Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

May 25, 2021
6:30 PM

I. CALL TO ORDER

A. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: https://bit.ly/3wmfWAp

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on May 25, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 5/11/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#21-038 - 1101 N. Carlyle Ct. - SF/New

B. DC#21-037 - 1400-1530 W. Dundee Rd. / Commercial

VII. OTHER BUSINESS

A. Braxton Yards - 1 S. Douglas Ave. / Multi-Family Preliminary Review

B. Statement of Economic Interest

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.

Design Commission
5/25/2021

Item: Minutes - 5/11/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 5/11/21 DRAFT	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

MAY 11, 2021

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

Members Present:	Ted Eckhardt, Acting Chair Scott Seyer John Fitzgerald
Members Absent:	Jonathan Kubow Kirsten Kingsley
Also Present:	John Green, *Groundwork Ltd*. for Crescent Place Jake Zunamon, *Housing Trust Group* for Crescent Place Sue Weimer, *Turnstone Development* for Crescent Place Steve Hautzinger, Staff Liaison

Acting Chair Eckhardt read the following statement: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

REVIEW OF MEETING MINUTES FOR APRIL 27, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF APRIL 27, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MULTI-FAMILY REVIEW

DC#21-025 – Crescent Place – 310 W. Rand Rd.

John Green, representing *Groundwork Ltd*, Jake Zunamon, representing *Housing Trust Group*, and Sue Weimer, representing *Turnstone Development,* were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for Rezoning from B-2, General Business District to R-6, Multiple-Family Dwelling District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to build a new four-story apartment building on an existing vacant site. Overall, the proposed design has a modern aesthetic that will fit well with the adjacent recently refreshed Stonebridge Apartments. The design does somewhat lack a residential feel, which could be enhanced with balconies for each apartment. However, the petitioner has reported that balconies are not possible due to the specified mechanical system which requires louvers under every window, thereby prohibiting balcony doors.

The primary exterior materials consist of brown brick combined with white and blue fiber cement siding panels, which are nicely varied and balanced on all sides of the building. However, the areas of blue siding panels do appear a bit monochromatic and flat. It is recommended to consider adding an enhanced window trim detail to add more color contrast and depth to the blue siding wall, such as shown in Image 1 of the Staff Report.

In the perspective view rendering from Rand Road, the large white wall with blue rectangular panel at the third and fourth floor has a bold appearance that is a focal point which detracts from the rest of the design. It is recommended that the blue rectangular panel be omitted, and the brick wall at the third floor be continued across to reduce the size and prominence of the white wall.

All exterior mechanical equipment is required to be screened from public view. The plans indicate three mechanical units to be located on the roof. The proposed design includes perimeter parapet walls which should screen the view of the equipment. However, if the equipment is visible from the adjacent public way, then additional equipment screens will be required around each unit.

All exterior wall-mounted equipment and meters must also be screened from view. Where possible, all equipment and meters should be located inside the buildings. For equipment that is required to be on the exterior, it shall be located on the side or rear elevations, away from the street frontage, and screened with an appropriate enclosure or landscaping.

One monument style ground sign is proposed at the intersection of Chestnut Avenue and Rand Road. In a residential zoning district, development identification signs are permitted and shall be no more than 25 square feet in area and six feet in height. The proposed sign is no more than six feet tall, and the sign panel is 13.7 square feet, which complies with code. The sign design is very nicely done with colors and materials to match the building design.

With these comments and suggestions, Staff recommends approval of the proposed design.

Mr. Zunamon, Senior VP of Development with Housing Trust Group, said that they have partnered with Turnstone Development to bring this development to life and have applied to the State for funding. He thanked Staff for their initial feedback that has elevated their original design to what is being presented tonight, and he introduced John Green, who has taken the design from start to where it is tonight.

Mr. Green said that the site is very long and very narrow, 150' from north to south and several hundred feet deep, which is one of the more entertaining elements of dealing with this project. The proposed apartment building has been

oriented north/south because it is the only way it can work on the site, and it will meet all requirements for setbacks, fire lanes, etc. They are proposing to change the existing B-2 zoning on a portion of the site to R-6, so the entire site will be zoned R-6 and will meet all R-6 requirements with no zoning variations needed. They are also working with IHDA to achieve approval of their requirements. There are Village requirements to try to connect this site into the existing surrounding pedestrian systems, and they are proposing to extend and build some sidewalks on the site to create that loop opportunity. Because the site is long and narrow, there is an additional constraint of a gas main that runs through the site, east to west and approximately 30-feet north of the south lot line, which pushed their site even tighter; however, they feel the proposed project has successfully accomplished bringing the entire site together and making all elements work to meet all R-6 zoning requirements.

Mr. Green referred to the overall building floor plan and said that the building is a non-age restricted, family apartment building with a total of 40 units, comprised of an equal mix of 1 and 2-bedroom units, with 10 units on each floor. The color coding on the floor plans depict units designed to meet accessibility needs, based on IHDA requirements, and the entire building is designed to become completely adaptive to meet the needs of those with disabilities. All of the units have been increased in size by a minimum of 15% so space can be put where families will need it most. A communal neighborhood within the building has also been created by providing a lot of community space and setting them on each floor of the building so that residents are brought together as a neighborhood both inside and outside. Windows are located at the ends of the halls to bring the outside in as well.

Mr. Green said that they have been working with Village Staff for six months on the building design, receiving valuable comments and suggestions, and as a result, the original design has evolved. Revisions to the design include large corner windows added at the second and third-floor on the west elevation (right side) of the building that are designed to feel and look more contemporary while keeping the building exciting, useful, and inviting, as well as have depth and character on the long and narrow site. Interesting and unique materials are being proposed that are intended to be bright and include the color 'Summer White' on the lighter of the panel areas, 'Summer Night' on the darker panel areas, and 'Iron Spot – Vulcan Velour' for the utility brick. The louvers of the mechanical units will match the brick color, and the white windows were changed to casement windows, to help modernize the building.

Mr. Green also clarified that the left side of the south elevation at the top, the upper element is about 18 to 20-feet further away than the masonry element below it. The entire west end of the building embraces the floor plan, and where the elements come through, they let them come through, and where the elements step back, they let them step back. Negative space was also created; the entry cuts into the corner at the northwest side and then lifts up, which was also a Staff suggestion, and the canopy extends over both ends. They want to embrace the parking at the east side of the building by making that elevation as welcoming to the residents as the west side.

Mr. Green referred to the renderings and said that after working with Staff, the entry was lifted, bays are located on the four-story sections of the building to allow for expansion of the bedrooms of the 2-bedroom units, and stairs are located behind the brick sections that go all the way up the building. Staff suggested dressing up the corner of the building where the outside refuse is located, and although the refuse is stored inside the building, it needs to be wheeled outside without being visible; therefore, they added a pergola to cover the outside refuse area. A few levels of landscaping are not shown on the rendering, such as evergreens in the foreground, higher landscaping at the corner to the left of the refuse enclosure, and landscape screening for the transformer. Mr. Green also said that since the original design was submitted, the projection of the bays was increased from 8-inches to 2-feet by offsetting the west wing about 1 and ¼-feet so the building could be shifted, while still working within the narrowness of the site.

Mr. Green responded to the suggestions in the Staff report. He presented a new rendering and elevations dated May 7th, that showed 4-inch white trim surrounds at all the windows that are set in the blue panel areas. Instead of pulling the windows out as suggested by Staff, they decided to push the windows in to create a sense of depth, but only at the areas of the blue panels. The upper section of the south elevation has also been changed to eliminate the blue rectangular panel, and the height of the masonry has been married to the masonry to the right to be consistent. Although they do not object to this change, they are also open to having a discussion about it. Mr. Green clarified that

all equipment and meters will be located inside the building; the only outside meters will be gas and water, which will not be on the front of the building, and the transformer has been relocated to the back of the building and screened. All signage will meet code.

Acting Chair Eckhardt asked if there was any public comment on the project and Mr. Hautzinger said there is one hand raised at this time.

PUBLIC COMMENT

Alice Sylvester, thanked the petitioner for developing this property that has been empty for a very long time; it is exciting to see development here. She asked about density and how the 40 units fit into this particular plot, and she also had questions about traffic patterns on Chestnut, although she understood that is not this commission's purview. She said the building design is nice and fits in pretty well with nearby Stonebridge, and she presumed that studies were done on whether or not the blue color is a good color culturally for most of the cultures in this immediate community.

Acting Chair Eckhardt said the commissioners will be discussing the blue color, and density and traffic will be discussed at the Plan Commission review. He clarified that the petitioner is asking that the entire site be zoned R-6, which provides for the density being proposed.

The commissioners summarized their comments. Commissioner Seyer said that overall the massing and design are nice, and he was glad that the process of working with Staff was productive and the design improved. He was in favor of the revised elevation (dated May 7) of the southwest corner of the building that eliminates the blue panel and continues the brick, as suggested by Staff. He wanted to make this a requirement to move forward. He found the blue accent panels to be a little too playful, and was not a fan of any of them because the massing itself is nice enough without the panels. The panels feel like the potential for a window that will never be there, or that the panels are covering up a window that was there that cannot be there. He also felt the panels take away from the canopy. Commissioner Seyer was in favor of all 3 blue panels being removed. He also commented that although he could see the material of the roof screening in plan, he did not see them in any elevation, and he asked if they are all covered below any existing parapet. Mr. Green said the parapets are designed to cover the roof screening.

Commissioner Seyer said the revised 4-inch wide white trim detail is very nice and added a level of enhanced detail; he would recommend moving forward with this revision. He pointed out that it looked like the revised south elevation with the continued brick did not show the horizontal stone sill, and he he wanted to be sure these sill accents will remain because they greatly help give the massing and scale that it has. Mr. Green confirmed that the horizontal stone stills are still there. With regards to the color palette, Commissioner Seyer said the renderings show the metal louvers for both the brick and the blue siding to appear darker, and the metal doors that are adjacent to any brick appear to blend nicely; however, when he looks at the material sample palette, it looks like Louver 1 is a lot lighter, which he was unsure how well it would go with the brick, and the blue color of Louver 2 looks really light. He was concerned about how well the colors really blend the way they are intended. The renderings look nice, but the material sample palette, especially the photo, give him pause. Commissioner Seyer also commented that the canopy itself did not need the white background where there is signage; if it was all blue it would be sharper, and it would be nice if the signage was a contrasting series of numbers. He also said that the monument sign looked nice.

Commissioner Fitzgerald agreed that the project looks nice and he had a lot of the same comments as Commissioner Seyer. He appreciated that the building looks good on all four sides and asked why the rooftop screening color is a different color than the blue or white on the building. Mr. Green replied that they want a more neutral tone and felt the proposed putty color seemed more of a natural color for the screens that are set back about 15 to 20-feet from the roof; however, he had no objection to going with white for the screening, although it is a bit stark. Commissioner Fitzgerald preferred that the screening color blend with the building and not be a new color on the building. He liked the revised elevation dated May 7th that shows white trim around the windows, and he was in favor of omitting the blue panel on the south elevation and adding the brick as shown. He was unsure how he felt about the blue panels on the first-floor; he acknowledged the blank wall that they are on, and that the loading zone on the south end does not allow for

landscaping there to help soften that wall. He was interested to hear comment from the other commissioners on this. Commissioner Fitzgerald said that the monument sign is very nice and he asked how it would be lit at night, and Mr. Green said it would be up lit from the ground. Commissioner Fitzgerald liked that the transformer was moved to the back of the building, and he agreed with the previous comment about the color of the louvers and the suggestion to remove the white color behind the numbers on the canopy.

Acting Chair Eckhardt was in support of the other commissioners' comments. He said that when he first looked at the color palette, the white color really jumped out, and he understood Staff's comments that the building looks a little institutional without balconies. He liked that there are 3 colors on the building and he liked the massing; however, he was concerned about the white color, specifically the top parapet that is very tall with a lot space above the windows, as well at the elevation section on the Rand Road elevation. He liked the petitioner's solution on the revised elevation dated May 7th to carry the brick over on the upper section of the south elevation, and he was in favor of eliminating the blue panels. He felt the massing of the building was done very well, especially with the corner of the building facing Rand Road.

Acting Chair Eckhardt also commented about the colors; the blue color really jumps out and the white is very bright, they are very contrasting colors and he tried to visualize a lighter brick color, something more taupe colored so there is not much contrast; however, the petitioner probably intended these bold colors to make the building more exciting. He wanted the other commissioners to talk more about the color palette being shown, as well as hear from the petitioner about why they chose the bright white color.

Commissioner Seyer said that he liked the colors shown in the rendering, which he could support, but he was concerned that the colors in the rendering do not match the colors of the material sample board, especially the blue panel color that feels much stronger on the sample board. He felt the metal color for both Louver 1 and 2 should be darker than the brick and darker than the fiber cement panels, but right now they are lighter; he felt darker will look better. He was okay with the brick color, he felt the color of Louver 1 should be darker to better blend in, he was okay with the white color of Panel 2, but he was concerned about the blue color of the fiber cement panel and the blue color of the louver.

Commissioner Fitzgerald agreed with comments from Commissioner Seyer. He wanted to see the real colors being proposed because Louver 2 does not look like it matches Panel 1, but rather like an additional color. He liked the white color and the idea of the blue color, and he was okay with the boldness of the colors; however, he wanted the louvers to match the colors they represent; Louver 1 to the brick and Louver 2 to Panel 1.

Commissioner Seyer felt this could be easily fixed by looking at opportunities for other colors to go darker and maybe a bit more muted on Panel 1 for the blue siding; he would be happy to support Staff's approval of that. Acting Chair Eckhardt agreed with Commissioner Seyer's comments about the colors. Mr. Green held up the actual sample board and said that the color for the blue panel is lighter than the color shown in the photograph of the sample board. He explained that the panel on the sample board has a lot of texture and grain to it; however, they are proposing a smooth panel.

Acting Chair Eckhardt said that the virtual meeting did not allow the commissioners to see and touch the material samples in person. He was looking for a recommendation that the Louvers match the panels, or that they be a darker tone, but not a lighter color. He said the commissioners prefer a more muted blue color for Panel 1, similar to the real sample held up by Mr. Green tonight. He asked if Staff was comfortable with interpreting the commissioners' comments about the blue color for Panel 1, and Mr. Hautzinger said yes.

Acting Chair Eckhardt asked if the petitioner had any further comments at this time. Mr. Green appreciated the comments and asked for clarification on omitting the 3 blue panels; is the preference to change the panels from blue to white, or completely eliminate the panels. Commissioner Seyer said to eliminate the panels completely because the panels draw your attention to the idea that something could be there, or something was there and has been

replaced. Mr. Green said the commissioners also suggested changing the placard for the address on the building, and they would probably go with the white colored numbers that are even bigger and mounted on the blue. Commissioner Seyer said that by eliminating the panel, it will allow for a slightly bigger sign so it stands out as well as a richer canopy. Acting Chair Eckhardt asked the petitioner to prepare an exhibit on what that might look like and submit it to Staff as part of their final review, as well as add to any motion tonight. Mr. Green agreed with the request.

