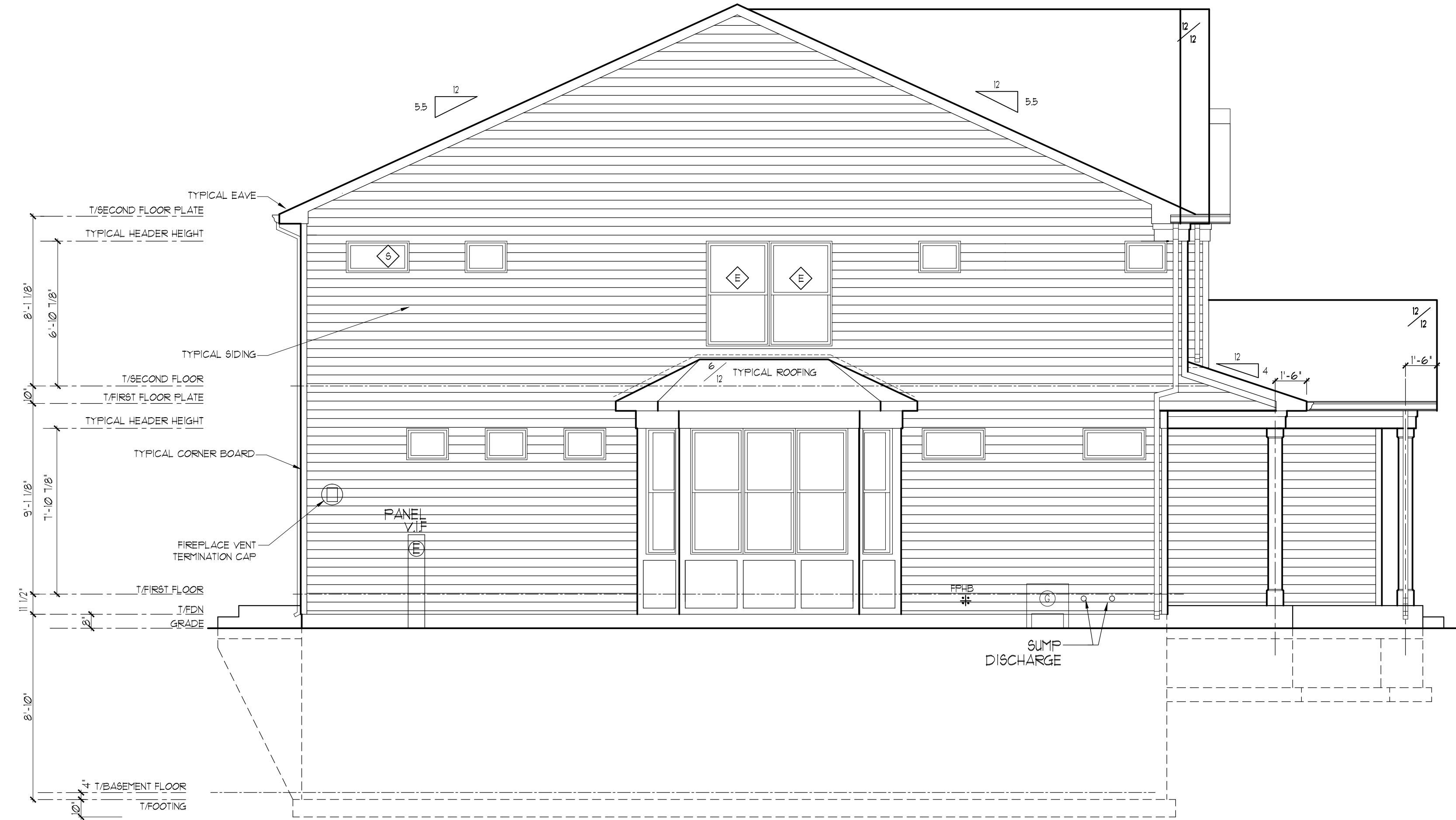
REV #	DATE	DESCRIPTION
	4-13-15	SUBMIT FOR DESIGN REVIEW

ISSUE DATE:
3-31-15

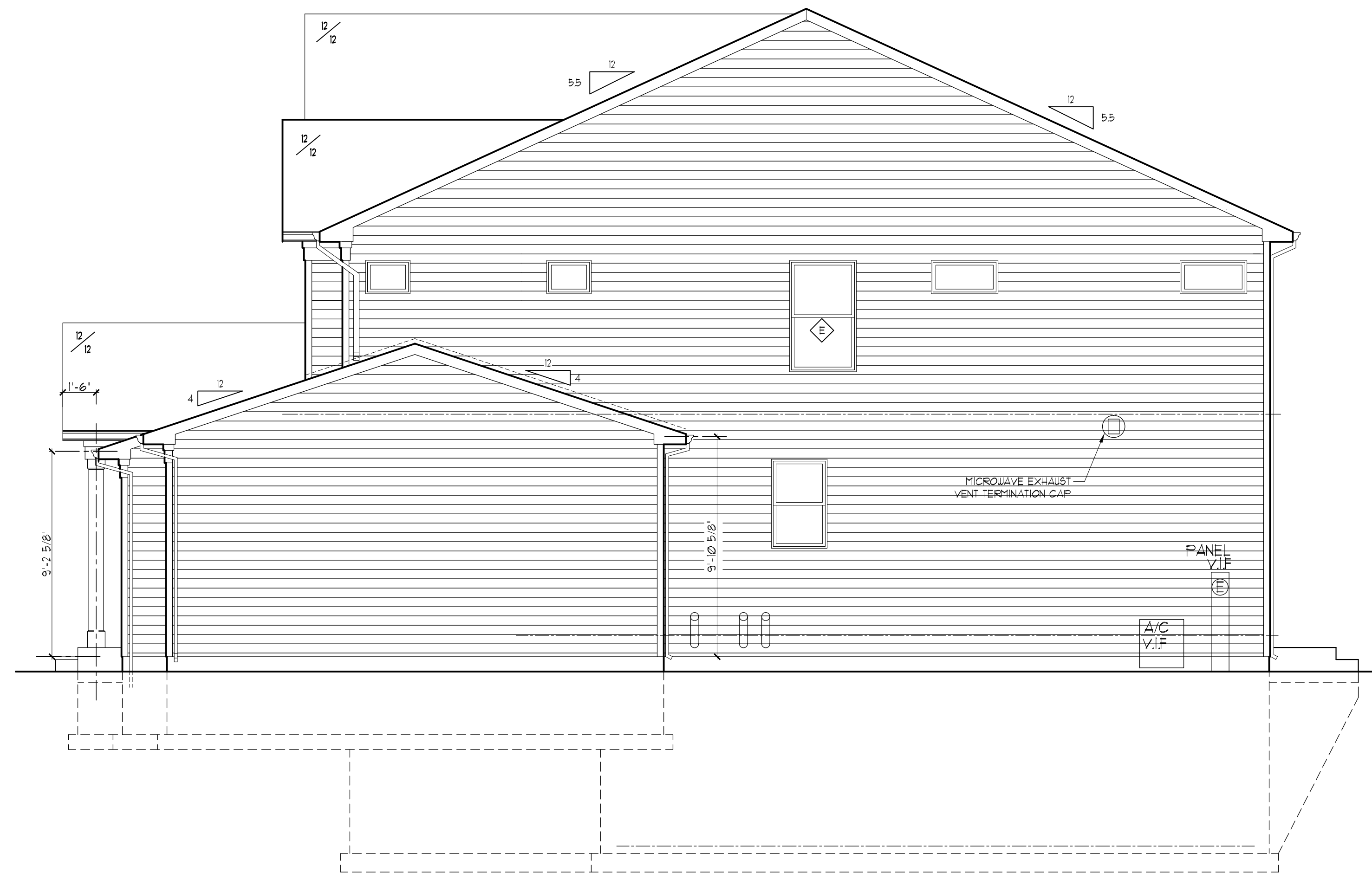
DRAWN BY:
SMR

© COPYRIGHT 2015
GREENSCAPE HOMES, LLC

A3.2



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



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



1309 S Evergreen Ave Arlington Heights

Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Landmark	Moire Black
Gable Siding	Fiber Cement	KP Building Products	Slate
Siding	Fiber Cement	KP Building Products	Slate
Stone	N/A	N/A	N/A
Gutters/Trim/Fascia	Aluminum	Norandex	White
Windows	Vinyl	Silver Line	White
Front Door	Steel	Stained	Special Walnut



Item: DC#15-040 - 905 N. Hickory Ave. - SF/Addition

Department: Planning & Community Development

REQUESTED ACTION

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 905 N. Hickory Avenue. This recommendation is subject to compliance with the architectural plans received 4/30/15, and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Diaz Residence
Project Address: 905 N. Hickory Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 21, 2015

PETITION INFORMATION:

DC Number: 15-040
Petitioner Name: Michi Mho
Petitioner Address: Neri Architects
444 N. Northwest Highway, Suite 350
Park Ridge, IL 60068
Meeting Date: May 26, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing a major renovation and addition to an existing single family residence, which will include demolition of an existing detached garage, and the addition of a new second story. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,948 square feet and the proposed residence will have 3,125 square feet. A few minor zoning adjustments are required, but otherwise the project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 30 feet (to addition) Side: 5 feet (to addition) Side: 12 feet Rear: 45 feet
Building Height	25 feet to the midpoint	22 feet to the midpoint
FAR	3,126 SF	3,125 SF
Building Lot Coverage	2,431 SF	1,875 SF
Impervious Surface Coverage Total	3,474 SF	3,441 SF

The existing neighborhood consists primarily of smaller scale, single story and one and a half story homes with predominantly detached garages. There have been numerous other previous teardowns and second floor additions approved in this neighborhood and on this block, and a new two story home is under construction on the lot directly to the south. The proposed design will retain a portion of the existing home that encroaches into the front and side setbacks, with a new two-story addition located at the required setback lines. The proposed rear loading attached garage fits in well in this neighborhood of primarily detached garages.

Overall, the design is nicely done with good massing and proportions. The house is large, but jogs in the walls, and the hipped main roof help to break up the massing. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardowns and new construction, and for the Design Commission to evaluate the proposed design in the context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 905 N. Hickory Avenue. This recommendation is subject to compliance with the architectural plans received 4/30/15, and the following:

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

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

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

_____, May 21, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-047

DESIGN COMMISSION SUBMITTAL
FOR
ADDITION TO A SINGLE FAMILY RESIDENCE

LOCATED AT:
905 HICKORY AVE

DATE:
05.11.15

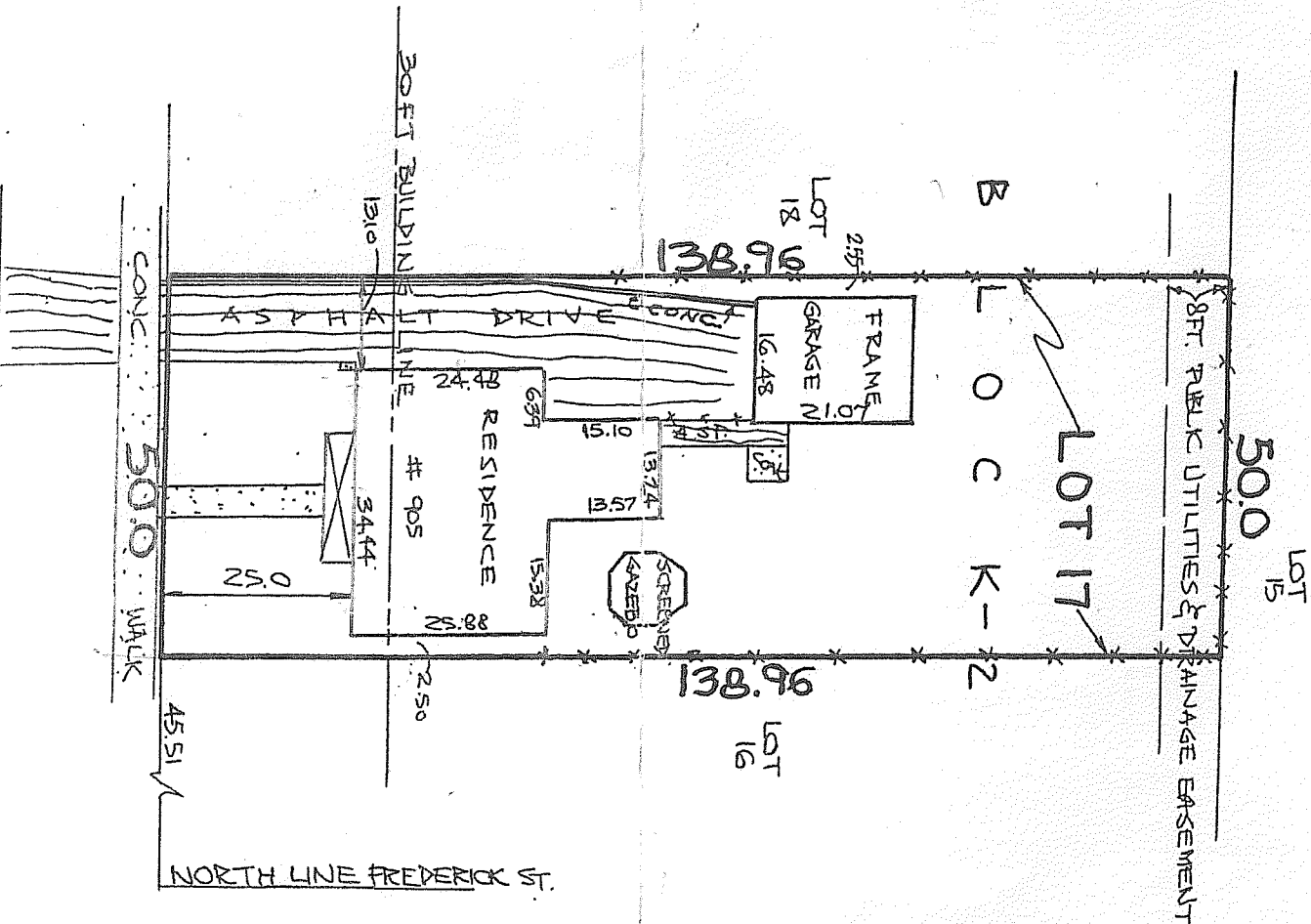
SUBMITTED BY:

N E R I

ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400
FAX 847.825.9451

2 IN ARLINGTON FARMS BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NORTH HICKORY AVE.

STATE OF ILLINOIS
COUNTY OF KANE SS. APRIL 12, 1997

I CERTIFY THAT THE ANNEXED SURVEY OF THE ABOVE DESCRIBED PROPERTY HAS BEEN MADE UNDER MY SUPERVISION FOR USE IN CONNECTION WITH A MORTGAGE LOAN TRANSACTION.
WARNING: THIS SURVEY IS NOT VALID FOR ANY TYPE OF CONSTRUCTION, FENCES, DRIVEWAYS, ADDITIONS, ETC)

John C. Baranowski

AE

ADVANCED
ENGINEERING & SURVEYING
consulting engineers

Scale
1" = 20'-0"

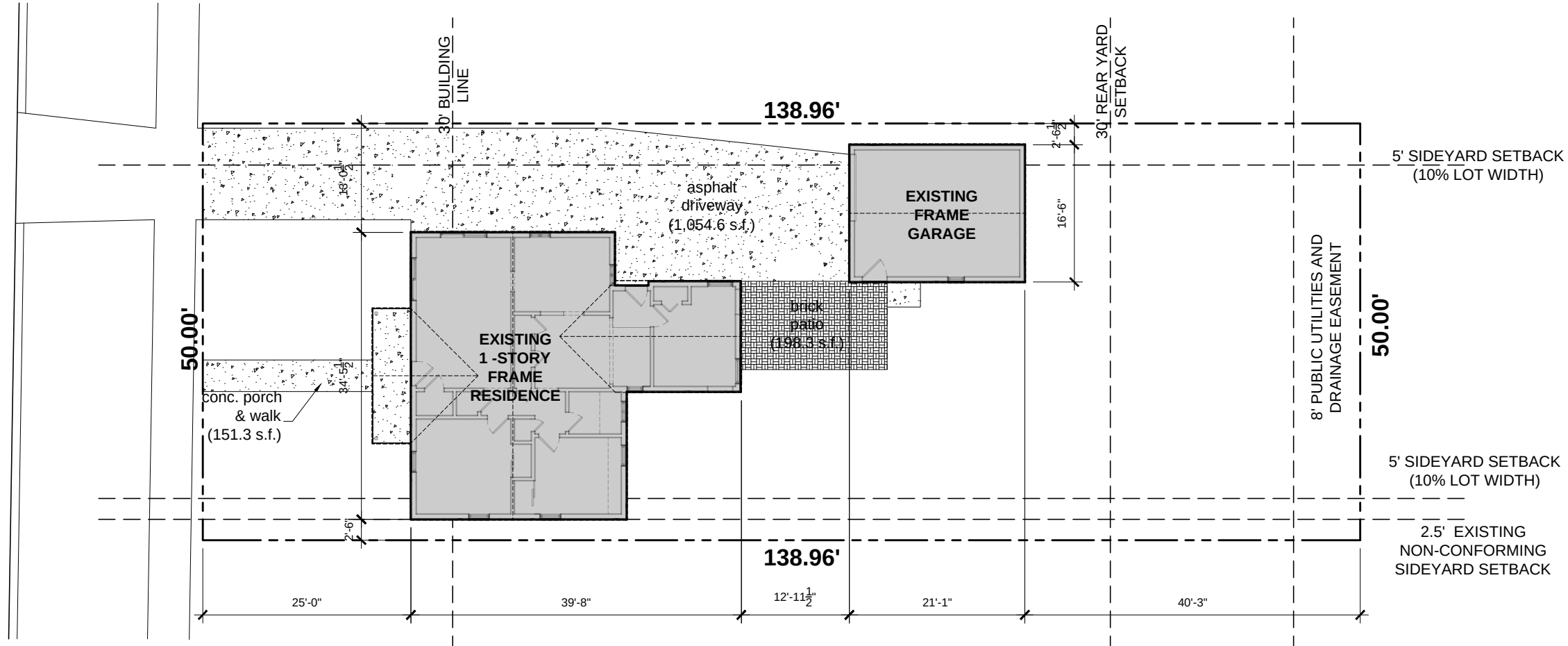
Ordered
JAMES M. MURRAY

Buyer

Page
42-11-29A

F.B.
3

N. HICKORY AVE.



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



905 N HICKORY (existing)
lot zoning: R-3
lot area: 6,948 s.f.

FLOOR AREA CALCULATIONS (existing):

existing house area:	
ground floor:	1,062.4
existing garage area:	347.2

TOTAL EX FLOOR AREA:	1,062.4
----------------------	---------

LOT COVERAGE CALCULATIONS (existing):

existing footprint area of house:	1,062.4
existing footprint area of garage:	347.2

TOTAL EX LOT COVERAGE:	1,409.6
------------------------	---------

allowed lot coverage (@35%):	2,431.8
------------------------------	---------

OPEN SPACE CALCULATIONS:

existing lot coverage:	1,409.6
existing impervious area:	1,404.2

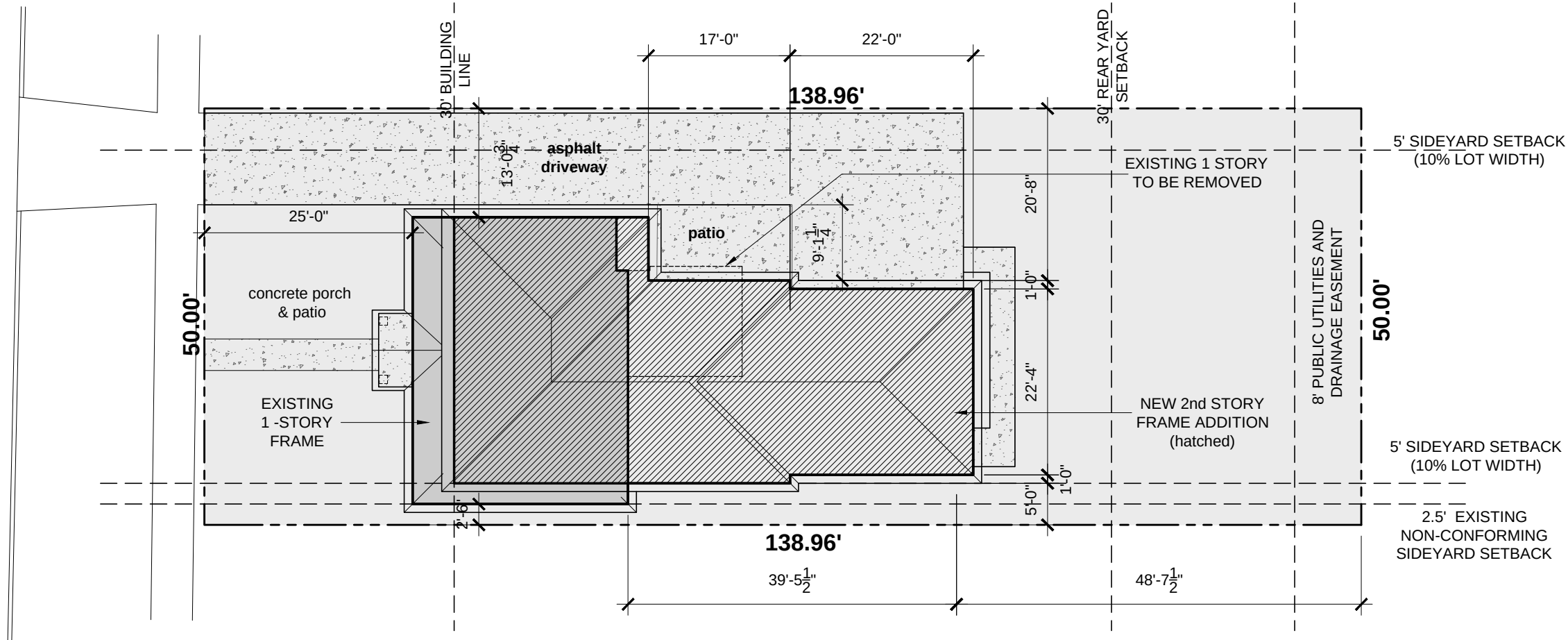
TOTAL EX IMPERVIOUS AREA:	2,813.8
TOTAL EX OPEN SPACE:	4,134.2

required open space (@50%):	3,474.0
-----------------------------	---------

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451

N. HICKORY AVE



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

905 N HICKORY

lot zoning: R-3
lot area: 6,948 s.f.

FLOOR AREA CALCULATIONS: (scheme B)

existing house area:	
ground floor:	1,062.4
TOTAL EX FLOOR AREA:	1,062.4
proposed house area:	
ground floor:	1,874.8
second floor:	1,650.4
garage credit:	-400.0
TOTAL PROPOSED FLOOR AREA:	3,125.2
ALLOWED FLOOR AREA (@45%):	3,126.6

LOT COVERAGE CALCULATIONS:

existing footprint area of house:	1,062.4
existing footprint area of garage:	347.2
TOTAL EX LOT COVERAGE:	1,409.6
proposed footprint area of house:	1,874.8
TOTAL PR LOT COVERAGE:	1,874.8
allowed lot coverage (@35%):	2,431.8

OPEN SPACE CALCULATIONS:

existing lot coverage:	1,409.6
existing impervious area:	1,218.0
TOTAL EX IMPERVIOUS AREA:	2,627.6
TOTAL EX OPEN SPACE:	4,320.4
proposed lot coverage:	1,874.8
proposed impervious area:	1,566.7
TOTAL PR IMPERVIOUS AREA:	3,441.5
TOTAL PR OPEN SPACE:	3,506.5
required open space (@50%):	3,474.0

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451



PROPERTY TO NORTH 3
917 HICKORY



PROPERTY TO NORTH 2
913 HICKORY



PROPERTY TO NORTH 1
909 HICKORY



SUBJECT PROPERTY
905 HICKORY



PROPERTY TO SOUTH 1
901 HICKORY

E FREDERICK ST



PROPERTY TO SOUTH 2
845 N HICKORY



PROPERTY TO SOUTH 3
841 N HICKORY

N HICKORY AVE



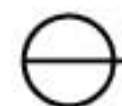
PROPERTY
WEST
910 HICKORY



PROPERTY
WEST
906 HICKORY



PROPERTY
SOUTH-WEST 1
902 HICKORY



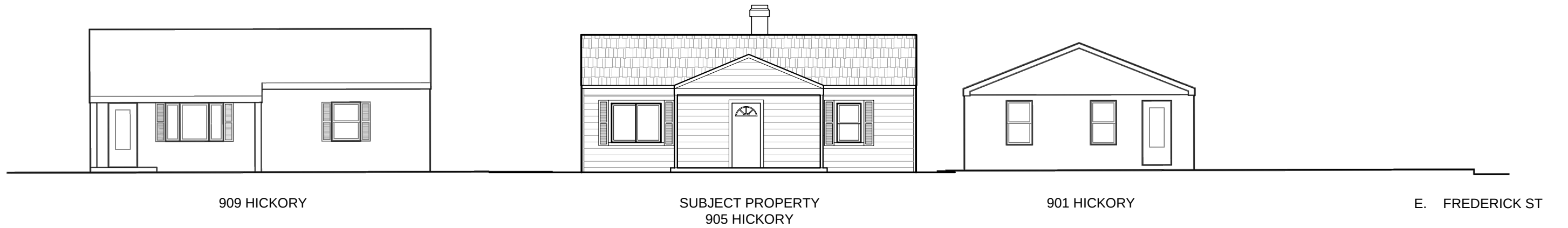
SURROUNDING PROPERTY PHOTOS

SCALE: NTS

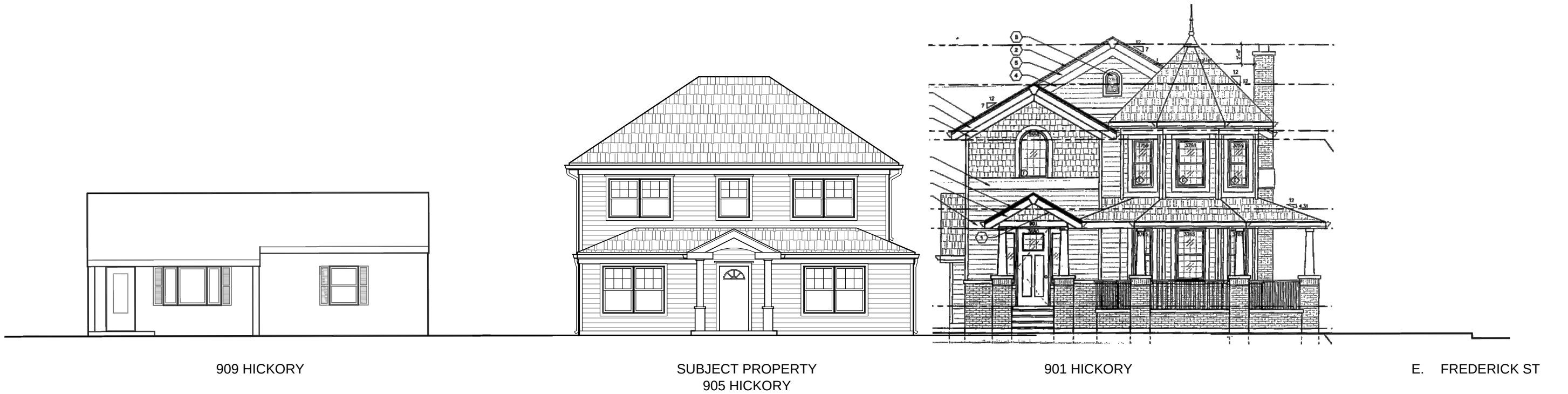


N E R I
ARCHITECTS, pc

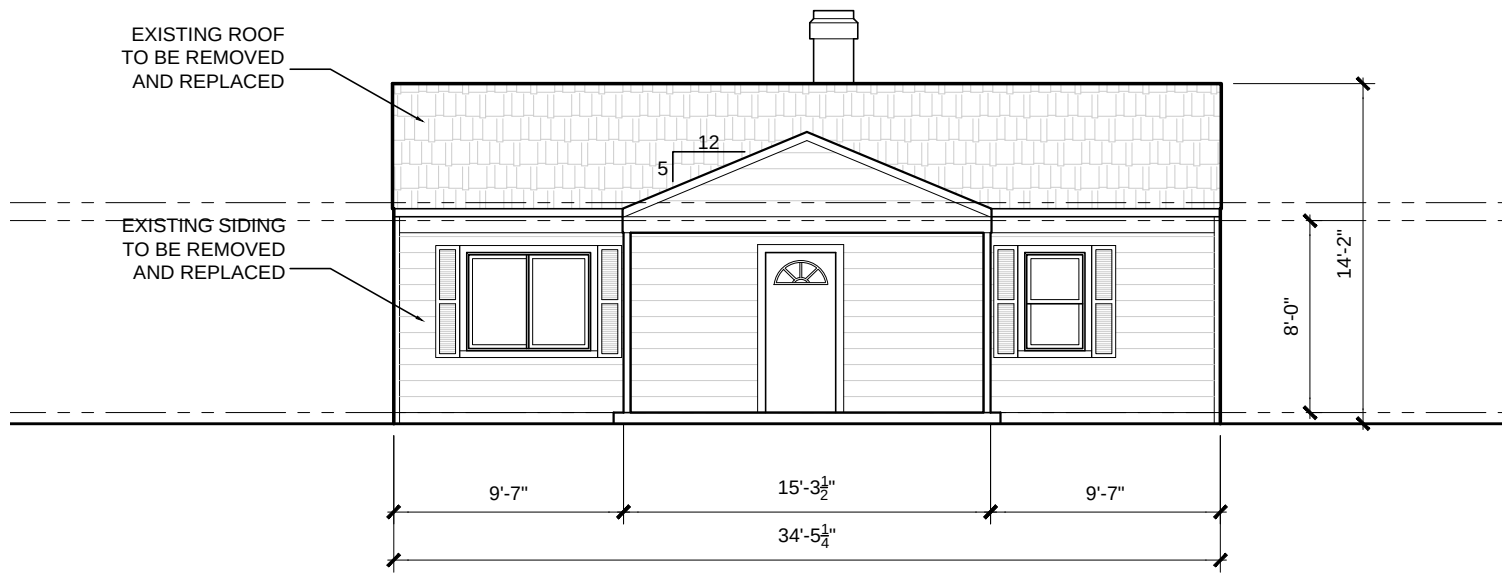
444 N. NORTHWEST HWY. STE 300
DALLAS, TEXAS 75208
TEL 972.320.9496
FAX 972.320.9400



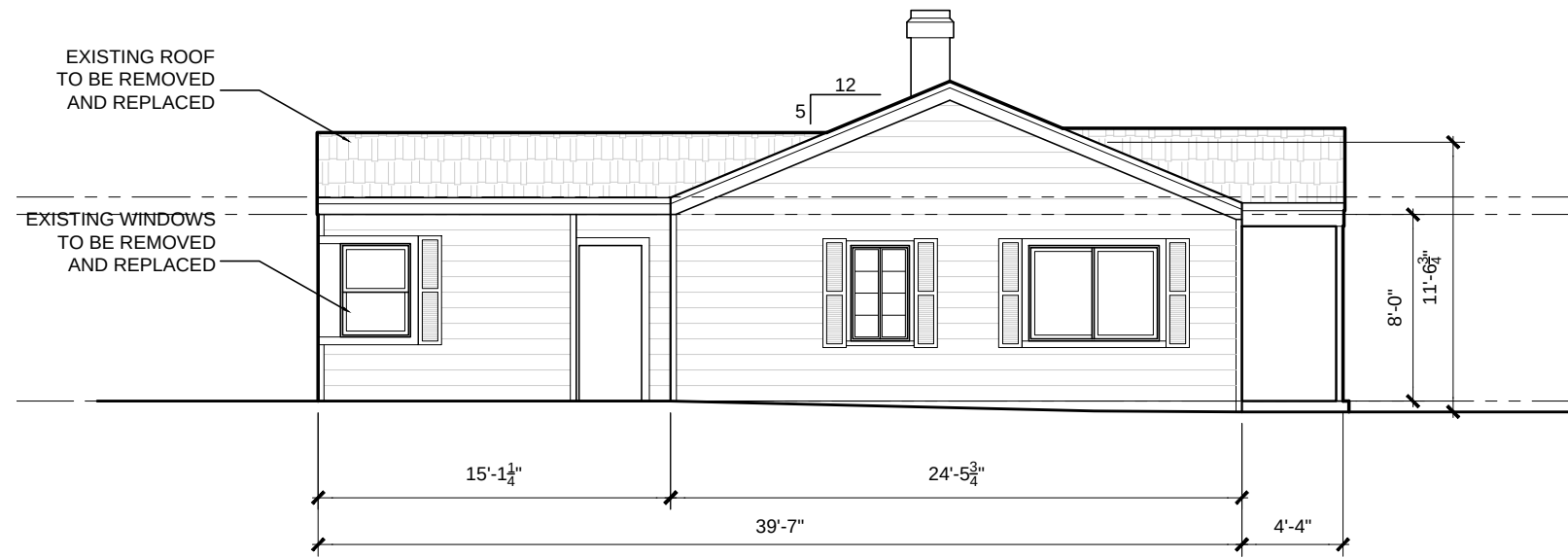
 **EXISTING CONTEXT ELEVATION**
SCALE: 3/32" = 1'-0"



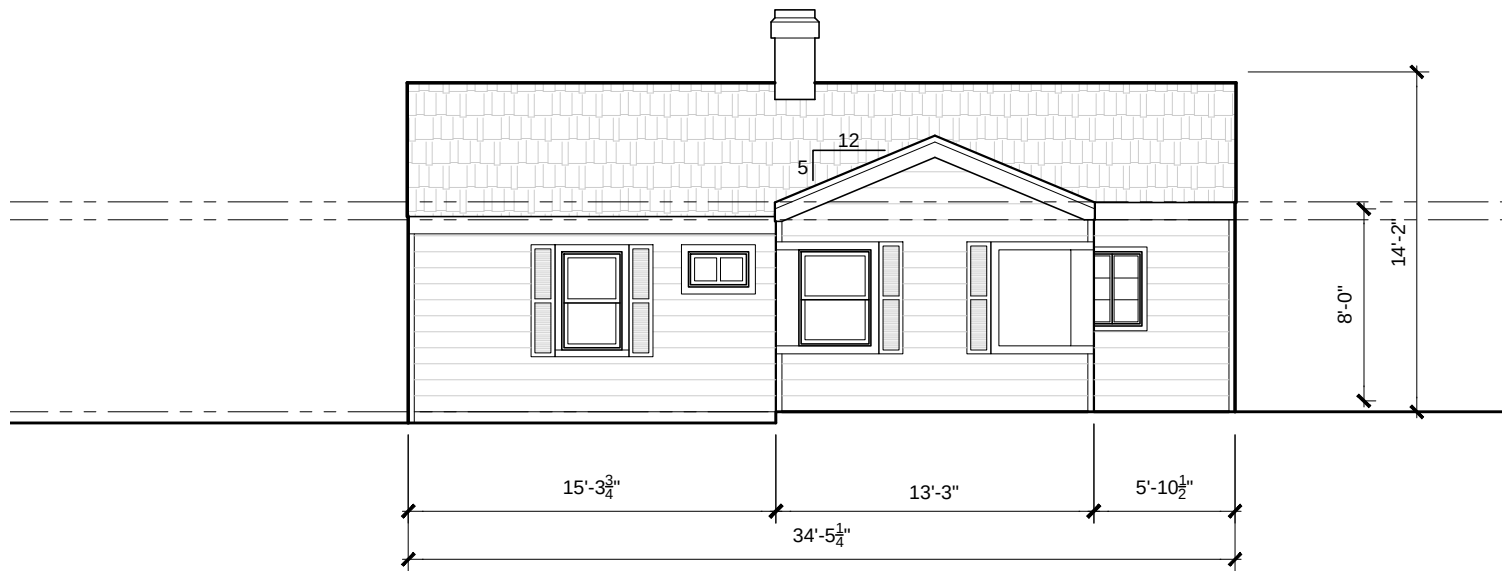
 **PROPOSED CONTEXT ELEVATION**
SCALE: 3/32" = 1'-0"



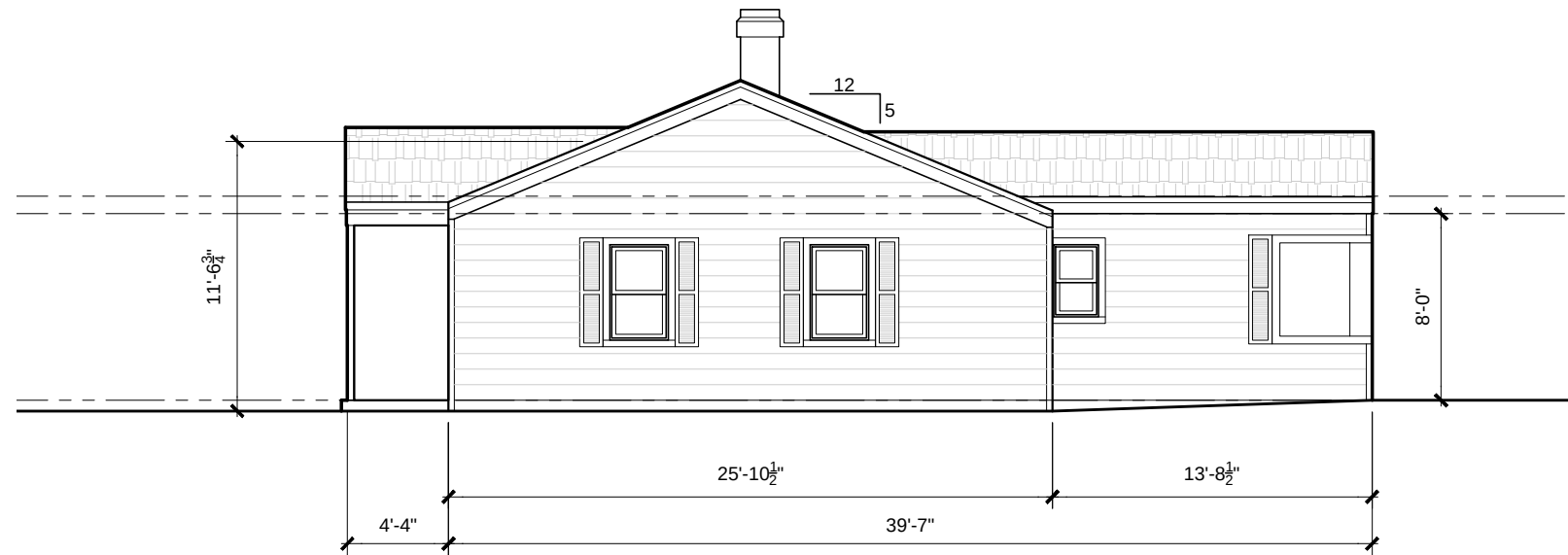
**EXISTING
WEST ELEVATION**
SCALE: 1/8" = 1'-0"



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



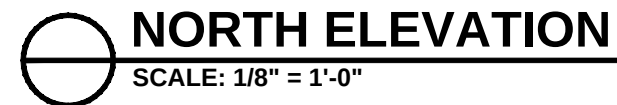
**EXISTING
EAST ELEVATION**
SCALE: 1/8" = 1'-0"



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

**N E R I
ARCHITECTS, pc**

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451





SOUTH ELEVATION

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

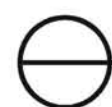


EAST ELEVATION

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

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451



NORTH WEST ELEVATION

SCALE: N.T.S.

