



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 22, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/24/18
- B. Minutes - 5/8/18

IV. REPORTS

V. OLD BUSINESS

- A. DC#17-126 - 1625 N. Chestnut Ave. - SF/Teardown

VI. NEW BUSINESS

- A. DC#18-040 - 939 N. Salem Ave. - SF/Teardown
- B. DC#18-042 - 739 N. Belmont Ave. - SF/New
- C. DC#18-038 - Arlington Market/Phase 2 - SF/New
- D. DC#18-046 - Vib Hotel - Arlington Downs / 3400 W. Euclid Ave. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 4/24/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 4/24/18

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.
APRIL 24, 2018

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

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

Members Absent: None

Also Present: Daniel Poloz, Owner of 915 S. Dunton Ave.
Ken Youhn, Gillespie Design Group for *Arlington Downs FRC*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 10, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 10, 2018. MOTION CARRIED. COMMISSIONER ECKHARDT RECUSED.

ITEM 1. SINGLE-FAMILY ADDITION RE-REVIEW

DC#18-024 – 915 S. Dunton Ave.

The project was moved to the end of the agenda since the petitioner was not yet present.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO MOVE THE PROJECT TO THE FINAL ITEM ON THE AGENDA.

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

ITEM 2. COMMERCIAL REVIEWDC#18-032 – Arlington Downs/Family Recreation Center – 3400 W. Euclid Ave.

Ken Youhn, representing *Gillespie Design Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to convert a former indoor water park into a new Family Recreation Center at the Arlington Downs Planned Unit Development. The proposed facility will include two separate uses: 'Funtopia' will be an indoor adventure playground for children, and 'First Ascent' will be an indoor climbing facility and fitness center for all ages. As part of the conversion, a new entrance and mezzanine addition are proposed on the west side of the building.

The proposed new entrance addition is designed to complement and fit in with the existing building, and to provide separate entrances for the two separate interior uses. The exterior colors have been selected to match the existing building, and the new blue metal roof coordinates very well with the overall color palette.

With regards to signage, the primary wall signs are placed on the existing building wall above, which is recessed about 9-feet from the mezzanine addition parapet wall below. The visibility of the signs is a concern, because they will be blocked from view as you get closer to the building. One wall sign is allowed per business, so the petitioner will have to confirm that Funtopia and First Ascent are separate businesses, otherwise a sign variation may be required to have two separate wall signs. The small, round "FRC" sign in the gable at the entrance is unremarkable, and its necessity should be evaluated since it would not be allowed by code.

The proposed entrance design fits in seamlessly with the existing building, and Staff has no objections to it, and it meets the intent of the Design Guidelines. However, the possibility of creating a more exciting entrance as a focal point, and to coordinate with the exciting uses in the building should be considered, such as the following:

- An exterior design that is inspired by the unique use of the building.
- A taller entrance massing for an enhanced focal point.
- A more dramatic sense of arrival with an emphasis on fun and excitement.
- Creative signage designed as an integral part of the facade.

Staff recommends approval of the proposed exterior design and entrance addition at the Family Recreation Center, with comments and suggestions as noted in the Staff report.

Mr. Youhn said their approach to the big building was not to pull away from its big character and to let the building be itself. The front entrance is meant to be a small gathering point for visitors, and there are separate entrances on the left and on the right for each of the two separate entities that share a common lobby. There are also two very large existing glass areas on the front of the building, with climbing walls located directly behind them that will be lit on the inside. The wall signs shown in the rendering are only placeholders to show their client that signage could fit on the high wall, and they are willing to work with the Village on the final placement of the signs. They are also not opposed to eliminating the small round 'FRC' sign in the gable, which has no significant meaning.

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

Commissioner Eckhardt said that after recently visiting the site prior, he was inclined to help the petitioner as much as possible to improve the existing building. He acknowledged that the building is massive and does speak for itself, and the front entrance is so far back from anything else that it will not be seen from any of the major roads and have no impact on anything. Although he appreciated Staff's suggestion to do something fun with the outside entrance, he felt what was being proposed was fine. He agreed with the concerns about signage, pointing out that Village code would allow for a much larger wall sign on the left side of the building between the windows, and on the wall to the right of the new entrance; however, he agreed that this is a destination building and visitors know where they are going by

the time they approach the building. Commissioner Eckhardt also felt the petitioner had a very convincing argument to have more signs up high on the building because of how far away the building is from the road, and he would support a variation if necessary. Commissioner Eckhardt had no issues with the design being proposed and suggested using paint colors to embellish the proposed entry design.

Commissioner Kingsley agreed with Staff about the possibility to create a more exciting entrance as a focal point, whether it be the examples shown by Staff or something similar that will draw the eye to the elevation. Mr. Youhn clarified that the exterior color of the existing building will remain as is, with touch-up repairs done where necessary and the water slide tubes removed. Commissioner Kingsley understood the petitioner's point about seeing through the two large windows, but felt that would only happen at night. It would be nice if the entrance reflected the fun atmosphere inside; however, if the petitioner decides to move forward with what is being proposed, she would rather see the front entrance completely simplified by eliminating the gable/hip roof and making it more modern. Commissioner Kingsley also suggested doing something in the center entry windows, if the front entrance remains as proposed.

Commissioner Coon said that he would have a completely different opinion of this building if it were more visible from the street. He is in support of what the petitioner is proposing and felt the front entrance had nothing to do with the building. With regards to signage, he suggested eliminating the center roof portion and come in with signs located high and low so that it is more visible. Once the other buildings on the site go in and once all the landscaping goes in and the entire site is fully improved, it will not make much of a difference. With these comments, he is in support of the project.

For the most part, Commissioner Kubow agreed with the other commissioners' comments. Part of him wants to go with something big and bold at the entrance; however, after further study, he felt it was unnecessary and he agreed with Commissioner Kingsley to consider something simpler and more modern, which could be more cost effective and open up the entrance as well. He applauded the petitioner for the adaptive re-use of this building, because something needs to happen here and this type of experiential retail is a great call. He suggested the petitioner consider a more contemporary and simple front entrance, but was in full support of what was being proposed because the building is set back so far that any visual impact is minimal.

Commissioner Eckhardt asked how important the clerestory directly above the entrance was to the whole design, and Mr. Youhn replied that there is a large mezzanine located there, which is a gathering point for visitors to look down into the entertainment area. Commissioner Eckhardt reiterated that he was okay with what was being proposed and felt the petitioner self-created some problems for signage with the standing seam roof; if a high parapet wall was located in front, then signage could be located there. He added that the parapet could be colorized to make it more visible and include architectural lighting to have fun with it.

Mr. Youhn reiterated that their intent when designing the front entrance was to keep it simple and use the proposed blue roof as an indicator to the entry point to the building. They would take all the comments and suggestions made tonight into consideration.