Commissioner Fitzgerald agreed with omitting all 3 blue panels, and he clarified his preference to eliminate the white background but keep the black letters on the canopy. Mr. Green asked that they be allowed to check with the Fire Department to verify that their requirements for contrast are still being met. Commissioner Seyer asked for clarification on a previous comment that the transformer was moved, and Acting Chair Eckhardt said that the alternate elevation presented tonight by the petitioner dated May 7th, shows the trash area moved toward the direction of the building, and the transformer being moved to behind the edge of the building so it is not seen from the front entrance. Mr. Hautzinger said the transformer is covered under the purview of the Plan Commission as a site design element; therefore, he recommended this item be left out of any motion made tonight. Mr. Green appreciated the commissioners' feedback on the new location of the transformer.

Acting Chair Eckhardt briefly summarized the commissioner's comments. In general, the commissioners like the 4-inch wide alternate window detail; there are concerns about the color palette, with Staff to review the actual sample of the blue siding color of Panel 1, with the commissioners' preference that the blue color be more muted; the louvers should either match its adjacent surface or be a darker tone, with the final color to be approved by Staff; a suggestion to eliminate the white surround behind the address numbers on the canopy, subject to Fire Department requirements for contrast; continue the brick over on the backside of the elevator, consistent with the May 7th exhibit; eliminate all 3 blue panels; the monument sign is well received with no comments; the roof screening appeared to be painted an off-white color, not bright white. Commissioner Seyer clarified that the color of the roof screening is shown as 'putty', and Acting Chair Eckhardt was okay with that.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR *CRESCENT PLACE APARTMENTS* TO BE LOCATED AT 310 W. RAND ROAD. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 4/23/21, THE PERSPECTIVE RENDERING VIEW FROM RAND ROAD RECEIVED 4/26/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO REMOVE THE 3 BLUE PANELS AND REPLACE THEM WITH THE MATERIAL SURROUNDING IT.
2. A REQUIREMENT TO CONTINUE THE BRICK AT THE SOUTHWEST CORNER ON THE THIRD FLOOR, PER THE MAY 7, 2021 ELEVATION.
3. A REQUIREMENT TO INCORPORATE THE WHITE 4-INCH WIDE TRIM AT THE WINDOWS WITHIN THE BLUE COLORED FIBER CEMENT PANEL ELEVATIONS, PER THE MAY 7, 2021 ELEVATIONS.
4. A REQUIREMENT THAT THE METAL COLORS FOR THE DOORS AND THE LOUVERS MATCH THE MATERIAL THAT IS ADJACENT TO THEM, AND THAT THE ACTUAL SAMPLES BE RE-SUBMITTED, ALONG WITH THE ACTUAL MATERIALS FOR THE FIBER CEMENT PANEL AND THE BRICK, FOR STAFF TO REVIEW AND APPROVE BASED ON THE COMMISSIONERS' REQUIREMENT TO MATCH THE COLORS.
5. A REQUIREMENT TO REMOVE THE WHITE BACKING ON THE CANOPY ADDRESS AT THE ENTRANCE, AND ONLY HAVE THE COLORED FIBER CEMENT ALONG WITH SINGULAR LETTERS THAT WOULD BE A PROPER CONTRAST TO MEET FIRE DEPARTMENT REGULATIONS.
6. A REQUIREMENT TO SUBMIT MATERIAL SAMPLES FOR THE FIBER CEMENT SIDING PANEL COLORS FOR STAFF REVIEW AND APPROVAL.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR

DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

8. ALL SIGNAGE IS REQUIRED TO COMPLY WITH CHAPTER 30 SIGN CODE, OR SEEK VARIATIONS.

Mr. Hautzinger asked for clarification on requirement #6; specifically that the blue color be a more muted blue as discussed tonight. Commissioner Seyer clarified the intent for approval is to bring in actual material samples that match the colors shown in the renderings, which the commissioners feel are appropriate and a pleasing aesthetic. Acting Chair Eckhardt added that in the event that Staff is not comfortable approving those materials, then it should come back before the Design Commission.

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

ITEM 2. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:45 P.M.

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

Design Commission
5/25/2021

Item: DC#21-038 - 1101 N. Carlyle Ct. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission require revisions and re-review the proposed architectural design for the new single-family home to be located at 1101 N. Carlyle Court. This recommendation is based on the architectural plans received 5/11/21, 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. For a more cohesive overall design and balanced appearance, it is recommended to revise the design with a one-and-a-half-story massing.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1101 N Carlyle Ct
Project Address: 1101 N Carlyle Ct
Prepared By: Steve Hautzinger

Date Prepared: May 18, 2021

PETITION INFORMATION:

DC Number: 21-038
Petitioner Name: Kevin Davis
Petitioner Address: Fairfield Homes Inc.
530 S. Arthur Ave.
Arlington Heights, IL 60005

Meeting Date: May 25, 2021

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

ANALYSIS:

Summary

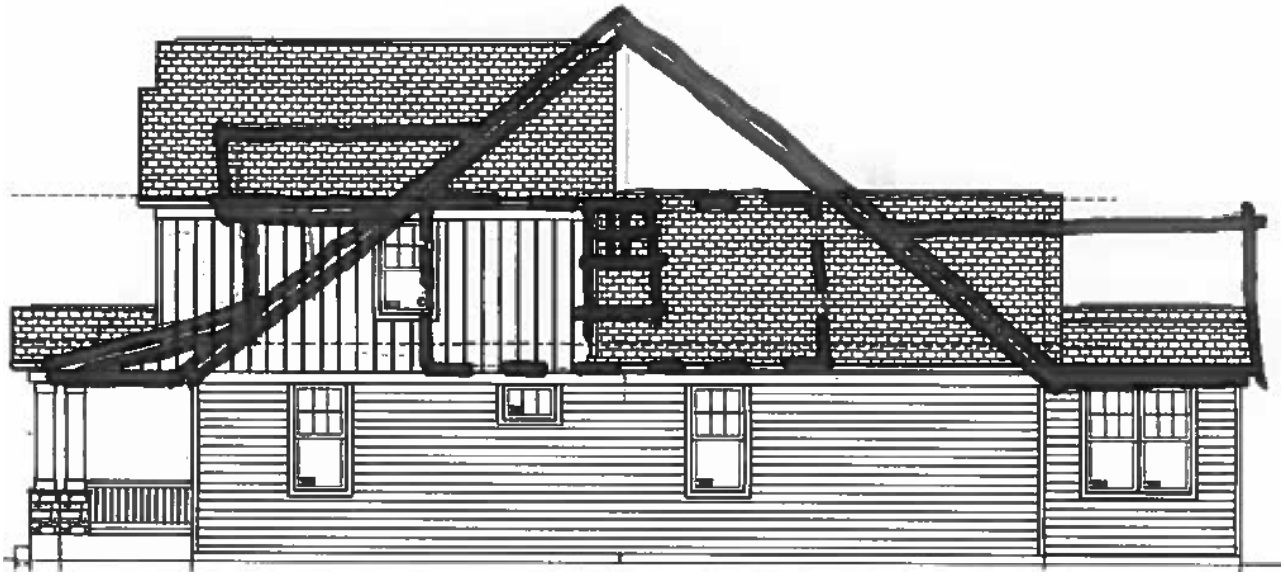
The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,332 square feet and the proposed residence will have 3,056 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8.4 feet Exterior Side: 20 feet Rear: 30 feet	Front: 25.2 feet Side: 8.6 feet Exterior Side: 21 feet Rear: 30.1 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	4,571 SF	3,056 SF
Building Lot Coverage	3,616 SF	3,035 SF
Impervious Surface Coverage Total	5,166 SF	3,808 SF

The front elevation of the proposed design fits well with the surrounding context which is primarily two-story houses with attached garages. However, the proposed design is actually a one-and-a-half-story plan with a large first floor and a small second story with only two bedrooms upstairs. The proposed massing includes a large single-story gable across the back of the house which has the appearance of an addition that looks out of scale with the two-story portion of the house. To help ease the awkward massing, the petitioner has provided two alternate options for consideration. Option 2 adds vertical board and batten siding in the rear gable to help tie it in with the two-story portion of the design. Option 3 changes the rear gable to a hip roof to help diminish the scale of the first floor massing.

Since this is a corner lot with a vacant lot to the north, the awkward single-story massing will be highly visible. As an alternative to the proposed design, the floor plan with small second floor area lends itself to a nice one-and-a-half-story massing which would place the second floor space under the roof with gables and dormers. For a more cohesive overall design and balanced appearance, it is recommended to revise the design with a one-and-a-half-story massing such as shown in Sketch 1 below.



Sketch 1. Suggested one-and-a-half-story massing.

RECOMMENDATION:
It is recommended that the Design Commission **require revisions and re-review** the proposed architectural design for the new single-family home to be located at 1101 N. Carlyle Court. This recommendation is based on the architectural plans received 5/11/21, 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. For a more cohesive overall design and balanced appearance, it is recommended to revise the design with a one-and-a-half-story massing.
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 18, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-038

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 2 IN FRED P. BIASIELLO'S SUBDIVISION OF THE WEST 84.0 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THE NORTH 33 FEET, AND THE SOUTH 50 FEET THEREOF AND ALSO EXCEPTING THE NORTH 60 FEET OF THE SOUTH 233 FEET, AND THE NORTH 60 FEET OF THE SOUTH 539 FEET OF THE SAID SOUTH ½, AND ALSO EXCEPTING THE NORTH 66 FEET OF THE SOUTH 216 FEET OF THE NORTH ½ OF THE SOUTH ½ OF SAID WEST ¼ FALLING IN THE WEST 84 FEET AFORESAID, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1101 N. CARLYLE COURT, ARLINGTON HEIGHTS, ILLINOIS 60004
CONTAINING AN AREA OF 10,291 SQ.FT OR 0.236 ACRES, MORE OR LESS

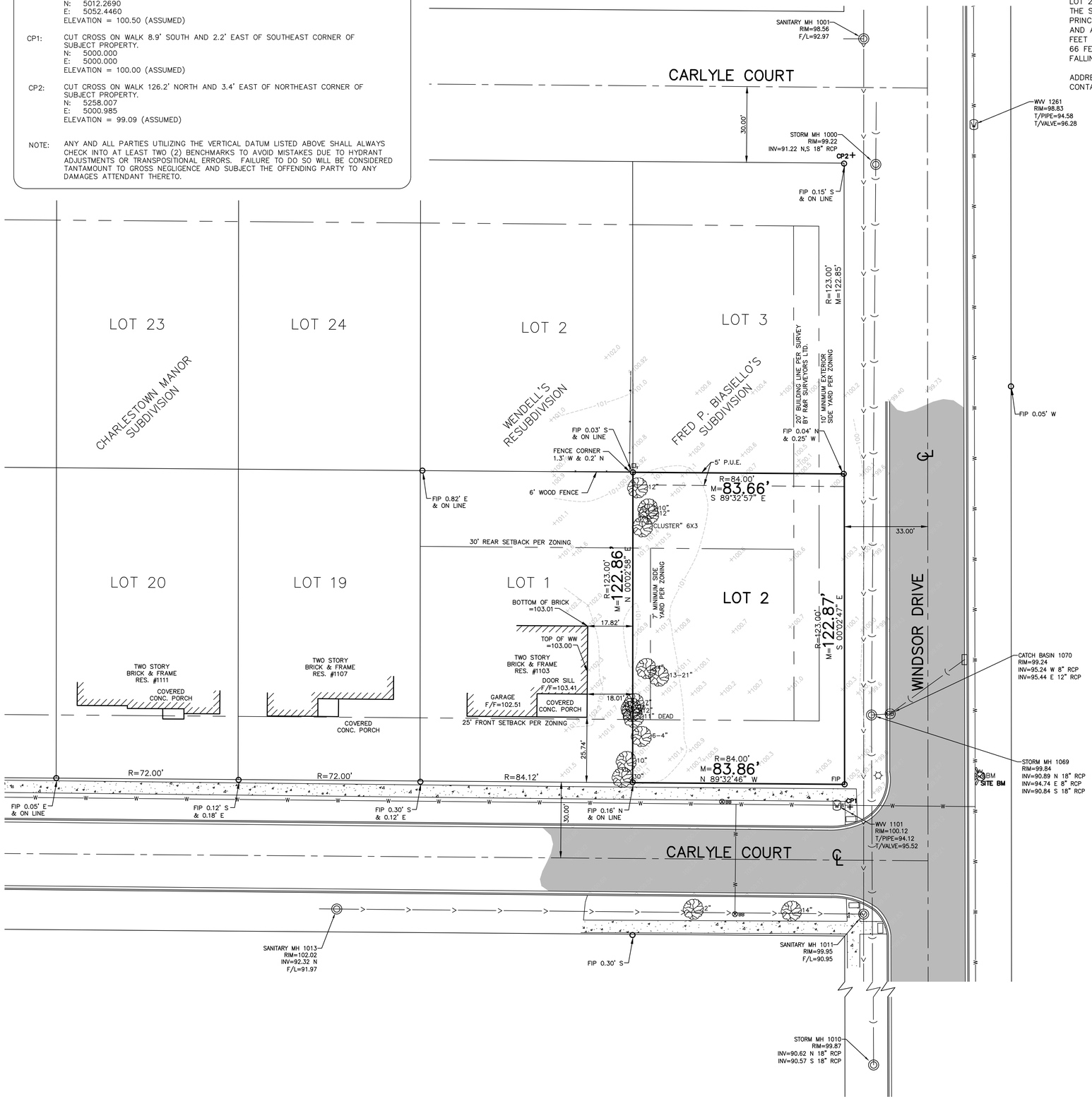
CONTROL/BENCHMARKS

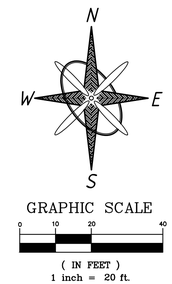
SITE BM: NORTHEAST FLANGE BOLT ON FIRE HYDRANT ON THE NORTHEAST CORNER OF WINDSOR DRIVE AND CARLYLE COURT EAST OF THE SUBJECT PROPERTY.
N: 5012.2690
E: 5052.4460
ELEVATION = 100.50 (ASSUMED)

CP1: CUT CROSS ON WALK 8.9' SOUTH AND 2.2' EAST OF SOUTHEAST CORNER OF SUBJECT PROPERTY.
N: 5000.000
E: 5000.000
ELEVATION = 100.00 (ASSUMED)

CP2: CUT CROSS ON WALK 126.2' NORTH AND 3.4' EAST OF NORTHEAST CORNER OF SUBJECT PROPERTY.
N: 5258.007
E: 5000.985
ELEVATION = 99.09 (ASSUMED)

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.