JECT: 1419
05.12.15

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY STE 100
PARK RIDGE, IL 60069
TEL 847.925.9400
FAX 847.925.9401

MATERIAL SCHEDULE

MATERIAL TYPE	MANUFACTURER	COLOR
SIDING	CERTAINTEED	VINTAGE SAGE
ROOF	TIMBERLINE	SLATE
WINDOWS	PELLA	WHITE
GUTTERS	ALUMINUM	WHITE
TRIM/FASCIA	CERTAINTEED	WHITE

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

Siding: "Vintage Sage" 6" reveal vinyl siding from Certainteed

Roof: 30 yr Architectural Asphalt Shingles Timberline "Slate"

Windows: "White" Pella Architect Series

Gutters: Aluminum in "White" Color

Trim/Fascia: Vinyl "White" Color to match gutters



Item: DC#15-047 - 1015 N. Salem Ave. - SF/Teardown

Department: Planning & Community Development

REQUESTED ACTION

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1015 N. Salem Avenue. This recommendation is subject to compliance with the architectural plans dated 4/27/15 and received 5/01/15, and the following:

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

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Marsella Residence
Project Address: 1015 N. Salem Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 21, 2015

PETITION INFORMATION:

DC Number: 15-047
Petitioner Name: Tony VanDijk
Petitioner Address: DRH Cambridge Homes
800 S. Milwaukee Ave. #250
Libertyville, IL 60048
Meeting Date: May 26, 2015

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing one residence and detached garage to allow construction of a new two story residence with an attached three car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,903 square feet and the proposed residence will have 3,651 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25.4 feet Side: 7.5 feet Side: 7.5 feet Rear: 30 feet	Front: 25.5 feet Side: 12.25 feet Side: 12.25 feet Rear: 51 feet
Building Height	25 feet to the midpoint	24 feet to the midpoint
FAR	4,399 SF	3,651 SF
Building Lot Coverage	3,466 SF	2,446 SF
Impervious Surface Coverage Total	4,951 SF	3,696 SF

The existing neighborhood consists primarily of smaller scale, single story and one and a half story home with predominantly detached garages. There are a few other newer homes on the block with front loading garages, but the proposed new home would be the first three car attached garage. The subject property is 75 feet wide which does accommodate the proposed home comfortably, and there is a similar scale newer home directly to the south. The single story front porch roof extends across the proposed front loading garage which does help to integrate it into the design, as well as relate to the scale of the adjacent single story homes. The expanse of garage doors across the front does somewhat dominate the first floor elevation, but the third car garage stall is nicely recessed from the front elevation.

The side of the garage could be improved with a window and extending the stone base, but otherwise, the design is nicely done.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1015 N. Salem Avenue. This recommendation is subject to compliance with the architectural plans dated 4/27/15 and received 5/01/15, and the following:

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

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

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

_____, May 21, 2015

Steve Hautzinger, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-047

DR HORTON, INC.
1015 N. SALEM
ARLINGTON HEIGHTS, IL



ARCHITECT'S CERTIFICATION
"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/14
Cert. No. Exp. Date

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

2009 INTERNATIONAL RESIDENTIAL CODE
2005 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL FIRE CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
2009 INTERNATIONAL FUEL GAS CODE

VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS

DRAWING INDEX

A000	DRAWING INDEX
A100	FOUNDATION PLAN
A101	FIRST FLOOR PLAN
	SECOND FLOOR PLAN
A200	FRONT ELEVATION
	REAR ELEVATION
A201	RIGHT ELEVATION
	LEFT ELEVATION
A300	WALL SECTION, ROOF PLAN & STRUCTURAL NOTES, CONSTRUCTION SPECIFICATIONS
A301	TYPICAL DETAILS, RISER DIAGRAMS
	LIGHT AND VENT SCHEDULE,
E101	FIRST FLOOR ELECTRICAL PLAN
	SECOND FLOOR ELECTRICAL PLAN

DR HORTON, INC.
1015 N. SALEM AVE.
ARLINGTON HEIGHTS, IL

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

ALA

Job Number:
15068

Sheet Number:
A000

File Name:
15068000

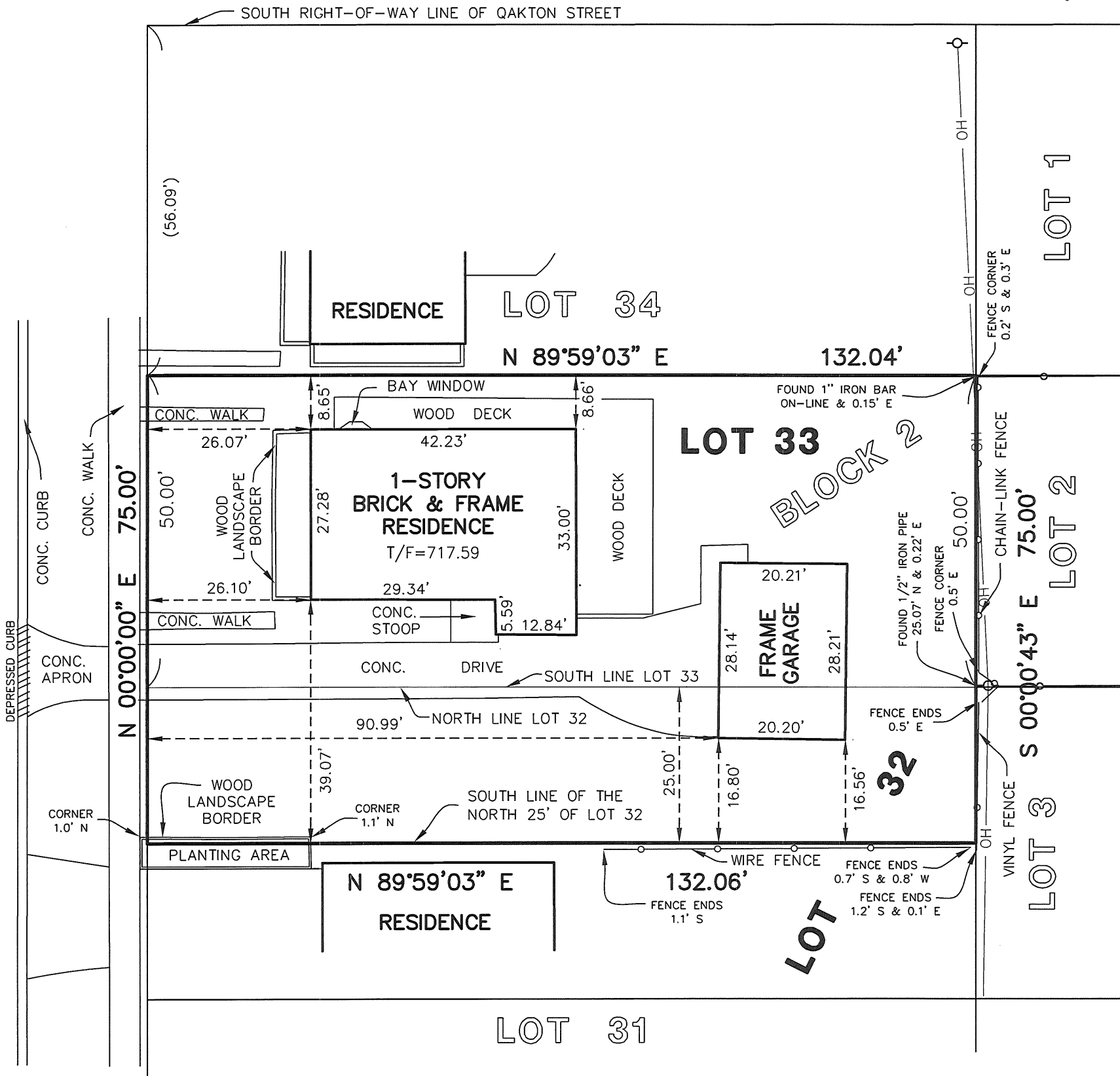
DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
FINAL REVIEW					
PERMIT FOR PERMIT					
REVISION					

PLAT OF SURVEY

LOT 33 AND THE NORTH 25 FEET OF LOT 32 IN BLOCK 2 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY IN COOK COUNTY, ILLINOIS.



SALEM AVENUE
ASPHALT PAVEMENT



LEGEND

- POWER POLE
- OVERHEAD LINES

SOURCE BENCHMARK:
BRONZE DISK IN CONCRETE AT THE
SOUTHWEST CORNER OF KASPAR AVE. AND
OAKTON ST.. VILLAGE MONUMENT 4A
ELEVATION=719.17

AREA

9,904 Sq. Ft. OR 0.23 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 04-03-15

GENERAL NOTES:

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

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

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

DATED THIS 22ND DAY OF APRIL, A.D., 2015.

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

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



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

SCALE: 1"=20'
DRAWING No. 61072
SHEET 1 OF 1

1015 N. SALEM AVENUE - ARLINGTON HEIGHTS, IL.
PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 33 AND THE NORTH 25 FEET OF LOT 32 IN BLOCK 2 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

JOB BENCHMARK:
N.W. FLANGE BOLT ON FIRE HYDRANT
ELEVATION=717.16

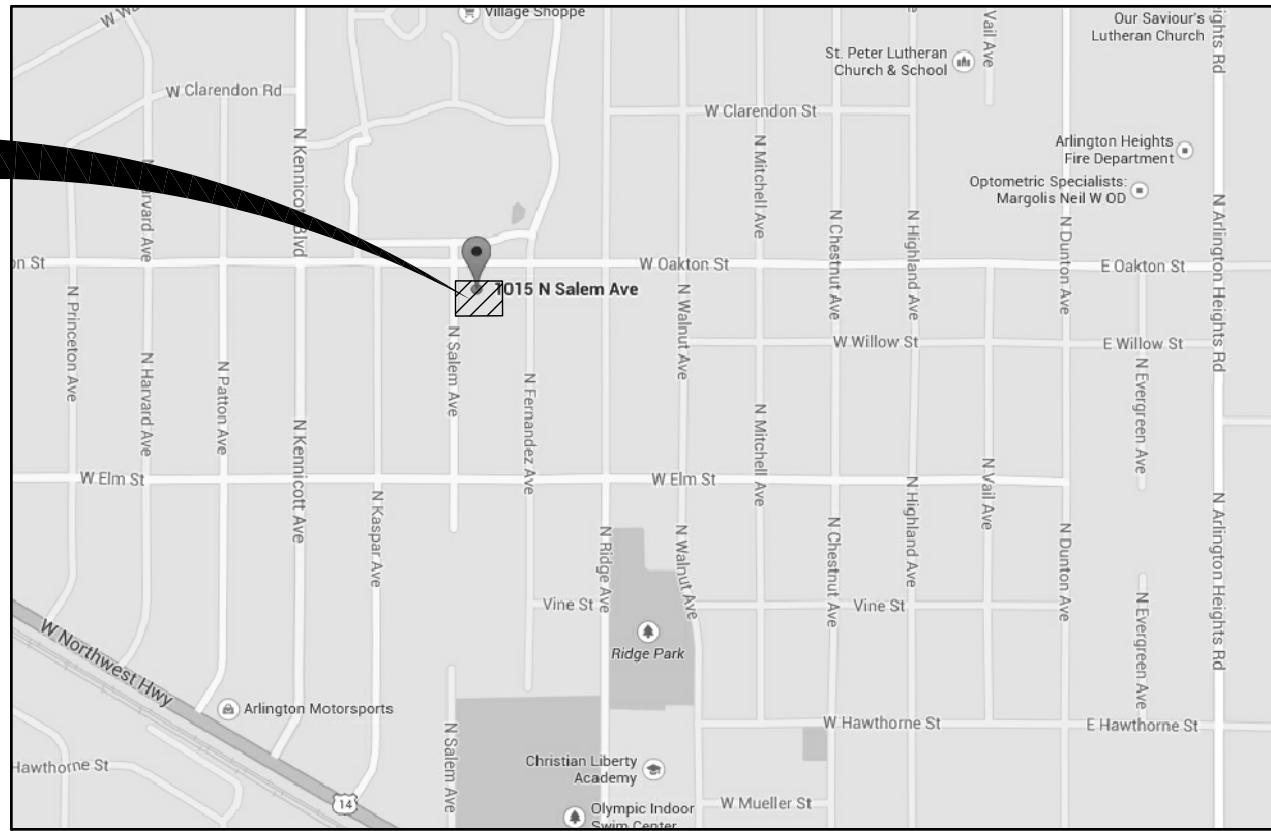
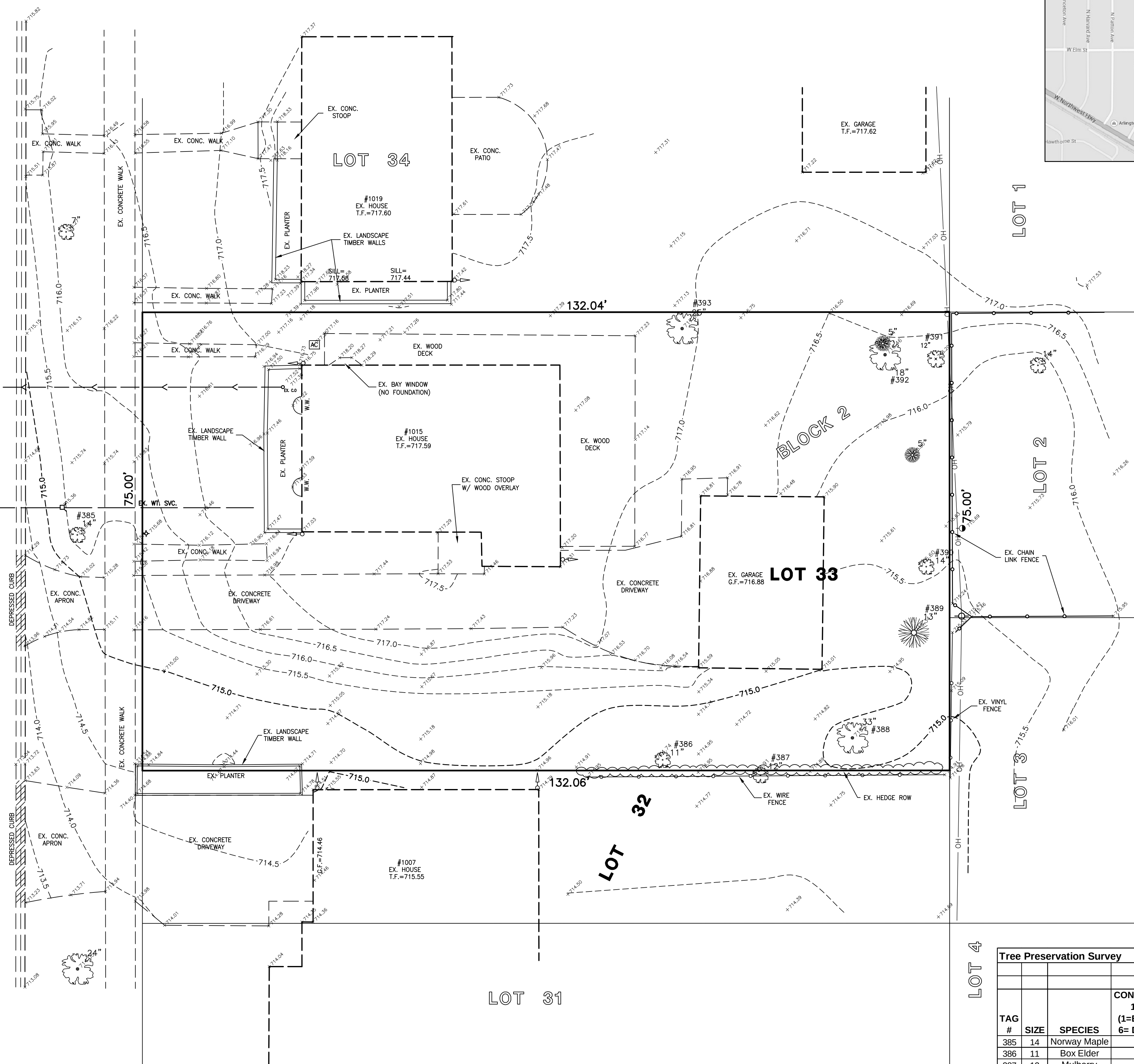
715.90-RM
706.58-8"N,S

SALEM AVENUE

EX. ASPHALT PAVEMENT
W/ W4.12 CURB & GUTTER.

188' SOUTH OF
SOUTH PL
710.32-RM
705.67-8"N,S

715.26-RM
NO VISIBLE PIPES



LOCATION MAP

SOURCE BENCHMARK:
VILLAGE MONUMENT "STATION KASPAR"
LOCATED AT THE SW CORNER OF
OAKTON ST. & KASPAR AVE.
ELEVATION=719.17

LEGEND

- 104' --- CONTOUR
- x 105.08 SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Inlet
- Water Service Box
- Valve & Vault
- Fire Hydrant
- Utility Pole
- Light Standard
- Storm Culvert
- Sanitary Sewer
- Storm Sewer
- Water Main
- Ditch
- Swale
- Direction Surface Drainage
- Fence
- Downspout

Tree Preservation Survey					Emerald Homes	
					1015 N. Salem Ave.	
					Arlington Heights, IL	
TAG #	SIZE	SPECIES	CONDITION 1-6 (1=BEST - 6=DEAD)	Form	NOTES / LOCATION	
385	14	Norway Maple	3	NA	Parkway	
386	11	Box Elder	3	NA		
387	12	Mulberry	3	NA		
388	33	Silver Maple	3	NA		
389	13	Spruce	3	NA		
390	14	Mulberry	4	NA		
391	12	Arborvitae	3	NA		
392	18	Mulberry	5	NA		
393	25	Black Walnut	3	NA		
Thank you, Lou Leggett Certified Arborist #177 847-561-7061						



DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MRT
CHECKED BY: DRF
APPROVED BY: DRF
DATE: 4-10-15



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

SCALE: 1"=10'
DRAWING No. 61072
SHEET 1 of 2

1015 SALEM AVENUE - ARLINGTON HEIGHTS

EXISTING TOPOGRAPHY

Oakton Ave

Subject Property



1019



1015



1007



1003



945

N Salem Ave



1020



1016



1012



26
A202

EXISTING ELEVATION CONTEXT

1/8"=1'-0"

20
A202

PROPOSED ELEVATION CONTEXT

1/8"=1'-0"

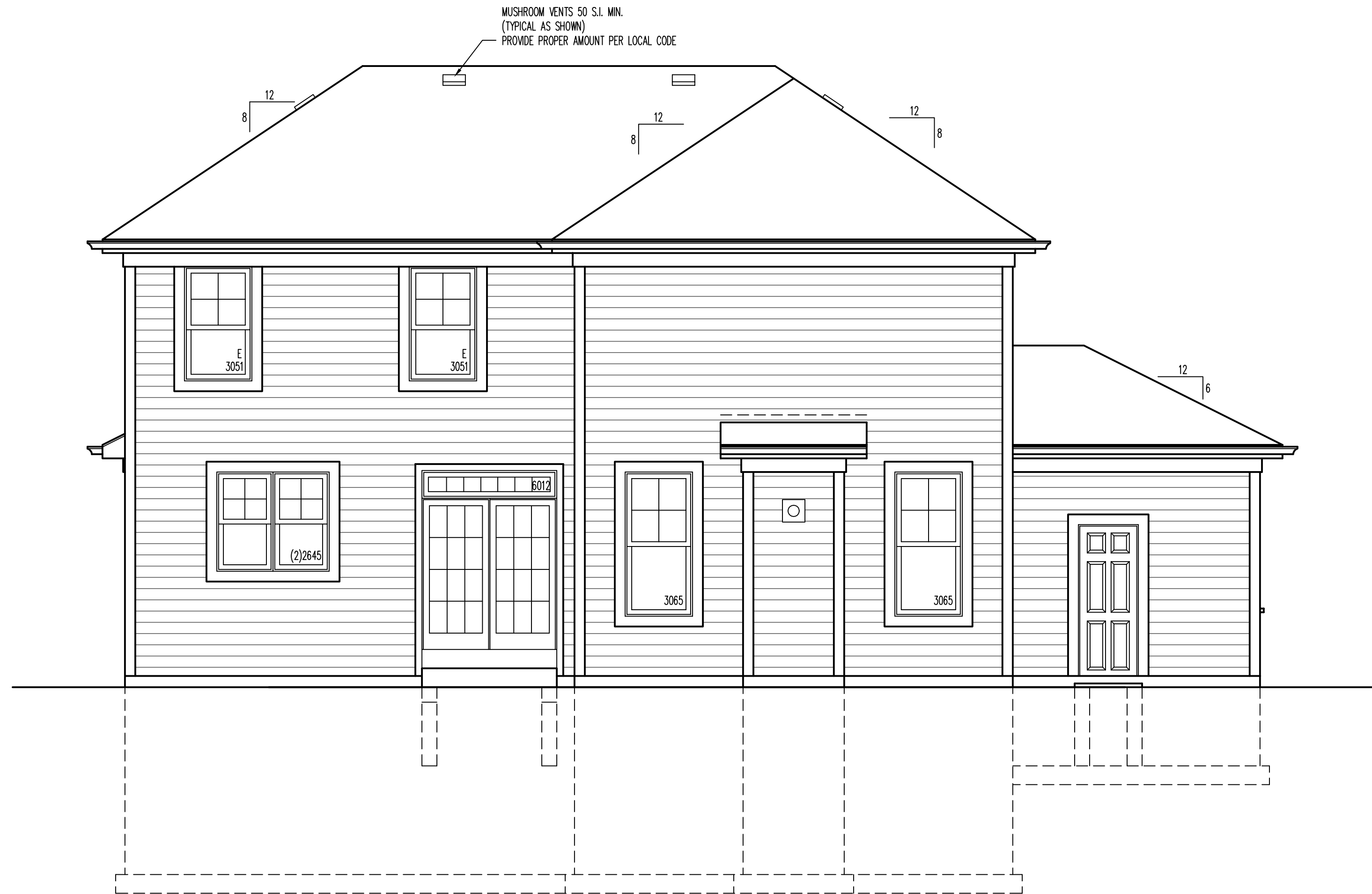
DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	04-15-15 BW					
PRELIMINARY DESIGN	04-22-15 BW					
DESIGN DEVELOPMENT	04-27-15 BW					
SCHEMATIC DESIGN						
PERMITTING						
RELEASE FOR PERMIT						
ERUCTION						

DR. HORTON, INC.
1015 N. SALEM AVE.
ARLINGTON HEIGHTS, IL.

EXISTING ELEVATION CONTEXT
PROPOSED ELEVATION CONTEXT

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

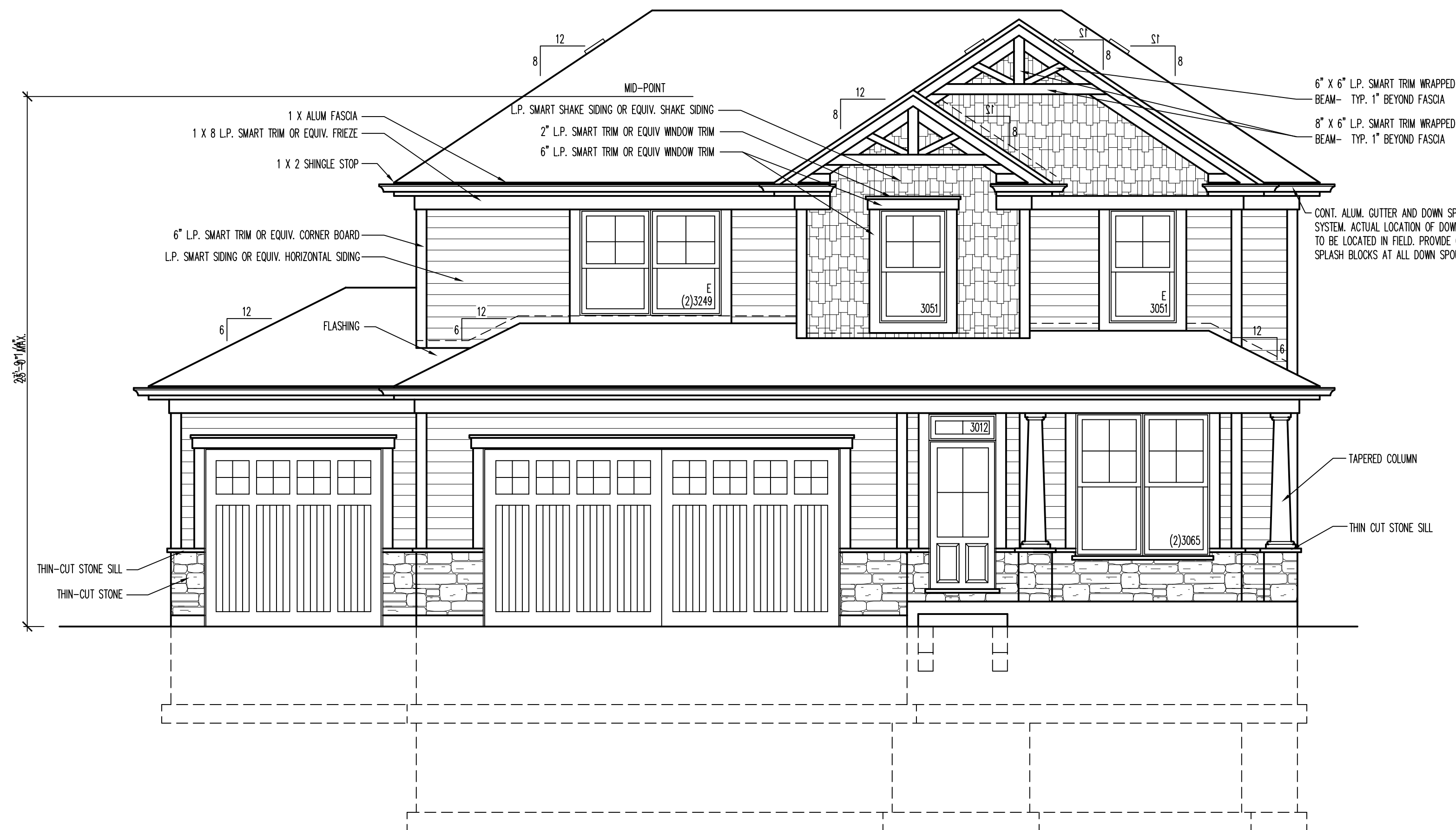
ALA
Job Number: 15068
Sheet Number: A202
File Name: 15068202



2C
A200

REAR ELEVATION

1/4"=1'-0"



4E
A200

FRONT ELEVATION

1/4"=1'-0"

EXTERIOR COLOR PACKAGE

ROOFING:

IKO - DRIFTWOOD

SIDING:

LP SMART SIDE - SANDSTONE

SHAKES:

LP SMART SIDE - PEWTER

SOFFIT/TRIM:

LP SMART TRIM - PAINTED SHERWIN-WILLIAMS PURE WHITE SW7005

STONE:

COBBLE STONE / BALA

GUTTERS:

NORANDEX ALUMINUM - WHITE

WINDOWS:

MI INDUSTRIES - WHITE

GARAGE DOOR:

WAYNE DALTON 9800 SERIES

ELEVATION NOTES:

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

WINDOW NOTES:

- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

"E" - EGRESS WINDOW

DESIGN STAGE

CONCEPTUAL DESIGN

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

FINAL REVIEW

RELEASE FOR PERMIT

REVISION

DR. HORTON, INC.
1015 N. SALEM AVE.
ALINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

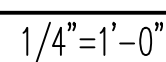
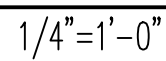
Architects & Planners, Inc.
2600 Belan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax 815-788-9201

ALA

Job Number:
15068

Sheet Number:
A200

COPYRIGHT AS DATED © ALA Architects & Planners, Inc.

File Name: 15068201

Material Schedule

1015 N Salem , Arlington Heights

Horizontal Siding – Manufacturer: LP Smart Side Color: Sandstone

Shake Siding - Manufacturer: LP Smart Side Color: Pewter

Roofing – Manufacturer: IKO Asphalt Color: Driftwood

Stone - Manufacturer: Sunset Stone Style / Color: Cobble Stone / Bala

Trim/Soffit/Facia – Manufacturer: LP Smart Trim Color: Painted Sherwin-Williams Pure White SW7005

Gutters – Manufacturer: Norandex Aluminum Color: White

Windows - Manufacturer: MI Industries Color: White



Item: DC#15-056 - Cortland's Garage - 1 N. Vail Ave. - CBD Sign

Department: Planning & Community Development

REQUESTED ACTION

Design approval for a new corner projecting blade sign in the Downtown.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed signage for Cortland's Garage located at 1 N. Vail Avenue for compatibility with the building architecture and the context of the downtown. This recommendation is subject to compliance with the plans dated 4/22/15 and received 5/13/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and the following:

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

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Cortland's Garage - Sign
Project Address: 1 N. Vail Ave.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 15-056
Petitioner Name: Karen Dodge
Petitioner Address: Municipal Resolutions
325 Sandpebble
Aurora, IL 60504
Meeting Date: May 26, 2015

Date Prepared: May 20, 2015

Requested Action(s):

The petitioner is requesting design approval for a new corner projecting blade sign in the Downtown.

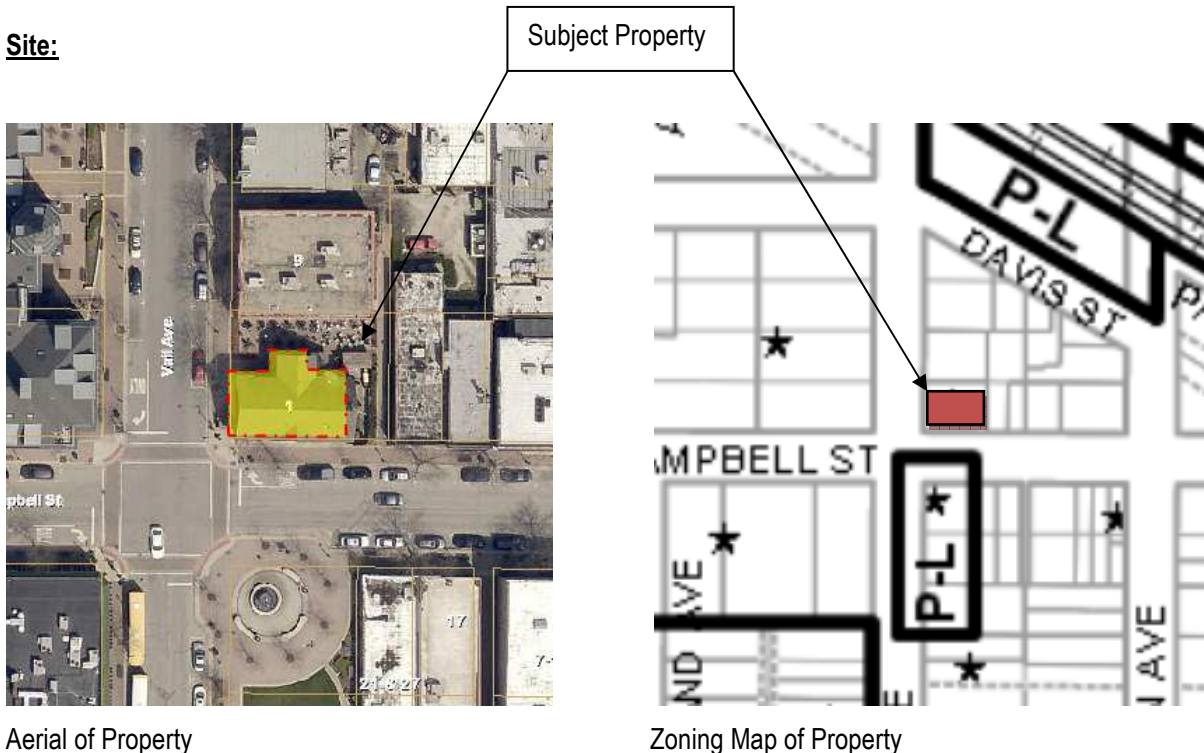
ANALYSIS

Summary:

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

The existing "Harry's" restaurant building in the Downtown is currently under construction to become "Cortland's Garage" restaurant. The approved design for Cortland's Garage includes the removal of the existing red awnings, and the petitioner is proposing a new internally illuminated corner projecting blade sign to be mounted at the main entry on the southwest corner of the building. The proposed sign complies with all applicable code requirements as summarized below. However, per Section 30-201.h.7.k, all corner projecting blade signs are required to be reviewed by the Design Commission.