Chair Fitzgerald said he was okay with the way the front entrance is being presented tonight, although he also liked the idea of simplifying the form, as well as making it more fun. He would recommend these changes be reviewed by Staff.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN OF THE PROPOSED NEW ENTRANCE ADDITION AT THE ARLINGTON DOWNS FAMILY RECREATION CENTER LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING 2 OPTIONS:

1. OPTION A: AS PRESENTED BY THE PETITIONER BASED ON THE PLANS RECEIVED 4/6/18.

2. OPTION B: A MODIFIED VERSION OF THE PROPOSED DESIGN WITH THE FRONT ENTRANCE ROOF CHANGED TO A 6 TO 7-FOOT TALL PARAPET WALL TO PROVIDE FOR A SIGNABLE AREA, AND CONSIDER COLORIZING THE HEAD WALL IN BLUE TO MAKE IT MORE VISIBLE AND TO PICK UP SOME OF THE VERTICAL LINES THAT THE BUILDING HAS, TO BE REVIEWED BY STAFF.
3. A RECOMMENDATION THAT THE PETITIONER EXPLORE OTHER OPPORTUNITIES FOR SIGNAGE, TO MAKE THE SIGNS MORE CONNECTED TO THE FRONT DOOR, AS WELL AS PROVIDE FOR THE NEED TO HAVE VISIBILITY FROM THE LONG VIEW.
4. THIS REVIEW DEALS WITH ARCHITECTURE DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley asked for clarification that the petitioner has the option of doing either Option A or Option B, and Commissioner Eckhardt said yes. Chair Fitzgerald questioned whether the commissioners wanted the project to come back for a re-review if the petitioner decides to revise the front entrance to be something fun, and Mr. Youhn was agreeable to coming back with revisions.

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

5. OPTION C: A MORE SCULPTURAL AND EXCITING FRONT ENTRANCE DESIGN THAT REFLECTS THE INTERIOR FUNCTIONS OF THE BUILDING, TO BE BROUGHT BACK TO THE DESIGN COMMISSION FOR RE-REVIEW.

Mr. Hautzinger asked for clarification on the signage to confirm that the commissioners are not asking to see the signage come back if it is code compliant. Commissioner Eckhardt said that revised code compliant signage did not need to come back, and he supported a sign variation for this property because of its very difficult location behind the other building, tucked way in; it is a very difficult site and needs all the help it can get. Commissioner Kingsley said it was nice that the petitioner is being given three different options for the front entrance; however, she had a problem with Option A and would have to vote against it. Commissioner Eckhardt pointed out that this is not the usual and customary project seen by the commission; it is a most difficult project to be successful in this area.

KUBOW, AYE; COON, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KINGSLEY, NAY.
THE MOTION CARRIED.

ITEM 3. SINGLE-FAMILY ADDITION RE-REVIEWDC#18-024 – 915 S. Dunton Ave.

Mr. Daniel Poloz, the architect and owner of the home, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a second floor addition to an existing single-story house. The existing one-car attached garage will remain. The subject site is zoned R-3 and does comply with the R-3 zoning requirements. The project was previously reviewed by the Design Commission on April 10, 2018, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of key issues discussed at the meeting is as follows:

- Primary concern was the empty wall space above the kitchen window.
 - o Consider changing the stone around the kitchen window to hardie panels.
 - o Consider lowering the eave height above the kitchen window.
- Recommendation to join the windows in the dormer together to match the other windows on the front elevation.
- Recommendation to paint the existing kitchen window to match the color of the new windows.
- Suggestion to increase the pitch of the existing garage roof to match the house. However, Staff explained that the garage is encroaching into the required side yard setback, so the roof is not allowed to be enlarged unless a zoning variation is granted.
- Recommendation to coordinate the garage fascia trim and soffits to match the house.

In response to the previous comments, the following changes have been made to the design:

- The dormer was moved forward, lowered, and connected with the kitchen wall below using hardie panel siding to match the detailing on the right side of the front elevation.
- The windows in the dormer were joined together to match the other windows on the front elevation.
- The kitchen window is shown in a gray color to match the new windows on the front elevation.
- There have been no changes to the existing garage roof, fascia, or soffits.

Overall, Staff felt the revisions addressed the primary concerns and the revised design now has a cohesive appearance; however, it is recommended that the fascia and soffits on the garage be coordinated to match the detailing of the home. Mr. Poloz replied that the soffit and eaves around the garage will be changed and the roofing will be replaced.

Chair Fitzgerald asked if there was any public comment and there was a response from the audience.

PUBLIC COMMENT

Scott Rowader, 909 S. Dunton, lives directly north of the site. He and his wife agree with the recommendation to approve the design of the addition; however, they oppose the design of the balcony on the rear of the addition, and oppose the inclusion of any balcony. They have enjoyed their privacy for the 28 years they have lived here, which includes a privacy fence separating their yard from the adjacent home, and if the design for the balcony is approved, they will lose that privacy. They surveyed the neighborhood and found no balconies that were similarly designed, and found no second-floor balconies at all. He pointed out Commissioner Coon's comment at the last review on April 10th where he suggested reducing the depth of the balcony and dropping in a column to lessen the impact of the balcony. He and his wife are supportive of development in their neighborhood, but not at the expense of their privacy. Tonight they are asking the commissioners to approve the design for the addition without the inclusion of this balcony. If the majority of the commissioners do not agree with their request, they then ask the commissioners to consider approving a design that would either recess the balcony or reduce its size.

Commissioner Kingsley thanked the petitioner for considering the comments and suggestions previously made by the commissioners and for revising the design of the addition, as well as the statement made tonight about redoing the soffits and fascia at the garage, which she felt would make a big difference. She acknowledged the changes that were

made to the front elevation and felt they were a step in the right direction, but also felt there were things that still needed to be resolved with regards to actually building it. She pointed out that corner boards were shown on all of the siding areas, with the exception of the second-floor dormer in the library; so that area could end up with no siding on the front elevation (if corner boards are added), which might want to be detailed slightly different. She was also worried about the details of the large panels on both sides of the front elevation, and how they will remain looking smooth and seamless; maybe a new panel system or a different design to help break down those large areas. Commissioner Kingsley liked the rear elevation a lot better than the front because it was nicely balanced, and preferred to see that kind of expression on the front elevation. She understood the neighbors' concerns about the balcony, which is allowed by code, and pointed out that the 42-inch depth could not be reduced without making the balcony unusable. She felt the length of the balcony should be extended all the way across the windows below, or shortened so that it stops at the other side of the windows below. She suggested adding a privacy screen to the north end of the balcony, whether it be open and semi-transparent, or adding grillwork, both of which would be sensitive to the neighbors' privacy concerns. Commissioner Kingsley also suggested no muntins on the back door.

Commissioner Kubow said that he always appreciates a renovation/addition in lieu of a teardown, and what is being proposed tonight is a vast improvement from the original design. He agreed with Commissioner Kingsley that reducing the length of the balcony would go a long way to minimize exposure to the neighbors, and adding a privacy screen was a fantastic idea. He felt the metal railing design was too commercial and he had concerns about the color of the bright blue panels on the front elevation. Mr. Poloz explained that the panel color was more of a gray/blue than the bright blue shown in the rendering; the color was intended to be toned down. Commissioner Kubow said that in general he liked what was being proposed, although it was a little stretched, but for a renovation and addition it was nice looking.

Commissioner Coon spoke to the neighbors' concerns about the balcony. While he understood the fear of the unknown and loss of privacy, he pointed out that bedroom windows will also see into their backyard, and the actual use of the balcony might be minimal by the homeowners. Ways to be a good neighbor are to shorten the length of the balcony, add a privacy screen, or plant a pear tree for screening. He felt that the balcony would not be as big of a concern as the neighbors anticipate. Commissioner Coon liked the changes that were made to the front of the home, and agreed with Commissioner Kingsley's concerns about the corner trim on the dormer, which he felt the petitioner could resolve by incorporating the corner trim into that corner of the dormer and then transition to siding. He also questioned why the siding was stopped at a certain level on the north elevation of the garage, and Mr. Poloz explained that the intent is to either incorporate the existing brick and paneling with the lap siding, or remove it entirely. Commissioner Coon had no further comments.