LEGEND

BM	BENCHMARK
FCC	FOUND CROSS-CUT
SCC	SET CROSS-CUT
FIP	FOUND IRON PIPE
SIP	SET IRON PIPE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FPK	FOUND P.K. NAIL
FMN	FOUND MAG NAIL
SPK	SET P.K. NAIL
SCM	SET CONCRETE MONUMENT
	EXISTING TRAFFIC LIGHT
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
	EXISTING TRAFFIC CONTROL BOX
	EXISTING LIGHT STANDARD
TP	EXISTING TRANSFORMER PAD
A/C	EXISTING AIR CONDITIONER UNIT
E	EXISTING ELECTRIC PEDESTAL
T	EXISTING TELEPHONE PEDESTAL
C	EXISTING CABLE PEDESTAL
E	EXISTING ELECTRIC METER
G	EXISTING GAS METER
W	EXISTING WATER METER
	EXISTING HAND HOLE
	EXISTING DOUBLE HAND HOLE
	EXISTING UTILITY FLAGGING
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	PROPERTY LINE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
	EXISTING COMBINED SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
TV	EXISTING CABLE/TV LINE
T	EXISTING TELEPHONE/COMMUNICATION LINE
E	EXISTING ELECTRIC LINE
OHW	EXISTING OVERHEAD LINE
	CENTERLINE
	EASEMENT
	BUILDING SETBACK
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING GUARDRAIL
	EXISTING RAILROAD TRACKS
FO	EXISTING FIBER OPTICS
	EXISTING WATER EDGE
	DEPRESSED CURB
812	EXISTING CONTOUR LINE
812	PROPOSED CONTOUR LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL PAVEMENT
	BRICK PAVEMENT
XXX.X	PROPOSED SPOT ELEVATIONS
XXX.X	AS-BUILT SPOT ELEVATIONS
	DRAINAGE FLOW ARROW
+XX.XX	EXISTING SPOT ELEVATIONS
WB	EXISTING WATER BUFFALO BOX
GAS	EXISTING GAS BUFFALO BOX
	EXISTING CLEANOUT
	EXISTING SANITARY WYE CONNECTION
	EXISTING WATER VALVE VAULT
CB	EXISTING STORM CATCH BASIN
	EXISTING STORM CURB INLET
	EXISTING MANHOLE
	EXISTING DECIDUOUS TREE W/ SIZE
	EXISTING CONIFEROUS TREE W/ SIZE
	EXISTING BOLLARDS
	EXISTING FIRE HYDRANTS
	EXISTING STREET SIGN
DSP	EXISTING DOWNSPOUT
W	EXISTING WELL
MW	EXISTING MONITORING WELL
	EXISTING HEADWALL
M	EXISTING MAILBOX
	EXISTING RAILROAD SIGNAL
	EXISTING BUSH
PU	EXISTING POP-UP EMITTER

ABBREVIATIONS

B/C	BACK OF CURB
B/W	BOTTOM OF WALL
BIT.	BITUMINOUS
CALC.	CALCULATED DATUM
CHD	CHORD
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
D/C	DEPRESSED CURB
DEED	DEED DATUM
DIP	DUCTILE IRON PIPE
E	EAST
E/P	EDGE OF PAVEMENT
EXIST./EX	EXISTING
F/F	FINISHED FLOOR
F/L	FLOW LINE
FES	FLARED END SECTION
I.E.E.	INGRESS EGRESS EASEMENT
INV	INVERT
MEAS./M=	MEASURED DATUM
MH	MANHOLE
N	NORTH
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REC./R=	RECORD DATUM
S	SOUTH
SAN	SANITARY
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALL
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
W	WEST
WW	WINDOW WELL

GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. LEGAL DESCRIPTION PER PREVIOUS SURVEY PROVIDED BY CLIENT.

SURVEYOR'S NOTES:
1. BEARINGS BASED ON ASSUMED DATUM.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED MARCH 9, 2021.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.
6. MISSING PROPERTY CORNERS WILL BE SET AFTER CONSTRUCTION DURING FINAL AS-BUILT SURVEY PER CLIENT'S REQUEST.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, KNIGHT E/A, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002141, HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF APRIL, 2021 IN CHICAGO, ILLINOIS.

KNIGHT E/A, INC.

STEVEN BARCZAK, IPLS. NO. 035.003269
LICENSE EXPIRES: 11/30/2022

PROFESSIONAL LAND SURVEYOR
STEVEN BARCZAK NO. 3269 CHICAGO
STATE OF ILLINOIS

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

ORIGINAL COPIES OF THIS PLAT CONTAIN A SIGNATURE AND A RAISED SEAL.

REVISIONS						
1	4/26/2021	BUILDING PER CLIENT				

Drawn By: JV Designed By: SB Scale: 1"=20'

BOUNDARY AND TOPOGRAPHIC SURVEY

1101 N. CARLYLE COURT, ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:

FAIRFIELD HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

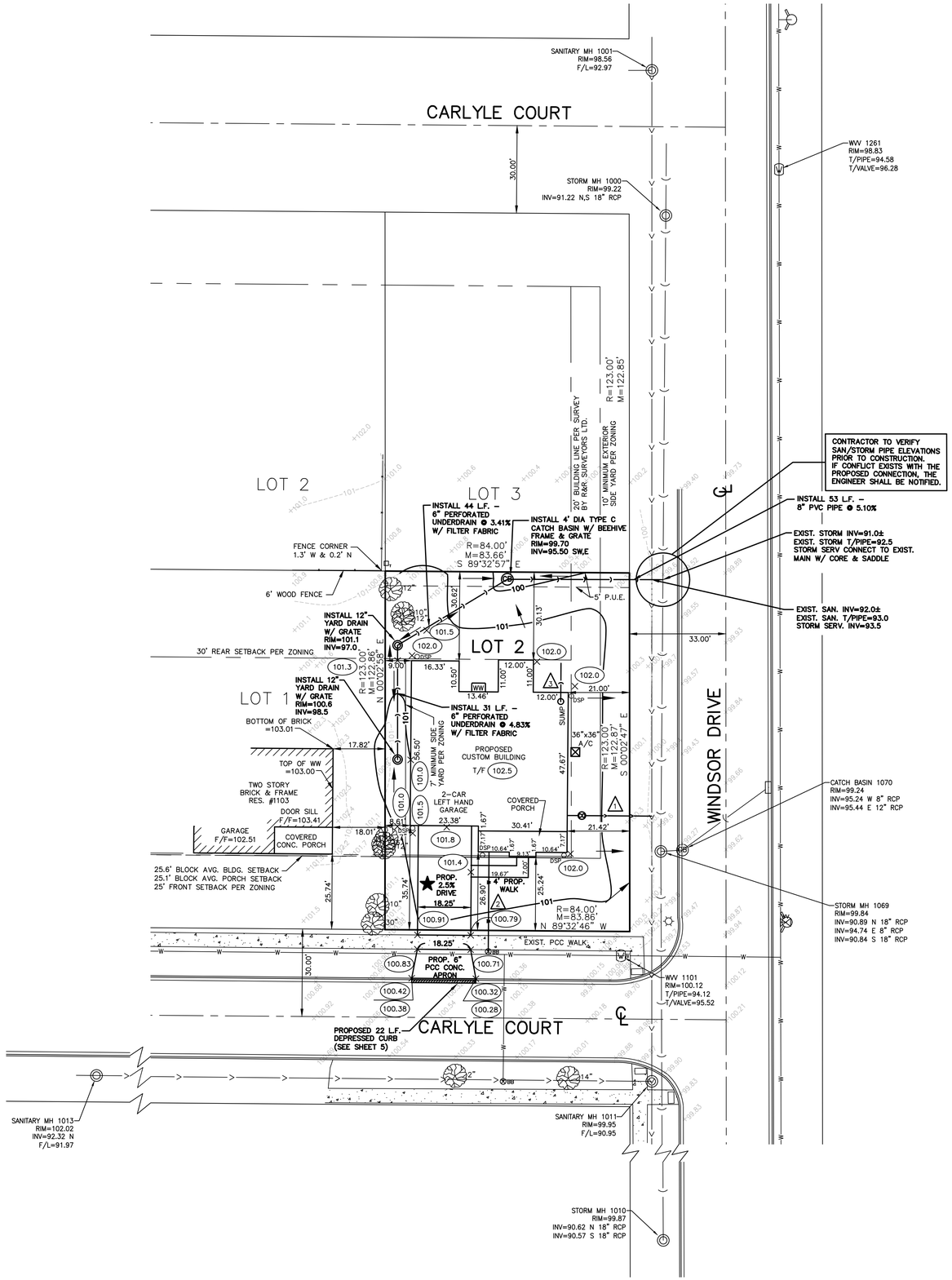
KNIGHT
Engineers & Architects
Knight E/A, Inc.
221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

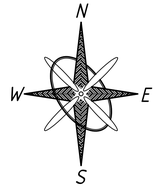
SHEET NO. 2 OF 7

DATE: 04/08/2021

JOB NO. 7281.37

LOT 2

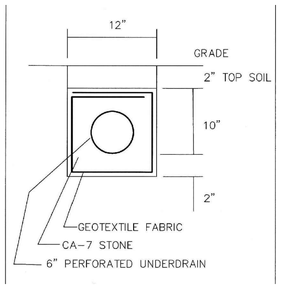




GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.



UNDERDRAIN DETAIL

SERVICES

1. 6" SDR-26 P.V.C. SDR 26 SANITARY SERVICE W/ CLEANOUT (R=101.75) 1.0% MIN. SLOPE. CONNECT TO EXISTING SAN. SEWER W/ RISER CONNECTION SEE DETAIL.

2. 1-1/2" TYPE "K" COPPER WATER SERVICE CONNECT TO EXIST. B-BOX. EXISTING WATER SERVICE STUB. SIZE & LOCATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

3. 4" P.V.C. SUMP DISCHARGE, IN ACCORDANCE TO VILLAGE CODE. MINIMUM 1.0% SLOPE. DAYLIGHT TO GRADE.

NOTES:

1. ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.

2. ROOT-PRUNE TO ALLOW FOUNDATION EXCAVATION.

3. THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.

4. GUTTER DISCHARGE SHALL DISCHARGE AT GRADE AND TOWARDS THE CENTER OF THE FRONT OR REAR YARDS. NO MORE THAN 10 FEET FROM BUIDLING.

5. PROPOSED WALKS SHALL BE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.

★ DRIVEWAY CONSTRUCTION SPECIFICATIONS:

DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE. SEE DRIVEWAY PAVEMENT SECTION IN SHEET 5 FOR ALL REQUIREMENTS.

AREA CALCULATIONS:

LOT AREA: 10,291 SQ.FT.
BUILDING AREA: 3,062 SQ.FT.
BUILDING LOT COVERAGE: 30%
TOTAL IMPERVIOUS AREA: 3,801 SQ.FT.
TOTAL LOT COVERAGE: 37%

Drawn By: JV Designed By: LK Scale: 1"=20'

SITE ENGINEERING PLAN

REVISIONS		
1	4/26/2021	BUILDING PER CLIENT

1101 N. CARLYLE COURT, ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:

FAIRFIELD HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

KNIGHT
Engineers & Architects
Knight E/A, Inc.
221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

SITE ENGINEERING PLAN

SHEET NO. 4
OF 7

DATE: 04/08/2021
JOB NO. 7281.37

N

W E

S

Surrounding Properties

Village of Arlington Heights **1101 N Carlyle Ct** **Arlington Heights**



1107 N Carlyle Ct



1103 N Carlyle Ct



Subject Property
1101 N Carlyle Ct

N Carlyle Ct **N Carlyle Ct** **N Carlyle Ct**



1104 N Carlyle Ct



1102 N Carlyle Ct



Property Across
1100 N Carlyle Ct

N Windsor Dr



1119 N Windsor Dr



1111 N Windsor Dr

N Windsor Dr



1107 N Windsor Dr



PROPERTY LINE

PROPERTY LINE

VACANT

PROPERTY LINE

N. WINDSOR DR.

1A A202 EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
1103 N. CARLYLE COURT
1/8"=1'-0"

4A A202 EXISTING FRONT ELEVATION
SUBJECT PROPERTY
1101 N. CARLYLE COURT
1/8"=1'-0"



PROPERTY LINE

PROPERTY LINE



PROPERTY LINE

N. WINDSOR DR.

1C A202 EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
1103 N. CARLYLE COURT
1/8"=1'-0"

4D A202 PROPROSED FRONT ELEVATION
SUBJECT PROPERTY
1101 N. CARLYLE COURT
1/8"=1'-0"



PROPERTY LINE

PROPERTY LINE

N. WINDSOR DR.

PROPERTY LINE

VACANT

1D A202 EXISTING RIGHT ELEVATION
PROPERTY TO LEFT 1
1108 N. WINDSOR DR.
1/8"=1'-0"

4C A202 EXISTING RIGHT ELEVATION
SUBJECT PROPERTY
1101 N. CARLYLE COURT
1/8"=1'-0"



PROPERTY LINE

PROPERTY LINE

N. WINDSOR DR.

PROPERTY LINE



1E A202 EXISTING RIGHT ELEVATION
PROPERTY TO LEFT 1
1108 N. WINDSOR DR.
1/8"=1'-0"

5E A202 PROPOSED RIGHT ELEVATION
SUBJECT PROPERTY
1101 N. CARLYLE COURT
1/8"=1'-0"

REVISIONS

DESIGN STAGE	1	2	3	4	5
CONCEPTUAL DESIGN	01-06-21 BAJ				
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW		04-02-21 BAJ	04-06-21 BAJ		
RELEASE FOR PERMIT		04-29-21 BAJ	05-17-21 BAJ		
REVISION					

FAIRFIELD HOMES
1101 N. CARLYLE COURT
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

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

STATE OF ILLINOIS
SCOTT F POLIT
001-018291
LICENSED ARCHITECT

STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.000570
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

Job Number: 20373
Sheet Number: A202
File Name: 20373202

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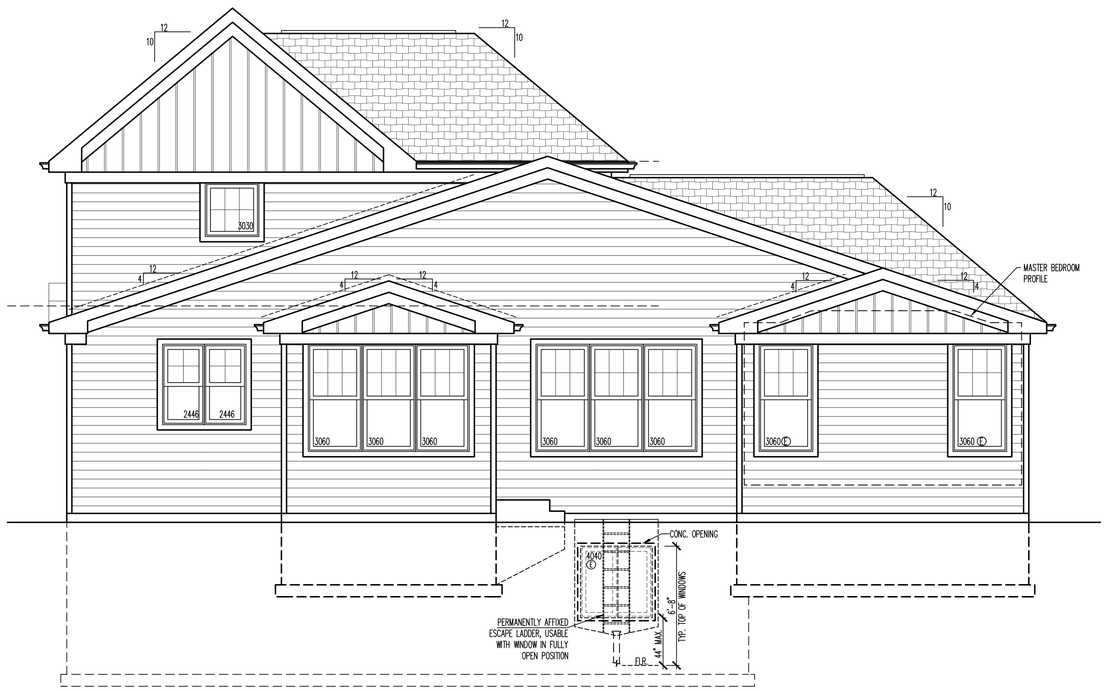
ELEVATION NOTES

* 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

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.