Site:



Corner Projecting Blade Sign:

The proposed corner projecting blade sign complies with Section 30-201.h.7 as follows:

- a) *The building shall define the corner and have frontages on two public rights-of-way. Complies.*
- b) *The sign shall only be for a single identity tenant that is located at the corner. Complies.*
- c) *The corner building shall have an entrance at or adjacent to the corner. Complies.*
- d) *The petitioner shall forego all other wall signs on the building in exchange for the ability to have a 45 degree projecting sign. Complies.*
- e) *A ratio of one-half foot of area for each linear foot of storefront shall determine the maximum signable area. Total linear footage of the storefront is approximately 90 feet, which allows a 45 sf sign. The proposed sign is 26.66 square feet, thereby complying with code.*
- f) *Each corner is only permitted one corner projecting blade sign. Complies.*
- g) *An eight foot clearance needs to be maintained from the pedestrian thoroughfare and shall not be higher than the top of the second story ceiling line of the building or the roof top, whichever is lower. The bottom of the proposed sign is approximately 12 feet above grade, and the top of the sign is just below the roofline, thereby complying with code.*
- h) *Only the name and logo is permitted. Complies.*
- i) *The sign shall not project more than 48 inches maximum to the outside face. The proposed sign projects 48 inches to the outside face, thereby complying with code.*
- j) *The design, alignments and amount of proportion for this type of sign must be compatible with the architecture of the building. The sign shall be of a high quality, durable material and construction. To be reviewed by the Design Commission.*
- k) *The sign must be reviewed by the Design Commission. To be reviewed by the Design Commission.*

Design Comments:

Although the proposed sign complies with code, it needs to be evaluated for compatibility with the architecture of the building and the context of the area. The proposed sign looks somewhat large on the corner of the building, although it does have a scale and proportion that complements the existing Circa '57 blade sign across the street. The approved architectural plans for the Cortland's Garage building (prepared by Tinaglia Architects) include a schematic design of a smaller scale corner projecting blade sign that works well with the architecture of the building, and should be considered by the Design Commission.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed signage for Cortland's Garage located at 1 N. Vail Avenue for compatibility with the building architecture and the context of the downtown. This recommendation is subject to compliance with the plans dated 4/22/15 and received 5/13/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits and the following:

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

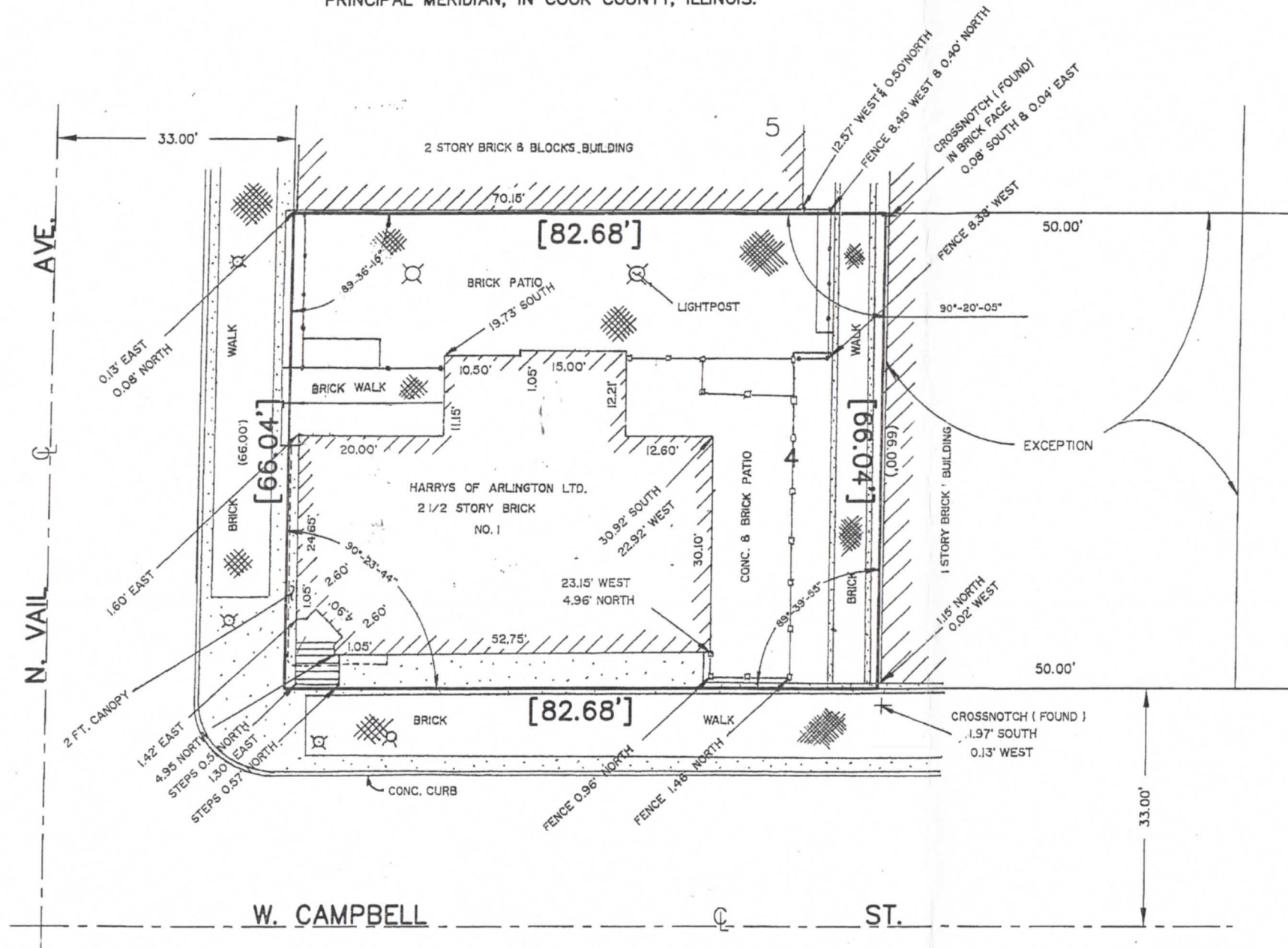
May 20, 2015

Steve Hautzinger, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-056

PLAT OF ALTA/ACSM LAND TITLE SURVEY

FOR
LOT 4 (EXCEPT THE EAST 50 FEET THEREOF) IN BLOCK 23 IN THE TOWN OF DUNTON (NOW VILLAGE OF ARLINGTON HEIGHTS), BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

	Indicates Water valve/meter
	Indicates Fire hydrant
	Indicates Tree with calliper
	Indicates Sewer manhole
	Indicates light/traffic pole
	Indicates Building limits
	Indicates Chain Link fence
	Indicates Wood fence
	Indicates barbed wire fence
	Indicates Concrete Pavement
	Indicates Radius of Curve
	Indicates Length of Curve
	Indicates Record distance
	Indicates Iron Pipe and/or Iron Rod
	Indicates Utility pole

IMPORTANT

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PART THEREOF CORRECT AT 68 DEGREES FAHRENHEIT.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR, BEFORE ANY DAMAGE IS DONE AND COMPARE ALL POINTS BEFORE BUILDING BY SAME.
- NO MEASUREMENT ARE TO BE ASSUMED BY SCALING.
- REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT REFLECTED HEREON.
- TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

TO: GARAGE TAVERN GROUP, LLC;
FIRST CAPITAL BANK OF SCHAUMBURG;
PREMIER TITLE INSURANCE CO.

State of Illinois } ss.
County of Cook }

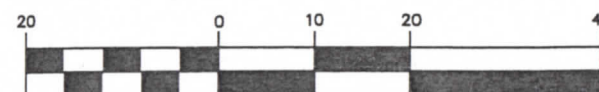
PI SURVEYING GROUP, P.C., LICENSED AS AN ILLINOIS PROFESSIONAL DESIGN FIRM HEREBY CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES NOT INCLUDE ANY ITEM OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 16, 2002.

DATED AT CHICAGO, ILLINOIS THIS 30th DAY OF JULY 2014.

BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-002969



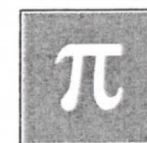
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



EXPIRES: 11/30/2014



Pi Surveying Group, PC
LAND SURVEYORS

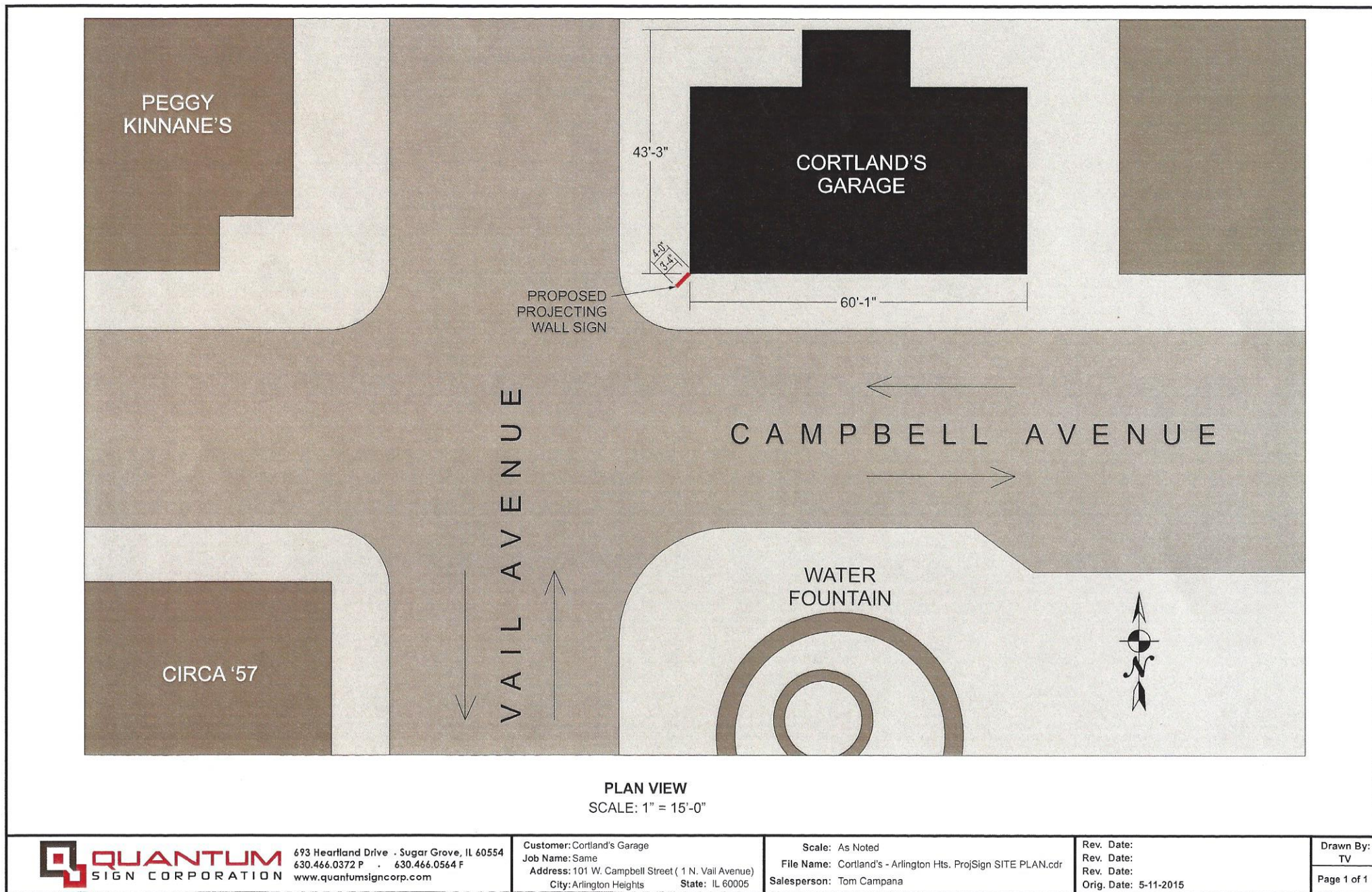
8770 W. BRYN MAWR AVE., SUITE 1300, CHICAGO, IL 60631 (773) 444-0445
www.pisurveying.com

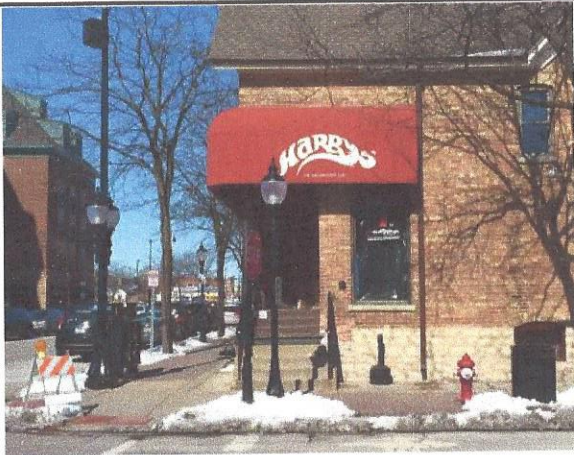
COMMON ADDRESS: 1 N. VAIL AVE., ARLINGTON HEIGHTS, IL

DRAWN BY: BS CATEGORY: ALTA/ACSM

FILE NO.: 14-9987 SCALE: 1" = 20'

ORDERED BY: MARTIN, CRAIG, CHESTER & SONNENSCHIN, LLP





SOUTH ELEVATION - AS IS
N.T.S.



SOUTH ELEVATION - With New Projecting Wall Sign
N.T.S.

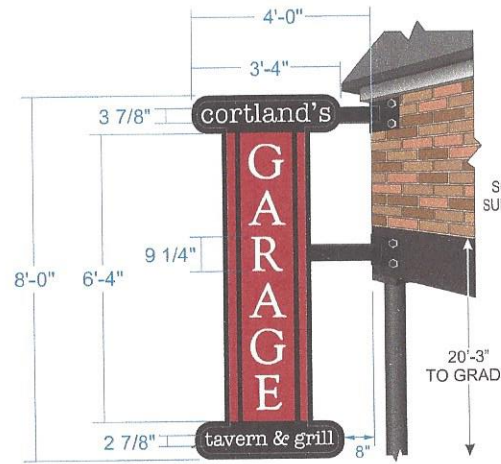


SOUTH ELEVATION - SIMULATED NIGHT VIEW
With New Projecting Wall Sign - N.T.S.

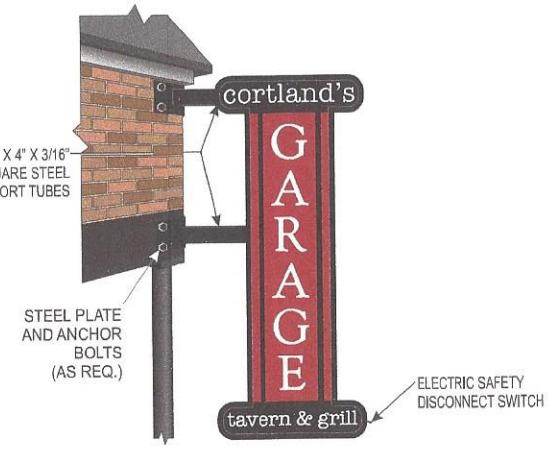
NOTE: FIELD VERIFICATION SURVEY REQUIRED TO DETERMINE ACTUAL SIZES, CONDITIONS, MATERIALS, ETC. BEFORE PERMITTING, MANUFACTURE AND INSTALLATION OF NEW SIGNS.



SIGN CABINET SIDE VIEW
SCALE: 3/8" = 1'-0"



FACE A - ELEVATION
SCALE: 3/8" = 1'-0"



FACE B - ELEVATION
SCALE: 3/8" = 1'-0"

QTY. ONE (1) DOUBLE FACED INTERNALLY ILLUMINATED PROJECTING WALL SIGN

ALUMINUM SIGN CABINET: PAINTED BLACK. ALUMINUM RETAINER: 1 1/2" WIDE, COLOR: BLACK

SIGN FACE: TRANSLUCENT WHITE POLYCARBONATE DECORATED ON THE FIRST-SURFACE WITH 3M #3630-53 CARDINAL RED AND 3M #3630-22 BLACK VINYL

INTERNAL ILLUMINATION: PROVIDED BY WHITE L.E.D.'S

This original drawing was specifically created for your project and is property of Quantum Sign Corporation. It is not intended for exhibition or distribution to anyone outside of your organization and should not be reproduced or copied in any fashion.



693 Heartland Drive · Sugar Grove, IL 60554
630.466.0372 P · 630.466.0564 F
www.quantumsigncorp.com

Customer: Cortland's Garage
Job Name: Same
Address: 101 W. Campbell St. (1 N. Vail Ave.)
City: Arlington Heights State: IL 60005

Scale: As Noted
File Name: Cortland's Garage Arlington Hts. SCALE.cdr
Salesperson: Tom Campana

Rev. Date: 4-22-2015
Rev. Date: 4-7-2015
Rev. Date: 4-1-2015
Orig. Date: 3-11-2015

Rev. Date: 5-4-2015
Rev. Date: 4-29-2015

Drawn By:
TV
Page 1 of 1

DC13-137

Circa '57

Approved Corner
Projecting Blade Sign

(FOR REFERENCE ONLY)

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOV 08 2013

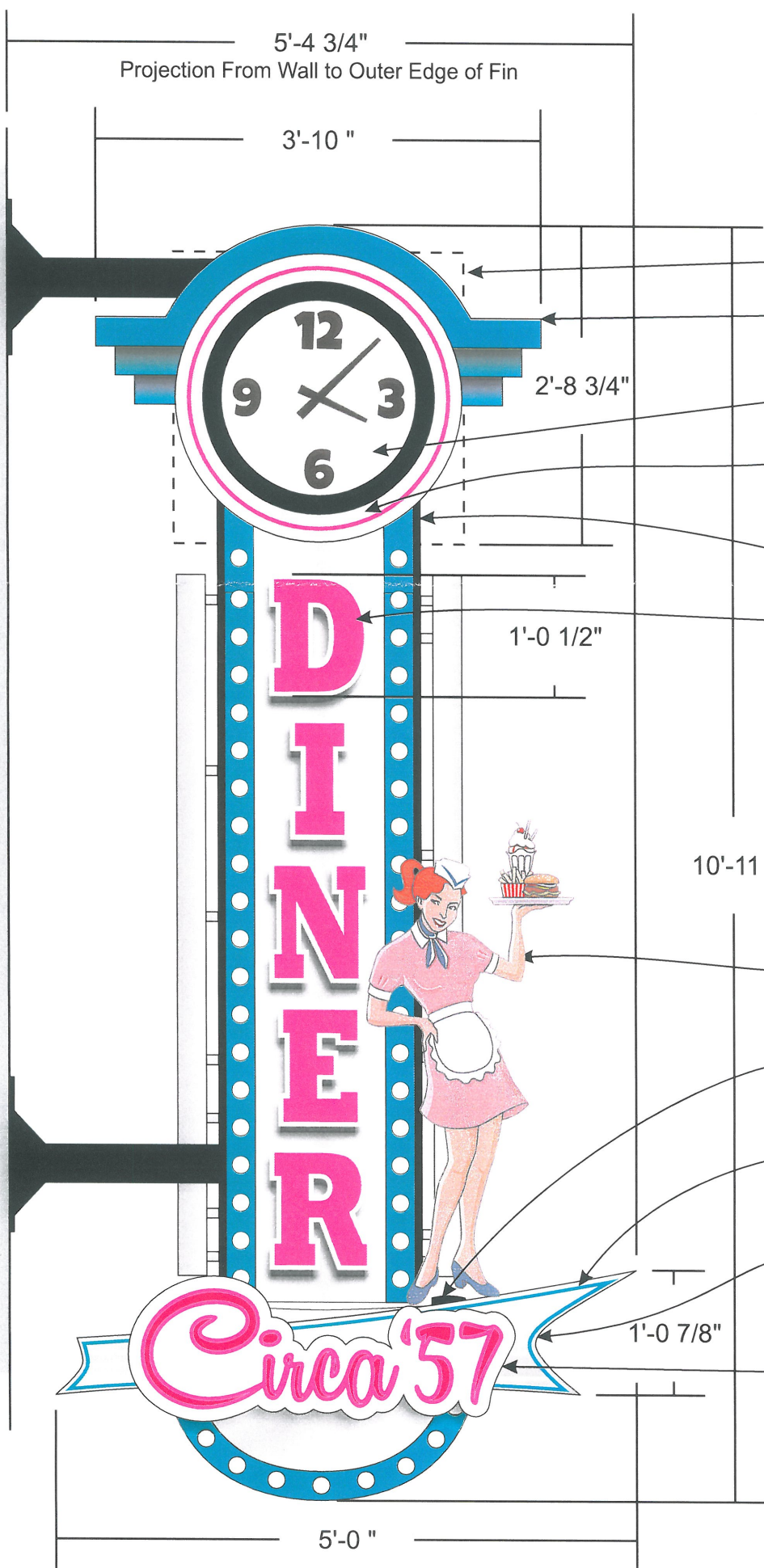
RECEIVED



ELEVATION - AS IS
N.T.S.



ELEVATION - SHOWING REWORKED / REFURBISHED SIGN
N.T.S.



OPTION G - Refurbish Existing Half-Round Side Channels

Scale: 3/4" = 1'-0"

Qty. 1 Existing Illuminated Double-Faced Projecting Sign

Remove Existing Fabricated Aluminum "Clock Box" around Existing Structure.

Qty. 1 New Double-Faced Fabricated Aluminum "Clock Cap" and Circular Clock Cabinet Painted Pantone 320 C Turquoise, "Brushed Aluminum" Metallic and Black as Shown.

Qty. 2 New White Plastic Clock Faces Decorated with Opaque Black Vinyl Numbers.

Cut-Off Top of Existing Exposed "Lightbulb" Raceway Arch on Both Sides of Sign and add New, Straight Sections to "butt-up" to New "Clock Cap" Allowing Area for Qty. 2 New Exposed Pink Neon Clock Borders.

Add Necessary Aluminum Panels / Decoration Elements around Existing Structure to Bridge Gap Left by Removed "Clock Box".

Qty. 2 Sets of New Face-Lit "DINER" Channel Letters with Translucent Vinyl Decoration Matching Pantone 219 C (Pink) Allowing 1/2" Wide White Border Around Each Letter to Created Illuminated Outline Effect.

Repaint Entire Sign as Show with High Quality, Outdoor Grade Enamel Finish Paints matching Pantone 320 C (Turquoise), "Brushed Aluminum" Metallic , and Black as Shown.

Refurbish Entire Sign including any necessary lamp and fixture replacements, structural repairs, etc. to a "like new" condition.

Qty. 2 New 50" (H) x 21 1/2" (W) Non-Illuminated Flat "Waitress" Panels Decorated with Full-Color, Digitally Printed UV Protected Vinyl Graphic.

Qty. 2 New Spotlights Installed Onto "Fin" for External Illumination of "Waitress" Panels.

Qty. 2 New Exposed Turquoise Neon Border "Outlines" on Each Side of "Fin".

Qty. 1 New Double-Faced Fabricated Aluminum "Fin" Construction with "Brushed Aluminum" Finish Decorated with Chrome Mirror Vinyl or Paint Retrofitted Over Existing Sign Between Incandescent Lamp Raceways.

Qty. 2 New 15" (H) x 40" (W) Flat Panels with White Background Decorated with Opaque Pink Vinyl Matching Pantone 219 C with Exposed Pink Neon Border around Letters.

NOTE: EXISTING SIGN TO BE REMOVED COMPLETELY FROM WALL, RETURNED TO SHOP FOR ALL NECESSARY REFURBISHMENT, REPAINTING AND INSTALLATION OF NEW COMPONENTS AND REINSTALLED IN THE SAME PLACE INCLUDING ELECTRICAL RECONNECTION TO EXISTING PRIMARY.

Revision: E - Created Single Page .cdr document of FINAL chosen desing (Option G with all options decided). - TV 10/2/13
D - Revised Retrofit Plan using Customer's request for "tweaks". - TV - 8/22/13
C - Revised Retrofit Plan using Customer Supplied Artwork and Requests. - TV - 8/19/13
B - Revised Retrofit Plan using Customer Supplied Artwork and Requests. - TV - 8/15/13
A - Changed Retrofit Plan using Customer Supplied Artwork. - TV - 8/1/13

Customer Approval	Date
Production Number	
Approved for Production	Date
Date to Patterns	Permit
	Date

WHITE WAY SIGN COMPANY
451 Kingston Ct. Mount Prospect, IL 60056
Phone: (847) 391-0200 Fax: (847) 391-0099

Job Name: Circa '57 Diner	File Name: 86341 Circa '57 Diner FINAL SCALE.cdr
Address: 101 W. Campbell	Scale: AS NOTED
City: Arlington Heights State / Zip: IL	Drawn By: Tom Valenzano
	Date: 8/1/13
	Sales Rep: Carrie Provost
	Page: 1 of 2
	Drawing No. 86341

DC15-011

Cortland's Garage

Approved Exterior Elevations

(FOR REFERENCE ONLY)

T I N A G L I A

A R C H I T E C T S

MATERIAL LIST

PETITIONER NAME: CORTLAND'S GARAGE OF ARLINGTON HEIGHTS
DATE: FEBRUARY 4, 2015
PROJECT: INTERIOR RENOVATION
LOCATION: 1 N. VAIL AVENUE

STONE: TO MATCH EXISTING

BRICK: TO MATCH EXISTING

WINDOWS: KAWNEER ALUMINUM STOREFRONT
COLOR: TO MATCH EXISTING

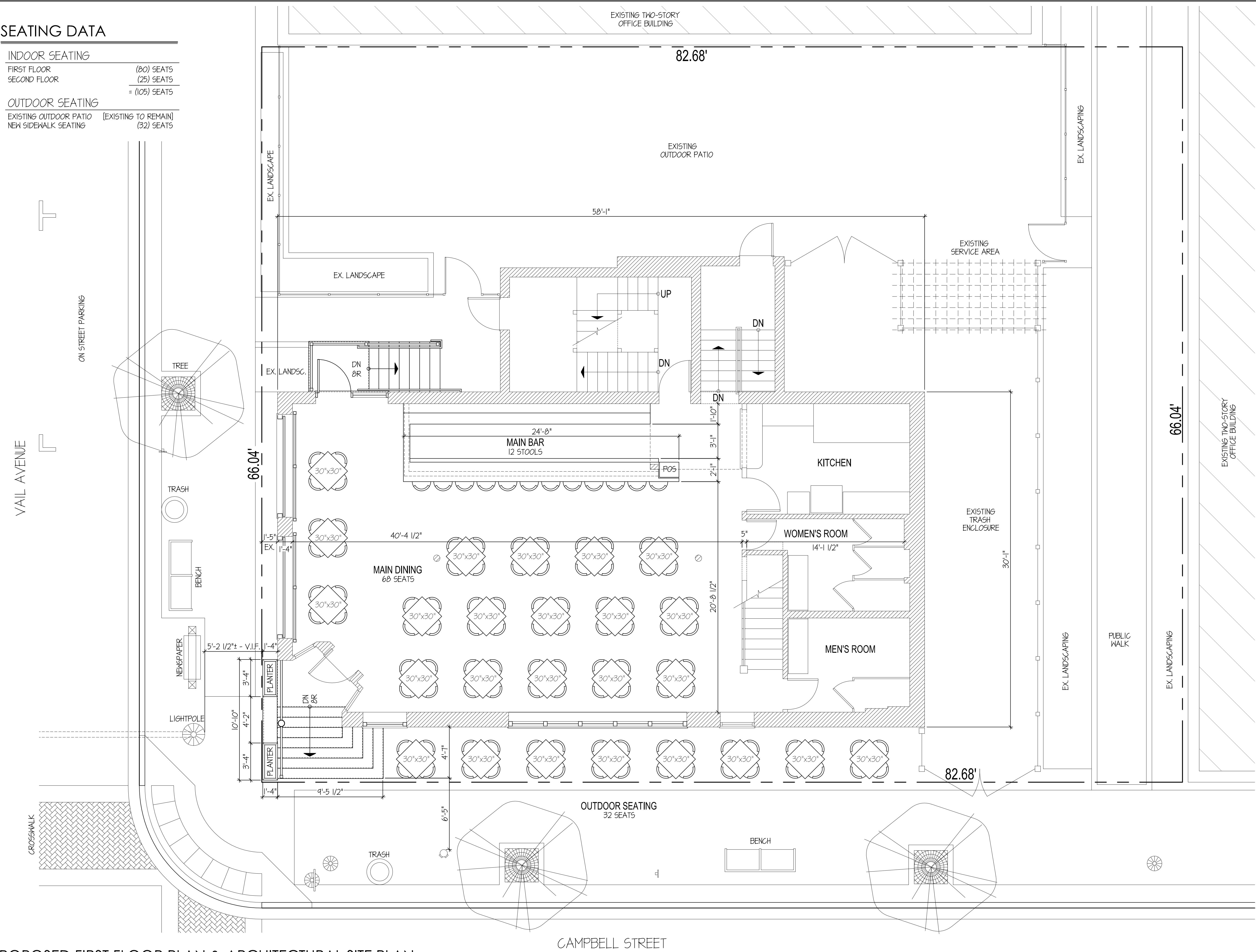
GARAGE DOORS: ALUMINUM GARAGE DOORS w/ GLAZING
COLOR: TO MATCH EXISTING WINDOWS



SEATING DATA

INDOOR SEATING	
FIRST FLOOR	(80) SEATS
SECOND FLOOR	(25) SEATS
= (105) SEATS	

OUTDOOR SEATING	
EXISTING OUTDOOR PATIO	[EXISTING TO REMAIN]
NEW SIDEWALK SEATING	(32) SEATS



PROPOSED FIRST FLOOR PLAN & ARCHITECTURAL SITE PLAN

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

TINAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

**THE GARAGE
TAVERN GROUP**
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

**CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS**
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

**PROPOSED FIRST
FLOOR/SITE PLAN**

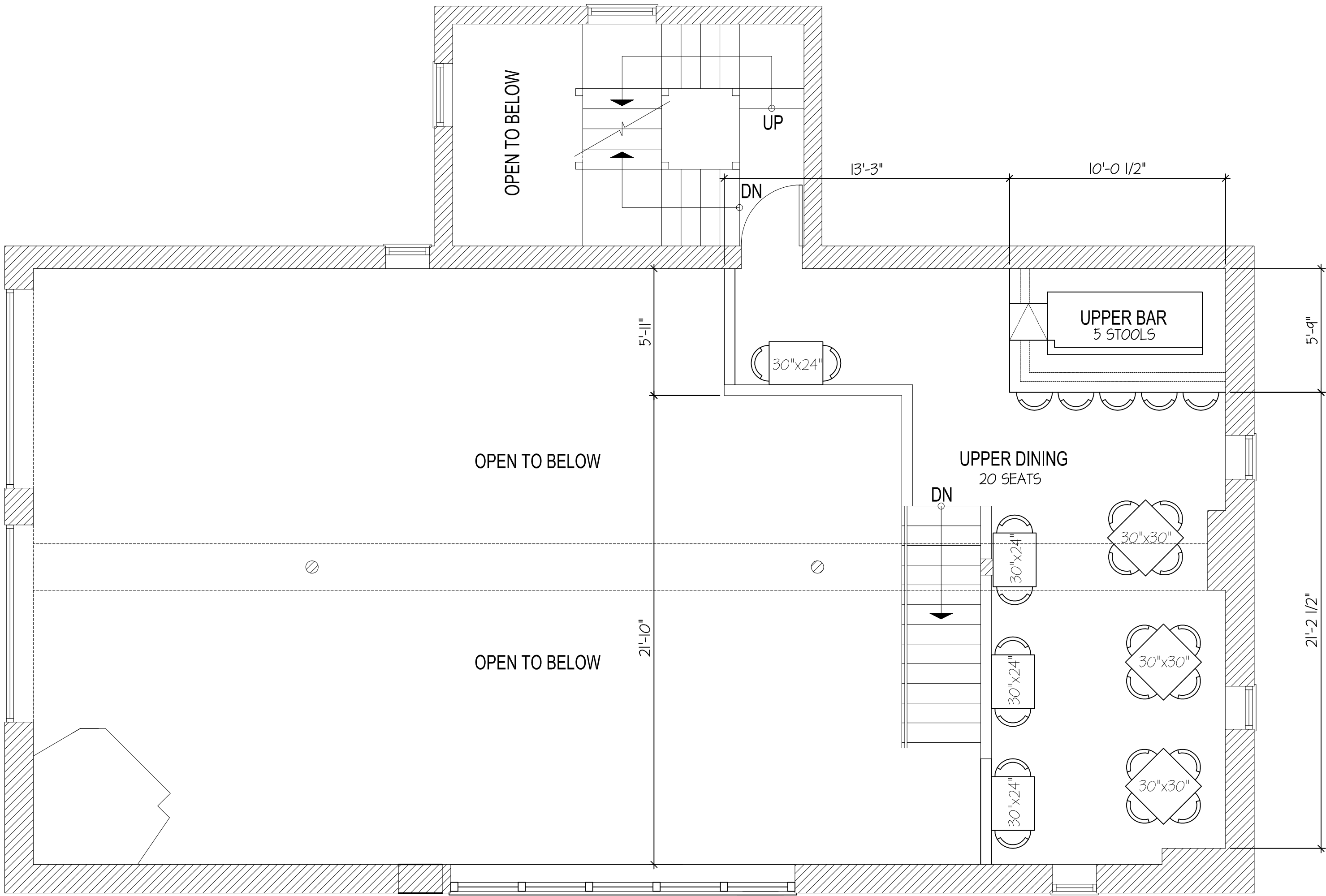
E NAME		3675-1P	
DRAWN BY		KQB	DATE 9.4.14
NO.	REVISED PER	DATE	BY
	CLIENT REVISIONS	12.18.14	KQB
	DESIGN COMMISSION	2.4.15	KQB

JOB NO. **382514**

SHEET NO. **1.P**
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.



PROPOSED SECOND FLOOR PLAN

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

TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

THE GARAGE
TAVERN GROUP
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

PROP. SECOND
FLOOR PLAN

FILE NAME 3675-1P
DRAWN BY KQB DATE 9.4.14

NO.	REVISED PER	DATE	BY
1	CLIENT REVISIONS	12.18.14	KQB
2	DESIGN COMMISSION	2.4.15	KQB

JOB NO. 382514

SHEET NO. 2.P
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

THE GARAGE
TAVERN GROUP
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT

CORTLAND'S GARAGE
OF ARLINGTON HEIGHTS
1 NORTH VAIL AVENUE
ARLINGTON HEIGHTS, IL

DRAWING TITLE

PROPOSED
ELEVATIONS

E NAME		3675-1P	
DRAWN BY		RDL	DATE 9.4.14
NO.	REVISED PER	DATE	BY
	CLIENT REVISIONS	12.18.14	KQB
	DESIGN COMMISSION	2.4.15	KQB

JOB NO. 382514

SHEET NO. 3.P
OF

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED WEST / VAIL AVENUE ELEVATION

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



PROPOSED SOUTH / CAMPBELL STREET ELEVATION

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

© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.