Commissioner Eckhardt said that he was not at the last review of this project. He liked the 2-story solution being proposed on the front elevation, but felt the extension of the roof eaves looked like giant flat pork chops and needed more detailing within the returns, although it could be an error in the rendering. He questioned how large the roof eaves actually are and Mr. Poloz said 3-feet. Commissioner Eckhardt also questioned the purpose of the balcony and Mr. Poloz replied that they currently have a condo in Evanston with a balcony, and they want to continue to enjoy the nature of their backyard from their master bedroom with an outdoor space that is protected, while also providing protection for the door below. Commissioner Eckhardt said that adding an arbor-type screen for plants to grow up on one or both sides would provide privacy, and he cautioned the petitioner about the dangers of the proposed railing design being used as a ladder by children. Mr. Poloz had no issues with adding a privacy screen. Commissioner Eckhardt otherwise supported the project.

Chair Fitzgerald liked the revisions that were made to the front elevation and hoped the petitioner liked them as well. He reiterated his comments from the previous review that he likes the size of the balcony as proposed, and added that his previous home had a second-floor balcony off the master bedroom and he planted a pear tree next to it to for privacy. He suggested adding screening on both sides of the balcony, as well as a species of columnar tree, which both the petitioner and the neighbor will appreciate.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION AT 915 S. DUNTON AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/27/18 AND RECEIVED 3/8/18, REVISED EXTERIOR ELEVATIONS RECEIVED 4/13/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE FASCIA AND SOFFITS ON THE GARAGE BE COORDINATED TO MATCH THE DETAILING ON THE HOME.
2. A REQUIREMENT TO ADD A PRIVACY SCREEN TO THE BALCONY.
3. A RECOMMENDATION TO SHORTEN THE WIDTH OF THE BALCONY.
4. A RECOMMENDATION TO CONSIDER A DIFFERENT MATERIAL FOR THE BALCONY TO BE CONSISTENT WITH THE PORCH MATERIAL BELOW IT.
5. A RECOMMENDATION TO CHANGE THE BALCONY RAILING DESIGN, FOR SAFETY CONCERNS.
6. A RECOMMENDATION TO ADD A PEAR TREE FOR ADDITIONAL SCREENING OF THE BALCONY.
7. THIS REVIEW DETAILS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Chair Fitzgerald felt the recommendation to add a tree for privacy of the balcony should allow for a tree species of the petitioner's choice. Commissioner Eckhardt questioned the amount to shorten the width of the balcony and Commissioner Kubow suggested a length that aligned the balcony between the first floor double windows on the left and between the window and the door on the right; however, this was only a recommendation. Commissioner Eckhardt was in support of the suggestion to shorten the balcony on the left side, but felt it should remain where it is at the end of the home on the right side because it provides for cover over the door below. He also pointed out the different detailing shown on the left and right sides of the front elevation, and the petitioner clarified that the detailing will match. Commissioner Kingsley reiterated concerns about the detailing around the dormer on the left side of the front elevation as it comes up through the roof needs to be looked at by the petitioner, and the seams in the full panels on the front elevation needs to be addressed.

Commissioner Coon wanted to add a requirement that the petitioner resolve the front elevation so that one side matches the other, because it is apparent that the revised elevations presented tonight might be somewhat incomplete. Mr. Poloz confirmed his intent is to have the trim details match on the front elevation, as well as have the fascia trim return around the porch chop details.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER COON, TO AMEND THE MOTION AS FOLLOWS:

6. A RECOMMENDATION TO ADD A TREE OF THE PETITIONER'S CHOICE, TO SCREEN THE BALCONY.
8. A REQUIREMENT FOR ADDITIONAL FASCIA DETAILING ON THE PORK CHOP ENDS BELOW THE FRONT DORMER, AS WELL AS FOR THE DETAILING ON THE LEFT AND RIGHT FRONT ELEVATION FEATURES TO MATCH EACH OTHER, TO BE APPROVED BY STAFF.

Mr. Hautzinger asked for clarification on the requirement for the privacy screen; is it to be built into the side of the balcony or on the edge of the property; on one side of the balcony or both sides? Commissioner Kubow said he would leave it up to Staff to determine what would be a good screening, and the other commissioners said it should be part of the balcony railing system. The screening should be on one side only and it is important to have some light go through it.

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

DRAFT

ITEM 4. OTHER BUSINESSArlington Downs – 3400 W. Euclid Ave. – Multi-Family Preliminary Review

Mr. Hautzinger said that the preliminary review of this project is canceled because the petitioner informed Staff today that they were not able to attend.

After reviewing the exhibits submitted for tonight's review, the commissioners had the following comments:

Commissioner Eckhardt felt that the parking garage was very plain. Commissioner Coon was not in support of the VTAC louvers shown on the elevations, which Commissioner Kubow was fine with as long they match the material they can be hidden. Commissioner Eckhardt asked if every apartment building was going to look like this because it is all the same, and Commissioner Coon said he was getting very tired of the lap siding, which Commissioner Kubow said is consistent with what is seen today and is cost effective. Commissioner Kingsley said that the details of the panel system need to be provided. Commissioner Kubow pointed out that there is no grand entrance to the building, and the entrance is pushed off to the north side. He was also surprised by the orientation of the building, and Commissioner Eckhardt felt the building appeared very close to the neighboring office building to the east. Commissioner Coon asked about any life safety requirements for having so many units facing the interior courtyard where no firetrucks can access. Commissioner Kingsley said that if the goal of the Village is to have green sustainability, then the petitioner should be required to provide a list of sustainable design features being implemented into the new building, similar to her comments made for the 4 N. Hickory project. She also felt the Family Recreation Center should do this. Commissioner Coon felt this was a great suggestion, and referenced the Village of Oak Park that requires any PUD project over 20,000 sf to show how the project is meeting the basic LEED checklist; he felt this was a good example for Arlington Heights.

ITEM 4. GENERAL MEETING

After the recent reviews of 915 S. Dunton Avenue and 4 N. Hickory Avenue projects, Chair Fitzgerald said he realized that when a petitioner is given a lot of direction by the commissioners and some commissioners are not at the meeting, the petitioner returns with revisions only to be given different direction from the commissioners that were not at the previous review, requiring the project to come back yet again. Depending on the scope of the project, he felt this was unfair and wanted the commissioners to do their best to have any new requirements made by the commissioners reviewed and approved by Staff, instead of making the petitioner come back again. He asked that the commissioners try to make this a goal going forward. Commissioner Eckhardt asked if a commissioner could provide Staff their comments about a project when they are not able to attend, to be shared at the meeting, and Mr. Hautzinger said he would look into it, but did not see an issue with that.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: Minutes - 5/8/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 5/8/18

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 8, 2018

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

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

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for Arlington Downs
Joan Russick, OKW Architects for Arlington Downs
Paul Bilger, OKW Architects for *Arlington Downs*
Doug Rikell, *Tartan Realty* for Arlington Downs
Chris George, *Tartan Realty* for Arlington Downs
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 24, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 24, 2018.

Commissioner Coon had an issue of concern about the minutes. He stated that Staff reported a desire for the Design Commission to approve the Arlington Downs Family Recreation Center project, which he felt was new territory and was not included in the minutes. He wanted Staff to review that portion of the meeting, which he felt was about three minutes that did not show up in the meeting minutes. Mr. Hautzinger said that the recording would be reviewed, and the minutes would be brought back to the next meeting for approval.

ITEM 1. MULTI-FAMILY REVIEWDC#18-025 – Arlington Downs Apartment Building – 3400 W. Euclid Ave.