EGRESS WINDOW = (E)
TEMPERED GLASS = (T)
FIXED WINDOW = (F)



1C A200 REAR ELEVATION

1/4"=1'-0"



4E A200 FRONT ELEVATION

1/4"=1'-0"

STATE OF ILLINOIS SCOTT F. POLIT 001-018297 LICENSED ARCHITECT
STATE OF ILLINOIS ALA ARCHITECTS & PLANNERS, INC. 184.000572 ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

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DESIGN STAGE

REVISION	DATE
CONCEPTUAL DESIGN	
PRELIMINARY DESIGN	01-06-21 BJJ
DESIGN DEVELOPMENT	01-21-21 BJJ
RELEASE FOR BID	02-03-21 BJJ
RELEASE FOR PERMIT	02-26-21 BJJ
REVISION 1	04-05-21 BJJ
REVISION 2	04-06-21 BJJ
REVISION 3	05-17-21 BJJ
REVISION 4	04-29-21 BJJ
REVISION 5	

FAIRFIELD HOMES
1101 N. CARLYLE COURT
ARLINGTON HEIGHTS, IL

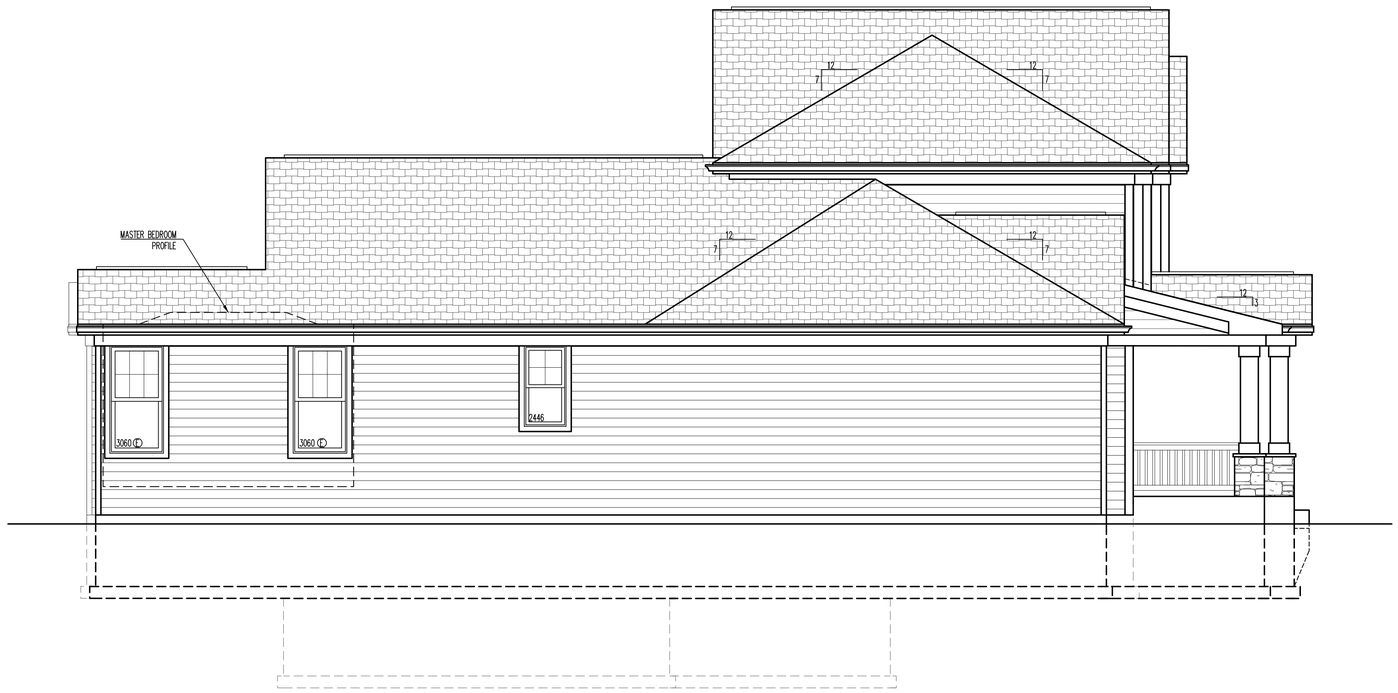
FRONT ELEVATION
REAR ELEVATION

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

Job Number: 20373

Sheet Number: A200

File Name: 20373200

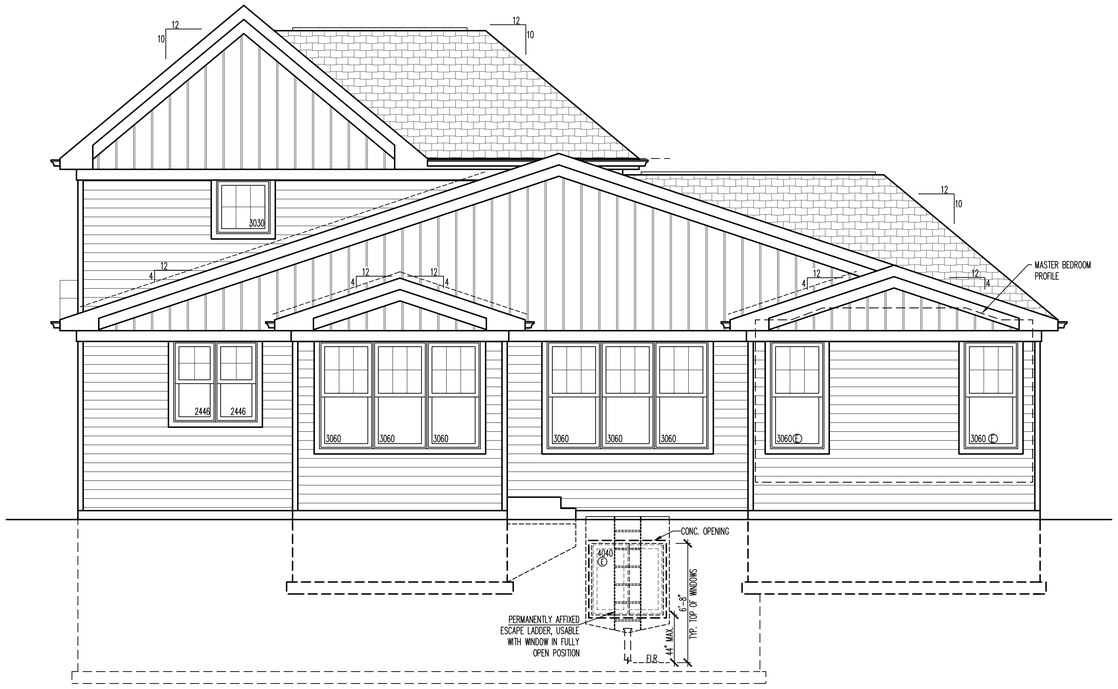


1C A201 LEFT SIDE ELEVATION

1/4"=1'-0"


3053
3020
3060
3060
3060

OPTION 2



2D
A200

REAR ELEVATION – OPTION 2

1/4"=1'-0"

FAIRFIELD HOMES
1101 N. CARLYLE COURT
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2660 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

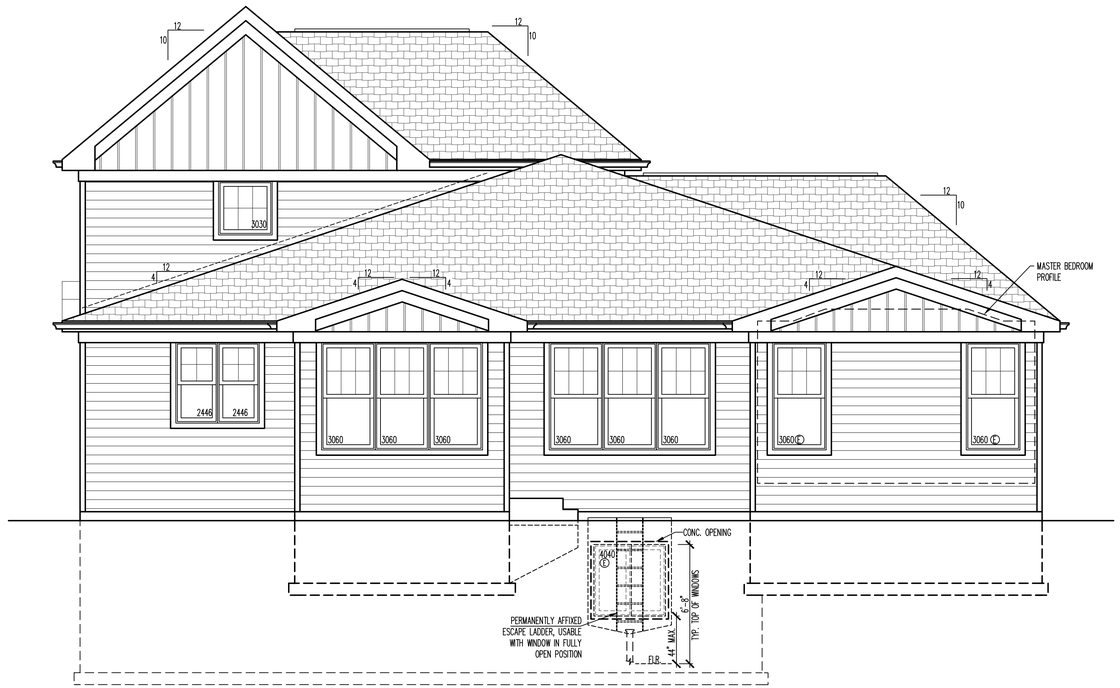
Job Number:
20373

Sheet Number:
OPTION 2

File Name: 20373D00

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OPTION 3



2D / A200 REAR ELEVATION – OPTION 2

1/4"=1'-0"

FAIRFIELD HOMES
1101 N. CARLYLE COURT
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

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

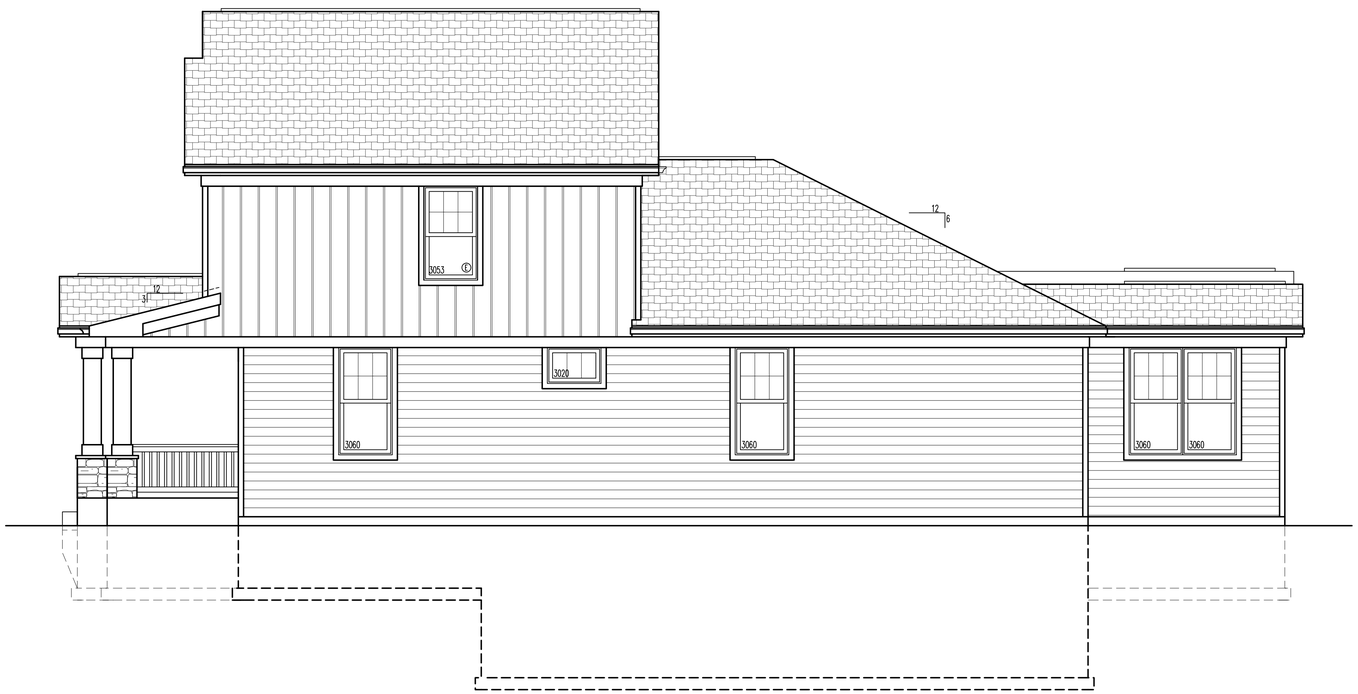
Job Number: 20373

Sheet Number: OPTION 3

File Name: 20373200

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OPTION 3



1C A200 RIGHT ELEVATION – OPTION 3

1/4"=1'-0"



3E A200 LEFT ELEVATION – OPTION 3

1/4"=1'-0"

FAIRFIELD HOMES
1101 N. CARLYLE COURT
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

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

Job Number: 20373

Sheet Number: OPTION 3

File Name: 20373200

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The name that built an industry.™

BORAL®

Cultured Stone®

Pro-Fit® Alpine Ledgestone Echo Ridge™





...or stones displayed does not allow a complete representation of all sizes, shapes and colors for individual products.

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Fairfield Homes, Inc.
1101 N Carlyle Ct
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	NA	NA	NA
Stone	Alpine Ledgestone	Pro-Fit	Echo Ridge
Roof	Asphalt Shingles	IKO	Weatheredwood
Siding	Wood	LP	Tundra Gray
Shutters	NA	NA	NA
Gutters/Trim/Fascia	Aluminum	Best Line	White
Columns/Porch Trim	Wood	LP	White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Haas	White

Design Commission
5/25/2021

Item: DC#21-037 - 1400-1530 W. Dundee Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural designs for two new industrial buildings.