PROPOSED FRONT (EAST) ELEVATION

NOT TO SCALE



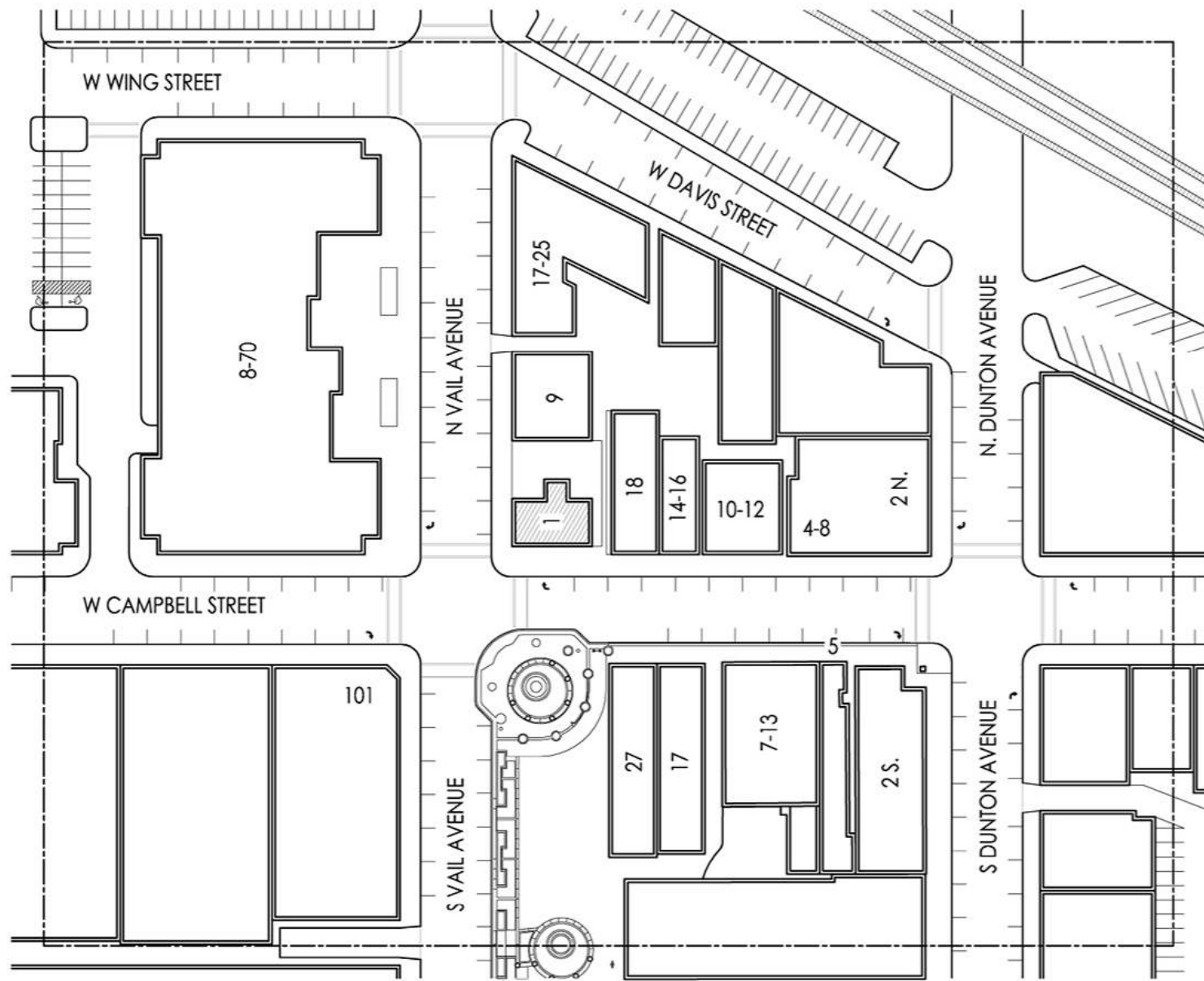
PROPOSED SIDE (SOUTH) ELEVATION

NOT TO SCALE

CONTEXT PHOTOS

TINAGLIA

ARCHITECTS



CONTEXT MAP



TINAGLIA

ARCHITECTS



SUBJECT PROPERTY
1 NORTH VAIL AVENUE



101 WEST CAMPBELL STREET



8-70 NORTH VAIL AVENUE



9 NORTH VAIL AVENUE

TINAGLIA

ARCHITECTS



17 NORTH VAIL - 25 WEST DAVIS STREET



HARMONY PARK



27 WEST CAMPBELL STREET



17 WEST CAMPBELL STREET

TINAGLIA

ARCHITECTS



7-13 WEST CAMPBELL STREET



5 WEST CAMPBELL STREET



2 SOUTH DUNTUN AVENUE



18 WEST CAMPBELL STREET

TINAGLIA

ARCHITECTS



14-16 WEST CAMPBELL STREET



10-12 WEST CAMPBELL STREET



4-8 WEST CAMPBELL STREET



2 NORTH DUNTUN AVENUE



Item: DC#15-043 - Tanglewood Apartments - 2134 S. Goebbert Rd. - Apartment Painting

Department: Planning & Community Development

REQUESTED ACTION

Approval of the proposed architectural design for exterior modifications to twenty-one existing apartment buildings.

RECOMMENDATION

It is recommended that the Design Commission require revisions to the proposed architectural design for exterior modifications to Tanglewood Apartments located at 2134 S. Goebbert Road. This recommendation is subject to compliance with the plans received 4/23/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to provide alternate exterior color schemes for review, keeping the existing brick unpainted.
2. A recommendation to provide new landscaping around the building perimeters.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
5. All signage must meet code, Chapter 30.

ATTACHMENTS:**Description**

Staff Report

Drawings & Documents

Type

Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Tanglewood Apartments - Painting
Project Address: 2134 S. Goebbert Rd.
Prepared By: Steve Hautzinger

Date Prepared: May 15, 2015

PETITIONER INFORMATION:

DC Number: 15-043
Petitioner Name: Joshua Park
Petitioner Address: 11766 Wilshire Blvd, 15th floor
Los Angeles, CA 90025

Meeting Date: May 26, 2015

Requested Action(s):

1. Approval of the proposed architectural design for exterior modifications to twenty-one (21) existing apartment buildings.

ANALYSIS

Summary:

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

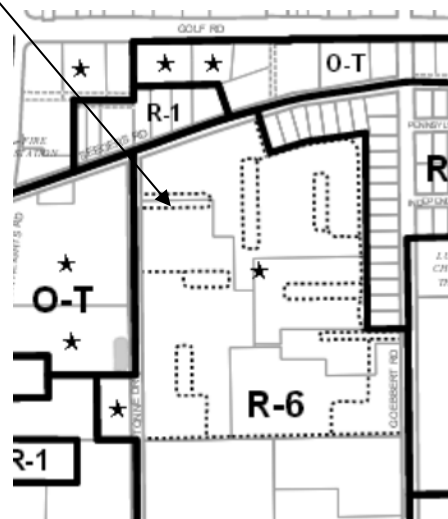
Tanglewood Apartments is an existing residential apartment community with twenty-one (21) two-story apartment buildings and a total of 837 apartment units. The apartment community is under new ownership, and numerous improvements to the property are proposed including: an exterior makeover for all (21) apartment buildings, a renovated and expanded clubhouse facility, interior corridor and apartment unit improvements, new entry signage, and some new landscaping. In regards to the exterior makeover of the (21) two-story buildings, the petitioner is proposing to paint all of the existing brick walls in an off-white color, stain all of the existing wood balconies in a semi-transparent dark gray color, paint all of the existing window frames and shutters in a dark gray color. New entry storefronts and canopies have been previously approved.

Site:



Aerial View of Subject Site

Subject Property



Zoning Map

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	R-6, Multiple Family Dwelling District	Tanglewood Apartments	Moderate Density Multi-Family
North	R-3, One Family Dwelling District R-1, One Family Dwelling District	Single Family Residences Single Family Residences	Single Family Detached Offices
East	R-3, One Family Dwelling District R-1, One Family Dwelling District	Single Family Residences Forest View Educational	Single Family Detached Forest View Educational
South	R-6, Multiple Family Dwelling District	Apartments	Moderate Density Multi-Family
West	O-T, Office Transitional B-3, General Service, Wholesale and Motor Vehicle District (B-3)	Office Vacant (formerly Wellington Banquets)	Offices Commercial

Architectural Design:

Overall, Staff is very pleased with the proposed investment and planned improvements for the property, but Staff has concerns about the direction of the proposed exterior changes as follows:

1. Brick. Painting of the brick will result in life-long maintenance to keep the buildings looking good. The existing brick appears to be in good condition (as shown in the images below) and it is recommended that new color schemes be explored keeping the existing brick unpainted. Without proper maintenance, these painted brick buildings could become very poor in appearance, whereas the existing brick will remain in good condition indefinitely.
2. Downspouts. The existing downspouts should be replaced to blend in with the color of the existing brick walls.
3. Windows and Shutters. The proposed dark colors are somewhat dull. Consider a brighter color scheme to give the buildings a fresh and inviting appearance. Consider multiple color schemes for different clusters of buildings throughout the property to create variety and add interest throughout the 38-acre site.
4. Balconies. The existing balconies have the biggest negative impact on the existing appearance. Consider painting the balusters a contrasting color from the columns and rails, or consider replacing the railings with a new prefinished railing system.



Image 1. Existing building.



Image 2. Existing building.

Landscaping:

The existing development lacks consistent landscaped beds around the building perimeters. Some of the existing plantings are overgrown, and some areas have no landscaping at all. It is recommended that new landscaped beds be added around all of the buildings with an emphasis along public roads. Landscaping should include a mix of low-maintenance evergreens, shrubs, and perennials. It is recommended that the petitioner provide a landscape plan for a typical building.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions** to the proposed architectural design for exterior modifications to *Tanglewood Apartments* located at 2134 S. Goebbert Road. This recommendation is subject to compliance with the plans received 4/23/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation to provide alternate exterior color schemes for review, keeping the existing brick unpainted.
2. A recommendation to provide new landscaping around the building perimeters.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
5. All signage must meet code, Chapter 30.

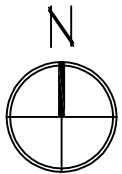
_____, May 15, 2015

Steve Hautzinger, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-043



SUBJECT PROPERTY
- 2134 S. GOEBBERT ROAD



AERIAL CONTEXT PHOTO & LOCATION PLAN - APARTMENT PAINTING

NOT TO SCALE



EXISTING PHOTOGRAPHS

NOT TO SCALE



sammycastro
DESIGN

PROJECT:
RESIDENCES AT ARLINGTON
HEIGHTS
2134 SOUTH GOEBBERT RD.
ARLINGTON HEIGHTS, IL 60005

DATE:
APRIL 14, 2015

TITLE:
BUILDING TYPE 1
PAINT COLOR SCHEME A



sammycastro
DESIGN

PROJECT:
RESIDENCES AT ARLINGTON
HEIGHTS
2134 SOUTH GOEBBERT RD.
ARLINGTON HEIGHTS, IL 60005

DATE:
APRIL 14, 2015

TITLE:
BUILDING TYPE 1
PAINT COLOR SCHEME A -
ALTERNATE VIEW



sammycastro
DESIGN

PROJECT:
RESIDENCES AT ARLINGTON
HEIGHTS
2134 SOUTH GOEBBERT RD.
ARLINGTON HEIGHTS, IL 60005

DATE:
APRIL 14, 2015

TITLE:
BUILDING TYPE 2
PAINT COLOR SCHEME A



Tanglewood Apartments Materials List **Apartment Painting**

Petitioner: Tanglewood Apartments Property Owner, LLC
Date: 4.22.15
Project: Tanglewood Apartments Apartment Painting
Location: 2134 South Goebbert Road

Building Materials / Finishes:

Painted Brick:	<u>Sherwin Williams</u> "SW7014" Color: Eider White
Painted Window Frames:	<u>Sherwin Williams</u> "SW7069" Color: Iron Ore
Painted Shutters:	<u>Sherwin Williams</u> "SW7069" Color: Iron Ore
Stained Balconies:	<u>Sherwin Williams</u> "SW3532" Color: Hill Country
Stained Wood Siding:	<u>Sherwin Williams</u> "SW3532" Color: Hill Country



Item: DC#15-044 - Tanglewood Apartments - 2134 S. Goebbert Rd. - Clubhouse Renovation

Department: Planning & Community Development

REQUESTED ACTION

Approval of the proposed architectural design for the renovation and expansion of an existing clubhouse building.

RECOMMENDATION

It is recommended that the Design Commission approve to the proposed architectural design for the Clubhouse Renovation and Landscaping at Tanglewood Apartments located at 2134 S. Goebbert Road. This recommendation is subject to compliance with the plans received 4/23/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation that the exterior color scheme and material palette for the clubhouse be coordinated with the final color scheme for the apartment buildings' exterior improvements.

2. A recommendation that the mechanical unit on the highest roof level include an integral mechanical screen.

3. A requirement to indicate the species of all proposed landscaping materials, and to provide information on the proposed site furnishings, to be approved by Staff.

4. A requirement that the proposed raised planters along Goebbert Road be located on the private property, or a recommendation to provide an abundance of landscaping and color on the private property instead of the raised planters.

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. The petitioner is required to meet all landscape and parking requirements per Chapter 28.

7. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description	Type
Staff Report	Report
Exhibits	Exhibits
Rendering	Exhibits
Landscaping	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Tanglewood Apartments, Clubhouse
Project Address: 2134 S. Goebbert Rd.
Prepared By: Steve Hautzinger

Date Prepared: May 19, 2015

PETITIONER INFORMATION:

DC Number: 15-044
Petitioner Name: Joshua Park
Petitioner Address: 11766 Wilshire Blvd, 15th floor
Los Angeles, CA 90025

Meeting Date: May 26, 2015

Requested Action(s):

1. Approval of the proposed architectural design for the renovation and expansion of an existing clubhouse building and landscaping improvements.

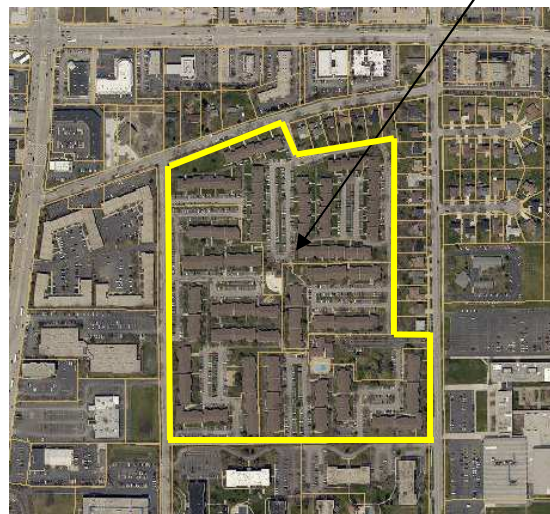
ANALYSIS

Summary:

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

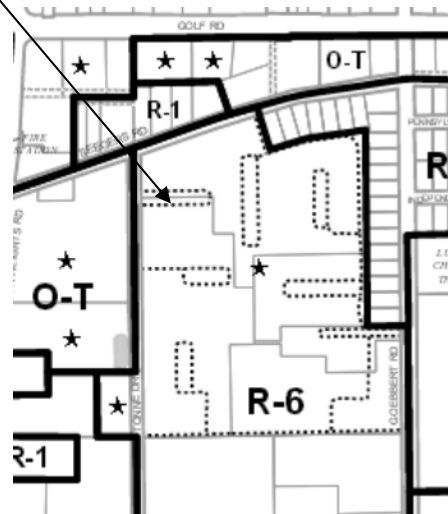
Tanglewood Apartments is an existing residential apartment community with twenty-one (21) two-story apartment buildings and a total of 837 apartment units. The apartment community is under new ownership, and numerous improvements to the property are proposed including: an exterior makeover for all (21) apartment buildings, a renovated and expanded clubhouse facility, interior corridor and apartment unit improvements, new entry signage, and some areas of new landscaping. In regards to the proposed clubhouse design, the petitioner is proposing a complete renovation of the existing clubhouse building.

Site:



Aerial View of Subject Site

Subject Property



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-6, Multiple Family Dwelling District	Tanglewood Apartments	Moderate Density Multi-Family
North	R-3, One Family Dwelling District R-1, One Family Dwelling District	Single Family Residences Single Family Residences	Single Family Detached Offices
East	R-3, One Family Dwelling District R-1, One Family Dwelling District	Single Family Residences Forest View Educational	Single Family Detached Forest View Educational
South	R-6, Multiple Family Dwelling District	Apartments	Moderate Density Multi-Family
West	O-T, Office Transitional B-3, General Service, Wholesale and Motor Vehicle District (B-3)	Office Vacant (formerly Wellington Banquets)	Offices Commercial

Architectural Design:

The existing clubhouse building is 7,304 sf, and the proposed clubhouse will be expanded to 8,309 sf. The existing clubhouse has a dull and unremarkable appearance, whereas the proposed design is very modern and inviting. The proposed clubhouse will feature an expanded two-story fitness area as well as a new game lounge with a two-lane bowling alley. The proposed design has a very modern geometric form with varying heights of flat roofs. The proposed window arrangements and use of materials is also very clean and modern. The design does not relate to the existing apartment buildings on the site, but it is very nicely designed and will stand alone as a unique and special centerpiece in the middle of this apartment community.

It is recommended that the exterior color scheme and material palette for the clubhouse be coordinated with the final color scheme for the apartment buildings' exterior improvements.

Mechanical Screening:

Rooftop mechanical units are proposed to be screened from view by the building parapet walls. However, the mechanical unit on the highest roof level projects well above the parapet walls, and an integral mechanical screen should be considered.

Landscaping:

Proposed landscaping improvements include:

1. An outdoor courtyard with outdoor fireplace at the main entry to the clubhouse.
2. New perimeter landscaping around the existing outdoor pool area, adjacent to the clubhouse.
3. An outdoor common lawn area with a circular tree arrangement seating area, east of the clubhouse.
4. A new main entry sign landscaped bed (to be reviewed under separate submittal), and raised parkway planters along Goebbert Road.

The proposed landscaping improvements have a formal arrangement in neat rows and clusters, and overall, they will work well with the site. However, the petitioner should identify the species of plants being proposed, and should provide information on the proposed site furnishings.

In regards to the proposed raised planters along Goebbert Road, they are not allowed within the public parkway right-of-way. It is recommended that the planters be located on the private property, or that the petitioner provide an abundance of landscaping and color on the private property instead of the raised planters.

RECOMMENDATION:

It is recommended that the Design Commission **approve** to the proposed architectural design for the *Clubhouse Renovation and Landscaping at Tanglewood Apartments* located at 2134 S. Goebbert Road. This recommendation is subject to compliance with the plans received 4/23/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A recommendation that the exterior color scheme and material palette for the clubhouse be coordinated with the final color scheme for the apartment buildings' exterior improvements.
2. A recommendation that the mechanical unit on the highest roof level include an integral mechanical screen.
3. A requirement to indicate the species of all proposed landscaping materials, and to provide information on the proposed site furnishings, to be approved by Staff.
4. A requirement that the proposed raised planters along Goebbert Road be located on the private property, or a recommendation to provide an abundance of landscaping and color on the private property instead of the raised planters.
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. The petitioner is required to meet all landscape and parking requirements per Chapter 28.
7. All signage must meet code, Chapter 30.

May 19, 2015

Steve Hautzinger, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-044



—SUBJECT PROPERTY
- 2134 S. GOEBBERT ROAD



AERIAL CONTEXT PHOTO & LOCATION PLAN - CLUBHOUSE BUILDING

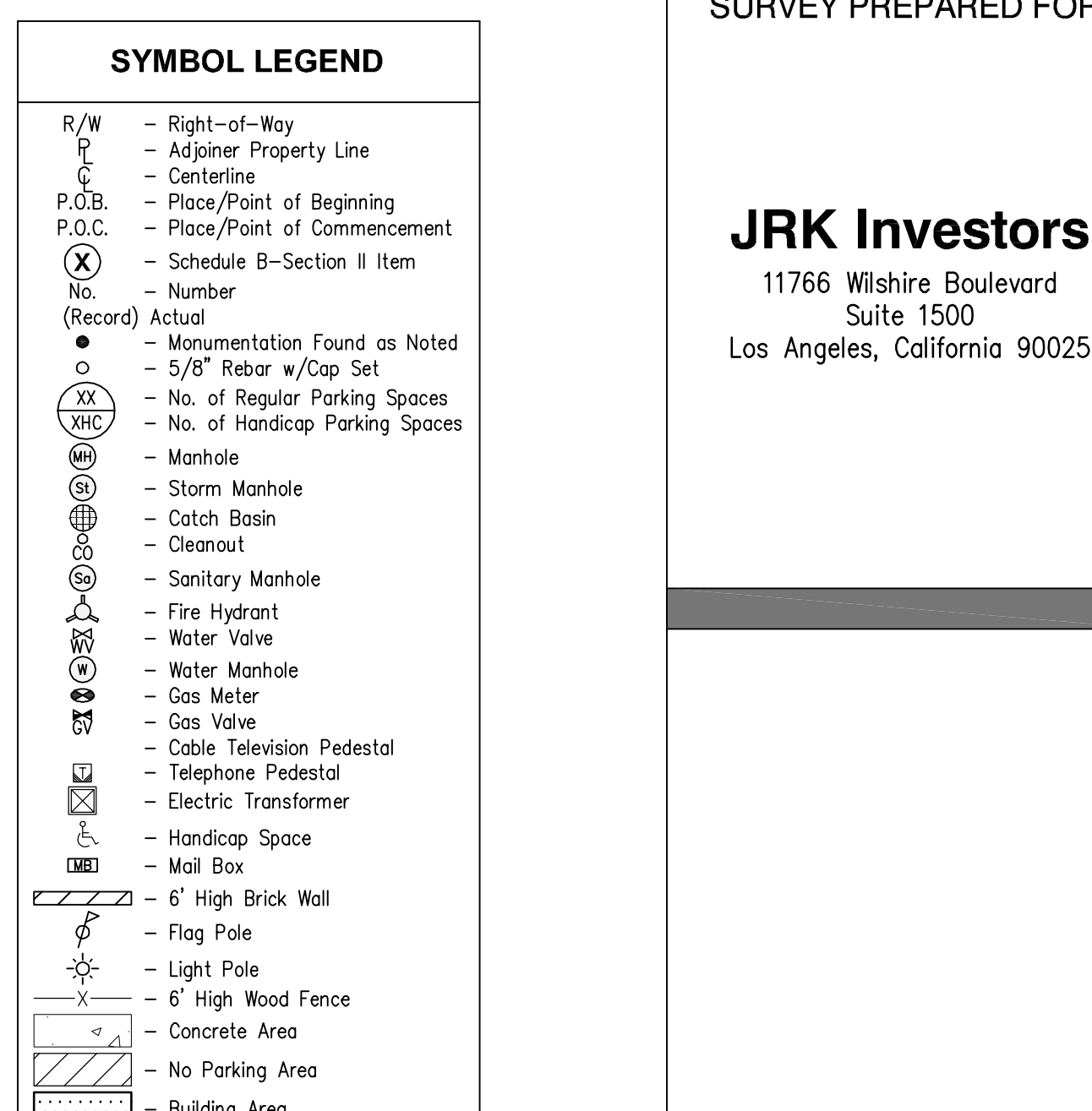
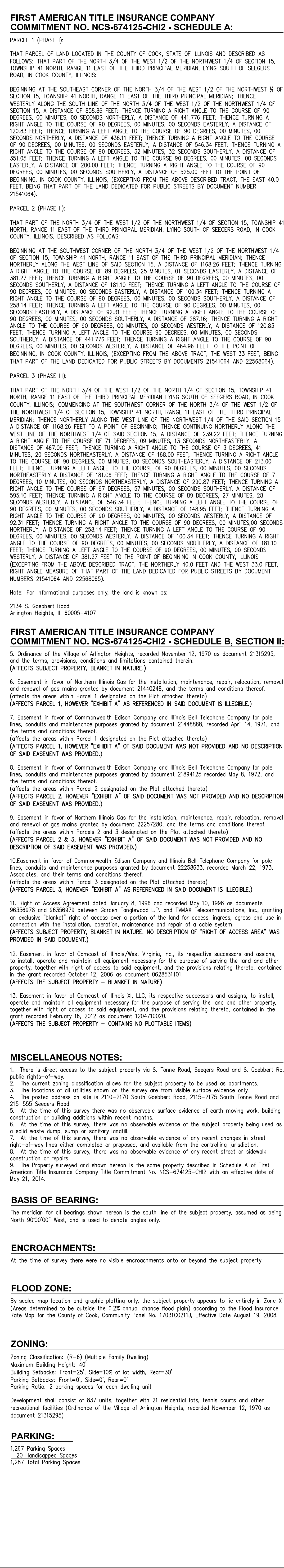
NOT TO SCALE

JOB DESCRIPTION:
TANGLEWOOD APARTMENTS
RENOVATED CLUBHOUSE BUILDING

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

JOB NO: 385614
FILE NAME: 3856-IP_CLUBHOUSE DC

PAGE: 1 of 1
DATE: 4.6.15



SURVEYOR'S LEGAL DESCRIPTION

situated in the County of Cook, State of Illinois, being at the North $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 4N, Range 11E of the Third Principal Meridian, being all of those parcels described in a deed from TIO Tongue Rock LLC to Principal Life Insurance Company, dated 08/26/2010, recorded in Cook County Recorder of Deeds' Office as Document No. 22568907; said County Recorder of Deeds, having further described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " pipe found in the east side of South Tonne Road (as deduced per Document No. 22568904) and the northwest corner of Eggers Court Apartments Subdivision as recorded in Document No. 22568904; thence S $89^{\circ}00'00''$ E distance 33.00 feet to a punch mark found at the Southwest corner of the North $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 4N, Range 11E of the Third Principal Meridian;

THENCE leaving northward along the Eastwood Court Apartments Subdivision with the east line of South Tonne Road, North 02°35'00"E dist 1376.53 feet to an aluminum disc found at the intersection of the South Tonne Road and the southerly line of Seegers Road (as deduced per Document No. 22568905);

THENCE leaving South Tonne Road, with the southerly line of Seegers Road, North 71°49'58"E dist 144.65 feet to a 1/2" rebar found at an angle point;

THENCE continuing with the southerly line of Seegers Road, North 75°57'37"E dist 169.78 feet to the NW corner of the lot owned by the Village Green Lillibridge Subdivision No. 3, as entered in Document No. 21905486, Cook County Recorder of Deeds;

THENCE, leaving Seegers Road, with the westerly and southerly lines of Village Green Subdivision No. 3, the following distances:

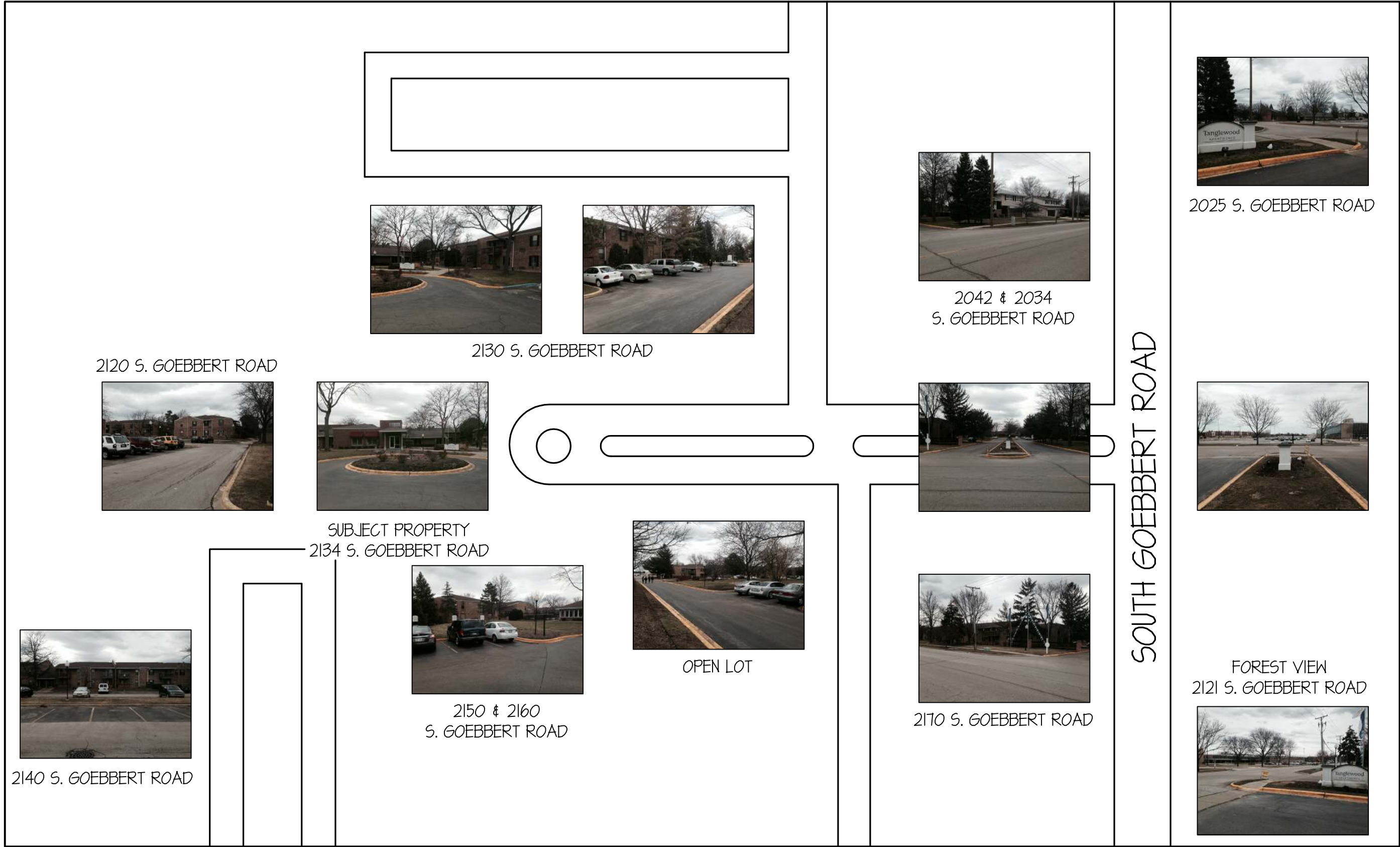
South 144°02'37"E dist 170.80 feet to an iron rebar and cap set;
North 75°57'37"E dist 183.01 feet to an iron rebar and cap set;
North 82°36'48"E dist 299.66 feet to a 1/2" iron pin found bearing South 39°04'41"W west 0
to a wooden stake found at the intersection of the southerly line of Seegers Road and the southerly line of Village Green Subdivision No. 3;
South 03°37'32"E dist 94.84 feet to an iron rebar and cap set;
North 89°45'02"E dist 160.00 feet to an iron rebar and cap set on the NW line of South Tonne Road (as deduced per Document No. 22541069) passing on the line of a 1/2" pipe found at 3.71 feet;

THENCE leaving Village Green Subdivision No. 3, with the west line of South Goebert Road, South 02°31'32"E dist 160.00 feet to a wooden stake found at the intersection of the south line of South Goebert Road and the southerly line of Village Green Subdivision No. 3, as entered in Document No. 19295364, at which the Southeast corner of the North $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 4N, Range 11E bears East 40°00'00"E dist 400.00 feet;

THENCE leaving South Goebert Road, with the north line of Marcey's Forest View and Evergreen Court Subdivisions, North 90°00'00"E dist 122.82 feet to the POINT OF BEGINNING, containing 4.4084 acres (4,408,400 sq ft), more or less, as shown on the plat of said subdivisions, prepared by Eugene M. Malone, PLS, Surveyor No. 50035697, for and on behalf of Millwright Surveying, Inc., under contract with the City of Chicago.