Mike Fitzgerald, Joan Russick, and Paul Bilger, representing *OKW Architects*, and Doug Rikell and Chris George, representing *Tartan Realty*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant. This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only; however, there is no signage included in this particular proposal.

An image of the overall site was presented, which includes the proposed 5-story apartment building being reviewed tonight, the existing renovated “One Arlington” apartment building in the center of the site, a future hotel being proposed on the left side of the site, and four future buildings for general retail space. Staff recently received the petitioner’s proposal for the future hotel, which will be presented to the Design Commission in the near future; however, no details have been received on the future retail buildings.

With regards to the overall design for the new apartment building being reviewed tonight, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and it fits well with the overall vision for the development, including the existing “One Arlington” apartment tower, the proposed hotel, and the proposed retail buildings. However, to further enhance the design, the following details should be evaluated:

1. **Brick Color.** The proposed “cedar” brick color has an orange tone that does not complement the three siding colors. It is recommended that a different brick color be selected which has more contrast with the orange siding color, and better complements the “Cobblestone” and “Iron Gray” colors. Consider a gray tone brick color, similar to an earlier rendering for the project, which Staff presented. The petitioner presented an actual sample of the ‘cedar’ brick color being proposed, which appeared more orange in the rendering than in reality.
2. **Balconies.** The prefabricated metal balconies have a nice appearance that fits the character of the building. The balconies on the south wall are semi-recessed, which is a very nice detail to break up the large flat wall. It is recommended that the balconies on the other elevations be semi-recessed in this same way. At a minimum, the balconies on the west wall facing the roadway should be semi-recessed.
3. **Pergola.** The metal pergola feature on the west wall is a nice detail that follows the curve of the adjacent building and roadway. To enhance the design, consider angling the support columns to complement the existing entrance canopy at the adjacent “One Arlington” apartment tower.
4. **Entrance.** The main building entrance is somewhat understated and lacks interest. A wider and more unique canopy design is recommended to create a more prominent entrance feature. Consider a design to complement the entrance at the existing adjacent “One Arlington” apartment tower.
5. **VTAC Louvers.** The plans do not identify the finish of the VTAC wall louvers, but the petitioner has clarified that the louvers will be painted to match the adjacent wall surface. Staff agrees with this approach to downplay the appearance of the louvers.
6. **Parking Garage.** The parking garage will be visible from Euclid Avenue and from the adjacent roadways. It has nice detailing including reveals, recessed panels, and different sandblast textures, but it has a monochromatic appearance that does not complement the apartment building design.
 - a. It is recommended that additional color be added at the base and top of the garage to better complement the apartment building design.

- b. Additionally, the center portion of the east wall should be enhanced with the same level of detailing as the north and south garage walls.

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color. There is no signage included in this proposal, however, all signage shall comply with Chapter 30 Sign Code, and separate permits required.

Overall, Staff is in support of the project and recommends approval.

Mr. Fitzgerald introduced the team of people present for the review of the project tonight. He addressed the comments in the Staff report, beginning with presentation of the material samples. Brick in a 'Cedar' color is being proposed at the first-floor base, extending up vertically through floors 2, 3 and 4, primarily at the main corners. The brick has a range of color that does not come across in the rendering. Two fiber cement panels are being proposed on top of the brick base; the light grey color on Floors 2, 3 and 4, and a darker color at the top floor, with the same panel reveal system and fastener detail being used for both colors. A third fiber cement siding panel is being proposed as an accent at the top floor of the corner elements and as the spandrel inside the brick in the corner elements. This color will be in the pumpkin/orange/brown range, with the exact color to be determined based on how the color reacts with sunlight and shade, and what works best with the brick tones. Mr. Fitzgerald also presented the 'Gull Grey' window color; 'Charcoal Grey' for the balconies, railings, guard rail system and slab edge; and the 'Band' color for the cast stone coping.

With regards to the balconies, Mr. Fitzgerald clarified that the balconies on the south elevation facing Euclid will be recessed to provide more privacy from the busy street, and the remaining three elevations will have fully projected balconies suspended from above to help visually break up the facade. Staff comments about the pergola and entrance canopy were considered and deemed appropriate, and the details for both elements were modified. Mr. Fitzgerald presented a revised sketch of the pergola detail with angled posts, similar to the 'One Arlington' building. With regards to the entrance canopy, he said that the width of the canopy could be expanded to cover the masonry piers on the sides and provide some angled support columns, although this is an element they want to further study.

In response to the comments about the parking garage, Mr. Fitzgerald said that they studied adding color to the garage to be more in keeping with the apartment building, and are now proposing to stain the lower level with a color to complement the brick, while continuing all of the reveals for visual texture and as a base to ground the parking structure. A paint color to match the light Hardie color above that for the remaining part of the tower is also now being proposed, with the stained spandrels to be a darker tone to pick up the darker tones of the Hardie. They considered a darker band at the top of the parking garage, but felt it looked top heavy. They also looked at carrying the darker color at the elevator stair tower, or carrying the brick color extended up through the elevator stair tower all the way to the stringcourse; a variety of things were considered. They felt that grounding the building and providing this articulation of the spandrels was sufficient to bring the parking garage more in keeping with the apartment building itself. To complement that, their intent on the east facade of the parking deck in the zone where the ramp occurs, is to continue the punched window articulation in the three bays, and to step it, to pick up the stepping of the ramp, as well as further articulate it by opening up the open air portion. This will also maximize the amount of open areas because the parking deck is naturally ventilated. Mr. Fitzgerald concluded their responses to the issues brought up by Staff.

Commissioner Coon began with the entry experience off the entry drive and the pergola; he wanted to get an understanding of what kind of spaces are behind that, and the floor plan shows residential units. He asked how the space under the pergola will be utilized, and Mr. Fitzgerald replied that these areas would be private areas used by the renters of the ground floor units. Commissioner Coon also asked about the location of the amenity spaces that are shown off the ground-floor courtyard, and Mr. Fitzgerald said that amenity spaces were studied in almost every part of the building to determine the best fit, including amenity spaces along the west end, and the team ultimately decided to group all the amenity spaces up near the front lobby on the ground floor, with the remaining courtyard wrapped around with ground-floor units having an outdoor trellis area for privacy. Commissioner Coon preferred the pergola design with the angled posts, and the angle design of the canopy.

Commissioner Coon had concerns about the VTAC louvers and asked if the line of louvers on the central access of the entry could be removed. His experience with these louvers was to try to bury them in recessed balcony walls, keeping them off of the elevation, and although painting the louvers to match will help them to blend in, his preference would be to not see them at all and go with a different mechanical system. Commissioner Coon recognized the effort put into the design of the new building and felt it was a very attractive building, but he wanted the petitioner to look at ways to streamline the location of the louvers that are next to a balcony; perhaps group them together to make them more pleasing and less awkward. He agreed with Staff that the balconies on the west elevation should be recessed because it was part of the entry experience into the site; however, he questioned how much of the east elevation would be visible when driving west on Euclid and whether those balconies should be recessed as well. His preference was to recess the balconies 18 to 24-inches on the east, west and south elevations, but for sure recess them on the two main walls on the south and west elevations. Commissioner Coon also liked that the proposed brick was not the standard utility size brick; however, he had concerns about the orange color of the James Hardie siding and whether or not it would fade. He really wanted to see brick instead of siding as an accent, although he understood the associated costs.