Recommendation

It is recommended that the Design Commission approve the proposed design for the Ridgeline/Rohrman Development at 1400-1530 W. Dundee Road. This recommendation is based on, and subject to compliance with, the plans received 4/23/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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

2. All signage is required to comply with Chapter 30 Sign Code, or seek variations.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ridgeline/Rohrman Development
Project Address: 1400-1530 W Dundee Road

Prepared By: Steve Hautzinger
Date Prepared: May 14, 2021

PETITIONER INFORMATION:

DC Number: 21-037
Petitioner Name: Benjamin Harris
Petitioner Address: Ridgeline Properties Group
5600 N River Rd, Suite 866
Rosemont, IL 60018

Meeting Date: May 25, 2021

Requested Action(s):
Approval of the proposed architectural designs for two new industrial buildings.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for PUD Amendment, Subdivision, and Rezoning from B-3, General Service, Wholesale and Motor Vehicle District to M-1, Research, Development, and Light Manufacturing District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Architectural Design:
The petitioner is proposing to demolish an existing office building to allow construction of two new industrial buildings. The new buildings will be constructed with precast concrete wall panels detailed with reveals and painted in shades of gray and white with blue accents. Recessed concrete panels are incorporated into the design which is a very nice detail to add depth to the design and break up the long walls into a series of smaller sections. Metal canopies highlight the aluminum storefront entries. Both buildings utilize the same architectural design concept. Overall, for buildings of this construction type and style, the massing, detailing, and color scheme of the designs are excellently done.

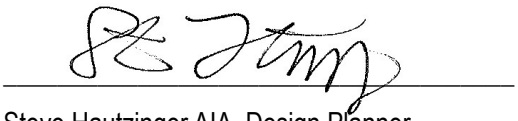
Mechanical Equipment, Utility Equipment, and Utility Meter Screening:
All exterior mechanical equipment is required to be screened from public view. The plans indicate rooftop mechanical units above the office areas. Sight line studies have been provided to illustrate that the building's parapet walls will screen the majority of the equipment. However, separate unit screens will be provided around any visible units.

Signage:
Signage has not been provided for review at this time. Per Chapter 30 sign code, wall signs for each business as well as one ground sign per street frontage are allowed. However, it should be noted that due to the unique site layout, street frontage along Kennicott is limited, and although visible from Dundee, the property does not have Dundee street frontage and a ground sign would not be allowed in that location. Furthermore, there is an existing large 575 sf "ARLINGTON BUSINESS PARK" sign facing Dundee Road that was approved by variation in 1998. Based on the proposed subdivision of this property, the existing business park sign will be obsolete and will need to be removed.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed design for the Ridgeline/Rohrman Development at 1400-1530 W. Dundee Road. This recommendation is based on, and subject to compliance with, the plans received 4/23/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all

required permits, and the following:

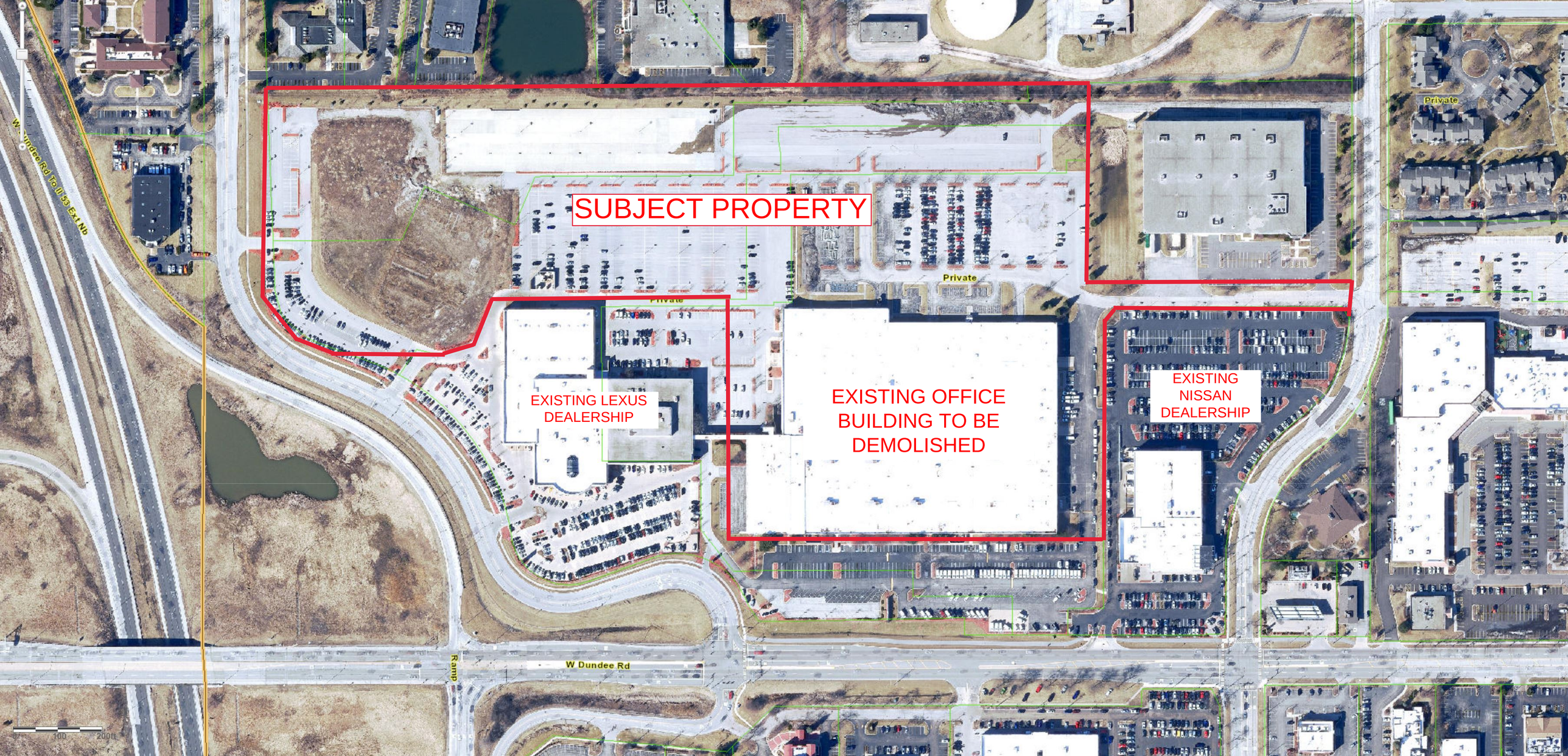
1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
2. All signage is required to comply with Chapter 30 Sign Code, or seek variations.

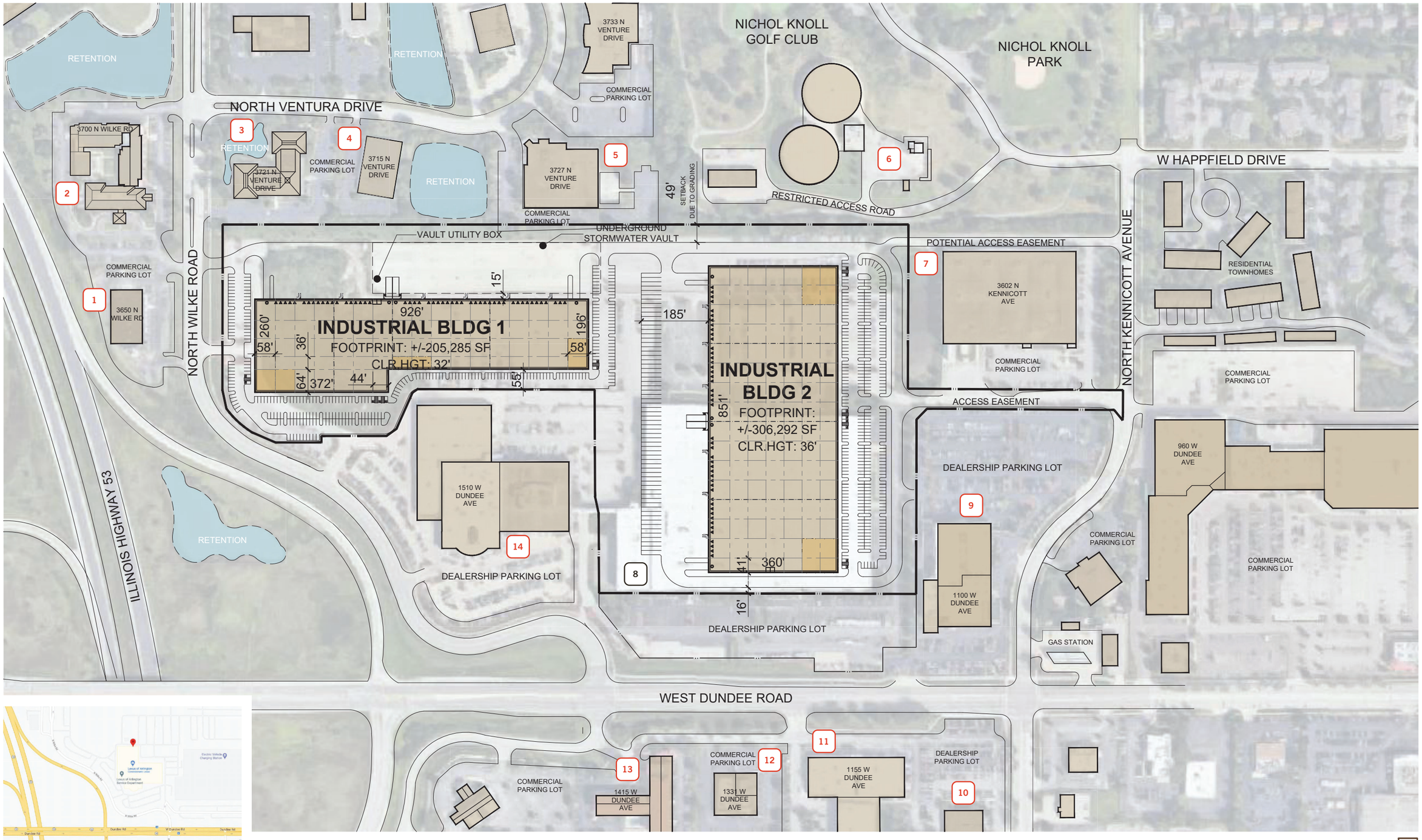


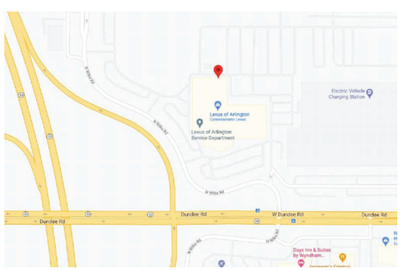
May 14, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-037


SUBJECT PROPERTY
EXISTING LEXUS DEALERSHIP
EXISTING OFFICE BUILDING TO BE DEMOLISHED
EXISTING NISSAN DEALERSHIP
W Dundee Rd
Ramp
W Dundee Rd To Il 53 Exl Nb
Private
Private
Private
0
100
200ft





0 50 100 200 500

NORTH

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

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LOCATION MAP WITH 250' SURROUNDING CONTEXT

1400-1500 WEST DUNDEE ROAD

ARLINGTON HEIGHTS, IL - CHI21-0006-00

WARE MALCOMB

04.22.2021



1



2



4



3



5



6

SUBJECT & SURROUNDING PROPERTIES

1 **NAPLETON OFF LEASE -** 3650 N WILKE ROAD

2 **SONESTA SELECT ARLINGTON HEIGHTS NORTH** - 3700 N WILKE ROAD

3 **WITRON** - 3721 N VENTURE DRIVE

4 **3715 N VENTURE DRIVE**

5 **SVM, LP** - 3727 N VENTURE DRIVE

6 **3700 N KENNICOTT AVE**

7 **ARENS CONTROLS CO LLC** - 3602 N KENNICOTT AVE

8 **1100 W DUNDEE RD** (EXISTING BUILDING TO BE DEMOLISHED)

10 **3436 N KENNICOTT AVE**

11 **NAPLETON'S ARLINGTON HEIGHTS CHRYSLER DODGE JEEP RAM** - 1155 W DUNDEE AVE

12 **JAMESON'S ORIGINAL CHARHOUSE** - 1331 W DUNDEE AVE

13 **DAYS INN & SUITES BY WYNDHAM ARLINGTON HEIGHTS** - 1415 W DUNDEE AVE

14 **LEXUS OF ARLINGTON** - 1510 W DUNDEE AVE

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7


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12


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14

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

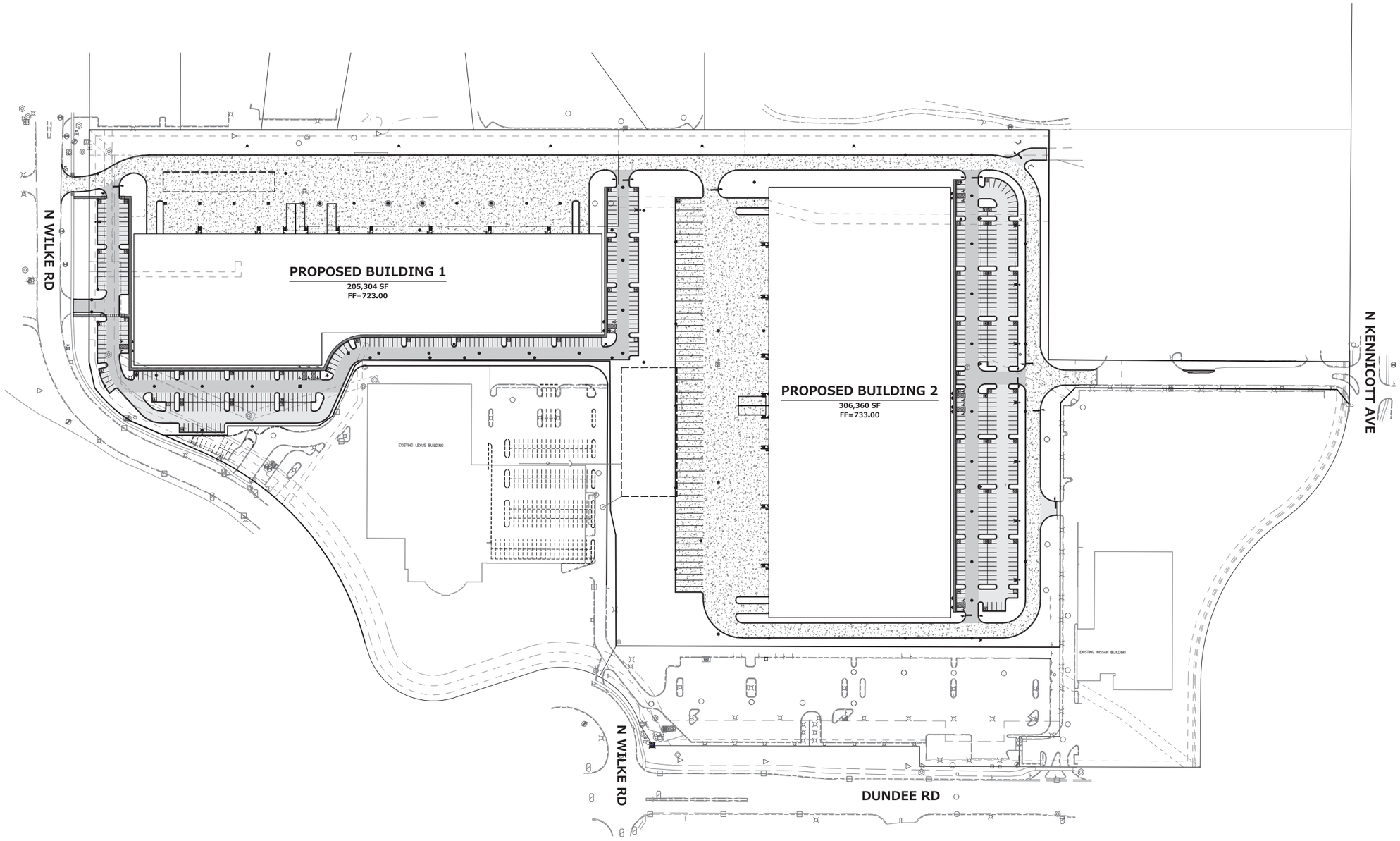
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EXISTING PHOTOS OF SUBJECT & SURROUNDING PROPERTIES

1400-1500 WEST DUNDEE ROAD
ARLINGTON HEIGHTS, IL - CHI21-0006-00

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SITE DIMENSIONAL AND PAVING NOTES

1. ALL PROPOSED CURB AND CUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FACE UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, THE CIVIL PLANS SHALL TAKE PRECEDENCE.
4. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
5. REBAR / TIEBARS SHALL BE USED IN ALL LOCATIONS WHERE CONCRETE ABUTS OTHER CONCRETE FEATURES (ie. SIDEWALK ADJACENT TO FOUNDATION WALL AND SIDEWALK ADJACENT TO CURB & GUTTER). TIEBAR SIZE AND SPACING SHALL BE PER IDOT SPECIFICATIONS.
6. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
7. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
8. REFER TO CONSTRUCTION DETAILS AND GRADING ENLARGEMENTS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
9. REFER TO PHOTOMETRICS PLAN (BY OTHERS) FOR LIGHT STANDARDS AND SPECIFICATIONS.