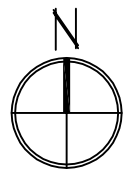
[illegible]

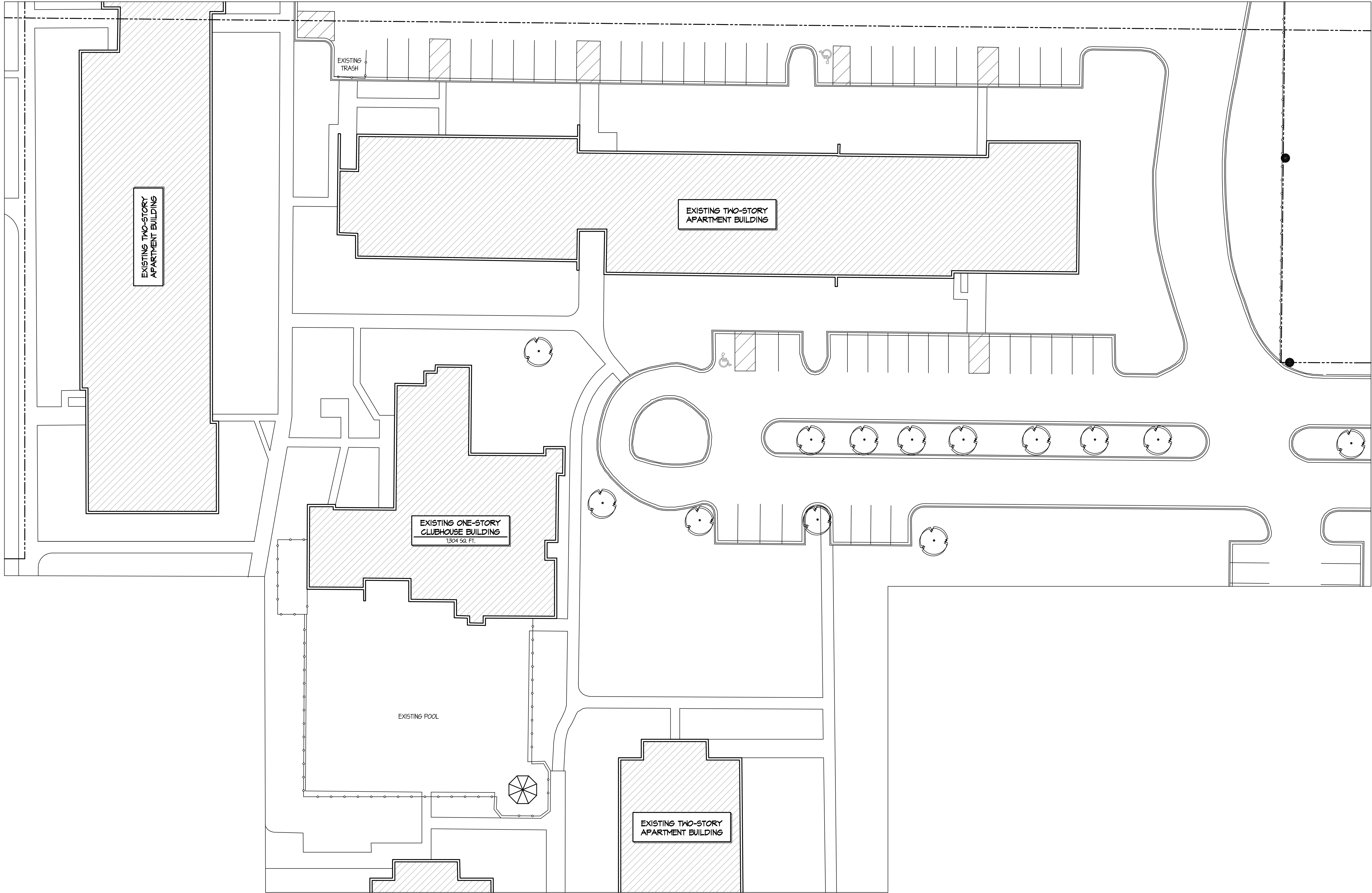
REVISION HISTORY			Sheet No. 1 of 1	
BY:	DATE:	COMMENT:	MSI Project No. 33995	
SP	06.23.2014	Zoning Information Addition		
			PM:	SP
			Drafter:	T



CONTEXT PHOTO DIAGRAM

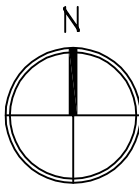
NOT TO SCALE





EXISTING ARCHITECTURAL SITE PLAN

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



COPYRIGHT 2015 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS•INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS•IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

TANGLEWOOD
APARTMENTS
2134 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT

TANGLEWOOD
NEW CLUBHOUSE BUILDING
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

EXISTING ARCH.
SITE PLAN

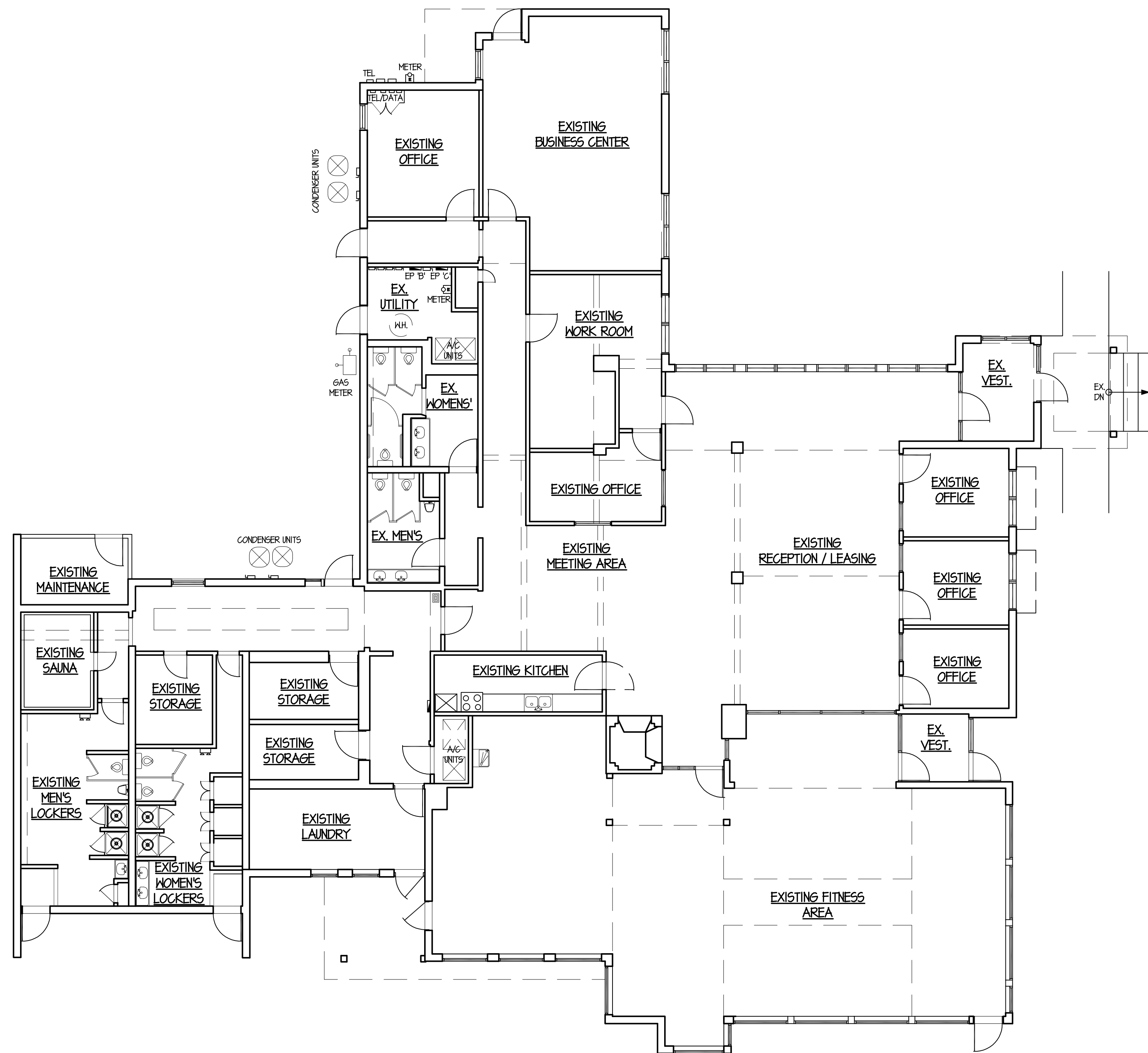
FILE NAME 3856-1P_CLUBHOUSE DC
DRAWN BY KQB DATE 4.6.15

NO.	REVISED PER	DATE	BY

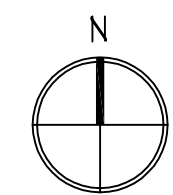
JOB NO. 385614

SHEET NO.
OF 7 EX.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



EXISTING ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



COPYRIGHT 2015 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS-INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT
TANGLEWOOD APARTMENTS
2134 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT
TANGLEWOOD
NEW CLUBHOUSE BUILDING
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE
EXISTING FLOOR PLAN

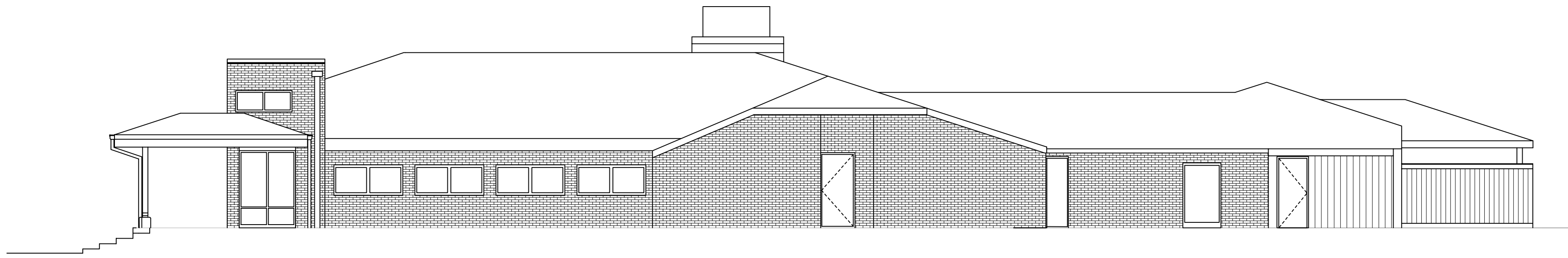
FILE NAME 3856-1P_CLUBHOUSE.DC
DRAWN BY KGB DATE 4.6.15

NO.	REVISED PER	DATE	BY

JOB NO. 385614

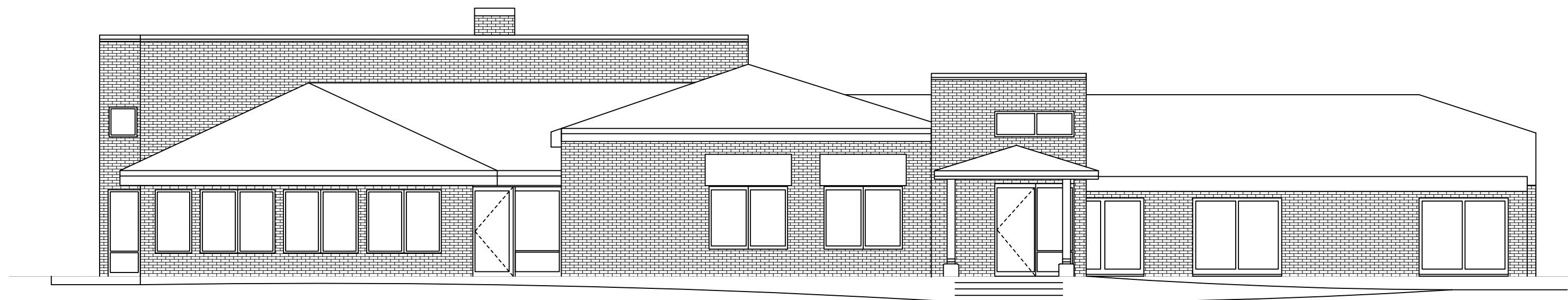
SHEET NO. OF 7 **EX.2**

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



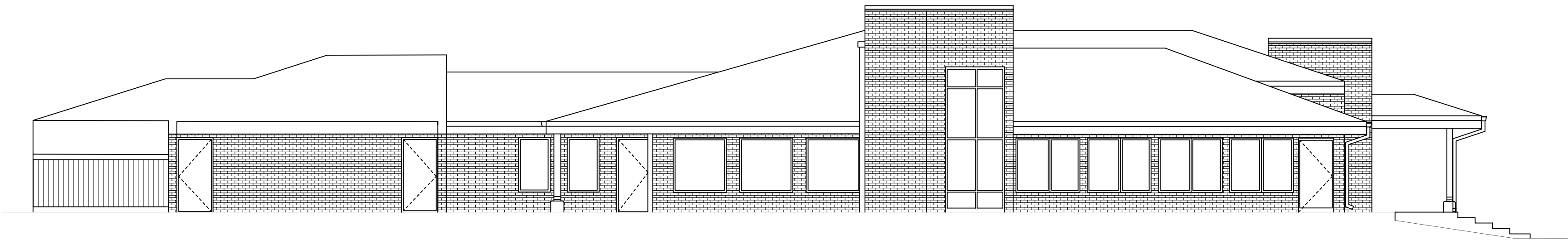
EXISTING NORTH ELEVATION

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



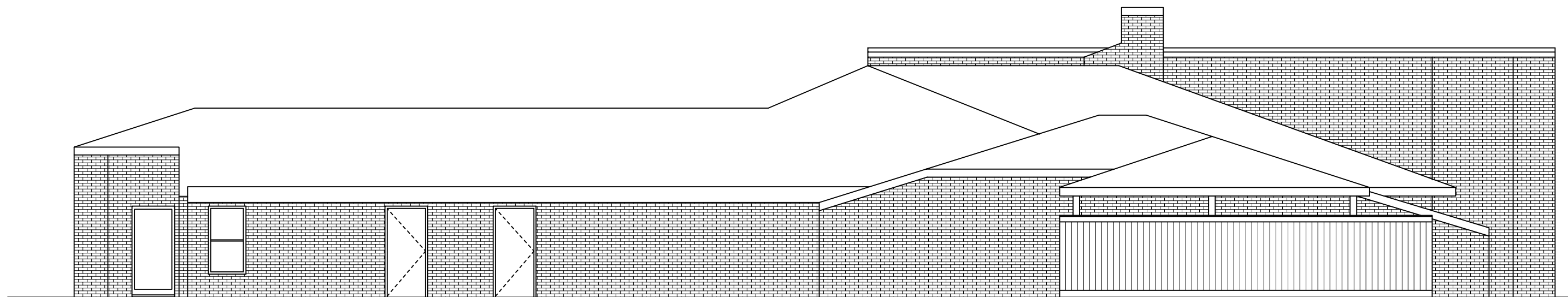
EXISTING EAST ELEVATION

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



EXISTING SOUTH ELEVATION

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



EXISTING WEST ELEVATION

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

TINAGLIA ARCHITECTS+INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

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

CLIENT

**TANGLEWOOD
APARTMENTS**
2134 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT

TANGLEWOOD
NEW CLUBHOUSE BUILDING
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

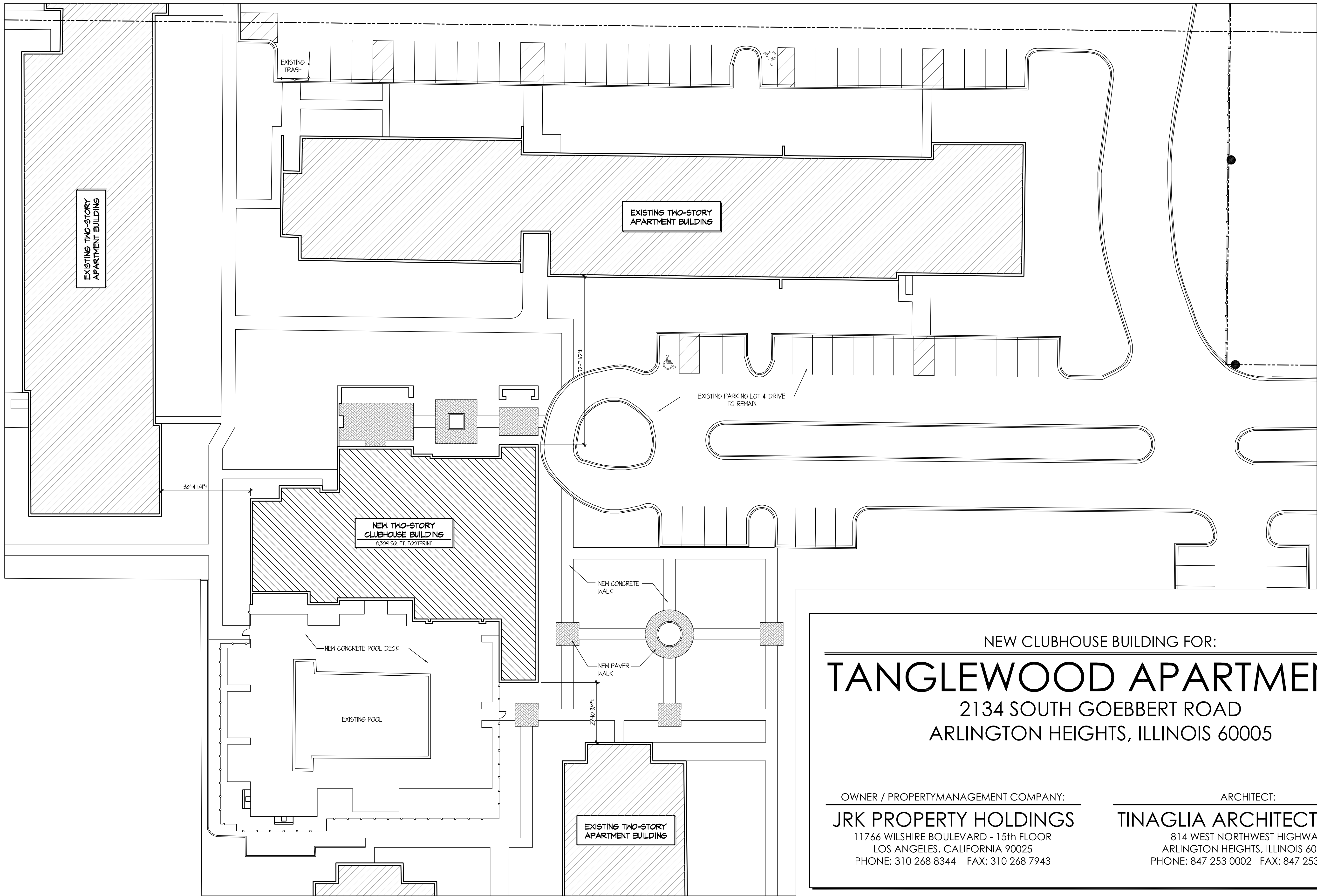
**EXISTING
ELEVATIONS**

FILE NAME 3856-1P_CLUBHOUSE DC			
DRAWN BY KQB		DATE 4.6.15	
NO.	REVISED PER	DATE	BY

JOB NO. 385614

SHEET NO.
OF 7 **EX.3**

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

TANGLEWOOD APARTMENTS
2134 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT

TANGLEWOOD
NEW CLUBHOUSE BUILDING
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

**COVER SHEET &
ARCH. SITE PLAN**

FILE NAME 3856-1P_CLUBHOUSE.DC
DRAWN BY KQB DATE 4.6.15

NO.	REVISED PER	DATE	BY

JOB NO. **385614**

SHEET NO. **CS**
OF 7

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

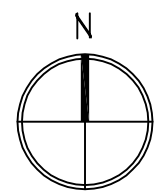
NEW CLUBHOUSE BUILDING FOR:
TANGLEWOOD APARTMENTS
2134 SOUTH GOEBBERT ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

OWNER / PROPERTYMANAGEMENT COMPANY:

JRK PROPERTY HOLDINGS
11766 WILSHIRE BOULEVARD - 15th FLOOR
LOS ANGELES, CALIFORNIA 90025
PHONE: 310 268 8344 FAX: 310 268 7943

ARCHITECT:

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE: 847 253 0002 FAX: 847 253 3063



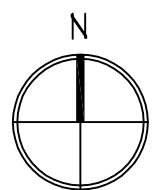
COPYRIGHT 2015 TINAGLIA ARCHITECTS, INC.

ARCHITECTURAL SECOND FLOOR PLAN

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

ARCHITECTURAL FIRST FLOOR PLAN

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



COPYRIGHT 2015 TINAGLIA ARCHITECTS, INC

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA ARCHITECTS

CLIENT

TANGLEWOOD APARTMENTS

2134 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT

TANGLEWOOD

NEW CLUBHOUSE BUILDING
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

ARCHITECTURAL FLOOR PLANS

FILE NAME 3856-1P_CLUBHOUSE DC
DRAWN BY KQB DATE 4.6.1

[illegible]

JOB NO. 385614

SHEET NO. _____
OF 7

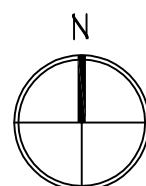
1.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



PROPOSED ROOF PLAN

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



COPYRIGHT 2015 TINAGLIA ARCHITECTS, INC.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

TANGLEWOOD
APARTMENTS
2134 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT

TANGLEWOOD
NEW CLUBHOUSE BUILDING
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

ROOF PLAN

FILE NAME 3856-1P_CLUBHOUSE DC
DRAWN BY KQB DATE 4.6.15

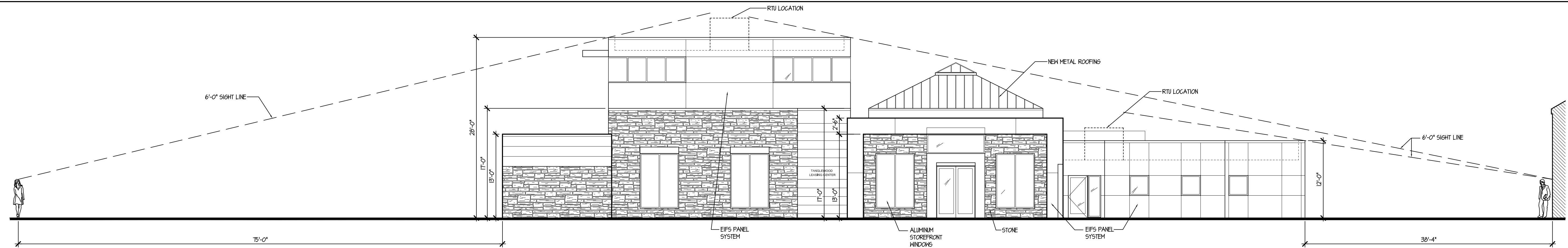
NO.	REVISED PER	DATE	BY

JOB NO. 385614

SHEET NO.
OF 7

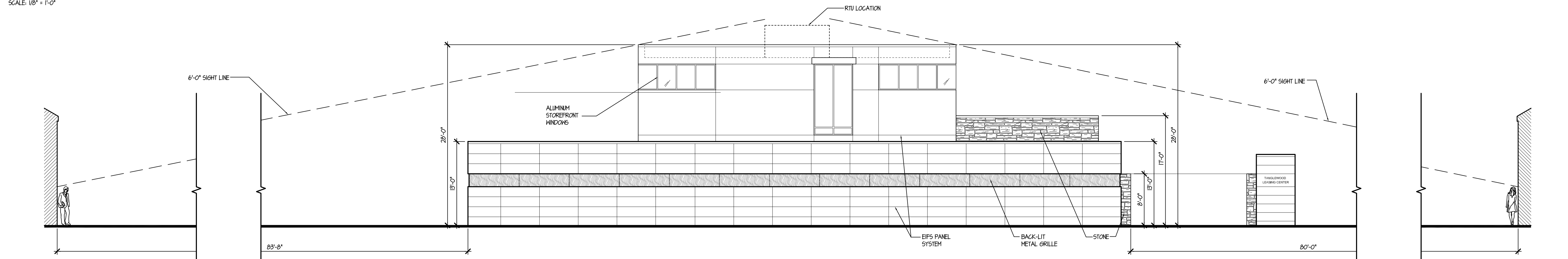
2.P

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



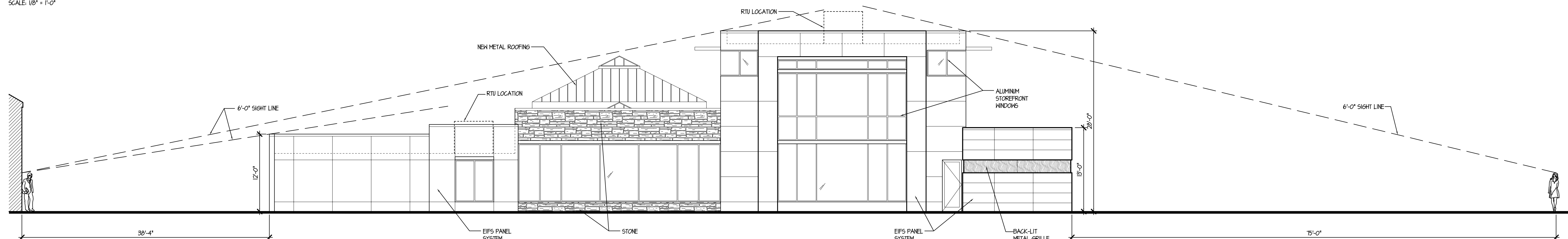
PROPOSED NORTH ELEVATION

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



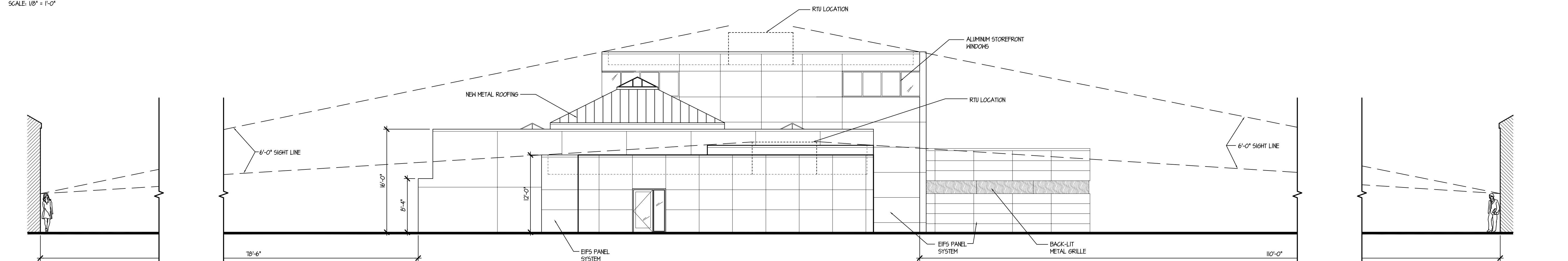
PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

TANGLEWOOD
APARTMENTS
2134 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT

TANGLEWOOD
NEW CLUBHOUSE BUILDING
ARLINGTON HEIGHTS, ILLINOIS

DRAWING TITLE

EXTERIOR
ELEVATIONS

FILE NAME 3856-1P_CLUBHOUSE DC
DRAWN BY KQB DATE 4.6.15

NO.	REVISED PER	DATE	BY

JOB NO. 385614

SHEET NO. 3.P
OF 7

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

COPYRIGHT 2015 TINAGLIA ARCHITECTS, INC.

Tanglewood Apartments Materials List
Clubhouse Renovation

Petitioner: Tanglewood Apartments Property Owner, LLC
Date: 4.22.15
Project: Tanglewood Apartments Clubhouse Renovation
Location: 2134 South Goebbert Road

Building Materials:

Stone:	<u>Eldorado Stone</u> , “Cliffstone” Color: Montecito
EIFS:	<u>Dry-vit</u> “Outsulation System” Color: To match Sherwin Williams “Worldly Gray”
Storefront Windows:	<u>Kawneer</u> Aluminum Storefront Color: Charcoal
Metal Screens:	<u>Unique Metalworks</u> Style: UML1001 Color: To match windows
Roofing:	<u>Pac-Clad</u> Standing Seam Aluminum Color: Charcoal
Aluminum Cap:	Color: To match windows



PROPOSED NORTHEAST ELEVATION

TANGLEWOOD APARTMENTS CLUBHOUSE RENOVATION
ARLINGTON HEIGHTS, ILLINOIS

IDEAL SEASONAL COLOR SAMPLE



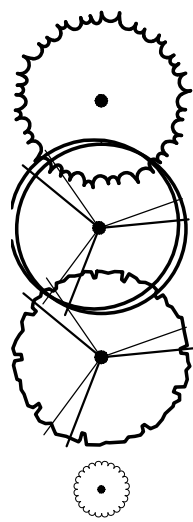
IDEAL BARK MULCH COLOR SAMPLE



SHEET INDEX

- L2.0
- L2.1
- L2.2
- L2.3
- L2.4
- L2.5
- PLANTING SCHEMATIC: COVER SHEET
- PLANTING SCHEMATIC: POOL
- PLANTING SCHEMATIC: FORMAL GARDEN
- PLANTING SCHEMATIC: ENTRY GARDEN
- PLANTING SCHEMATIC: ENTRY DRIVE
- DETAILS

CONCEPT PLANT SCHEDULE OVERALL PLAN



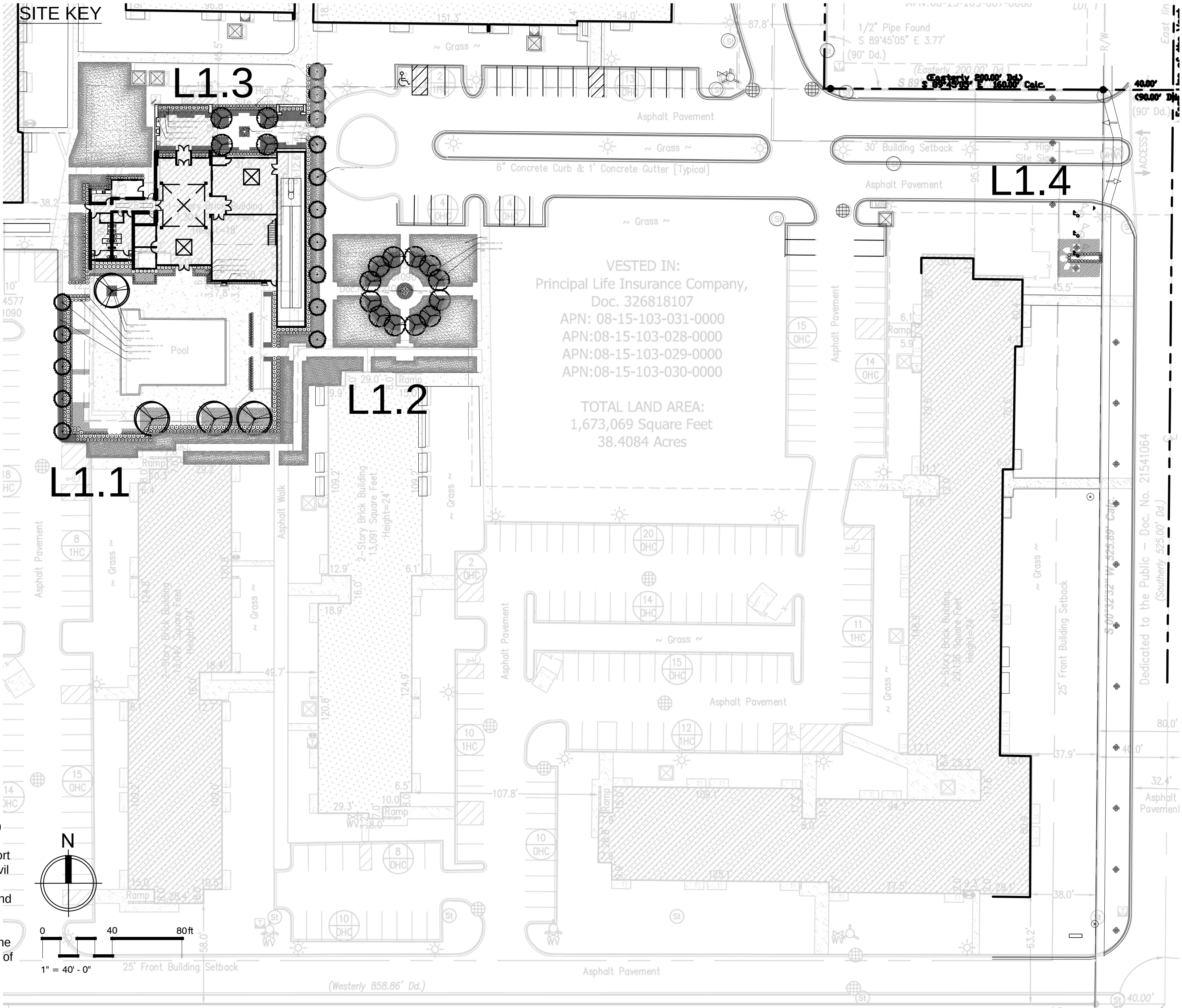
COLUMNAR ACCENT TREE	15	B&B / 2-3" CAL	10'-12" HT
DECIDUOUS SHADE TREE	4	B&B / 3-4" CAL	12'-15' HT
SMALL FLOWERING TREE	16	B&B / 2-3" CAL	10'-12" HT
HEDGE SHRUBS (3' - 4' HT)	231	15 GAL	
MEDIUM EVERGREEN SHRUB (4'-6" HT)	231	15 GAL	
MEDIUM FLOWERING SHRUBS (4'-6" HT)	23	15 GAL	
LOW EVERGREEN SHRUBS (2' - 3" HT)	25	7 GAL	
LOW HEDGE SHRUBS (2' HT)	452	7 GAL	
SCREENING SHRUBS (6'-8" HT)	10	15 GAL	
TALL CONIFER SHUB (6'-8" HT)	6	15 GAL	
GROUNDCOVER (12" HT)	1,823 sf	1 GAL @ 18" OC	
SEASONAL COLOR	112 sf	4" POT @ 18" OC	
LAWN	10,536 sf	SOD	
GROUNDCOVER (18"-24" HT)	1,332 sf	1 GAL @ 24" OC	

Soil Preparation & Fine Grading (Cont'd):

17.
18.
19.
20.
21.
22.
22.
23.
24.
25.
26.
27.
28.
29.
30.
31.
- Soil fill and backfill mix: shall contain no more than 20% clay (expandable material) and have a pH range between 6.0 - 8.0. Mix shall be free of debris, any noxious weeds and ingredients or objects that are detrimental to healthy plant growth. Import additional topsoil only as required to bring planting areas up to finish grade. See Civil Engineer's drawings.
- Soil amendments: Apply six (6) cubic yards of nitrogen stabilized wood shavings and twenty-five (25) pounds of commercial fertilizer 16-6-8 per 1,000 square feet of planting. Till into the soil a minimum of six (6) to eight (8) inches in both directions.
- Shrub and tree backfill mix: per cubic yard - 50% native soil, 25% fine bark, 25% fine sand, 2 lbs. of 6-20-20 commercial fertilizer (3 lbs. of calcium carbonate lime, 3 lbs. of dolomite lime) and 1 lb. of iron sulfate. Refer to planting details.
- Plant tablets for plant pits: shall be Agriform 20-10-5 and 21 grams or accepted substitution. Agriform is by Sierra Chemical Company. Quantities shall be:
1 tablet for 1 gallon container plants
3 tablets for 5 gallon container plants
5 tablets for 15 gallon container plants
1 tablet for each ½" of trunk diameter of specimen trees

Planting:

21.
22.
22.
23.
24.
25.
26.
27.
28.
29.
30.
31.
- All plant materials shall be subject to approval by Landscape Architect/Designer prior to installation. Unless otherwise directed, all trees to be tagged by the Landscape Architect/Designer. Contractor shall give Landscape Architect/Designer five (5) days advance notice prior to planting to allow for sufficient time for Landscape Architect/Designer to approve selected materials.
- Contractor shall provide photos of all plant material with scale reference for approval prior to delivery and installation on site.
- Plant spacing: The Contractor shall ensure "Full Coverage" at the time of installation. Full coverage is defined as shrub spacing not to exceed 6", in a triangular pattern (refer to details). Prior to installation, the Contractor must use best efforts to research available plant materials and (a) inform Landscape Architect/Designer if available plants are not large enough to achieve full coverage, and (b) adjust container size and quantities accordingly, based upon the current height and width of nursery plant specimens.
- Plant material shall not be root bound. Five (5) gallon plants and larger shall have been grown in containers for a minimum of six (6) months and a maximum of two (2) years. Plant materials shall exhibit healthy growth and be free of diseases and pests.
- Provide matching forms and sizes for all palms. Only a one (1) foot variance from specified size will be permitted.
- Provide linear (not circular) root barriers for all trees within five (5) feet of paving. Contractor to install per manufacturer's instructions.
- Plant pits shall be twice the size of the rootball or designated nursery container. All nursery stakes are to be removed from vines, and vine branches are to be arranged on designated vine supports.
- Groundcover shall be planted in a triangular-spaced pattern. Refer to planting details.
- All trees shall be double staked and tied using ZipIt Tree Ties (or approved equal), unless otherwise directed.
- Do not prune newly planted trees unless directed by the Landscape Architect/Designer.
- The Contractor shall apply a consistent layer of mulch to all planting areas, no less than 2" in thickness. Mulch shall be pulled back 3" from the base of shrubs and tree crowns. Mulch shall be 1/2" to 1" size bark pieces, brown color, not black or red.



Guarantee & Maintenance Period:

1.
2.
3.
4.
- Contractor shall maintain all plantings for a period of ninety (90) days after completion and acceptance by Landscape Architect/Designer. All areas shall be kept clean, watered and weed-free. The maintenance period shall include the following scope of work:
A. Daily watering of all plant material as required to maintain & establish plant health.
B. Weekly mowing of all turf areas.
C. Weeding and removal of all weeds from ground cover areas.
D. Replacement of any dead, dying, or damaged trees, shrubs, or ground covers.
E. Filling and replanting of any low areas which may cause standing water.
F. Filling of depleted mulch areas.
G. Adjusting of sprinkler heads and watering pattern.
H. Filling and recompaction of eroded areas.
I. Weekly removal of all trash, litter, clippings, and all foreign debris.
J. At 30 days after planting, ammonium sulfate shall be applied to lawn areas at the rate of 5 lbs. per 1,000 square feet.
K. At 60 days after planting and prior to the end of the maintenance period, apply Best Fertilizer Company 16-6-8 (or equal) at the rate of 6 lbs. per 1,000 square feet of lawn areas and planting areas.
- Prior to end of maintenance period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of maintenance period. Owner shall be responsible for arrangements for future maintenance after maintenance period and final walk through.
- The Contractor shall guarantee all plant material in terms of vigorous growth and health for the following time periods: ground covers shall be guaranteed for a period of sixty (60) day, shrubs shall be guaranteed for a period of ninety (90) days, and trees shall be guaranteed to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified maintenance period and final acceptance.
- The Contractor has fifteen (15) days from the time of written notification by the Landscape Architect/Designer to remove and replace all guaranteed plant materials at no additional cost to the owner. The Landscape Architect/Designer shall be the sole judge of the plant material condition. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed from the time of replacement as specified for the original material guarantee.

JRK - LANDSCAPE CONTRACTOR BID NOTES:

The landscape contractor to include the following information in their bid:

1.
2.
3.
4.
5.
6.
7.
8.
- Reference the date of the plans used to prepare the bid
- Separate bids per sheet or specified areas.
- Specify whether or not costs include labor
- Provide demolition costs
- Provide tree re-location costs (if not included in demo costs)
- Provide quantities and cost per item/unit:
a. Each plant species by size
b. Linear feet of header material
c. Square footage of area to receive 6" of new topsoil for planting area (or amount of cubic yards)
d. Square footage of area to receive 4" topsoil for lawn (or amount of cubic yards)
e. Square footage of area to receive 2" mulch cover (or amount of cubic yards)
f. Linear feet of new irrigation lateral lines
g. Additional irrigation heads, valves, equipment, etc.
h. Tree staking materials (e.g. 2 stakes per tree)
i. Square footage of decomposed granite walkway (include base rock and stabilizer)
j. Square footage of any other hardscape (gravel, flagstone pavers, etc.)
- Separate bid per area/sheet
- Plant allowance to be clearly indicated and separated out

JRK - PLANTING NOTES:

1.
2.
3.
4.
5.
6.
7.
- Seasonal color shall be planted in the following order: yellow, red, and blue. Yellow at foreground.
- Rows of seasonal color shall not be less than four plants wide or minimum 18" wide, where possible.
- Contractor to confirm seasonal color plant selections are approved by JRK prior to purchase and installation.
- Planting around signage shall not block lettering.
- Mulch shall be 1/2" to 1" size bark pieces; brown color, not black or red.
- Plant substitutions to be approved by Landscape Designer prior to installation.
- Plant Spacing: Contractor to ensure "Full Coverage" at install (See Plant Spacing and Coverage Details). Prior to installation, Contractor must use best efforts to research available plant materials and (a) inform Landscape Designer if available plants are not large enough to achieve Full Coverage, and (b) adjust container size and quantities accordingly, based upon the height and width of plants.