Commissioner Coon questioned the rationale behind setting the corners of the building apart. He liked the curved steel element that brings you around into the hidden entry way and sets the area apart as a place that you want to go, but he had a problem with the awkward symmetry happening with the two corners, which he felt starts to diminish the impact of the front entry. He suggested this element and the brick tie in at the base and only at the corner, the courtyard, and on the other side where the garage is; this could be a nice dividing piece between the apartment building and the garage. He also suggested eliminating the brick element here and at the corner, and recessing the balconies, so this entire element could be brick, getting away from using the orange siding and using a blend of brick instead. An easy way to solve the concerns about the entry being hidden would be to put this emphasis into this element, which would draw you into the entry. He was trying to find ways to enrich the front elevation without trading dollars elsewhere.

Mr. Fitzgerald was not opposed to further studying this area, and he appreciated the thoughtfulness of understanding costs. He commented about the structural implications of extending the height of the brick above the fourth floor window heads, or replacing the orange siding with masonry. Commissioner Coon was concerned that the orange siding color was a little trendy on an apartment building that will be here a long time, as opposed to a retail building. Mr. Fitzgerald was not opposed to further studying this and added that they previously looked at carrying the dark Hardie color solely at this corner, letting the corner be the accent pop, which Commissioner Coon said was an interesting approach. Commissioner Coon also commented that the apartment wings flanking the entry shown on the rendering seemed off balance. He also had safety concerns about the lack of windows in the stair towers, and he had serious reservations of not commenting on that.

Commissioner Kubow asked if the parking garage would be used by only the renters of the new apartment building, and the petitioner stated that the garage would be available to visitors of the apartment building as well, but not to the retail users. Commissioner Kubow asked if the petitioner considered wrapping the apartment building around the parking garage, similar to a Texas wrap, which eliminates the need to fenestrate the parking garage. The petitioner said they considered a number of iterations in planning the site, with the thought being that the courtyard and the units facing the courtyard were a more valuable experience than doing the typical 'Texas wrap'. The geometry of the site also lends itself to isolating the parking garage, and having the main entrance between the garage and the apartment building in the northeast corner so they are near each other. Given both the footprint of the garage and the desire to have an internal courtyard, was what dictated this modified partial 'Texas wrap' that is not fully encasing the garage.

Commissioner Kubow understood the cost factors involved with the building, and in terms of the design, he liked it. He liked the pop of orange color, as opposed to typically seeing browns and dark greys, and he was not going to comment on the design because he felt the petitioner was doing a great job. He had some big picture questions such as the parking garage, although it helps that it is set back, and he liked the compromise with the modified wrap. However, he had concerns about the entrance being tucked into the north side of the building, away from the main entrance to the development; he felt the entrance was tucked too far back and with the architecture being proposed,

he felt that everything should be reversed and the entrance should be facing the main ring road. The orientation of the building feels like it wants to be southwest and not north. Commissioner Kubow also agreed with Commissioner Coon's comments about the southwest elevation; this prominent elevation has to have something more at the corner. Commissioner Kubow liked the colors, but felt there was a missed opportunity with the 2 book end corners; more could be done there. With regards to the VTAC louvers, he understood that they are a good cost effective heating/cooling solution, and if they are painted to match the material they are next to, they do fade away relatively well. To reiterate, his big picture comments are the corner along Euclid Avenue and the orientation of where the front entrance is located, but overall, he liked the design and really liked the color palette.

Commissioner Kingsley could see the amount of work done by the petitioner and she appreciated the petitioner coming here with designs that respond to Staff's comments. She also concurred with the other commissioner's comments. She liked the angled columns being suggested for the pergola and she liked the recessed balconies on the south elevation, and wanted to see the balconies recessed on the east elevation as well. She liked the angled columns for the canopy and almost wanted to see them engaged in the wall, similar to the 'One Arlington' building, and she suggested raising the canopy up above the windows as well. She liked the brick size being proposed and the color palette; however, she had some reservations with the orange siding and the brick; maybe the brick color could be more cool. She did not like the warmth of the paint being suggested for the garage base, and the coolness of the stained spandrel panels. She also pointed out that while the orange color is being used as an accent, it almost seems that the petitioner is using the least noble material in those accented areas; she had some concerns about the lap siding, and felt that the material palette could be simplified, which might help unify the building more.

Commissioner Kingsley also questioned the details of the dark grey panel system; it did not appear panelized as the light color siding was shown in the rendering. The petitioner explained that they were hoping to get more of a vertical V-groove or ribbed siding, but the manufacturer does not offer that system in the Midwest, and the drawings have not been updated per the manufacturer's limitations; however, what they are proposing tonight is actually to do a flat panel system similar to the light color shown, although the top floor may not have the continuous reveal at the window heads. Commissioner Kingsley was not in favor of the courtyard being proposed and had concerns about the courtyard itself, which she assumed would meet the requirements for separation, for light, and for fire. Mr. Hautzinger commented that preliminary comments from the Building & Life Safety Department are to add a second dedicated means of egress out from the courtyard, similar to the one that is shown. The petitioner said they will comply with all requirements from the Fire Department. Commissioner Kingsley concluded that the courtyard should be as light filled and as green as possible.

Further comments from Commissioner Kingsley were that she wanted to see an actual distinction between where the apartment building and the parking garage meet; she agreed with the concerns about safety in the stairwells and the suggestion to add light; and although she liked the idea to break down the elevation of the garage that is void of details, she felt that a combination of verticals was a better solution than all verticals as stated by the petitioner. She said that she almost liked the original submittal for the east elevation better than the alternate one presented tonight, which looked too busy. Commissioner Kingsley had no further comments.

Commissioner Eckhardt questioned if the courtyard units will have balconies, because although the courtyard space is 112 x 127 feet, without large trees in the courtyard, it will be a real sound chamber, with sound bouncing all over. He also expressed concerns about the global aspect of the new building, and was disappointed that the adjacent Federated Foods office building was not integrated into the renderings and elevations because it is an important element and it is very close to the new parking garage. He was concerned about the proximity of the lot line, with the new building being located right up against the lot line and the residences right up against the office building parking lot. He also felt there should be two entrances to the new building instead of one, and was concerned about cars stacking up at the entrance, as well as concerns about the entrance being hidden. Additionally, the parking garage is off on the corner and there are no elevators for residents to use to get to their units quickly by coming in a side door; he was very concerned about the big picture of that.

Commissioner Eckhardt's comments about the building design were as follows:

- He prefers the corners to be something different and be matching bookend-like.
- He supports the recessed balcony detail.
- The entry is too plain.
- Consider decorating the corner of the building that connects the parking garage and the entrance wing to look like the 'Arlington One' building.
- The garage should have coloration and tie in with the building.
- The building needs a lot of design.
- He was not opposed to a dark top, a light middle, and a brick bottom to the building.
- He had no preference on the straight versus angled element of the canopies, although he cautioned the safety concerns of bumping into the angled columns.

Commissioner Eckhardt clarified that he was most concerned with the global problems with the building. Although he liked the direction the building design was going in, there were things that needed to be resolved. In general, he was okay with four colors being proposed for the building, and he was curious to know why over 100 units around the courtyard will have no balconies.