LEGEND

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
6" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B

SIDEWALK
5" PORTLAND CEMENT CONCRETE (UNREINFORCED)
4" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B

ASPHALT PAVEMENT (SN = 2.70)
1.5" BIT. SURFACE COURSE, HMA, MIX D, N50, 9.5mm NOMINAL SIZE, PG64-22 (R.A.S. NOT PERMITTED)
2" BIT. BINDER COURSE, HMA, IL-19, N50, 19.0mm NOMINAL SIZE, PG64-22
0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30)
10" COMP. CA-6 AGGREGATE SUBBASE, TYPE B

HEAVY DUTY ASPHALT PAVEMENT (PER VILLAGE)
2" BIT. SURFACE COURSE, HMA, MIX D, N50, 9.5mm NOMINAL SIZE, PG64-22 (R.A.S. NOT PERMITTED)
2.25" BIT. BINDER COURSE, HMA, IL-19, N50, 19.0mm NOMINAL SIZE, PG64-22
5" BIT. BINDER COURSE, HMA, IL-19, N50, 19.0mm NOMINAL SIZE, PG64-22
6" COMP. CA-6 AGGREGATE SUBBASE, TYPE B

B-6.12 CURB & GUTTER
REVERSE PITCH B-6.12 CURB & GUTTER
DEPRESSED B-6.12 CURB & GUTTER
BOLLARD

STRIPING/SIGNAGE LEGEND

1. 4" YELLOW STRIPE (ADA STALLS ONLY)
2. 4" WHITE STRIPE (ALL STANDARD PARKING STALLS)
3. WHITE LETTERS / SYMBOLS / PAVEMENT MARKINGS
4. R1-1 STOP SIGN (30" x 30")
5. R7-8 & R7-8P HANDICAP SIGN
6. R7-8 & R7-8P HANDICAP W/ VAN ACCESSIBLE SIGN
7. 4" DOUBLE YELLOW STRIPE
8. "NO TRUCK TRAFFIC" SIGN
9. YELLOW LETTERS / SYMBOLS / PAVEMENT MARKINGS
10. "THRU TRUCK ROUTE" SIGN

SITE DATA

LOT AREA:	1,462,614 SF / 33.58 ACRES
BUILDING 1	
BUILDING AREA:	205,304 SF
PARKING PROVIDED:	288 STALLS INCLUDING (7) ADA
DOCK POSITIONS:	45
DRIVE IN DOORS:	5
BUILDING 2	
BUILDING AREA:	306,360 SF
PARKING PROVIDED:	311 STALLS INCLUDING (8) ADA
DOCK POSITIONS:	47
DRIVE IN DOORS:	4
TRAILER PARKING:	65

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO OFFICE:
1051 E. MAIN ST. | SUITE 217
EAST DUNDEE, IL 60118
(847) 551-5300
CHICAGO | MILWAUKEE : NATIONWIDE

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

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OVERALL SITE DIMENSIONAL & PAVING PLAN

1400-1500 WEST DUNDEE ROAD

ARLINGTON HEIGHTS, IL - CHI21-0006-00

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SOUTHWEST PERSPECTIVE

RIDGELINE PROPERTY GROUP
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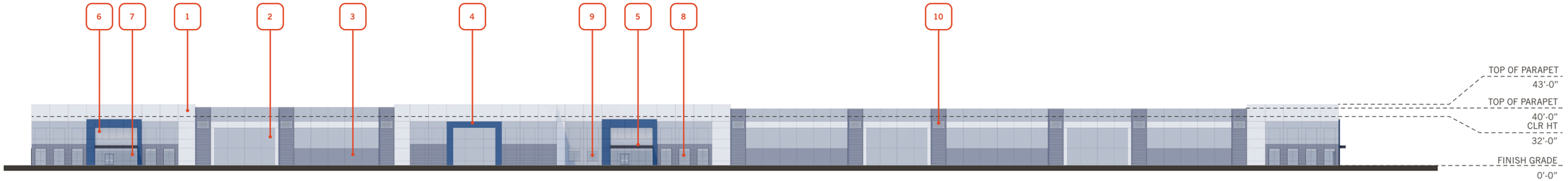
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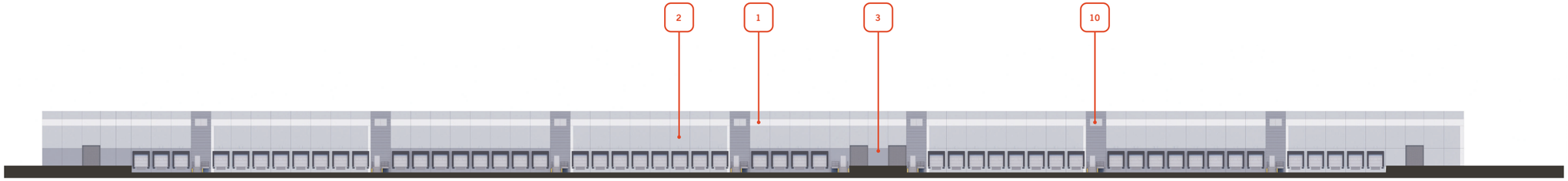
NORTHEAST PERSPECTIVE

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Integrity | Experience | Performance

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SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

EAST EXTERIOR ELEVATION

WEST EXTERIOR ELEVATION

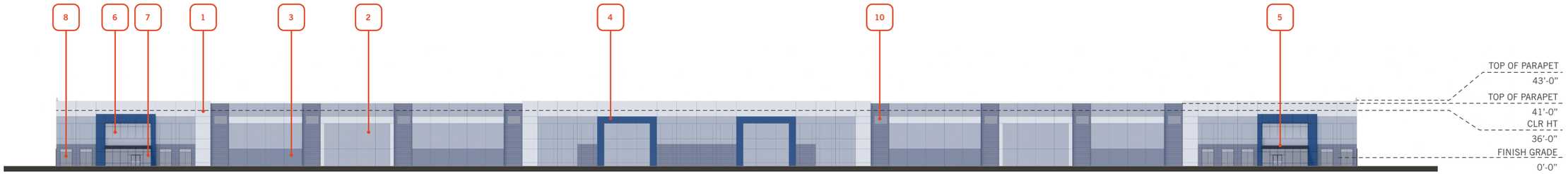
1/32"=1'-0"
0 8' 16' 32' 64'

KEYNOTES

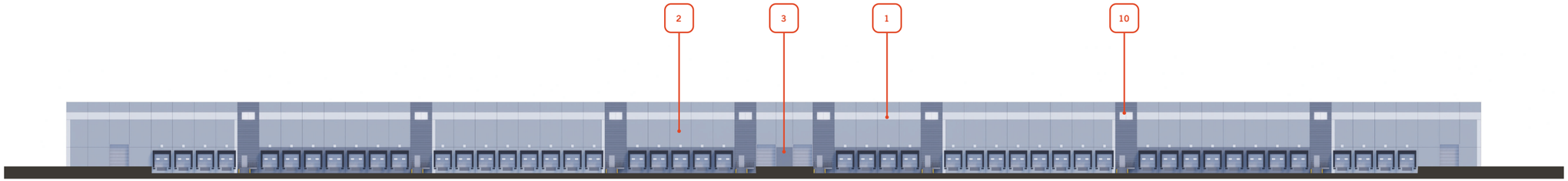
1. **PAINTED PRECAST PANEL W/ REVEALS**
   SW 7757 HIGH REFLECTIVE WHITE
2. **PAINTED PRECAST PANEL W/ REVEALS**
   SW 9558 CASTLEGATE
3. **PAINTED PRECAST PANEL W/ REVEALS**
   SW 9564 BEFORE THE STORM
4. **PAINTED PRECAST LAP PANEL W/ REVEALS**
   SW 6510 LOYAL BLUE
5. **ACM CANOPY**
   ALUCABOND, TBL BLACK
6. **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 30'-0" X 12'-0"
7. **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 30'-0" X 8'-0"
8. **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 8'-0" X 12'-0"
9. **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 8'-0" X 9'-0"
10. **CLERESTORY WINDOW**
    8'-0" X 4'-6"

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

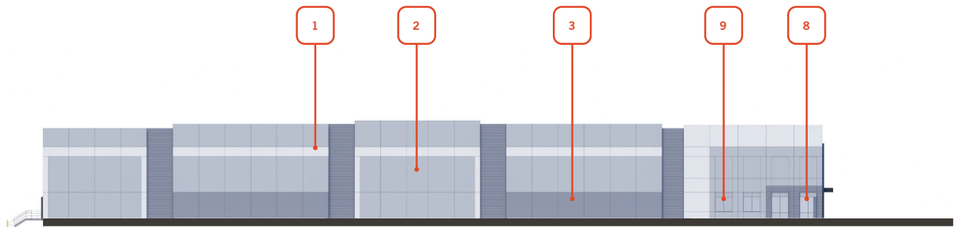
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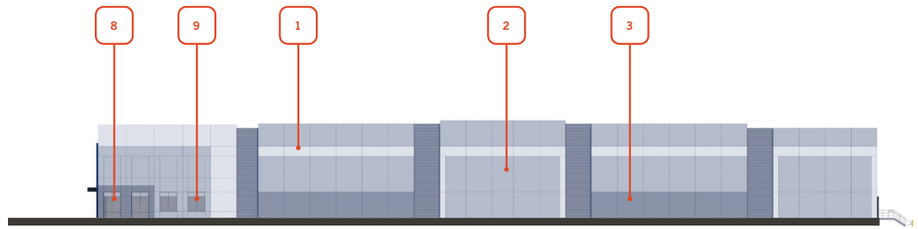
EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

1/32"=1'-0"
0 8' 16' 32' 64'

KEYNOTES

1 **PAINTED PRECAST PANEL W/ REVEALS**
SW 7757 HIGH REFLECTIVE WHITE

2 **PAINTED PRECAST PANEL W/ REVEALS**
SW 9558 CASTLEGATE

3 **PAINTED PRECAST PANEL W/ REVEALS**
SW 9564 BEFORE THE STORM

4 **PAINTED PRECAST LAP PANEL W/ REVEALS**
SW 6510 LOYAL BLUE

5 **ACM CANOPY**
ALUCABOND, TBL BLACK

6 **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 30'-0" X 12'-0"

7 **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 30'-0" X 10'-0"

8 **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 8'-0" X 12'-0"

9 **HIGH PERFORMANCE STOREFRONT GLAZING SYSTEM,** 8'-0" X 9'-0"

10 **CLERESTORY WINDOW**
8'-0" X 4'-6"

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

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SOLARBAN® 60 (2) SOLARGRAY® + CLEAR

1 VITRO GLASS

SW 7757
HIGH REFLECTIVE WHITE

2 PAINT

SW 9558
CASTLEGATE

3 PAINT

SW 9564
BEFORE THE STORM

4 PAINT

SW 6510
LOYAL BLUE

5 PAINT

6 CLEAR ANNODIZED ALUMINUM

TBL BLACK

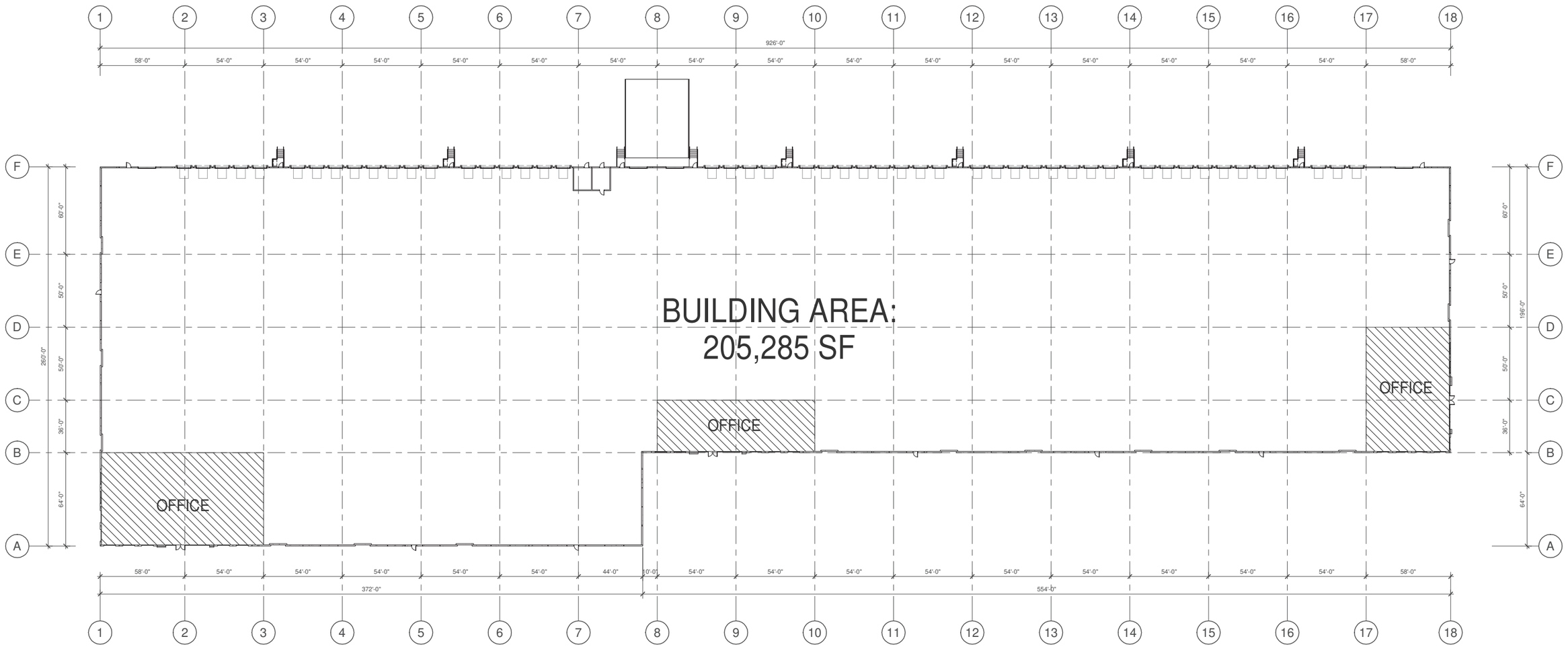
7 ALUCOBOND ALUMINUM COMPOSITE MATERIAL - ENTRY CANOPIES

Sample Material List

1. Petitioner Name: Ben Harris, Ridgeline Property Group
2. Date: 04/23/2021
3. Project: 1400-1500 W Dundee Road Industrial Spec Buildings 1 & 2
4. Location: 1400-1500 W Dundee Road, Arlington Heights, IL