NOT FOR CONSTRUCTION

SAMMY CASTRO DESIGN

TANGLEWOOD

2134 South Goebbert Rd.

Arlington Heights, IL 60005

847-543-1160

6363 Wilshire Blvd. #200 Los Angeles CA 90048

o. 310.573.8645 | f. 310.575.8673 | www.dezue.com

L2.0

Project Start Date: September 3, 2014
ISSUE DATE:
09.15.2014 PRICING SET
11.07.2014 PRICING SET
11.10.2014 ENTRY SIGN REVISION
11.10.2014 PRICING SET REVISION

Scale:

Issue Date:

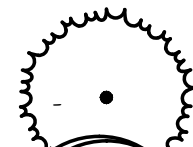
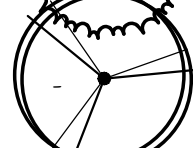
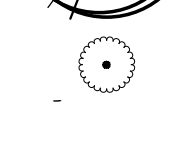
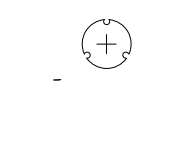
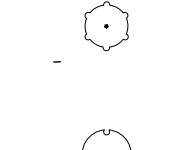
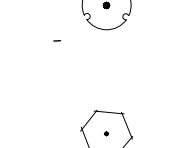
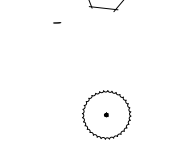
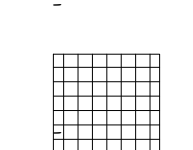
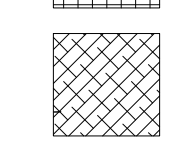
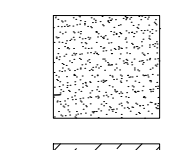
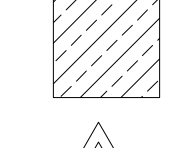
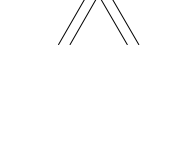
11.10.2014

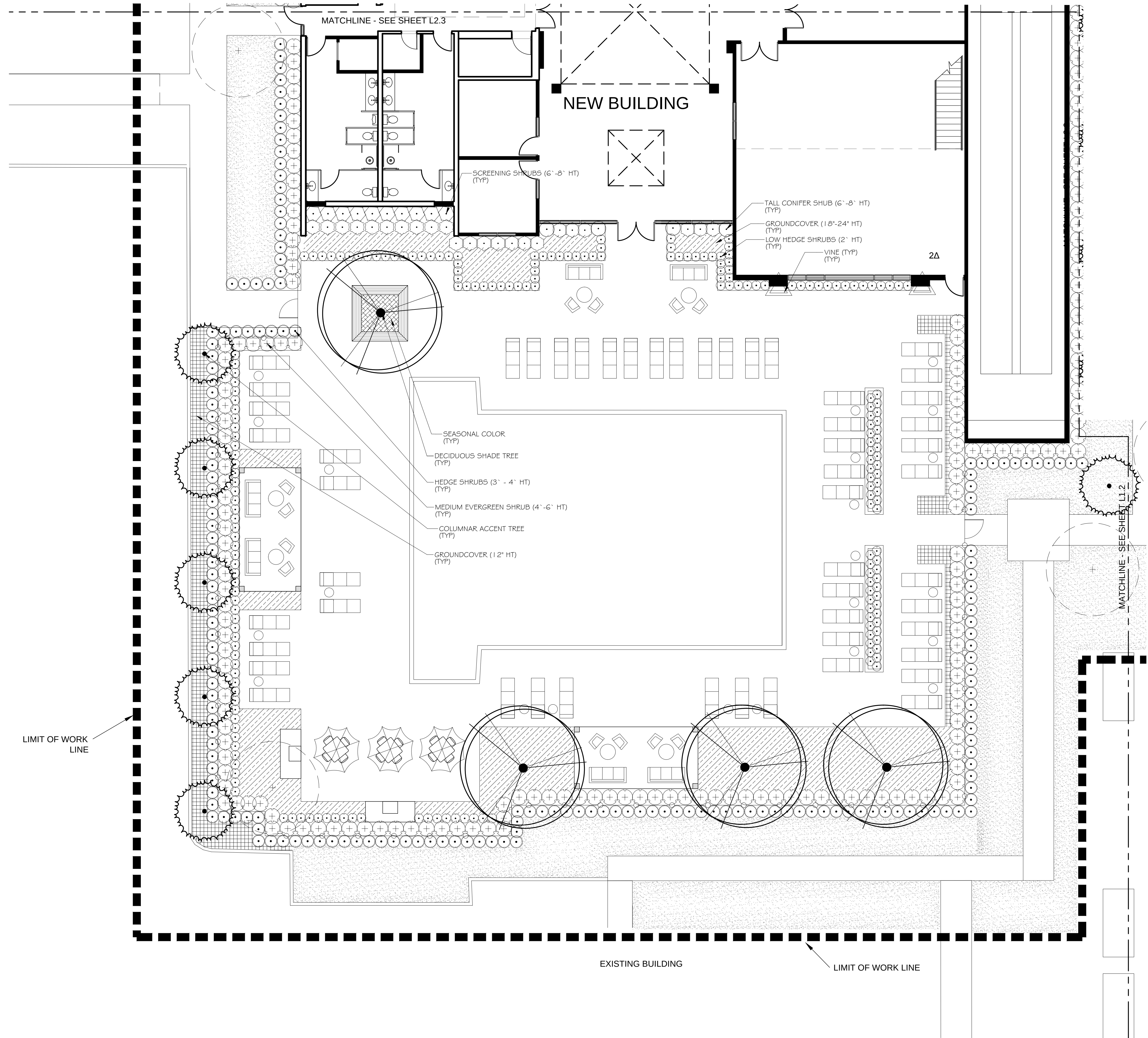
Sheet Title:

COVER SHEET

Sheet Number:

CONCEPT_PLANT_SCHEDULE_POOL_AREA

	COLUMNAR ACCENT TREE	6	B&B / 2-3" GAL
	DECIDUOUS SHADE TREE	4	B&B / 3-4" GAL
	HEDGE SHRUBS (3' - 4' HT)	178	15 GAL
	MEDIUM EVERGREEN SHRUB (4' - 6' HT)	172	15 GAL
	MEDIUM FLOWERING SHRUBS (4' - 6' HT)	23	15 GAL
	LOW HEDGE SHRUBS (2' HT)	205	1 GAL
	SCREENING SHRUBS (6' - 8' HT)	10	15 GAL
	TALL CONIFER SHUB (6' - 8' HT)	4	15 GAL
	GROUNDCOVER (12" HT)	345 sf	1 GAL @ 18" OC
	SEASONAL COLOR	36 sf	4" POT @ 18" OC
	LAWN	3,564 sf	SOD
	GROUNDCOVER (18"-24" HT)	981 sf	1 GAL @ 24" OC
	VINE	2	15 GAL



NOT FOR CONSTRUCTION

SAMMY CASTRO DESIGN

6363 Wilshire Blvd. #200 Los Angeles CA 90048
o. 310.573.8645 | f. 310.575.8673 | www.dezue.com

TANGLEWOOD

2134 South Goebbert Rd.
Arlington Heights, IL 60005
847-543-1160

Project Start Date: September 3, 2014
ISSUE DATE:
09.15.2014 PRICING SET
11.07.2014 PRICING SET
11.10.2014 ENTRY SIGN REVISION
11.10.2014 PRICING SET REVISION 2A

Scale:

0 8 16ft

1/8" = 1' - 0"

Issue Date:

11.10.2014

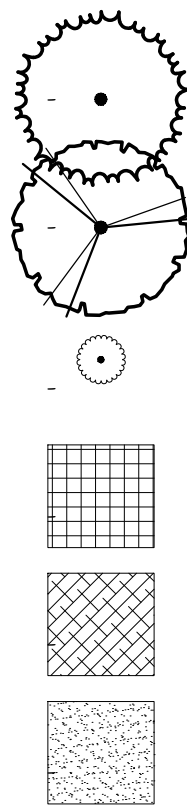
Sheet Title:

PLANTING SCHEMATIC:
POOL AREA

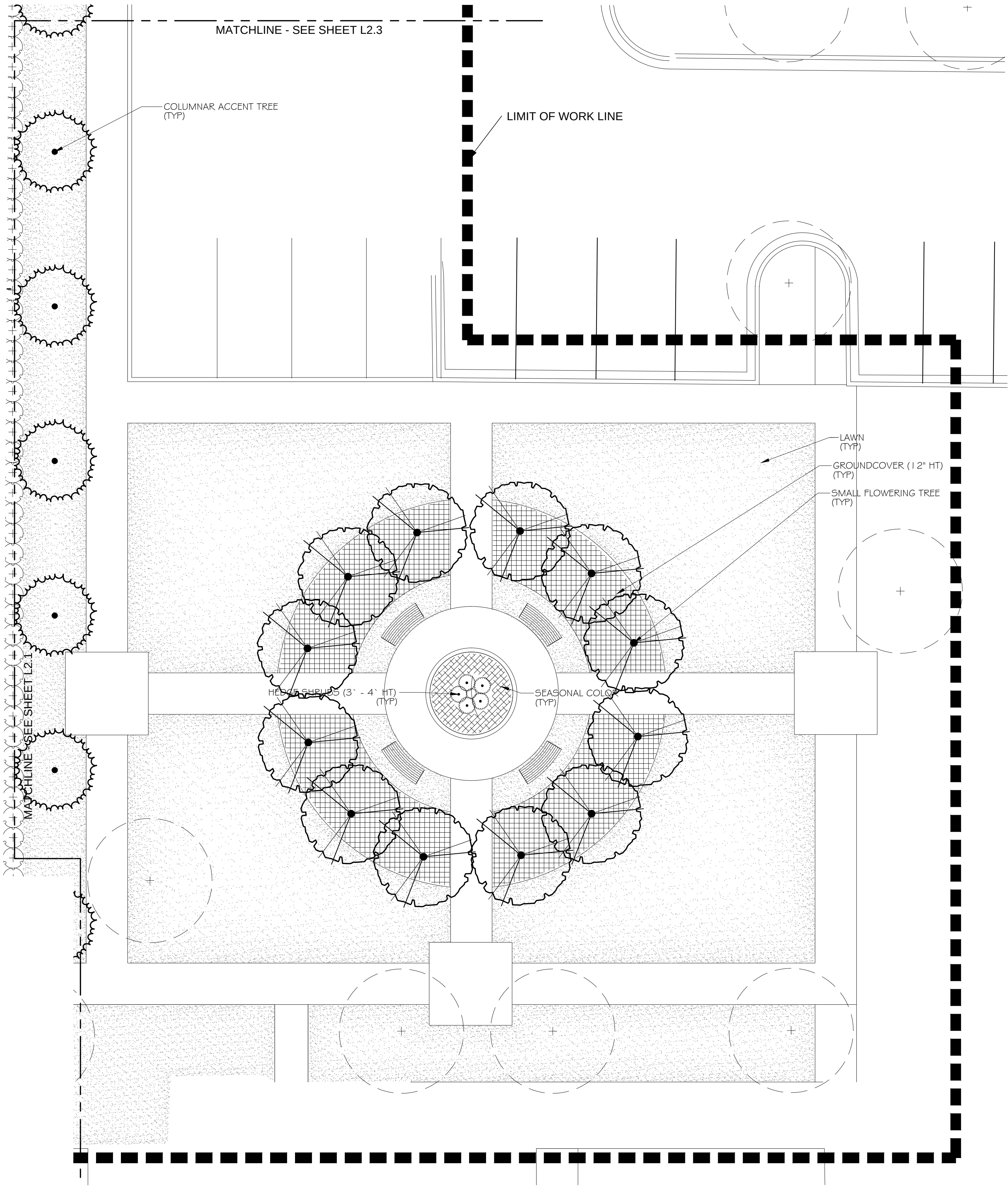
Sheet Number:

L2.1

CONCEPT_PLANT_SCHEDULE_FORMAL_GARDEN



COLUMNAR ACCENT TREE	5	B4B / 2-3" CAL	10'-12' HT
SMALL FLOWERING TREE	12	B4B / 2-3" CAL	10'-12' HT
HEDGE SHRUBS (3' - 4' HT)	5	15 GAL	
GROUNDCOVER (12" HT)	868 sf	1 GAL @ 18" O.C.	
SEASONAL COLOR	53 sf	4" POT @ 6" O.C.	
LAWN	4,116 sf	SOD	



NOT FOR CONSTRUCTION

TANGLEWOOD

6363 Wilshire Blvd., #200 Los Angeles CA 90048

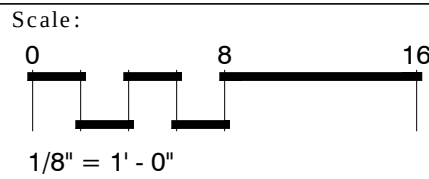
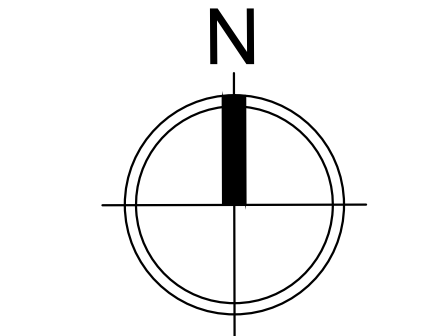
2134 South Goebbert Rd. Arlington Heights, IL 60005

o. 310.573.8645 | f. 310.575.8673 | www.dezue.com

847-543-1160

SAMMY CASTRO DESIGN

Project Start Date: September 3, 2014
ISSUE DATE:
09.15.2014 PRICING SET
11.07.2014 PRICING SET
11.10.2014 ENTRY SIGN REVISION
11.10.2014 PRICING SET REVISION



Issue Date:

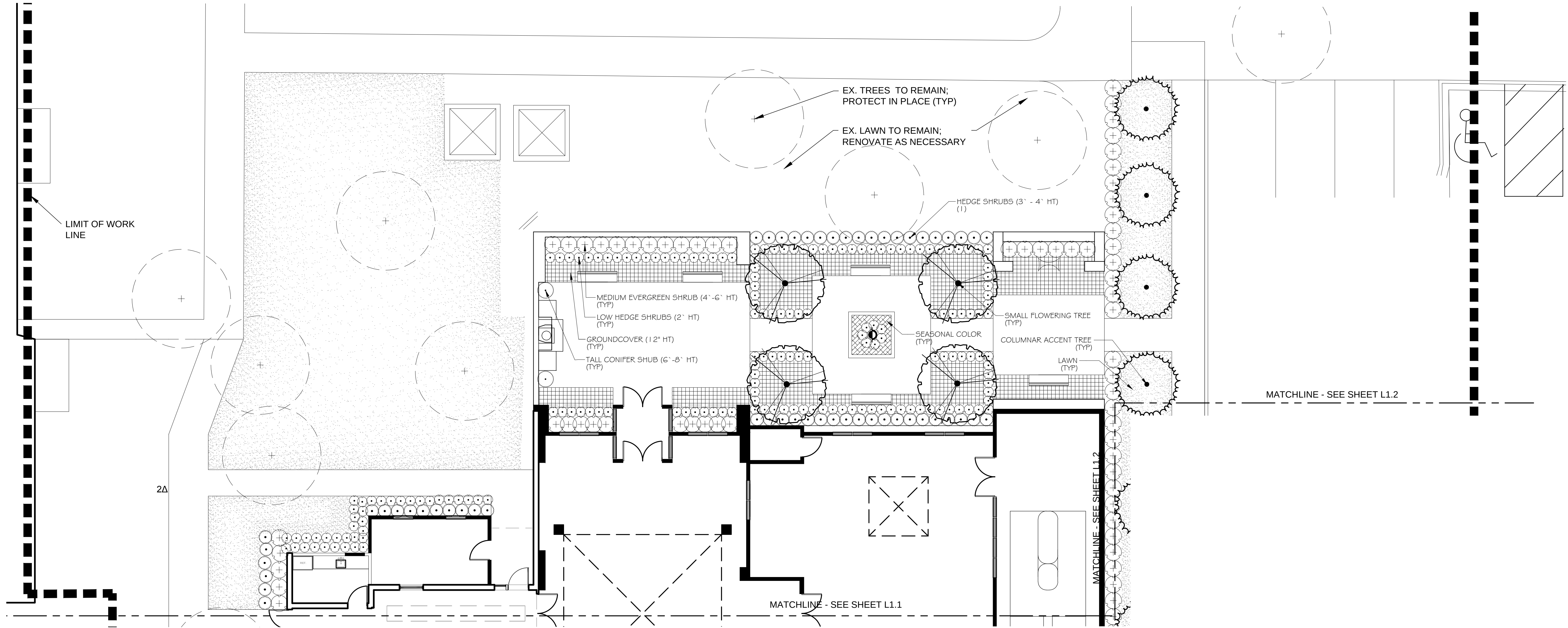
11.10.2014

Sheet Title:

PLANTING SCHEMATIC:
FORMAL GARDEN

Sheet Number:

L2.2



CONCEPT_PLANT_SCHEDULE_ENTRY_GARDEN

	COLUMNAR ACCENT TREE	4	B&B / 2-3" CAL	10'-12" HT
	SMALL FLOWERING TREE	4	B&B / 3-4" CAL	12'-15' HT
	HEDGE SHRUBS (3' - 4" HT)	53	15 GAL	
	MEDIUM EVERGREEN SHRUB (4'-6" HT)	63	15 GAL	
	LOW HEDGE SHRUBS (2' HT)	180	7 GAL	
	TALL CONIFER SHUB (6' -8" HT)	2	15 GAL	
	GROUNDCOVER (12" HT)	611 sf	1 GAL @ 18" OC	
	SEASONAL COLOR	23 sf	4" POT @ 18" OC	
	LAWN	2,856 sf	SOD	

NOT FOR CONSTRUCTION

TANGLEWOOD

2134 South Goebbert Rd.
Arlington Heights, IL 60005

847-543-1160

SAMMY CASTRO DESIGN

6363 Wilshire Blvd. #200 Los Angeles CA 90048
o. 310.573.8645 | f. 310.575.8673 | www.dezue.com

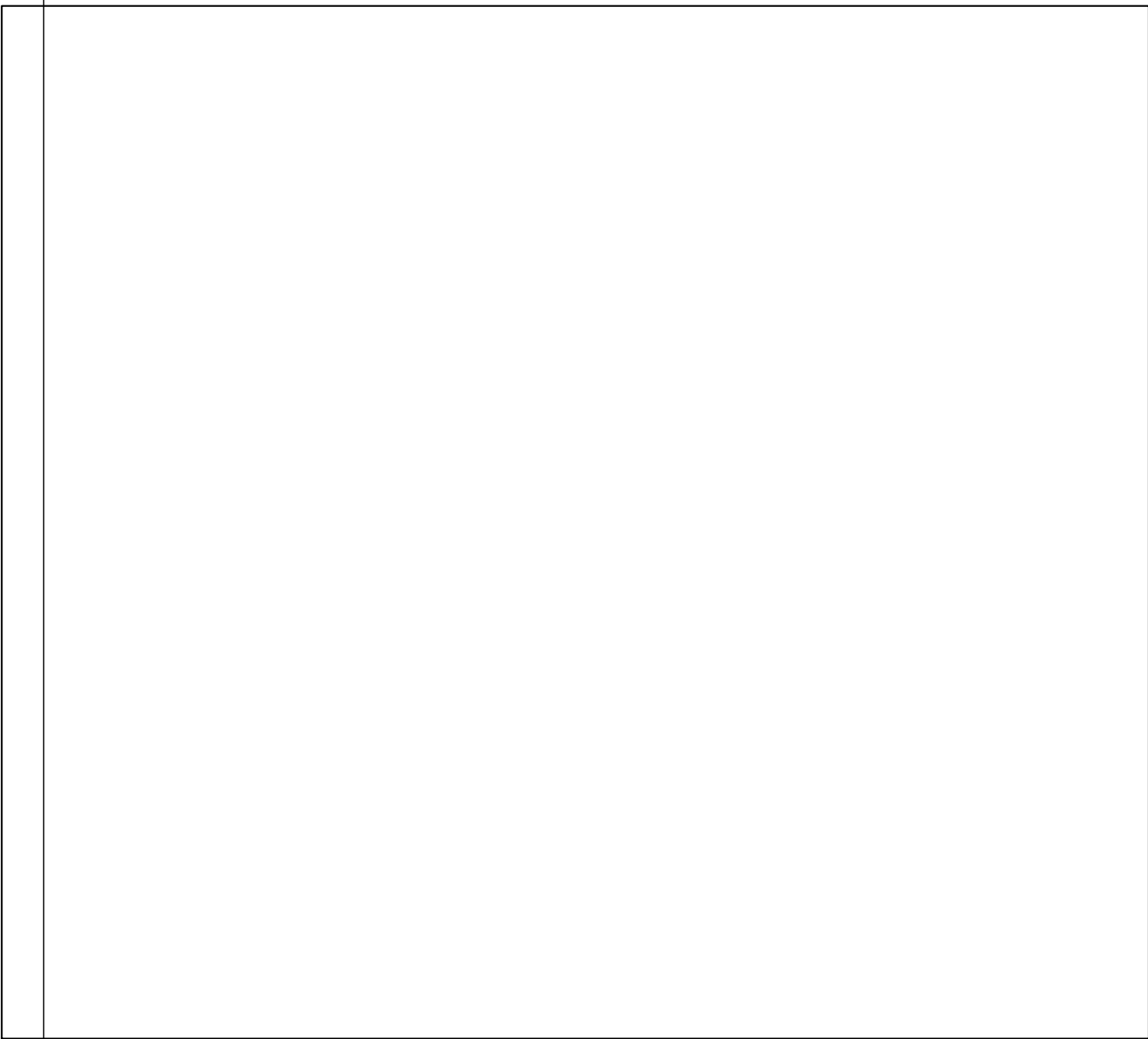
Project Start Date: September 3, 2014
ISSUE DATE:
09.15.2014 PRICING SET
11.07.2014 PRICING SET
11.10.2014 ENTRY SIGN REVISION
11.10.2014 PRICING SET REVISION 2A

Scale:
0 8 16
1/8" = 1' - 0"
ft

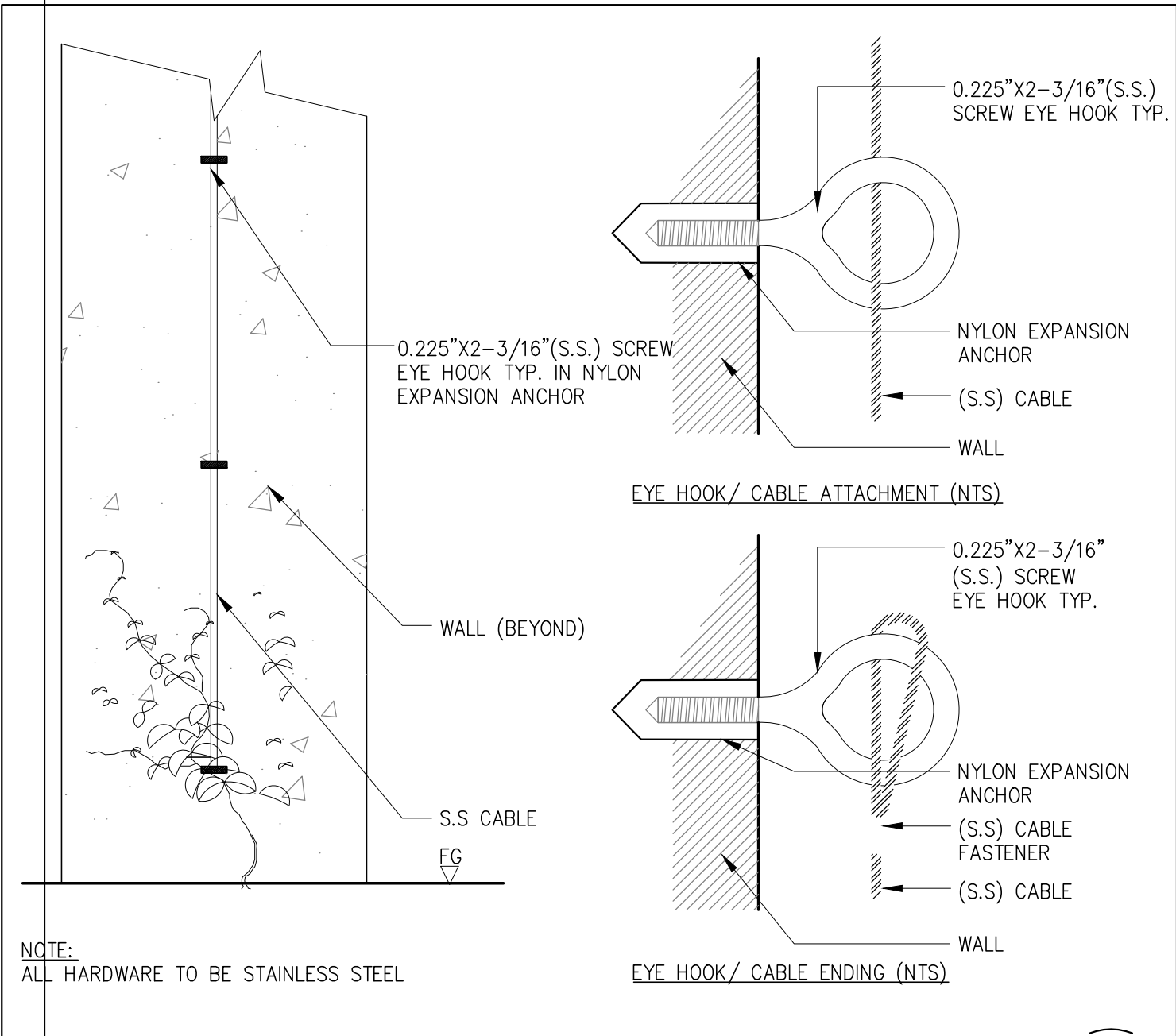
Issue Date:
11.10.2014

Sheet Title:
PLANTING SCHEMATIC:
ENTRY GARDEN

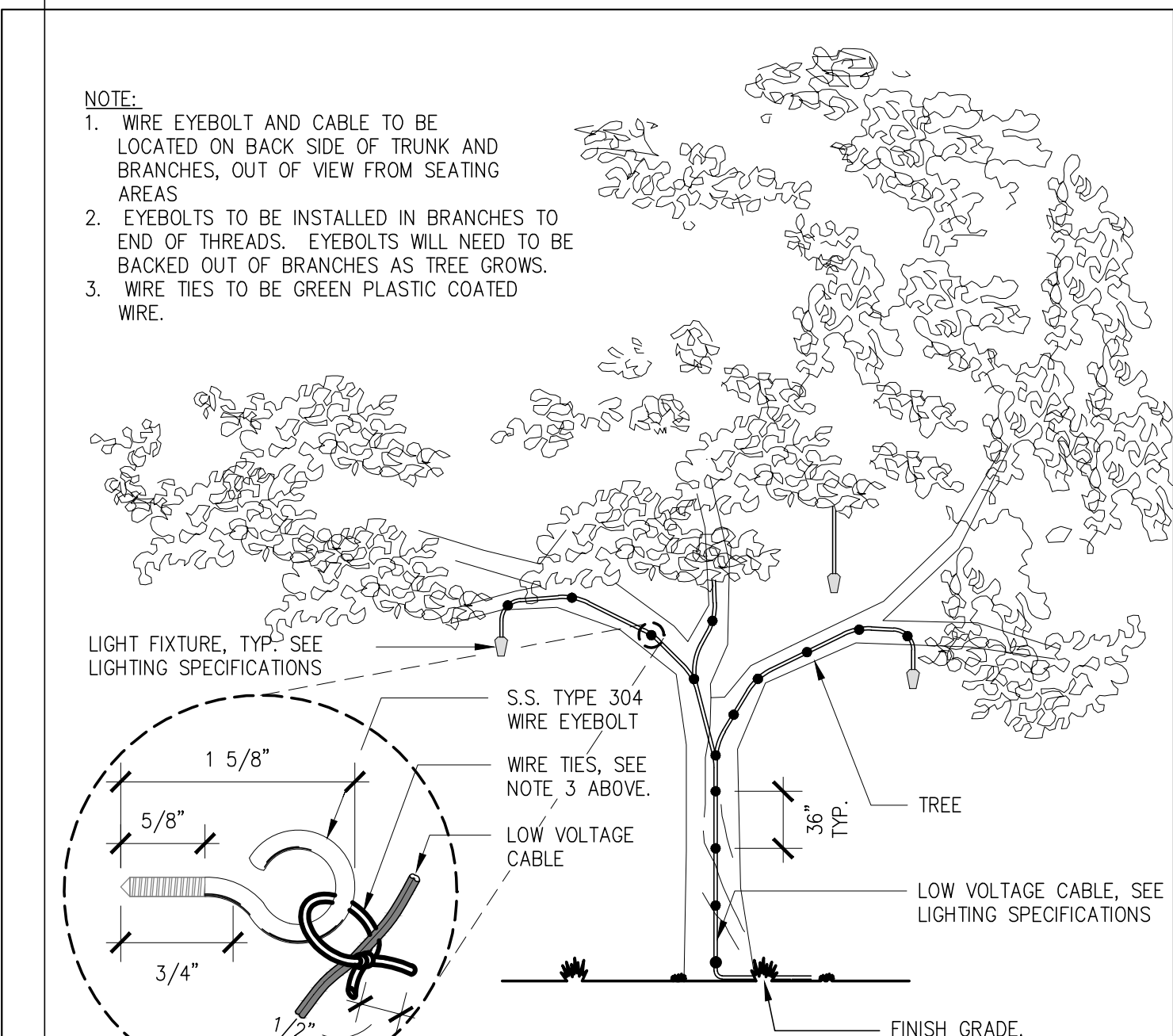
Sheet Number:



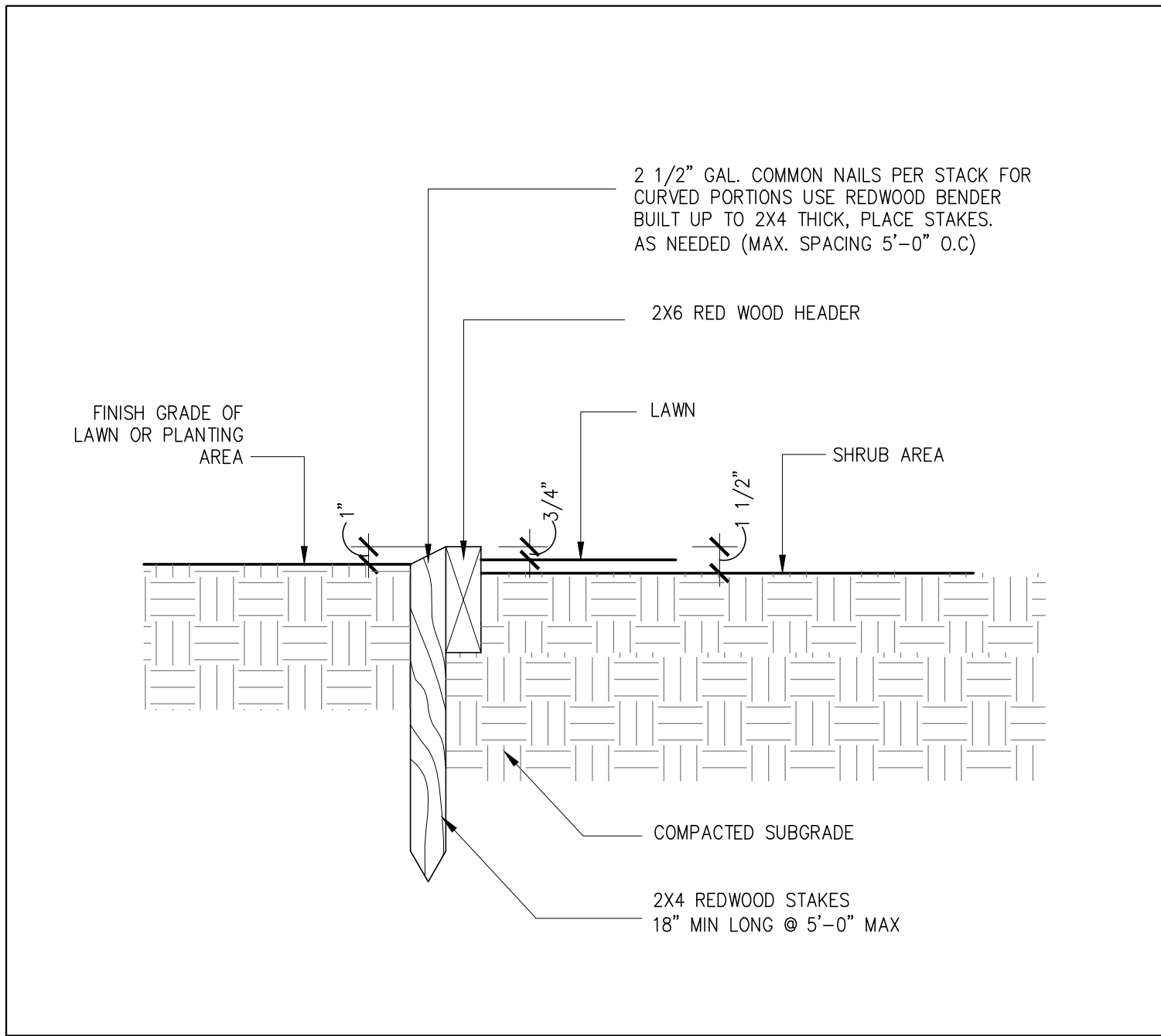
J XXX
SCALE: NTS



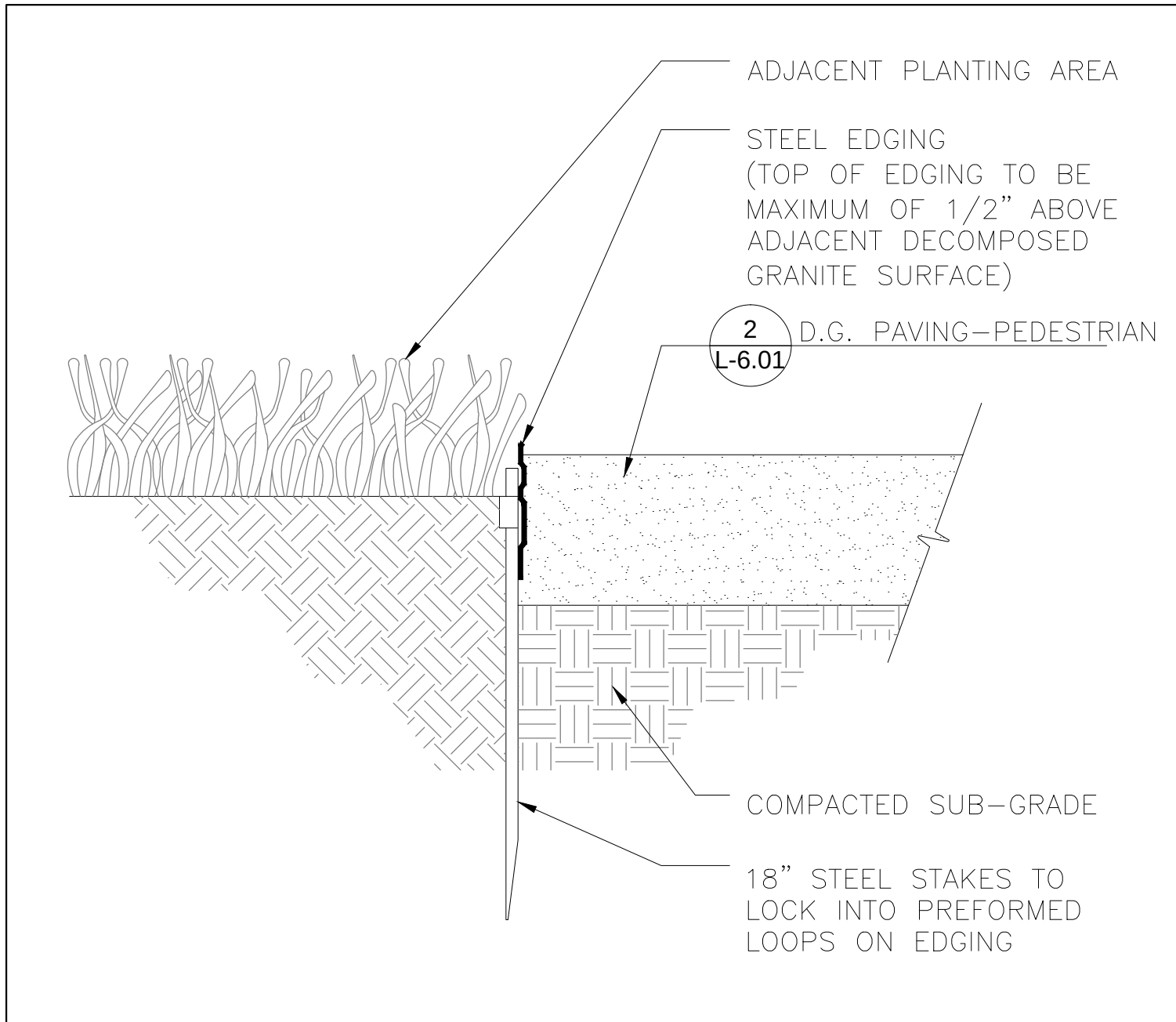
K VINE ATTACHMENT
SCALE: NTS



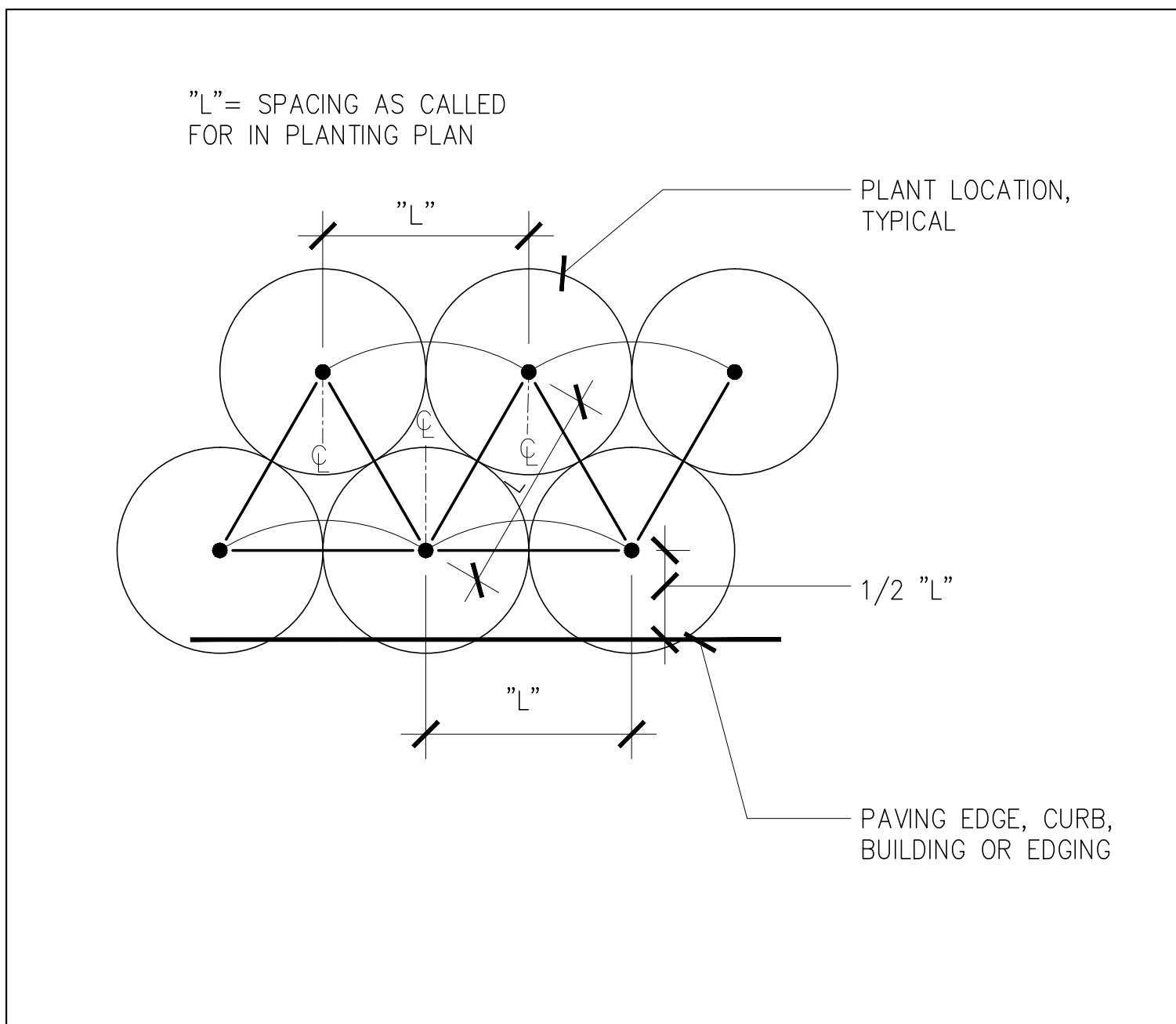
L TREE LIGHTING
SCALE: NTS



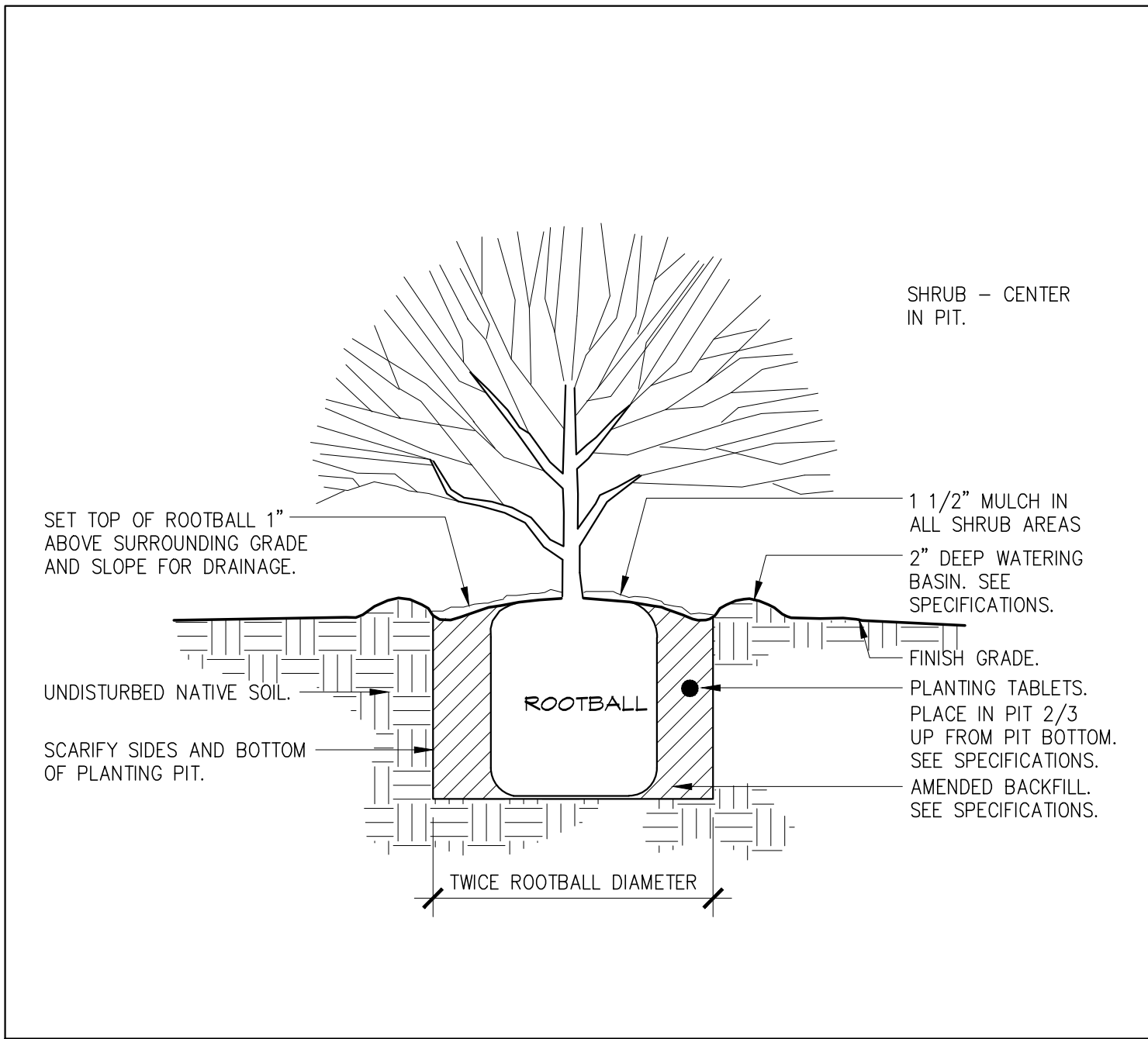
G REDWOOD HEADER
SCALE: NTS



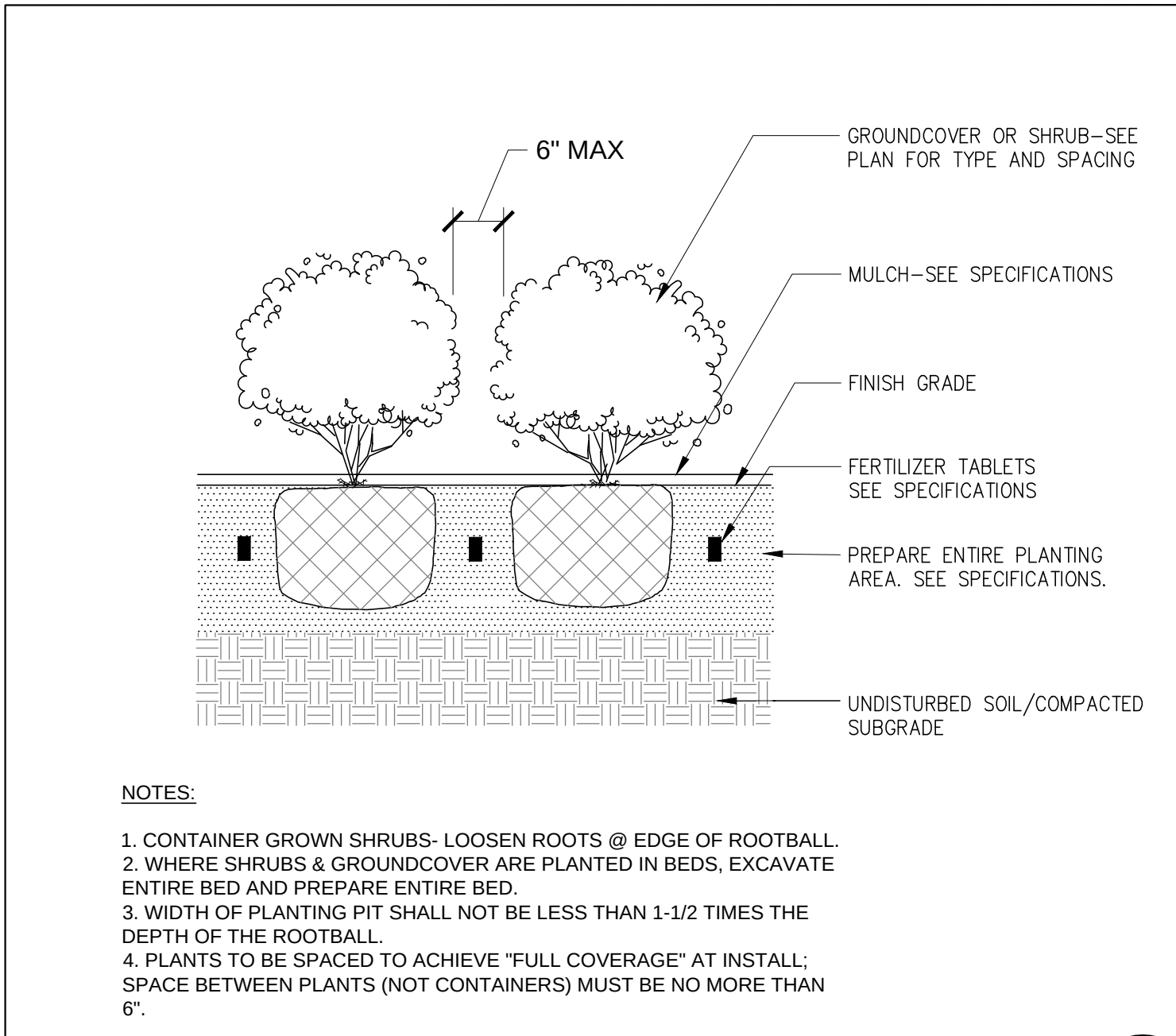
H STEEL HEADER - D.G. AT PLANTING EDGE
SCALE: NTS



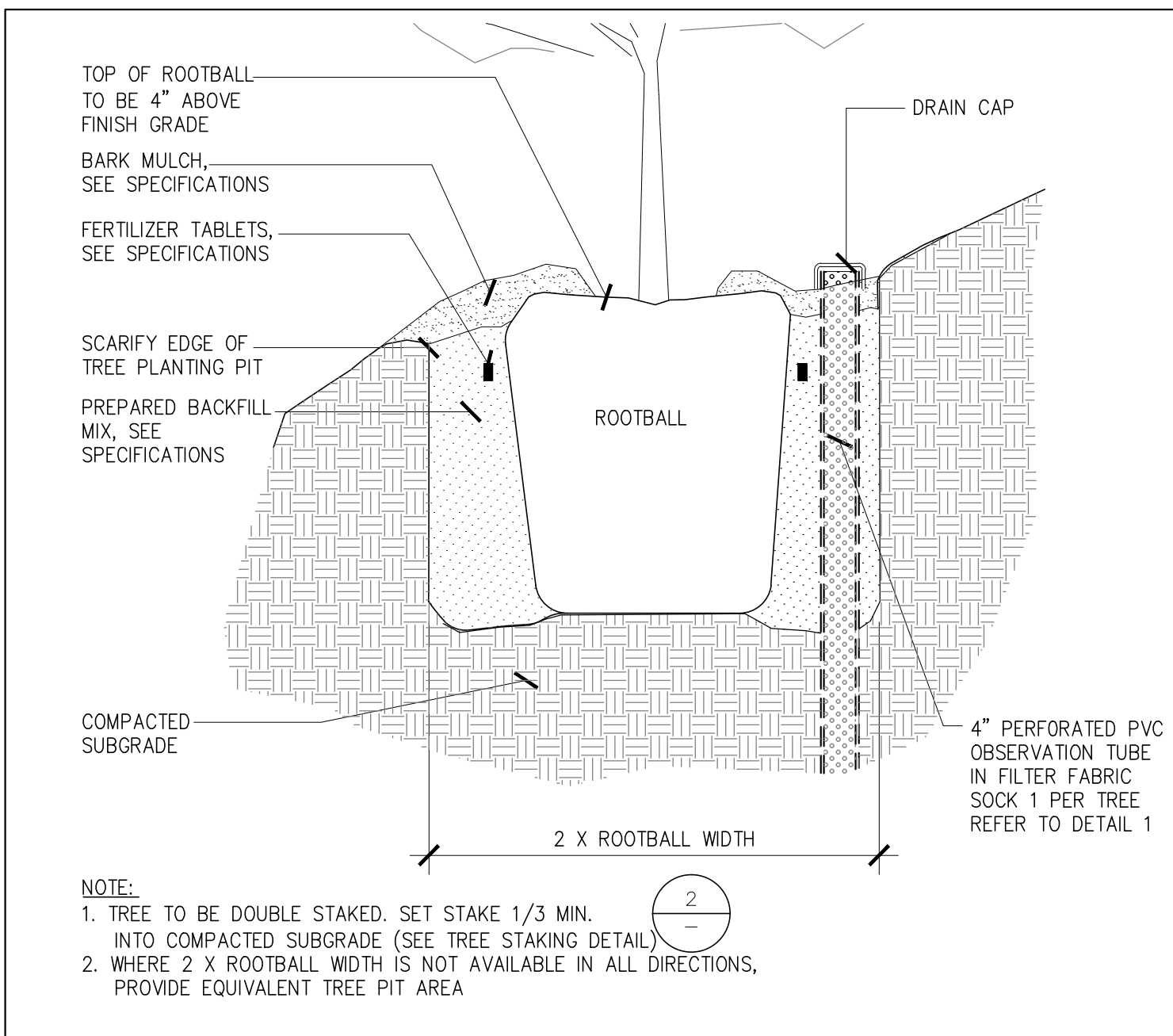
I TRI ANGULAR SPACING - SHRUBS / GROUNDCOVER
SCALE: NTS



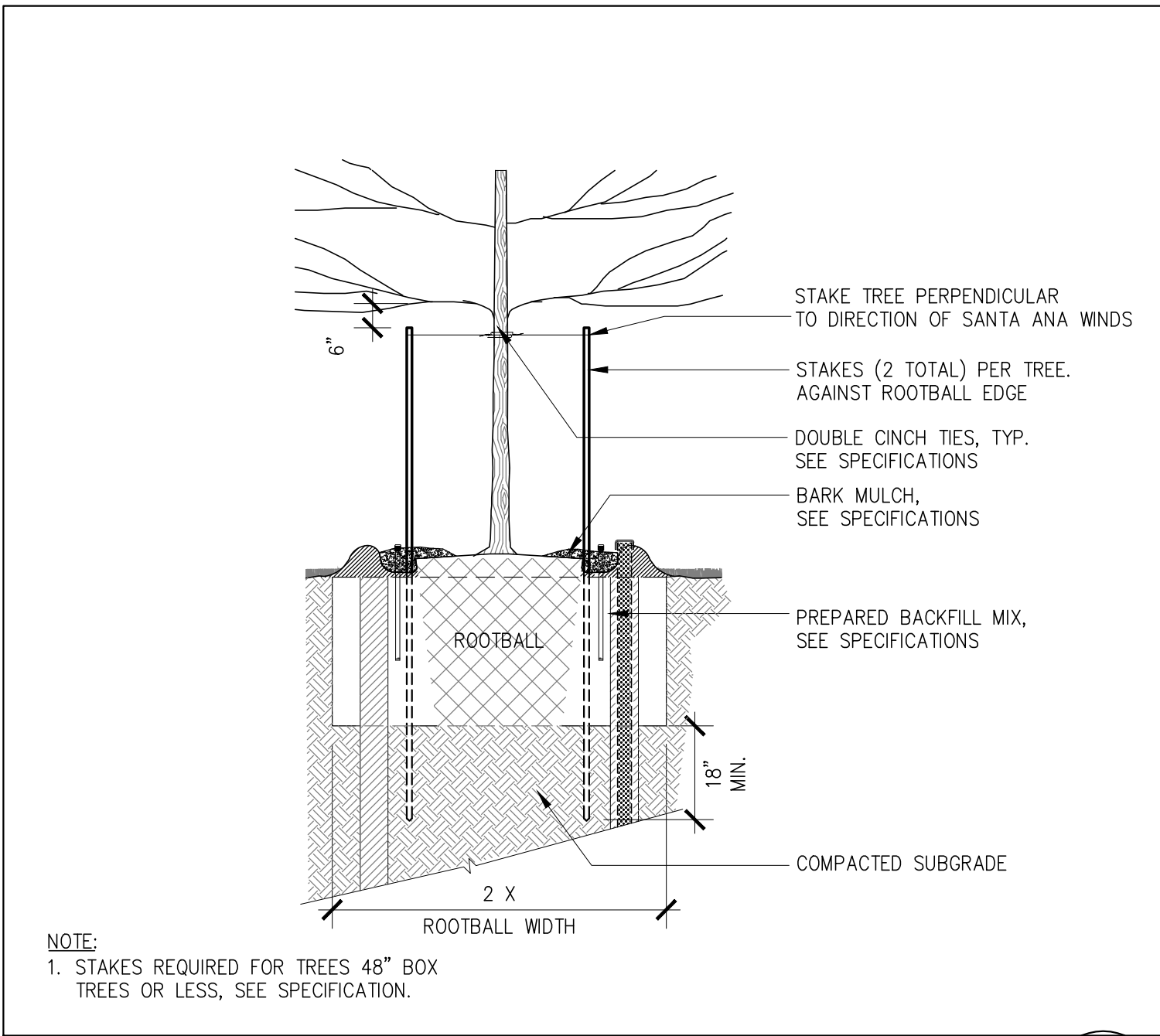
D SHRUB / GROUNDCOVER PLANTING
SCALE: NTS



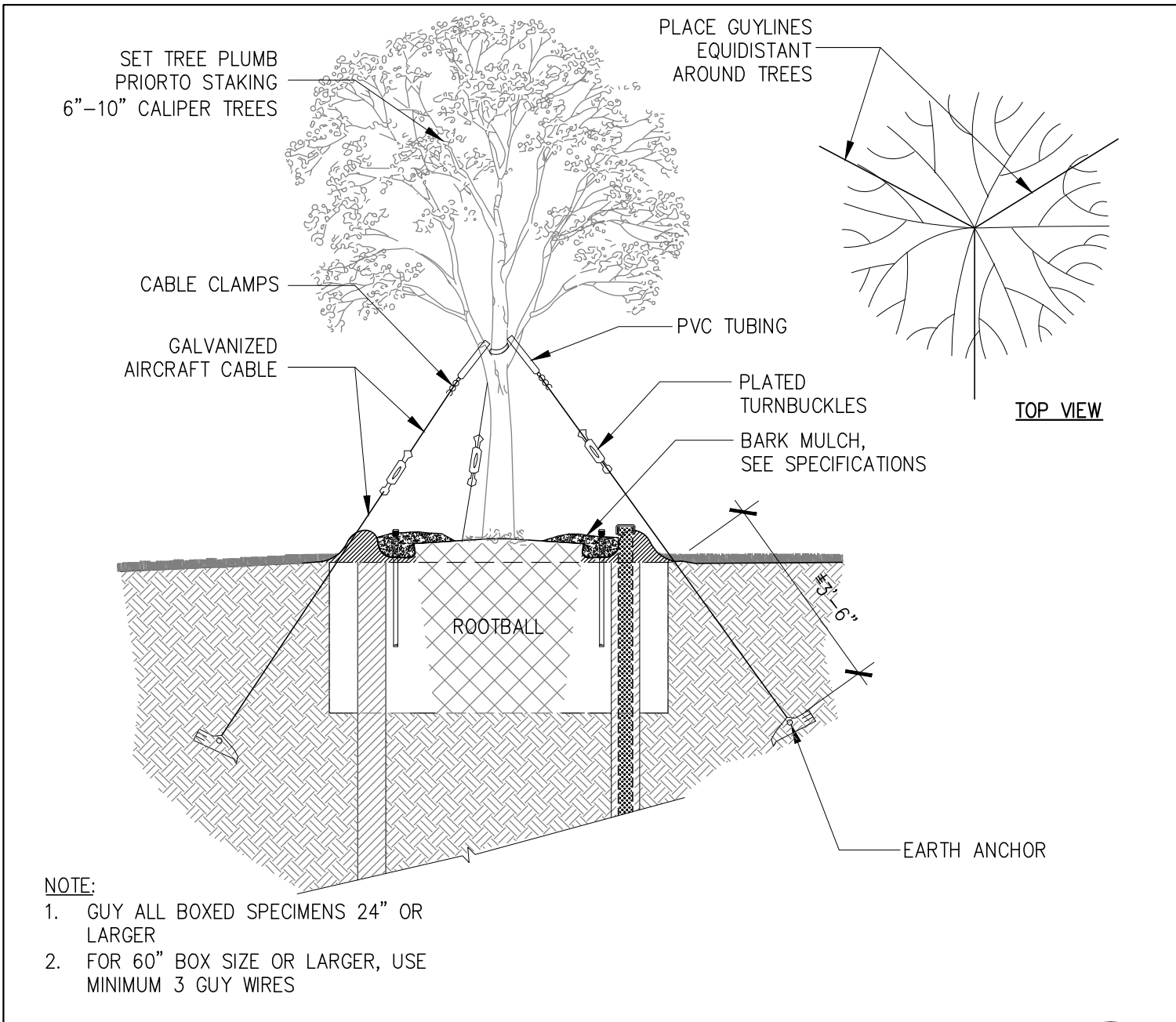
E SHRUB PLANTING
SCALE: NTS



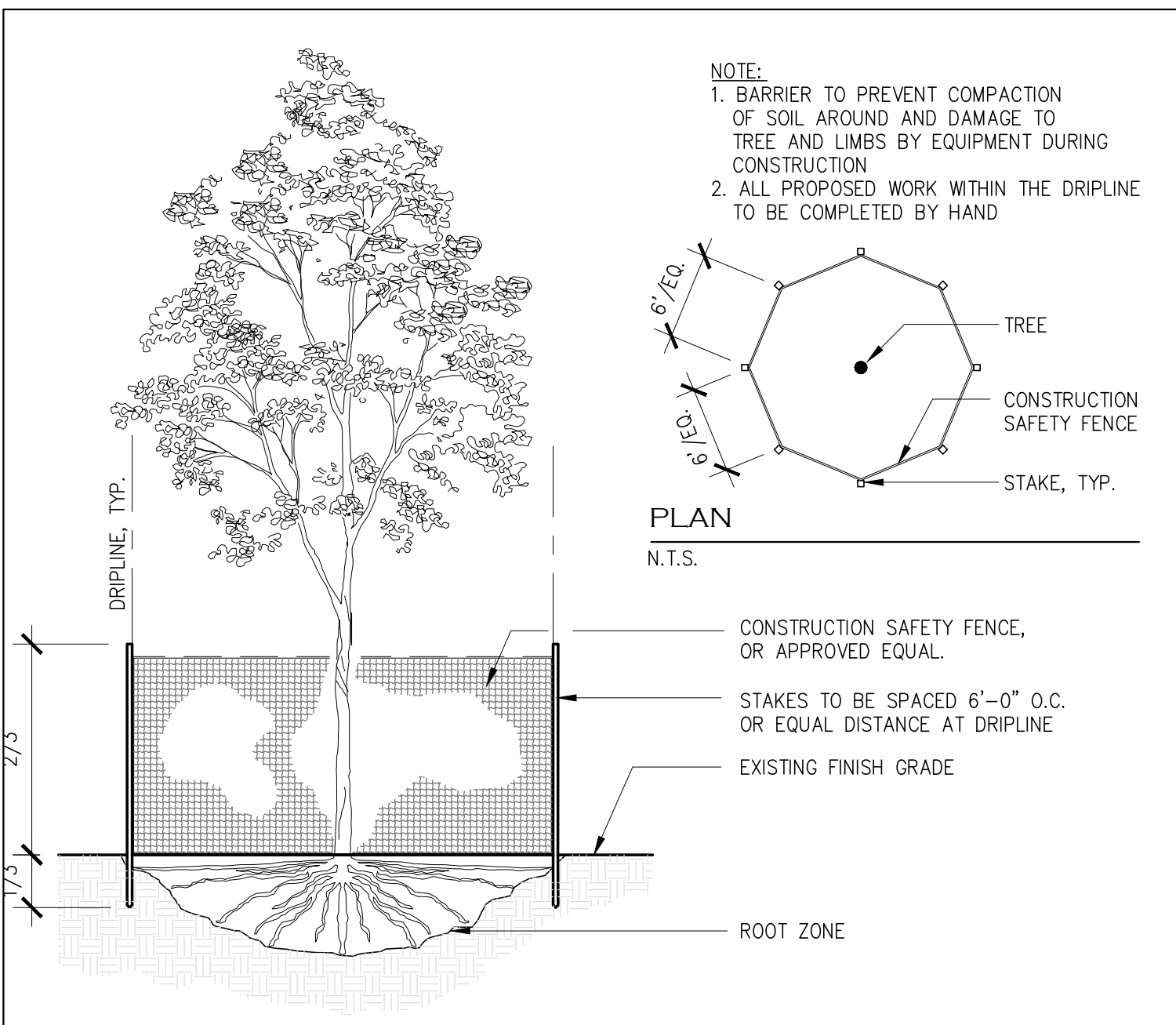
F TREE / SHRUB PLANTING ON SLOPE
SCALE: NTS



A TREE PLANTING / STAKING
SCALE: NTS



B SPECIMEN TREE PLANTING / GUYING
SCALE: NTS



C TREE PROTECTION
SCALE: NTS

Project Start Date: September 3, 2014
ISSUE DATE:
09.15.2014 PRICING SET
11.07.2014 PRICING SET
11.10.2014 ENTRY SIGN REVISION
11.10.2014 PRICING SET REVISION

Scale:

Issue Date:
11.10.2014

Sheet Title:
PLANTING DETAILS

Sheet Number:

L2.5



Item: DC#15-053 - Tanglewood Apartments - 2134 S. Goebbert Rd. - Entry Sign

Department: Planning & Community Development

REQUESTED ACTION

Approval of the proposed architectural design for a new ground sign and corresponding landscaping.

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed entry sign and landscape design for Tanglewood Apartments located at 2134 S. Goebbert Road. This recommendation is subject to compliance with the plans received 5/14/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Tanglewood Apartments, Entry Sign
Project Address: 2134 S. Goebbert Rd.
Prepared By: Steve Hautzinger

Date Prepared: May 19, 2015

PETITIONER INFORMATION:

DC Number: 15-053
Petitioner Name: Pamela Lohman
Petitioner Address: Chicagoland Signs
1020 W. Fullerton Ave., Suite B
Addison, IL 60101
Meeting Date: May 26, 2015

Requested Action(s):

1. Approval of the proposed architectural design for a new ground sign and corresponding landscaping.

ANALYSIS

Summary:

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

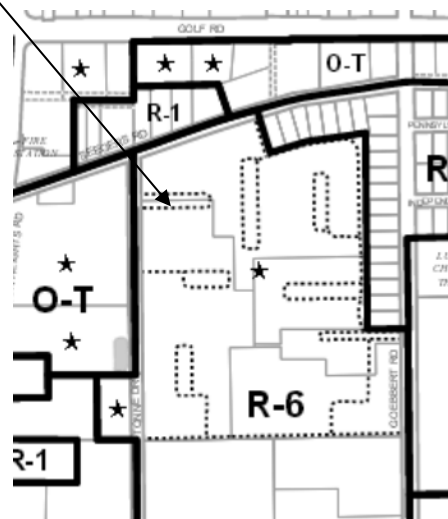
Tanglewood Apartments is an existing residential apartment community with twenty-one (21) two-story apartment buildings and a total of 837 apartment units. The apartment community is under new ownership, and numerous improvements to the property are proposed including: an exterior makeover for all (21) apartment buildings, a renovated and expanded clubhouse facility, interior corridor and apartment unit improvements, new entry signage, and some areas of new landscaping. In regards to the proposed new entry signage, the petitioner is proposing to replace the existing ground sign at the main entry from Goebbert Road with a new ground sign and landscaping bed.

Site:



Aerial View of Subject Site

Subject Property



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	R-6, Multiple Family Dwelling District	Tanglewood Apartments	Moderate Density Multi-Family
North	R-3, One Family Dwelling District R-1, One Family Dwelling District	Single Family Residences Single Family Residences	Single Family Detached Offices
East	R-3, One Family Dwelling District R-1, One Family Dwelling District	Single Family Residences Forest View Educational	Single Family Detached Forest View Educational
South	R-6, Multiple Family Dwelling District	Apartments	Moderate Density Multi-Family
West	O-T, Office Transitional B-3, General Service, Wholesale and Motor Vehicle District (B-3)	Office Vacant (formerly Wellington Banquets)	Offices Commercial

Sign and Landscaping Design:

Chapter 30 Sign Code allows for permanent ornamental signs at one point of ingress to a residential development from each adjacent street, with one sign on each side of the point of ingress being allowed. Such signs shall be no more than 25 sf in area and six feet in height. There is no setback requirement for signs under 6 feet in height.

The proposed new ground sign is 25 sf in area and 5.5 feet in height, thereby complying with code. The proposed sign will be placed in a new landscape bed surrounded by a sloping, stone veneer planter wall. The planting bed will include two large 5 foot diameter concrete planter bowls as well as three large stone pillars, with the tallest pillar being approximately 13 feet tall. The tall stone pillars are an unusual landscape feature which could be considered to be sculptural art instead of landscaping. In the past, the Design Commission has reviewed requests for public art, so the Design Commission is being requested to review the proposed sign and landscaping design for appropriateness in this location.

If the stone pillars are determined to be too bold, then one suggestion could be to replace them with slender, upright, columnar evergreen shrubs to achieve a similar effect, but in a more subtle manner.

In addition to the proposed new entry sign, there are four other existing ground signs at other driveways around the site which have been approved for a name change refacing from "Tanglewood Apartments" to "The Residences of Arlington Heights".

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed entry sign and landscape design for *Tanglewood Apartments* located at 2134 S. Goebbert Road. This recommendation is subject to compliance with the plans received 5/14/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the 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.

_____, May 19, 2015

Steve Hautzinger, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-053

AS BUILT &
DRAFTING SERVICES

Tel./Fax: (978) 342-7070
 e-mail: (978) 399-4577
 e-Mail: info@nationalbulletin.com

NABS JOB #
JRK-001

WORK-PROJECT #
TBD.