Chair Fitzgerald liked the project and was a little surprised to hear a lot of the comments being made tonight. He liked the brick color and the pop of pumpkin color as an accent, which could be painted in the future if necessary. He liked the idea of the balconies being recessed on all elevations, although it could compromise the inside of the units, and he liked the courtyard and felt the petitioner could decide whether those units should have balconies or not. Chair Fitzgerald really liked the location of the front entrance and how it is somewhat hidden but still very accessible, and added that if the area to the west gets built up in the future, it will be nice that the front entrance is off to the side. He agreed that the entrance canopy should be bigger, bolder and more exciting, and he agreed with the concerns that the parking garage feels like it is stuck on to the corner of the apartment building. He was okay with either the angled or the straight columns of the pergola, and he really liked the corner aspects of the building and how there will be 3 major corners when driving by. He also pointed out that landscaping was shown on one of the drawings, which he felt there was a lot of that will help soften so many of the things that are being talked about tonight. Overall, Chair Fitzgerald liked the project.

Commissioner Kingsley asked for clarification of the colors in the interior courtyard, and Mr. Fitzgerald replied that the final colors of the courtyard elevations have not yet been decided; their focus has been on the more public elevations. However, they anticipate using one or more of the materials and colors being used on the main body of the building, whether it be a combination of the light and dark Hardie without any orange accent in that area; it will most likely be a light weight material in a couple different tones. Commissioner Kingsley felt the courtyard facades should look similar to the exterior facades of the building, with the same color palette, so if the corners of the building end up being the orange accent color, then there should be something similar in the courtyard as well. Her overall global feeling about the building is that there needs to be another element to break it up, whether it is on the corners or some where else. She referenced the other proposed buildings on this site, which although not yet approved, all have that smooth edged feel to them, similar to the 'One Arlington' building. She felt that the proposed design looks very busy compared to the other buildings.

Commissioner Eckhardt wanted to make a motion to ask the petitioner to come back because of the many issues that have been brought up tonight, giving them an opportunity to work on the garage, and work on some of the connections. He explained that the commissioners are here to critique the design and not say that the building does not work, although he felt the building did not work, and if he were the petitioner's client he would have issues with it. He was very concerned about not having enough elevators, circulation issues, and difficulty for tenants to get in and around the building. Access to the courtyard is also a serious concern with fire and police. Since these concerns are not under the purview of this commission, he would comment about the design, which he likes. He likes the major direction the design is going in, but he does not like the way the garage attaches to the apartment building; the garage is not decorated enough and needs to be camouflaged to be part of the building somehow. He felt the apartment

building was a cool design and the garage is a failure, which is a real concern and why he did not want to vote on the project tonight. Commissioner Eckhardt felt the other comments made tonight could be worked out, but the big pieces have him concerned.

Commissioner Coon wanted the final landscape plan to include screening the transformers from Euclid Avenue, which Mr. Hautzinger replied that it is already being addressed as part of the Plan Commission review.

Mr. Fitzgerald understood the commissioners' concerns about the parking garage and its visual connectivity to the apartment building, and its fenestration and decoration, and the concerns about the balconies. With regards to the comments about the corners on Euclid, he said that they would probably modify the corners by creating a little bit of hierarchy with them, without losing the idea of bookends along Euclid. Commissioner Coon said he would be satisfied with creating a hierarchy at the corners. Chair Fitzgerald was okay with the way the corners as proposed, but he liked the idea of glass in the penthouse that was previously suggested; he was okay with all 3 corners being similar and felt they should not be downplayed. Commissioner Eckhardt liked that the corners match, and he would not make one corner more important than the other. Mr. Fitzgerald said that in general, they will address these corners, which are an important part of the building, but he could not commit to coming back with something different.

Commissioner Eckhardt commented about the balconies only being recessed on the south elevation, which he understood is an expensive detail from a building standpoint, as well as a loss of space inside the units. The stacked materials running up the north, east and west elevations help to highlight the balconies, which for him is probably enough, although he suggested off-setting the brick a little, or recessing the balconies 18-inches. He stated that he felt that some parts of the building design were close, but some areas needed further study, such as the parking garage, and he wanted to see the petitioner work on these and come back.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER COON, TO TABLE THE PROJECT FOR *ARLINGTON DOWNS APARTMENT BUILDING* AT 3400 W. EUCLID AVE. (DC#18-025), TO ALLOW THE PETITIONER ADEQUATE TIME TO CONSIDER THE COMMENTS MADE TONIGHT AND RETURN TO A FUTURE DESIGN COMMISSION MEETING.

Commissioner Coon thanked the petitioner for providing information about the sustainable features of the new building, which he spent time reviewing, but were not discussed tonight.

The petitioner expressed concerns about their timeline for Plan Commission review if the project has to come back to this commission. Mr. Hautzinger said that the Design Commission meets every two weeks, but he would recommend this project come back in one month to allow the petitioner and Staff adequate time to prepare. Commissioner Eckhardt encouraged the petitioner to go before the Plan Commission as soon as possible, regardless of the comments made tonight by the Design Commission.

Mr. Hautzinger summarized the key points and concerns made by the commissioners tonight: further design development of the parking garage, including colors and details; further study of recessing the balconies; further study the corners of the building; enhancement of the front entrance and canopy design and distribution of materials there. Commissioner Kingsley felt the front entrance tied in with the corners and should be more important than the corners. Commissioner Coon asked the petitioner to consider eliminating the lap siding and using a panelized product instead, to be consistent with the residential feel of the building and the surrounding buildings. Mr. Hautzinger finished reviewing the summary of key points with the comments made about the angling of the support columns for the pergola. Commissioner Eckhardt encouraged a more thorough review with the Fire and Police Departments about the courtyard access.

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

ITEM 2. GENERAL MEETING

Mr. Hautzinger provided the commissioners with potential nominations for the 2018 Alan F. Bombick Design Award. He encouraged the commissioners to submit any recent single-family and commercial projects as well. A final nomination list and voting will take place in the next few months.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#17-126 - 1625 N. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

– Removal of the Design Commission condition requiring protection of the existing 22-inch parkway tree, associated with an approved new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission evaluate removing the previous condition requiring protection of the existing 22-inch parkway tree, associated with the approved new single-family residence located at 1625 N. Chestnut Avenue. This recommendation is based on compliance with the proposed driveway plan and landscape plan received on 4/17/18, 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

Staff Report
Exhibits 5-2-18
Exhibits 10-24-17
Minutes 10-24-17

Type

Board or Commission Report
Exhibits
Exhibits
Minutes

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: 1625 N. Chestnut Ave.
Project Address: 1625 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: October 18, 2017
Date Revised: May 11, 2018

PETITION INFORMATION:

DC Number: 17-126
Petitioner Name: John Haran
Petitioner Address: E&J Builders
346 N. Ferndale Ave.
Elmhurst, IL 60126
Meeting Date: October 24, 2017
Re-review Meeting Date: May 22, 2018

Requested Action(s): Removal of the Design Commission condition requiring protection of the existing 22-inch parkway tree, associated with an approved new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed request 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 received Design Commission approval on October 24, 2017 for the design of a new (teardown) single-family residence with attached three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,240 square feet and the proposed residence will have approximately 4,038 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 8.8 feet Side: 8.8 feet Rear: 30 feet	Front: 30.7 feet Side: 10 feet Side: 12.2 feet Rear: 30 feet
Building Height	25 feet to the midpoint	24.9 feet to the midpoint
FAR	4,134 SF	4,038 SF
Building Lot Coverage	3,234 SF	2,655 SF
Impervious Surface Coverage Total	4,620 SF	3,530 SF

The Design Commission approval on October 24, 2017 included the following conditions regarding the orientation of the house, driveway, parkway tree, and landscaping:

- 1. A REQUIREMENT THAT THE HOME BE FLIPPED SO THAT THE DRIVEWAY WILL BE ON THE NORTH SIDE OF THE SITE, AND THAT THE EXISTING 22-INCH PARKWAY TREE BE PROTECTED DURING CONSTRUCTION.**
- 2. A REQUIREMENT THAT SUBSTANTIAL LANDSCAPING BE ADDED TO SOFTEN THE NEW HOME, TO BE WORKED OUT WITH STAFF.**

The requirement to flip the house was in response to neighbor concerns about the new house blocking sunlight. The house plans have been flipped, and it is currently under construction.