Commercial/Industrial Building:

A.	Precast Concrete Panels:	12′ and 13′ wide insulated load bearing panels, painted finish
B.	Paint Colors (Sherwin Williams):	SW 7757 High Reflective White SW 9558 Castlegate SW 9564 Before the Storm SW 6510 Loyal Blue
C.	Aluminum Composite Metal Canopies:	Alucobond Plus, TBL Black
D.	Glazing:	1″ insulated low-e with grey tint
E.	Aluminum Storefront Framing:	Clear anodized finish



1/32"=1'-0"
0 8' 16' 32' 64'

NORTH

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

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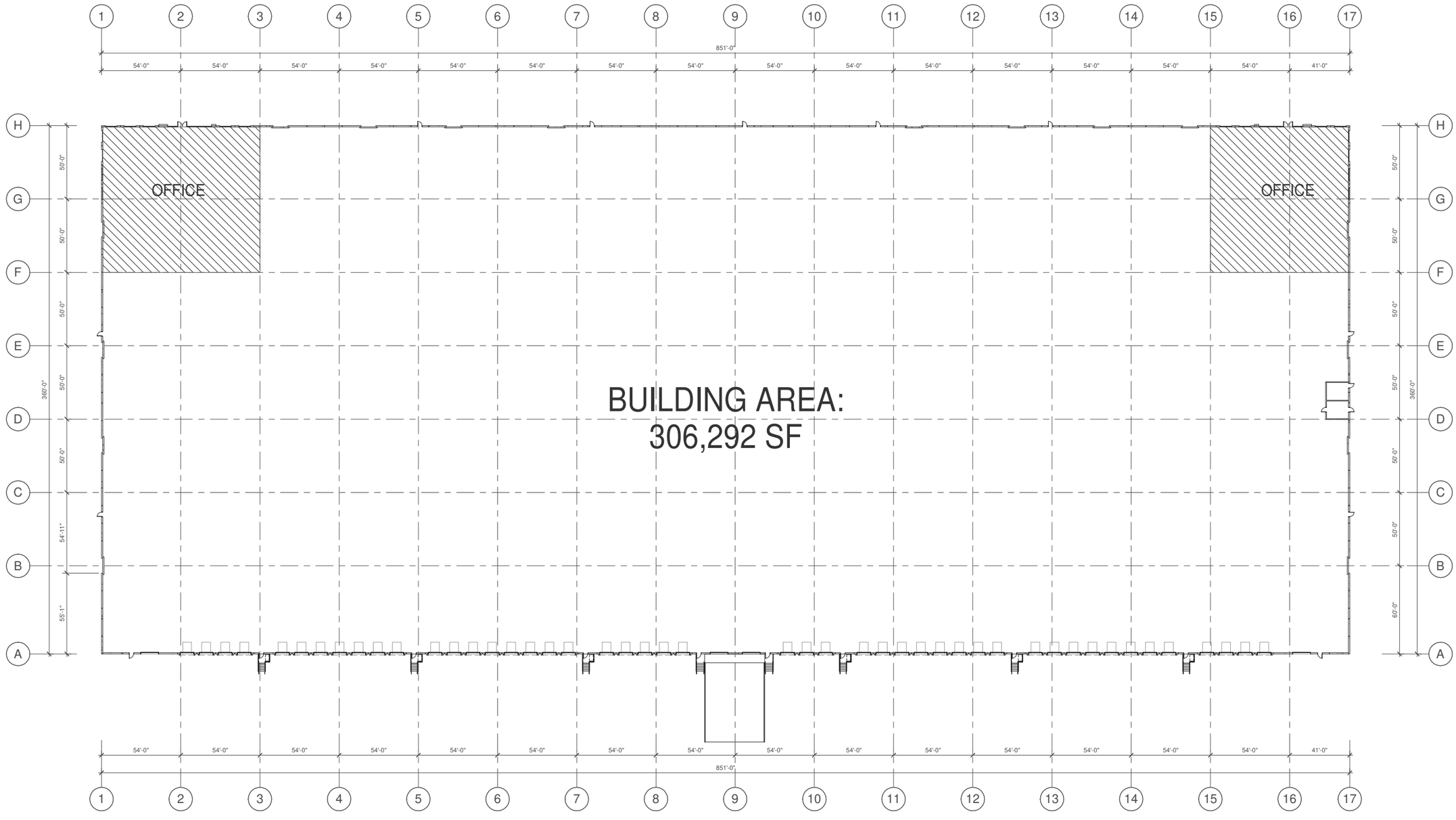
CONCEPTUAL FLOOR PLAN - BUILDING 1

1400-1500 WEST DUNDEE ROAD

ARLINGTON HEIGHTS, IL - CHI21-0006-00

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1/32"=1'-0"
0 8' 16' 32' 64'

NORTH

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Integrity | Experience | Performance

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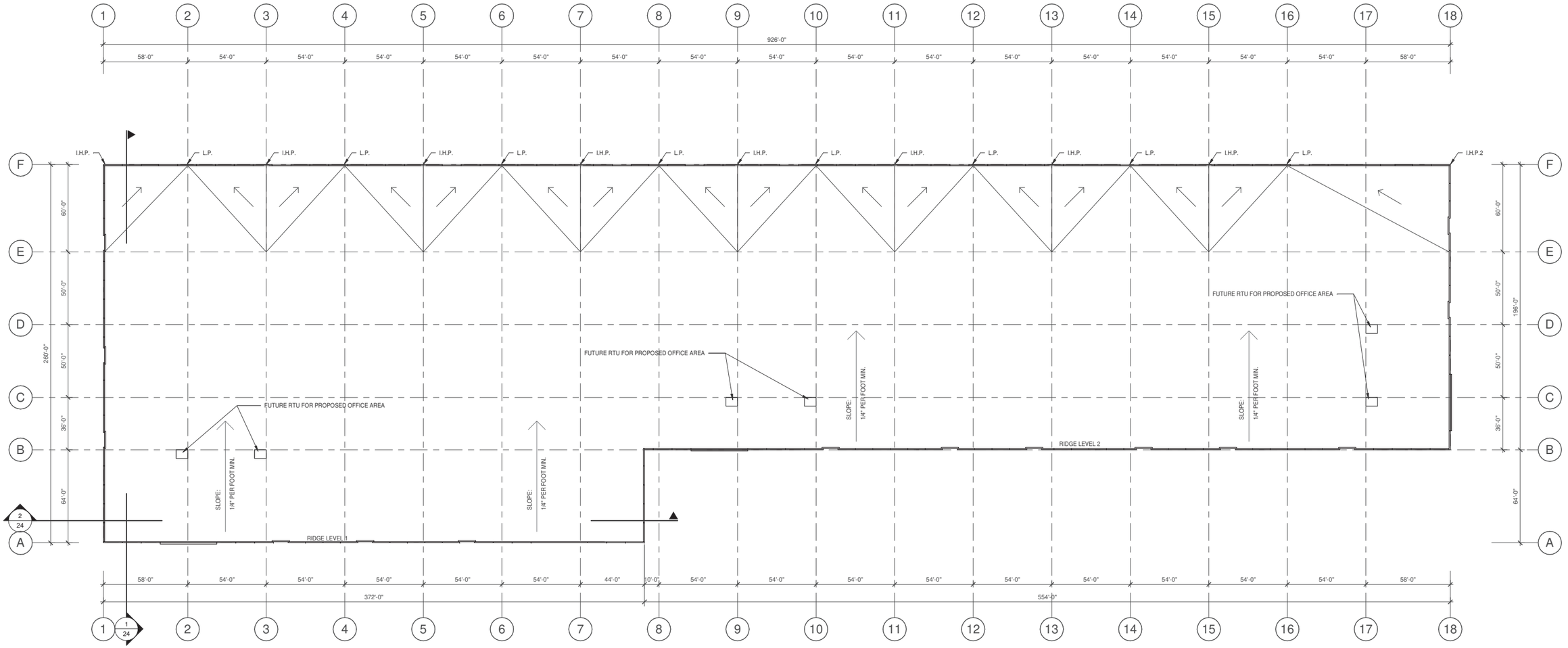
CONCEPTUAL FLOOR PLAN - BUILDING 2

1400-1500 WEST DUNDEE ROAD

ARLINGTON HEIGHTS, IL - CHI21-0006-00

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04.22.2021



ROOF ELEVATION KEY:

RIDGE/HIGH POINT 1: 39'-5 1/2"
RIDGE/HIGH POINT 2: 38'-1 1/2"
INTERMEDIATE HIGH POINT: 34'-6 1/2"
INTERMEDIATE HIGH POINT 2: 35'-0 1/2"
LOW POINT: 34'-0 1/2"

1/32"=1'-0"
0 8' 16' 32' 64'

NORTH

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

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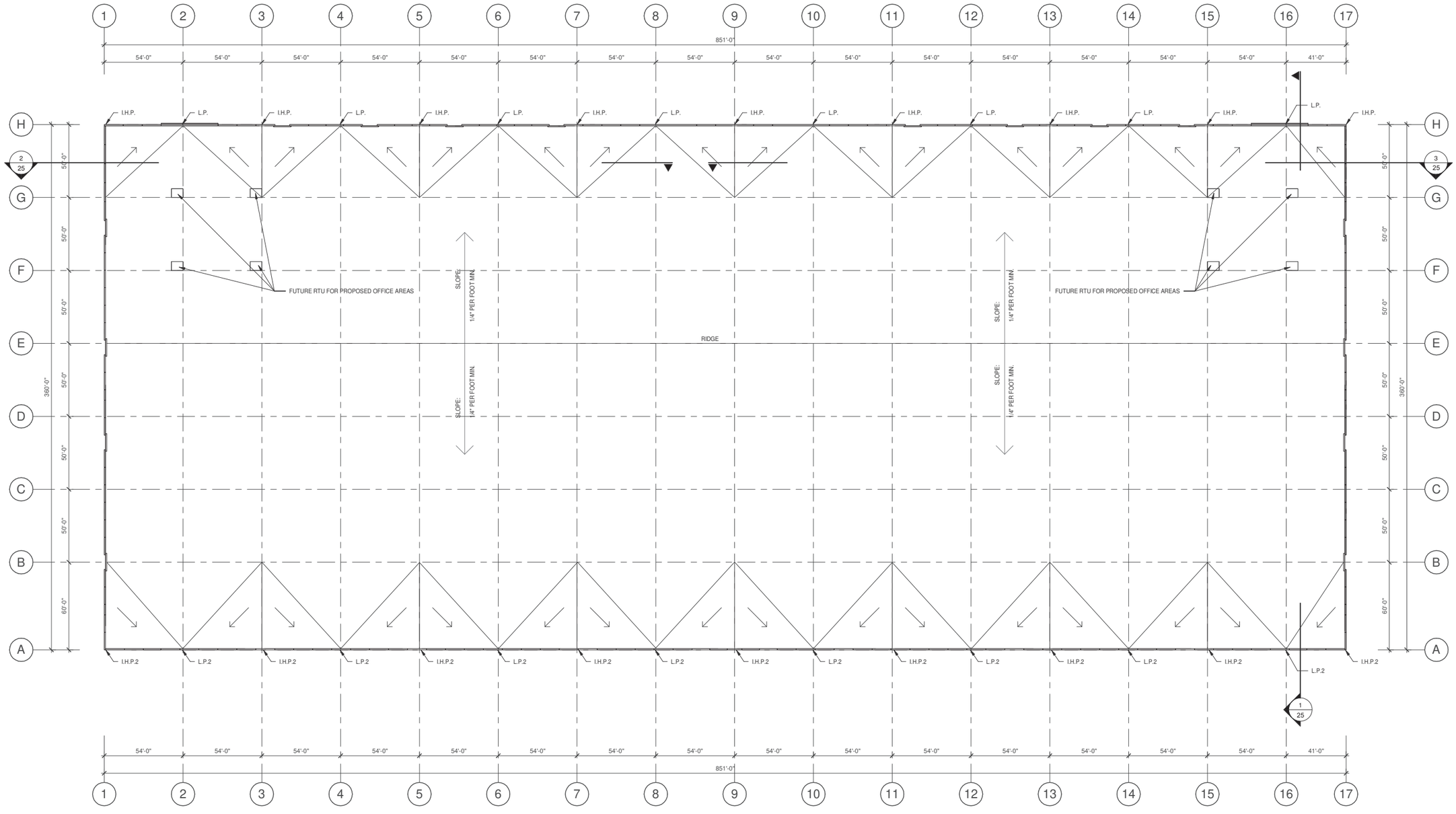
CONCEPTUAL ROOF PLAN - BUILDING 1

1400-1500 WEST DUNDEE ROAD

ARLINGTON HEIGHTS, IL - CHI21-0006-00

WARE MALCOMB

04.22.2021



ROOF ELEVATION KEY:

RIDGE/HIGH POINT 1: 42'-5"
INTERMEDIATE HIGH POINT: 39'-9 1/2"
INTERMEDIATE HIGH POINT 2: 38'-6 1/2"
LOW POINT: 39'-3 1/2"
LOW POINT 2: 38'-0 1/2"

1/32"=1'-0"
0 8' 16' 32' 64'

NORTH

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

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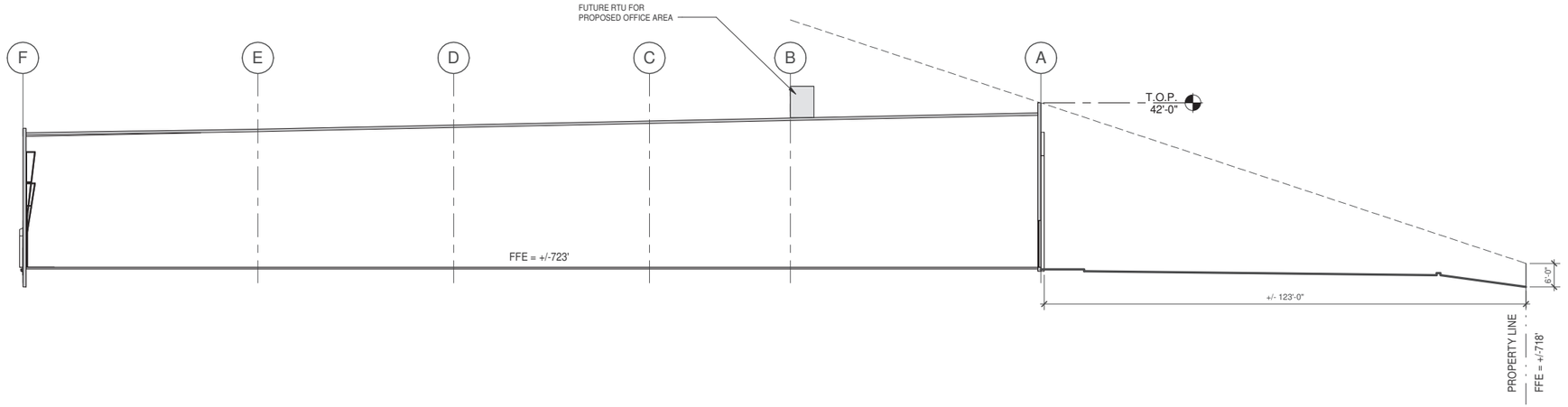
CONCEPTUAL ROOF PLAN - BUILDING 2