JRK PROPERTY HOLDING
TANGI EWOOD APARTMENTS

2134 S. GOEBBERT RD.

ARLINGTON HEIGHTS, IL 60005

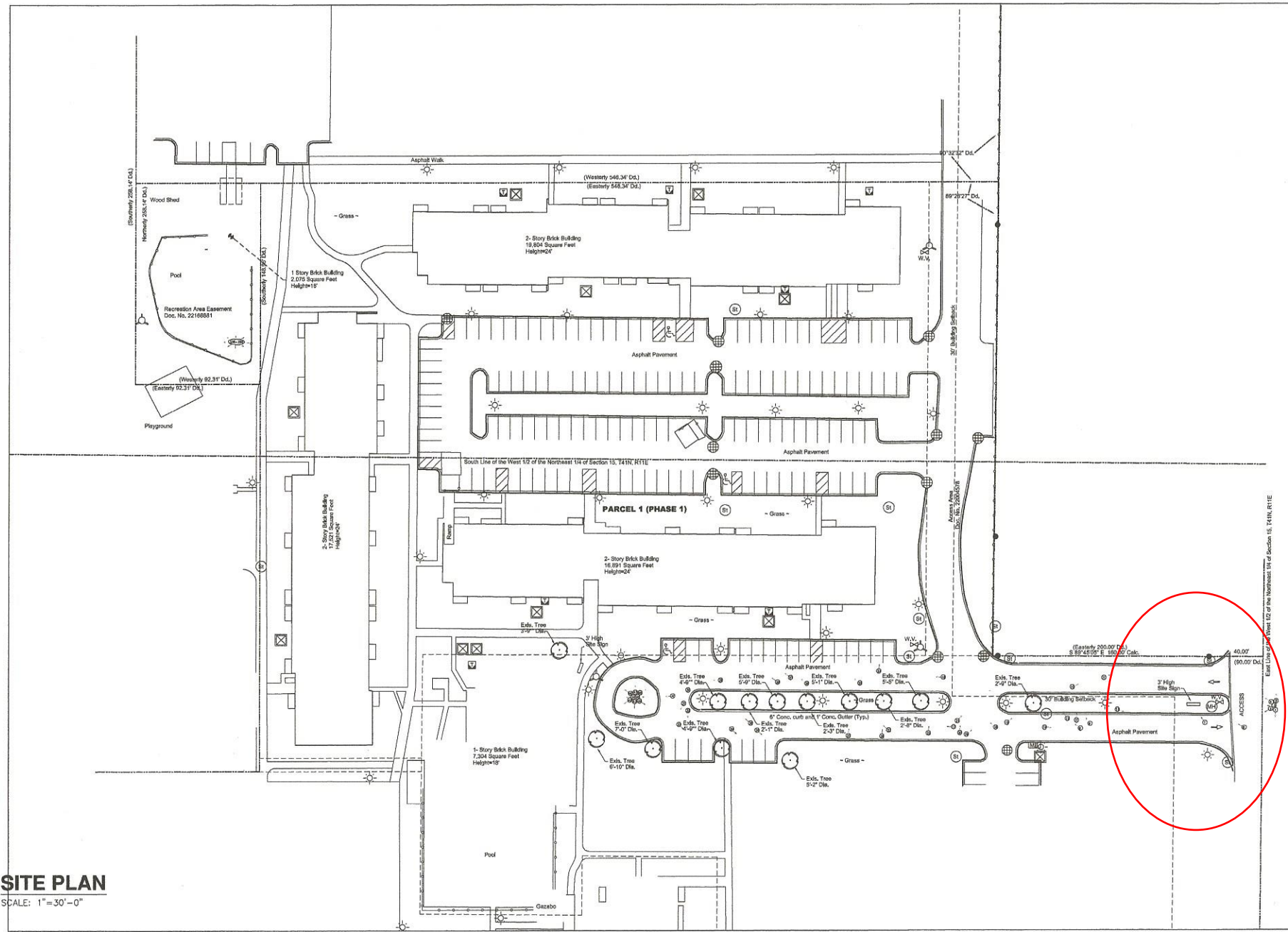
Q	DESCRIPTION	DATE
1	SENT TO SELECT COMFORT	07/28/14

SHEET TITLE	
TE PLAN	
DOR PLAN	

SCALE:	
"=30'-0"	

SHEET NO. 6

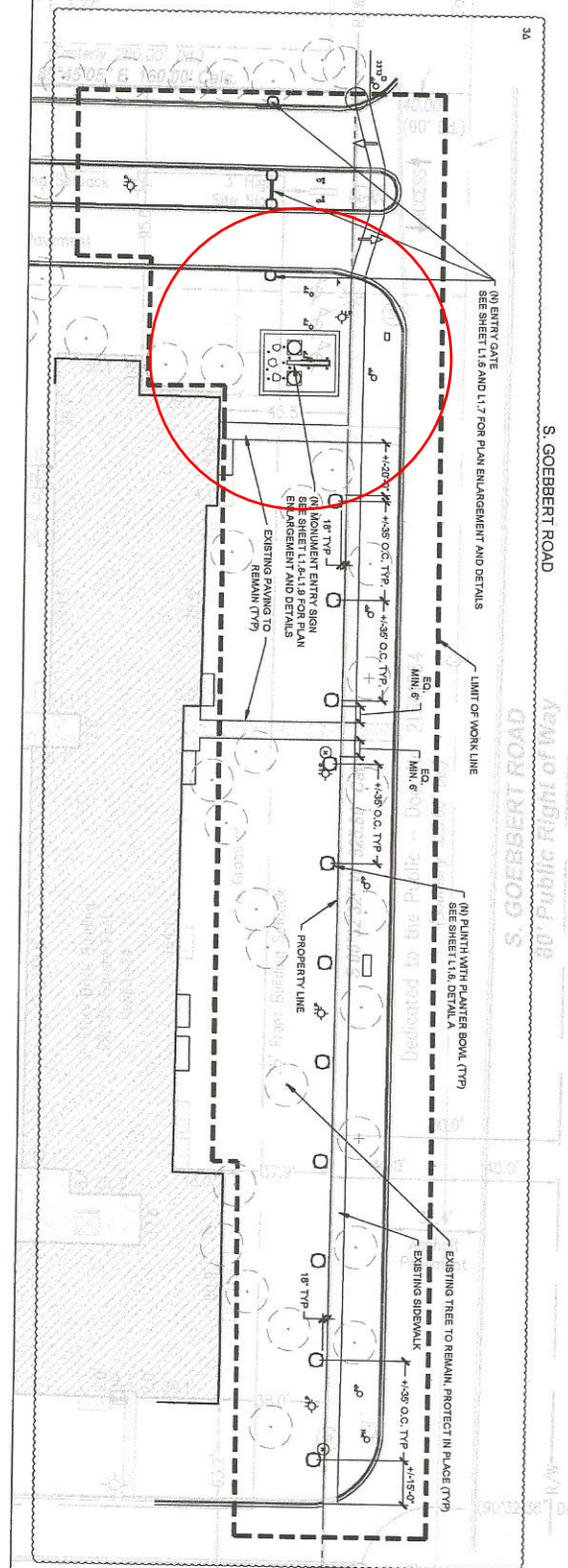
F: 6



SITE PLAN

SCALE: 1"=30'-0"

Thomas A. & Linda L. Pedro
Doc. No. 0021286929
APN:06-15-103-007-0000



NOT FOR CONSTRUCTION

THE RESIDENCES AT ARLINGTON HEIGHTS
(FORMERLY TANGLEWOOD)

2134 South Goebbert Rd.
Arlington Heights, IL 60005
847-543-1160

SAMMY CASTRO DESIGN

6363 Wilshire Blvd. #200 Los Angeles CA 90048
o. 310.573.8645 | f. 310.575.8673 | www.dezue.com



Scale:

FEBRUARY 24, 2015

LAYOUT & MATERIALS ENTRY DRIVE

Sheet Number:

L1.4



1. SCHEMATIC DRAWING ONLY. CONSTRUCTION TO BE PER LOCAL STANDARDS.
2. SIGN FABRICATOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE DESIGNER FOR APPROVAL. PRIOR TO FABRICATION.
3. PROVIDE ELECTRICAL CONNECTION FOOTINGS, BOLT BY STRUCTURAL ENGINEER.
4. TIE FACING TO BE BY DAL-TITE "EVERE" LITE, DARK EVOX, UNPOLISHED. TILE SIZES: 24" X 48" AND 18" X 18". GROUT AT TILE TO MATCH.
5. TILE TO BE MITRED AT ALL EDGES/CORNERS.
6. TIE FACING OF WALLS AND PILING TO BE BY DEL DORADO STONE: MONTEICITO CLIFFSTONE. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE DESIGNER FOR APPROVAL.
7. PRECAST CONCRETE SLABS TO BE "CLASSIC" MODEL FROM STEPS/STONE, INC. OR EQUIVALENT; DAVIS COLOR TO BE "LIGHT GRAY" #8004.
8. BASALT STONE COLUMNS TO BE FROM MARENAKOS STONE. LANDSCAPE DESIGNER TO SELECT.
9. SIGNERS TO LASER CUT-THROUGH ON BRUSHED ALUMINUM SIGN FACE. "THE RESIDENCES" FONT TO BE 20TH CENTURY MT CONDENSED, SIZE TO BE 15" IN HEIGHT. "AT ARLINGTON HEIGHTS" FONT TO BE 20TH CENTURY MT, SIZE TO BE 3" IN HEIGHT. "ARLINGTON HEIGHTS" FONT TO BE 20TH CENTURY MT, SIZE TO BE 12" IN HEIGHT. CONTRACTOR TO PROVIDE LETTER COUNTERS TO BE SIZE-MOUNTED; APPROVED BY LANDSCAPE DESIGNER. LETTER COUNTERS TO BE SIZE-MOUNTED; SIGN FABRICATOR TO ENSURE THAT STUDS WILL NOT BE VISIBLE.
10. SIGN FACE TO BE 4" THICK BRUSHED ALUMINUM. SIGN FABRICATOR TO DETERMINE ATTACHMENT METHOD TO BRUSHED ALUMINUM SAMPLE WITH LASER CUT-THROUGH LETTER(S) TO LANDSCAPE DESIGNER.
11. PRE-CAST CONCRETE BOWLS TO BE FROM QUICKCRETE.COM; 60X18", CASCADE COLOR. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE DESIGNER.
12. CONTRACTOR TO PROVIDE IRRIGATION AND DRAINAGE TO PLANTER BOWLS. LINES TO BE LOCATED WITHIN PLINTHS.
13. UPLIGHT FIXTURES TO BE BY VISTA* MODEL 500 LED IN BLACK FINISH. UPLIGHT FIXTURES TO BE DESIGNED TO BE LIGHT FIXTURE SUBSTITUTION(S). EXACT LOCATION OF LIGHTING BOLT ON SITE BY LANDSCAPE DESIGNER. CONTRACTOR TO INSTALL ELECTRICAL POWER SOURCE CONNECTION AT SIGN LOCATION. IF TO BE INSTALLED BY OTHER, CONTRACTOR TO CONTACT LANDSCAPE DESIGNER BEFORE PROCEEDING WITH SHOP DRAWINGS.

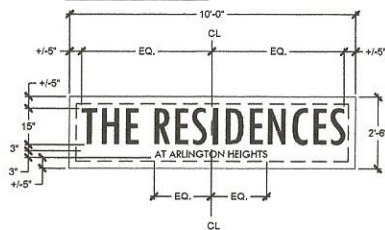


L1.8

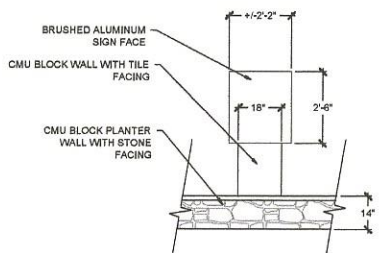
SAMMY CASTRO DESIGN
6363 Wilshire Blvd. #200 Los Angeles CA 90048
p. 310.573.8645 | f. 310.575.8673 | www.dezue.com

THE RESIDENCES AT ARLINGTONE HEIGHTS
(FORMERLY TANGLEWOOD)
2134 South Goebbert Rd.
Arlington Heights, IL 60005
847-543-1160

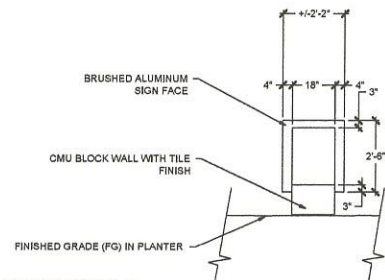
NOTE: SIGN FACE NOT TO EXCEED 25 SF TOTAL AREA.



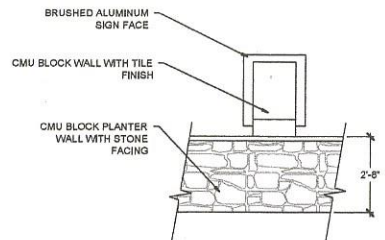
C NEW ENTRY SIGN - LETTERING SIZING AND SPACING
SCALE: 1/2" = 1'-0"



D ELEVATION A-3
SCALE: 1/2" = 1'-0"



E ELEVATION A-4
SCALE: 1/2" = 1'-0"



F ELEVATION A-5
SCALE: 1/2" = 1'-0"

BASALT STONE COLUMN GROUPING TBS. FINAL PLACEMENT TO BE COORDINATED ON SITE AND APPROVED BY LANDSCAPE DESIGNER.

CMU-BLOCK WALL WITH TILE FACING: WRAP ALL SIDES AND TOP OF WALL REFER TO DETAIL A, SHEET L1.8 FOR TILE LAYOUT.

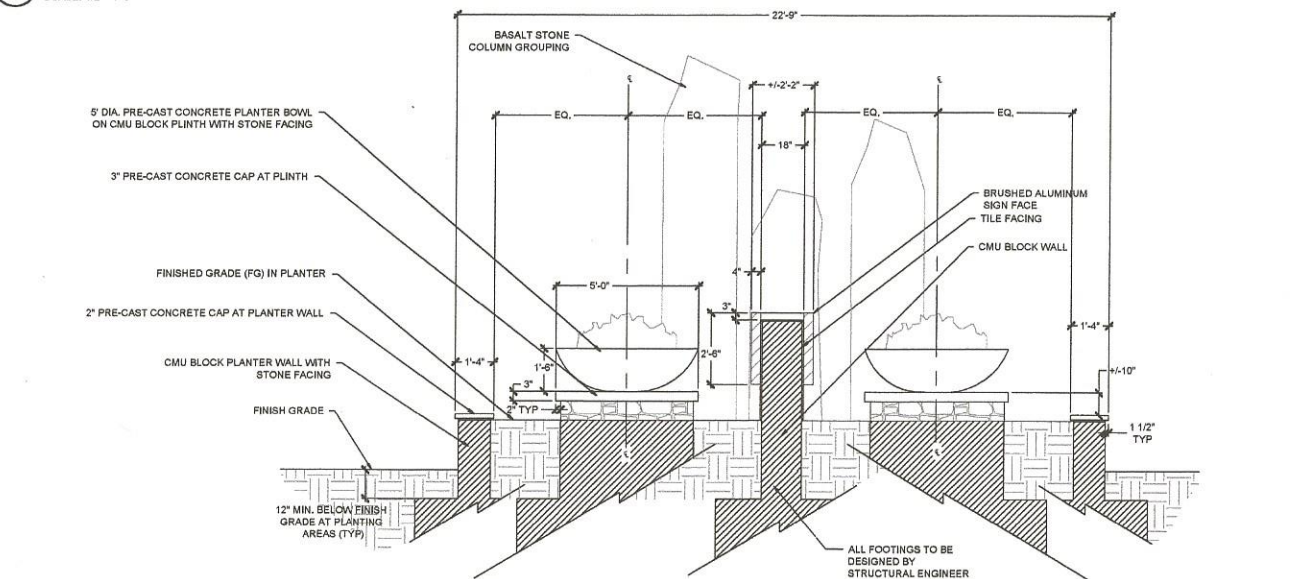
5" DIA. PRE-CAST CONCRETE PLANTER BOWL ON CMU BLOCK PLINTH WITH STONE FACING AND 3" PRE-CAST CONCRETE CAP

2" PRE-CAST CONCRETE CAP AT PLANTER WALL

CMU BLOCK PLANTER WALL WITH STONE FACING

FINISHED GRADE (FG) IN PLANTER

A NEW ENTRY SIGN - ELEVATION A-1
SCALE: 1/2" = 1'-0"



B NEW ENTRY SIGN - SECTION A-2
SCALE: 1/2" = 1'-0"

SEE "NOTES" ON SHEET L1.8 FOR MATERIALS

SAMMY CASTRO DESIGN
6363 Wilshire Blvd., #200 Los Angeles, CA 90048
o. 310.573.8645 | f. 310.575.8673 | www.dezue.com

THE RESIDENCES AT ARLINGTON HEIGHTS
(FORMERLY TANGLEWOOD)
2134 South Goebbert Rd.
Arlington Heights, IL 60005
847-543-1160

Project Start Date: September 3, 2014
Issue Date:
09.15.2014 PRICING SET
11.07.2014 PRICING SET
11.10.2014 ENTRY SIGN REVISION 1.0
11.10.2014 PRICING SET REVISION
12.01.2014 ENTRY SIGN REVISION 2.0
03.26.2015 ENTRY SIGN-PERMIT SUBMITTAL

Scale:
AS NOTED

Issue Date:
FEBRUARY 25, 2015

Sheet Title:
DETAILS

Sheet Number:

L1.9



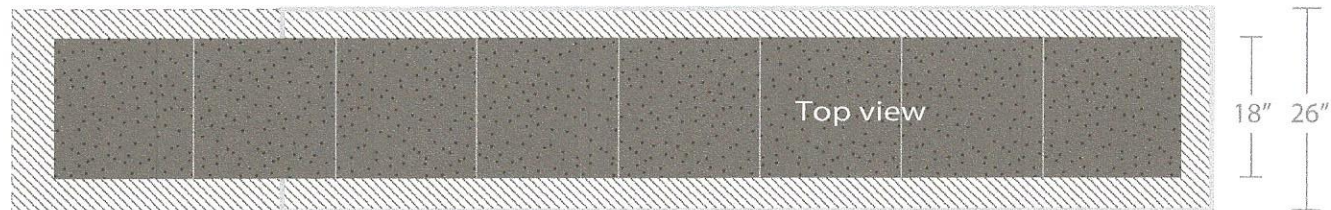
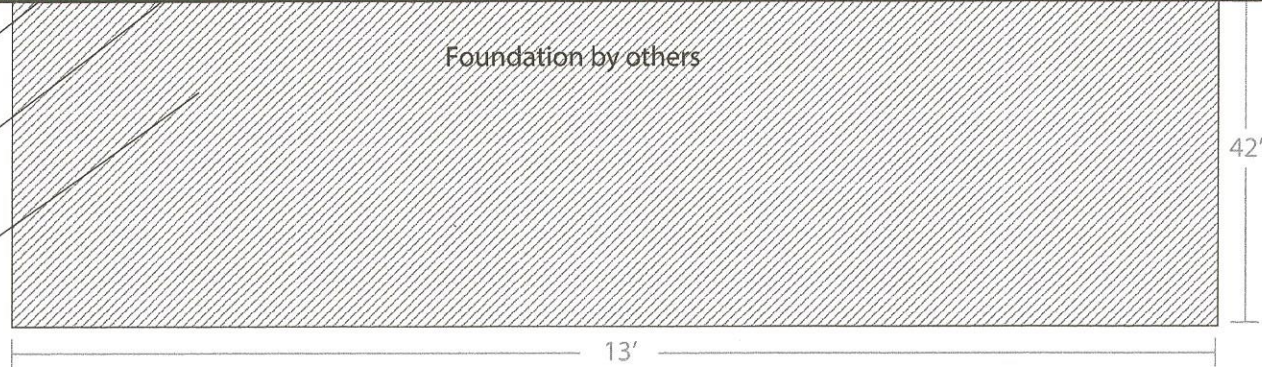
Scale: 1' = 1/2"

Alum. face w/
laser-cut letters

CMU wall w/ tile
facing

Cement foundation
per code

SW 7015 Repose Gray



Approved by: _____ Date: _____

Client: Residences At Arlington Heights

Date: 4-2-15

Contact: Pam Lohman

File Name: Res.Arl.Hts. monumentH.pdf

1020 W. Fullerton Ave. Suite B

Addison, IL 60101

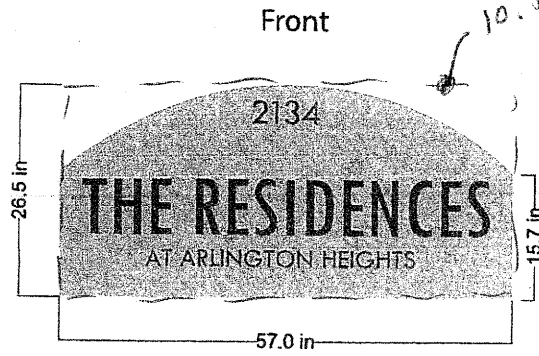
ph: 630-543-7088

fx: 630-543-7188

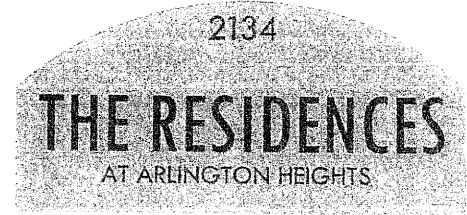
www.chicagolandsigns.com

This is an original copyright-protected design created by Chicagoland Signs Corp. This drawing remains the sole property of Chicagoland Signs Corp until which time it is approved and paid for by the client. It is unethical to share this design with other bidders, and if this design is used without written consent, client will be invoiced for design fees, typically \$200/hour (min. 3 hrs).

Monument 1



Back



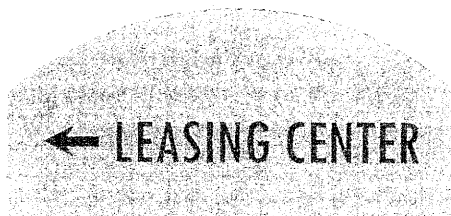
Monument 2



Monument 3

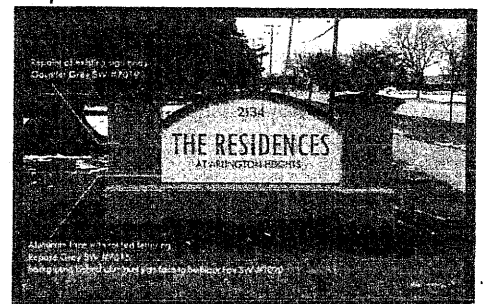


Monument 4



Existing

Proposed



EXISTING SIGNS TO BE REFACED



Approved by: _____ Date: _____
Client: Residences At Arlington Heights
Date: 4-17-15
Contact: Pam Lohman
File Name: Res.Arl.Hts. 2ndaries faces all up.pdf





QR-CE6030P 



QR-CE6042P



QR-CE6048P



QR-CE6060P



QR-CE7224P



QR-CE8430P



QR-CE10230P



QR-CE16848P

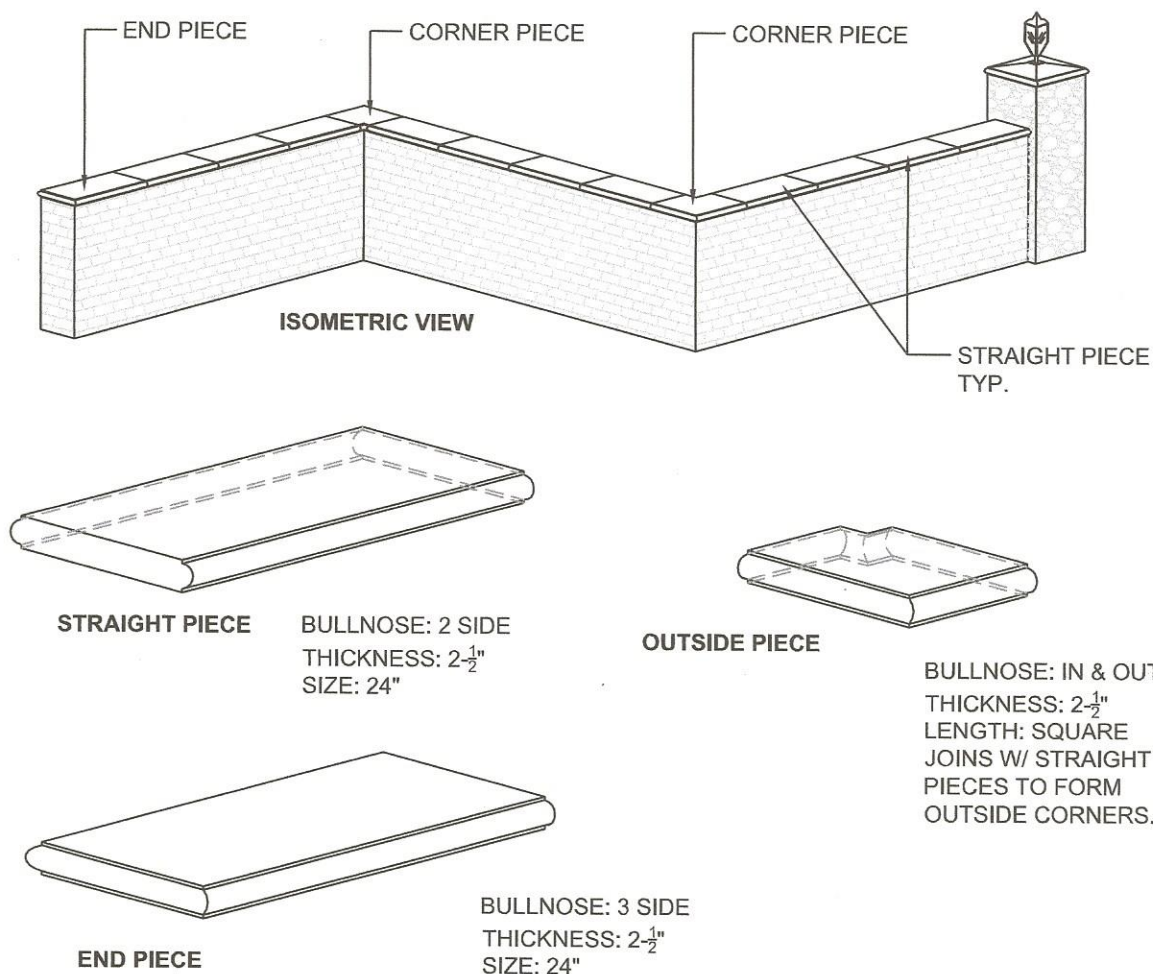


Planters designated with the PSP logo can be specially ordered in SRC to meet the Government K-4 L-2 Rating for Perimeter Security Protection with no connection method necessary. Interior dimensions change for PSP planters – please confirm when placing order.



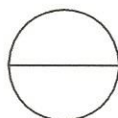
731 Parkridge Ave., Norco, CA 92860 951/737-6240 fax 951/737-7032 www.quickcrete.com sales@quickcrete.com





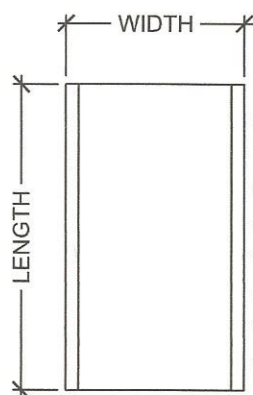
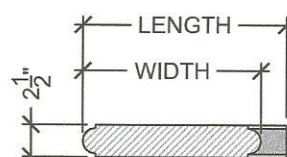
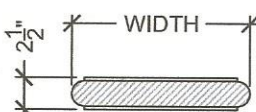
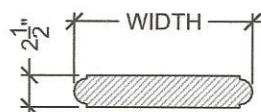
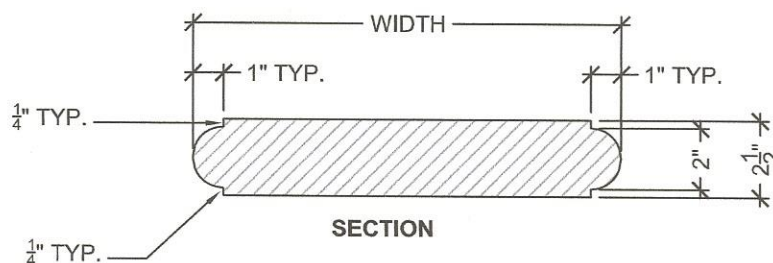
NOTES:

1. PRECAST UNITS ARE INDIVIDUALLY HAND CAST. LENGTHS ARE APPROXIMATE. SOME VARIATIONS ARE EXPECTED.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH GENERALLY ACCEPTED MASONRY PRACTICE.
3. SMOOTH FINISH ON TOP & NOSE. SANDBLAST FINISH AVAILABLE.
4. PRECAST UNITS MAY BE CUT TO FIT FIELD CONDITIONS.



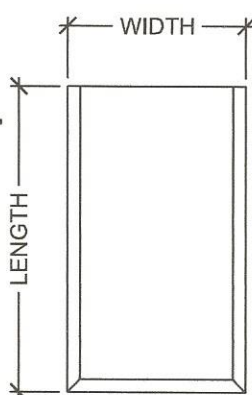
CLASSIC WALL CAP - GENERAL DETAILS

SCALE: N.T.S.



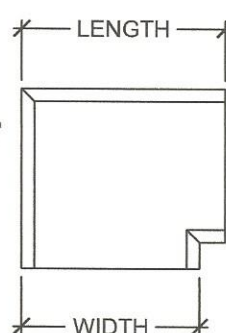
STRAIGHT PIECE

2 SIDES
THICKNESS: 2- $\frac{1}{2}$ "
LENGTH: 24"
WIDTH: 8"
WIDTH: 10- $\frac{1}{4}$ "
WIDTH: 12"
WIDTH: 14"
WIDTH: 16"
WIDTH: 24"



END PIECE

3 SIDES
THICKNESS: 2- $\frac{1}{2}$ "
LENGTH: 24"
WIDTH: 8"
WIDTH: 10- $\frac{1}{4}$ "
WIDTH: 12"
WIDTH: 14"
WIDTH: 16"
WIDTH: 24"



CORNER PIECE

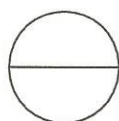
4 SIDES
THICKNESS: 2- $\frac{1}{2}$ "
WIDTH: 8"
LENGTH: 12" SQ.
WIDTH: 10- $\frac{1}{4}$ "
LENGTH: 12" SQ.
WIDTH: 12"
LENGTH: 14" SQ.
WIDTH: 14"
LENGTH: 16" SQ.
WIDTH: 16"
LENGTH: 18" SQ.
WIDTH: 24"
LENGTH: 26" SQ.

NOTE:

SUGGEST $\frac{3}{8}$ " JOINT
BETWEEN PIECES

NOTES:

1. PRECAST UNITS ARE INDIVIDUALLY HAND CAST. LENGTHS ARE APPROXIMATE. SOME VARIATIONS ARE EXPECTED.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH GENERALLY ACCEPTED MASONRY PRACTICE.
3. SMOOTH FINISH ON TOP & NOSE. SANDBLAST FINISH AVAILABLE.
4. PRECAST UNITS MAY BE CUT TO FIT FIELD CONDITIONS.



CLASSIC WALL CAP - SIZES

SCALE: N.T.S.



DAVIS
ECOLOGY

floor • wall • countertop • exterior

EVER™

.....

COLORBODY™ PORCELAIN

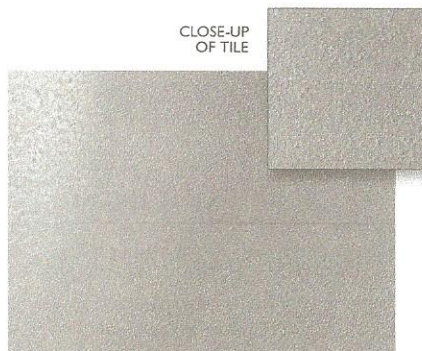
Light Polished Field Tile



MOON EV01



LIGHT EV02



ARTIC EV03



ROCK EV04

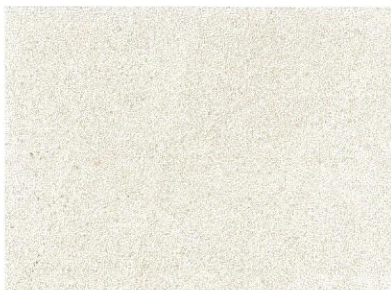


EARTH EV05



DARK EV06

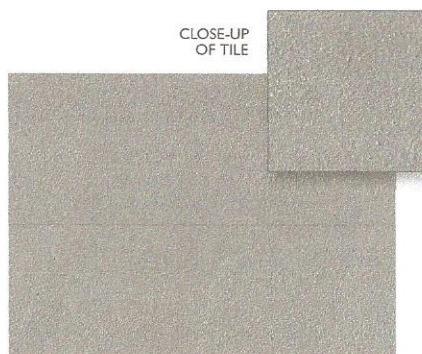
Unpolished Field Tile



MOON EV01



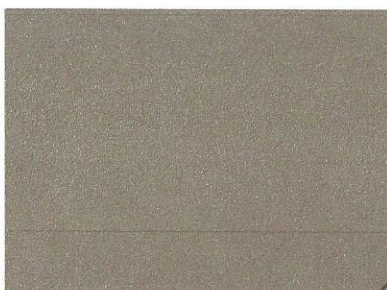
LIGHT EV02



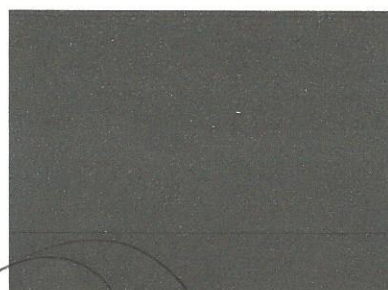
ARTIC EV03



ROCK EV04



EARTH EV05

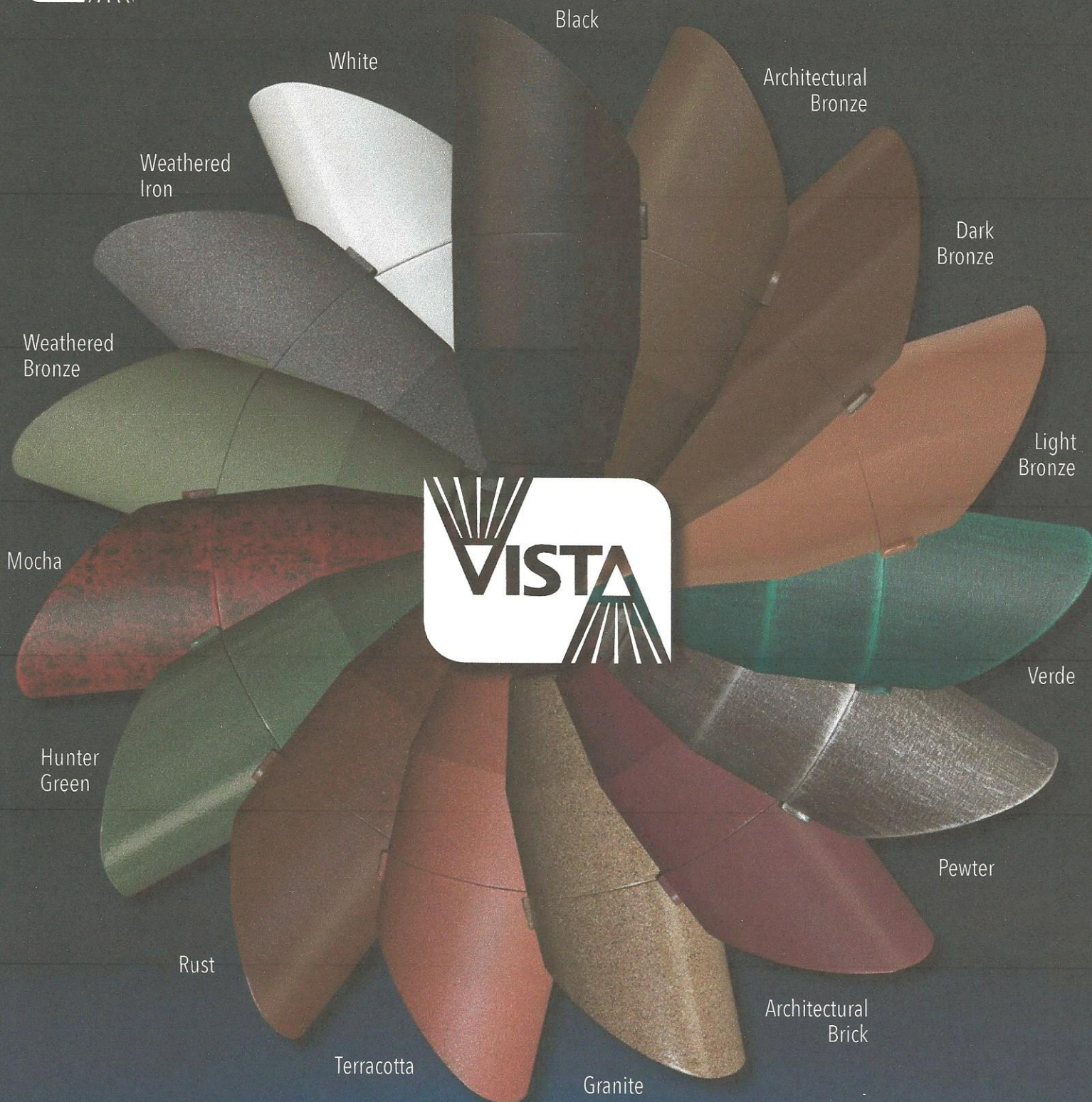


DARK EV06



PROFESSIONAL
OUTDOOR LIGHTING

Standard Finishes



All Vista high-grade aluminum components are hand inspected before passing an exacting multi-stage pretreatment and cleaning process. Production teams ensure that each part is properly prepared before the application of our super durable

polyester powder coat finish. This special powder coat formulation is offered in 15 standard colors and is warranted for 10 years. To meet custom specifications we also offer over 188 RAL colors and we also have the ability to custom color match any finish.

NOTE: FINISHES MAY VARY SLIGHTLY FROM THOSE REPRESENTED HERE, PLEASE REFER TO VISTA COLOR CHIP SAMPLES FOR ACTUAL FINISHES.

LT1210 10/12

1625 Surveyor Avenue, Simi Valley, CA 93063

• (800) 766 8478

• Fax: (888) 670-8478

• www.vistapro.com