At this time, the petitioner is requesting removal of the existing 22-inch parkway tree to accommodate a wider driveway for the three-car garage. The Village Forestry Department has evaluated the tree and reported that it is a healthy Silver Maple in good condition. As a matter of course, the Village strives to preserve all healthy established parkway trees. However, the Village Forestry Department does not

consider a Silver Maple to be a high quality type of tree, so they are not firmly opposed to removal and replacement with a higher quality tree at the petitioner's expense. The petitioner is also proposing to plant a new River Birch tree in the front yard of the property.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** removing the previous condition requiring protection of the existing 22-inch parkway tree, associated with the approved new single-family residence located at 1625 N. Chestnut Avenue. This recommendation is based on compliance with the proposed driveway plan and landscape plan received on 4/17/18, 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 11, 2018

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 17-126

Anita Kaufmann
1625 N. Chestnut Avenue
Arlington Heights, IL 60004
April 12, 2018

Charles
Director of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Charles,

As per our discussion, we are asking that the tree in the parkway at 1625 N. Chestnut Avenue be removed so that we are able to widen the apron on the driveway to accommodate a 3-car garage on a new home that is in the process of being built.

As you are aware, there is a street light on the south side of the driveway and a silver maple on the north which will limit the apron width to just under 12' (normal width is 22'). Because of this, it would be difficult to navigate a vehicle between these 2 large obstacles on a daily basis. In addition, we would not be able to use the south stall of the garage as there would not be enough room to navigate out of the garage because of the sharp angle on the driveway, and will cause constant landscape damage from having to drive on the front lawn. Additionally, silver maples have a very destructive root system and are already causing the sidewalk and sewer drain in front of the house to buckle. This will only continue to worsen as the tree gets bigger and create ongoing issues. Lastly, silver maples are not a strong tree and will likely die due to the construction process. Should this happen, it will be a financial burden on us as we will then have to have the driveway removed and replaced at a later date to accommodate the wider apron.

The lot is 88' wide and there is plenty of room to plant another tree. The builder has agreed to pay for the removal of the silver maple and plant a tree of substance in the parkway which would be more centered on the house and more visually appealing.

As your new neighbors, we would appreciate that this request be granted.

Sincerely,

A handwritten signature in blue ink that reads "Anita Kaufmann". The signature is fluid and cursive, with the first name "Anita" and last name "Kaufmann" clearly distinguishable.

Anita Kaufmann
Mobile: 847-274-1450 / Email: abkaufmann@comcast.net

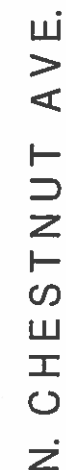


EXISTING DRIVEWAY APRON -
BETWEEN TREE AND STREET LIGHT

A large, mature tree with a thick trunk and many bare branches stands in the foreground. The tree is positioned in front of a single-story house with a brown roof and brick walls. A chain-link fence runs across the middle ground, separating the yard from the house. To the right, a blue sign for 'E&J BUILDERS' is visible. The sky is clear and blue.

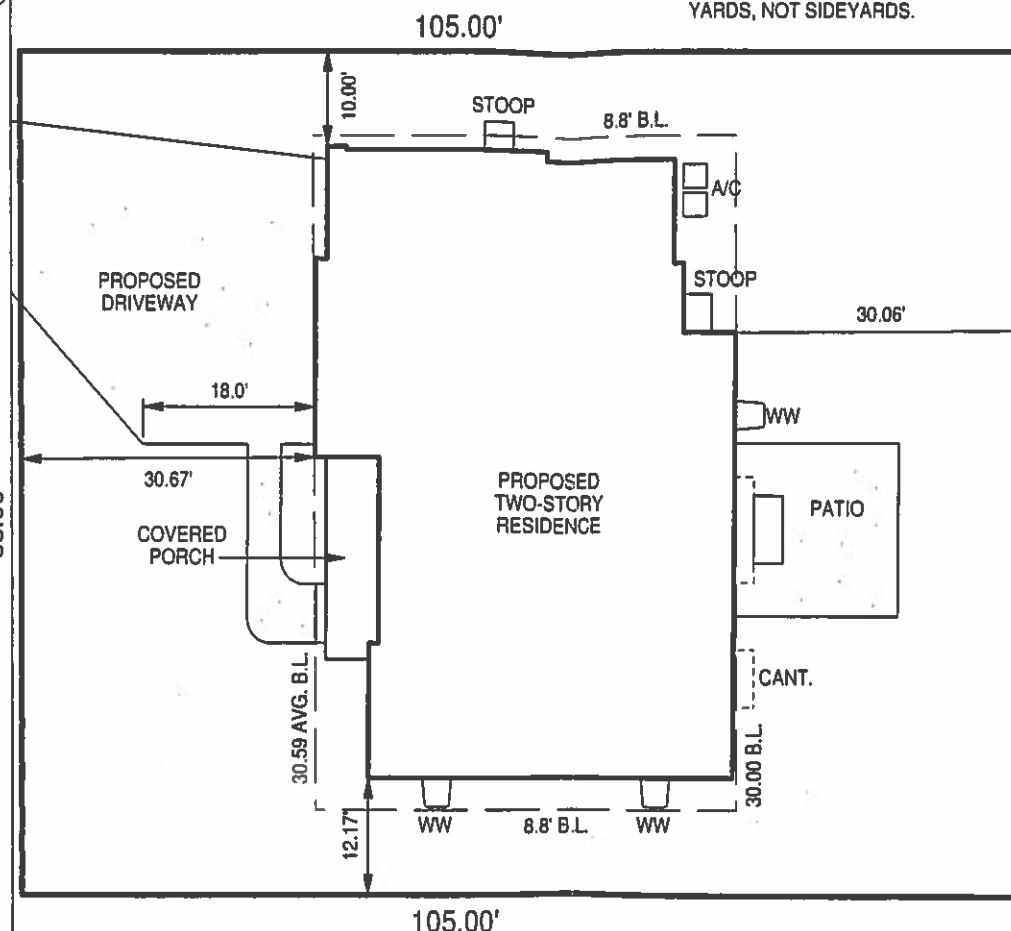
EXISTING PARKWAY TREE

E&J BUILDERS
Custom Homes
Will Build To Suit
(630) 479-4556



STREET LIGHT
22" DIA. TREE
MANHOLE

**DOWNSPOUTS AND SUMP PUMP DISCHARGE
SHOULD BE DIRECTED TO FRONT OR REAR
YARDS, NOT SIDEYARDS.**



F.A.R. TABULATION	
TOTAL ALLOWED:	
3938 + [(LOT AREA - 8750) X 0.4] = ALLOW.	
3938 [(9240-8750) X 0.4] = 4134.00	
FIRST FLOOR AREA:	1858.37
SECOND FLOOR AREA:	1538.19
BASEMENT FLOOR AREA:	0.00
ATTIC OR VOLUME AREA:	336.75
(STAIR 75.54 + GARAGE ATT. 163.94 + MAIN ATTIC 97.27)	
GARAGE AREA (OVER 400 SF):	304.74
TOTAL PROPOSED:	4038.05