1400-1500 WEST DUNDEE ROAD

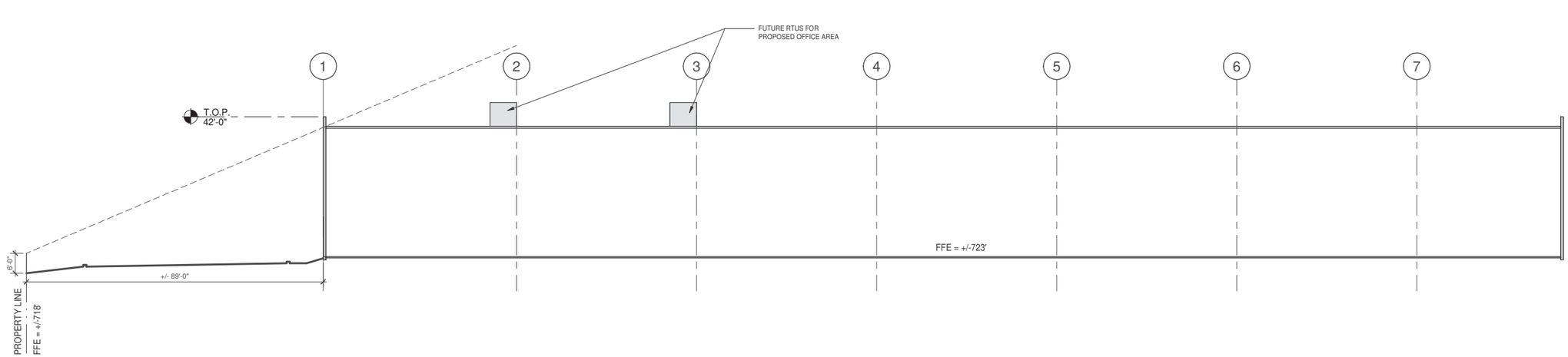
ARLINGTON HEIGHTS, IL - CHI21-0006-00

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04.22.2021



SECTION 1 (1)
SCALE: 1/16" = 1'-0"

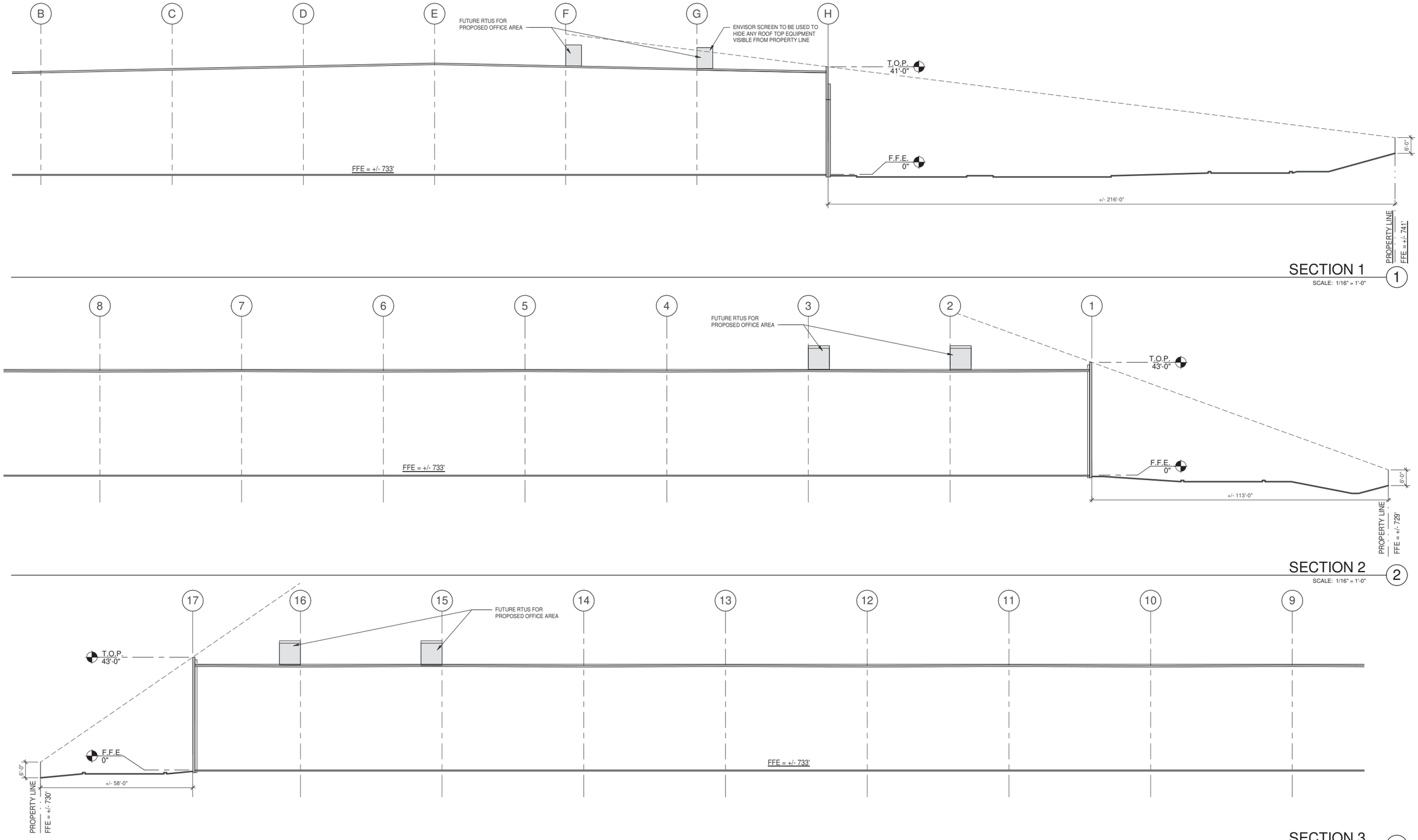


SECTION 2 (2)
SCALE: 1/16" = 1'-0"

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

RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

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RIDGELINE PROPERTY GROUP
Integrity | Experience | Performance

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

CONCEPTUAL SIGHT LINE STUDIES - BUILDING 2

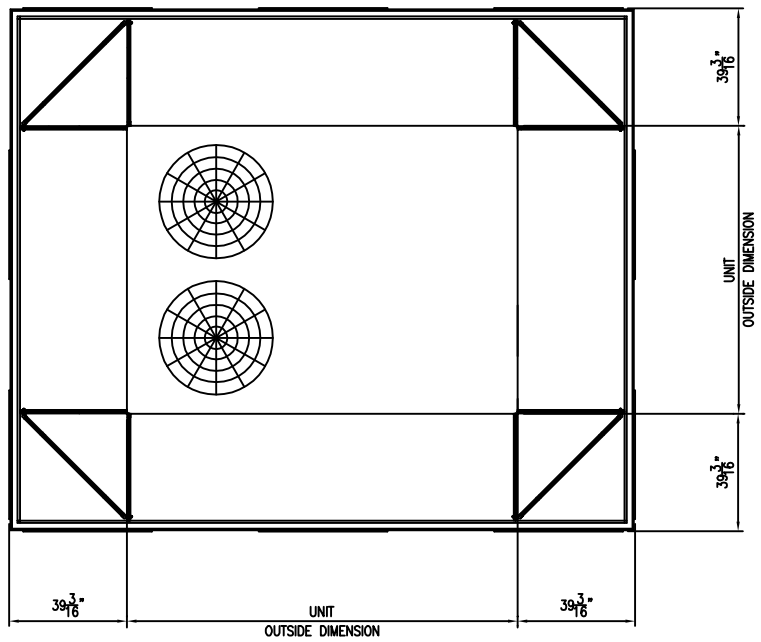
1400-1500 WEST DUNDEE ROAD

ARLINGTON HEIGHTS, IL - CHI21-0006-00

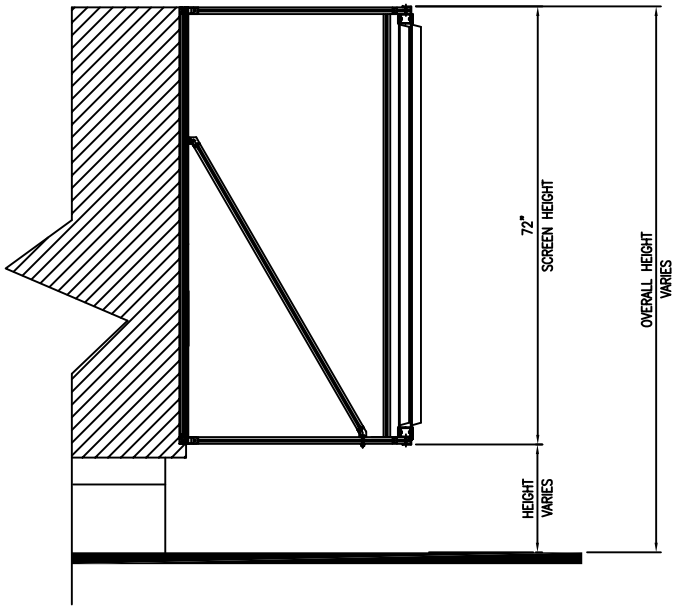
WARE MALCOMB

04.22.2021

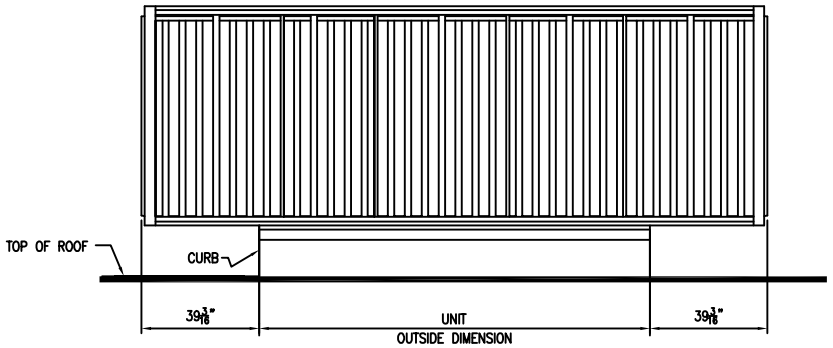
70" VERTICAL STYLE ENVISOR FOOTPRINT



70" VERTICAL STYLE ENVISOR SECTION



70" VERTICAL STYLE ENVISOR ELEVATION



NOTE: The Screen System shown corresponds to a typical construction of the Envisor 70" Vertical Style using Flat Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

cityscapes
architectural innovations
4200 LYMAN COURT
HILLIARD, OH (614) 850-2549

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PROJECT DESCRIPTION ENVISOR 70" VERTICAL STYLE			REVISION REF.# AND DATE			SCALE 3/16" = 1'
PROJECT DESCRIPTION GENERAL SPECIFICATIONS			PAS 02/05/04			SHEET 1 OF 1
CLIENT	CONTACT PERSON	WORK ORDER #				DRAWN BY PAS CHECKED BY
ADDRESS	CITY	STATE ZIP				DATE FILE CREATED 02/05/04
JOBSITE LOCATION						DWG FILE # 100039
ADDRESS	CITY	STATE ZIP				

Design Commission
5/25/2021

Item: Statement of Economic Interest

Department: Village Clerk

Per Village Code, a Statement of Economic Interest is required for each Board and Commission member and must be submitted to the Village Clerk by May 1. The following forms are past due:
Scott Seyer

ATTACHMENTS:

Description	**Type**
Form	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
STATEMENT OF ECONOMIC DISCLOSURE

NAME (Last First Initial)	APPOINTMENT DATE
POSITION TITLE	

This form is required pursuant to Chapter 1, Section 1-602 of the Arlington Heights Municipal Code. It is to be filed with the Village Clerk on or before May 1 of each calendar year. This requirement is separate from any form that may be required by any other governmental entity.

Disclosure of Ownership of Real Estate

Do you or your spouse or children have any interest in real property located within the corporate limits of the Village of Arlington Heights or in the unincorporated area within one-half miles of the corporate limits of the Village of Arlington Heights? (The ownership of a beneficial interest in real estate held in trust or real property held by a corporation in which the person filing owns more than five percent of the outstanding stock shall be listed. The property on which the person resides is exempt from the provisions of this section.) Please check one: YES_____ NO_____. If the answer is yes, state the following:

Commonly Known Address of Real Property	Nature of Interest in such Real Property (Owner, Joint Owner, Tenant, Beneficiary, Trustee, etc.)	Permanent Real Estate Tax Identification Number

Disclosure of Loans

Have you or your spouse been released from an indebtedness exceeding in its principal amount $100 within the year, without paying the total balance due on such indebtedness or giving adequate consideration? Please check one: YES_____ NO_____. If the answer is yes, state the following:

Name of Creditor	Nature & Amount of Indebtedness Released	Description of Circumstance of Release

Disclosure of Ownership of Business Interests Conducting Business with the Village

Do you or your spouse or children have a direct or indirect ownership interest in any business, firm or corporation which has entered into contract with the Village or received any remuneration from the Village during the past year in which the interest held exceeds 1%? Please check one: YES_____ NO_____. If the answer is yes, state the following:

Name of Business Entity	Nature of Your Relationship to Business Entity	Extent of Ownership of Business Entity

If you or your spouse or your employer has had any dealings with any Village departments regarding licenses, reviews, or approvals necessary for conducting business in the Village, a statement to that effect shall be included with this filing.

Disclosure of Other Employment

List the names of all corporations, companies, firms or other business enterprises, partnerships, nonprofit organizations and educational or other institutions with which you are connected as an employee, officer, owner, director, member, trustee, partner, adviser or consultant. In the case of persons employed as attorneys, insurance agents or brokers, real estate brokers, or salespersons, you need include only the firm or professional corporation or other entity by whom the person is employed, and clients of such persons or employers of said persons who do business with the Village of Arlington Heights.

Name & Address & Kind of Organization	Position in Organization	Work Hours	Nature of Service Rendered

I declare that this Statement of Economic Disclosure (including any accompanying statement) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of my economic interests as required by Chapter I, Article VII of the Municipal Code of the Village of Arlington Heights. I understand that the penalty for willfully filing a false or incomplete statement or violating the provisions of Chapter I, Article VII of the Municipal Code of the Village of Arlington Heights is a fine not to exceed $750 for each such offense.

_____

Signature of person making the statement Date

Please return to the Village Clerk no later than May 1.