AREA TABULATION	APPROX. LOT DIMENSIONS: 88.00' X 105.00' LOT AREA = 9240.00 SQ.FT.	FRONT YARD: 88.00' X 30.67' AREA = 2698.96 SQ.FT.
R-3 F.A.R.: 3938 +[(LA - 8750) X 0.4] = 4134.00 ACTUAL = 4,038.05	R-3 TOTAL ISC ENTIRE LOT: LA X .50 = 4620.00 38.2% ACTUAL TOTAL ISC = 3530.45	
R-3 BUILDING COVERAGE: LA X 0.35 = 3234.00 28.73% ACTUAL = 2654.94	R-3 ISC FRONT YARD: FRONT LA X .50 = 1349.48 29.2% ACTUAL TOTAL ISC = 943.31	
SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES		

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE VALUES LISTED IN THIS BOX ARE THE MINIMUM PRESCRIPTIVE REQUIREMENTS. FOLLOW ALL SPECIFICATIONS THAT MEET OR EXCEED THE

CEILING R-VALUE _____
WOOD FRAME WALL R-VALUE _____
MASS WALL R-VALUE _____
FLOOR R-VALUE _____
BASEMENT WALL R-VALUE _____
SLAB R-VALUE, DEPTH _____
CRAWLSPACE WALL R-VALUE _____
FENESTRATION U-FACTOR _____
SKYLIGHT U-FACTOR _____
GLAZED FENESTRATION SHGC _____

ADDITIONALLY THE FOLLOWING ITEMS S

1. THE FOLLOWING LOCATIONS MUST BE SEALED:
 - > ATTIC ACCESS OPENINGS
 - > RIM JOIST JUNCTURES
2. BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED. PROVIDE COPY OF RESULTS TO THE BUILDING DEPARTMENT AT THE SCHEDULING ANY FINAL INSPECTIONS.
3. WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED.
4. ALL DUCTS AREA REQUIRED TO BE PRESSURE TESTED WITH EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.
5. A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED SHALL BE HIGH-EFFICIENCY LAMPS. (R404.1)
6. ALL FIREPLACES SHALL HAVE GASKETED DOORS.
7. ALL GAS FIRED FURNACES SHALL BE 90% AFUE MINIMUM.
8. ALL AIR CONDITIONING UNITS SHALL BE 10% SEER MINIMUM.
9. DWELLING UNIT SHALL BE TESTED AND VERIFIED TO MEET THE FOLLOWING RATES:
 - A. RATE NOT TO EXCEED 5 AIR CHANGES PER HOUR OF RESULTS INCLUDING THE ACH SHALL BE SIGNIFICANTLY EXCEEDING THE TEST AND PROVIDED TO VILLAGE.
 - B. AND STATE OF ILLINOIS AMENDMENT.
10. ALL HEATING AND COOLING EQUIPMENT SHALL BE BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH MANUAL J OR OTHER APPROVED HEATING AND COOLING METHODOLOGIES. PROVIDE WRITTEN COPY TO THE BUILDING DEPARTMENT AT THE SCHEDULING ANY FINAL INSPECTIONS.
11. BUILDING THERMAL ENVELOPE SHALL BE SEALED IN ACCORDANCE WITH THE MFG. INSTRUCTIONS AND ANY OTHER REQUIREMENTS IN TABLE R402.4.1.1 OF THE 2012 IECC.

H.V.A.C. NOTE:

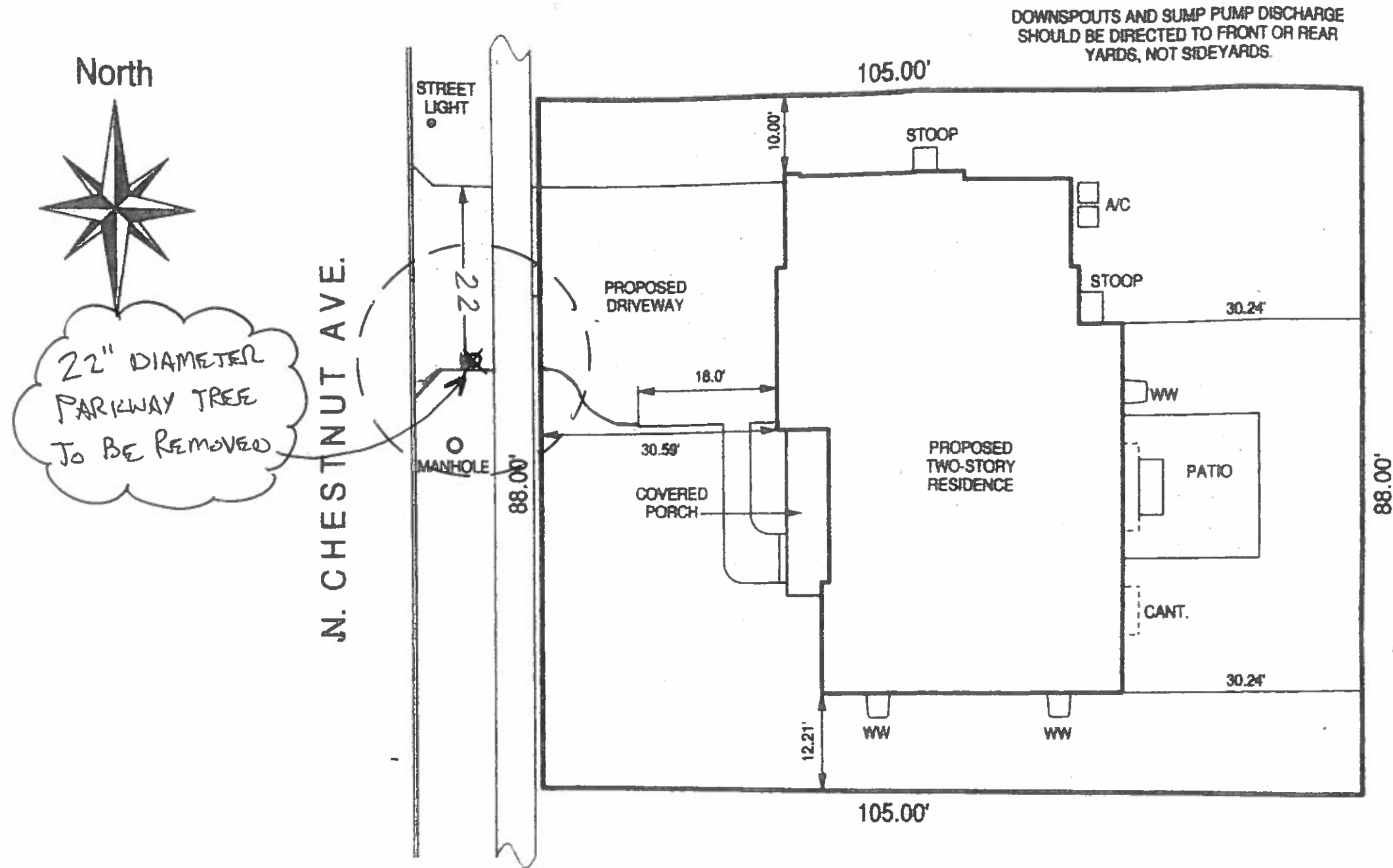
MECHANICAL SYSTEM TO BE SOLID DUCTED
DUCTS SEALED, INSULATED WHERE REQUIRED
PROVIDED IN EACH ROOM WHICH REQUIRE
NO UNDER CUT DOORS OR

SITE PLAN

SCALE: 1" = 20' 0"

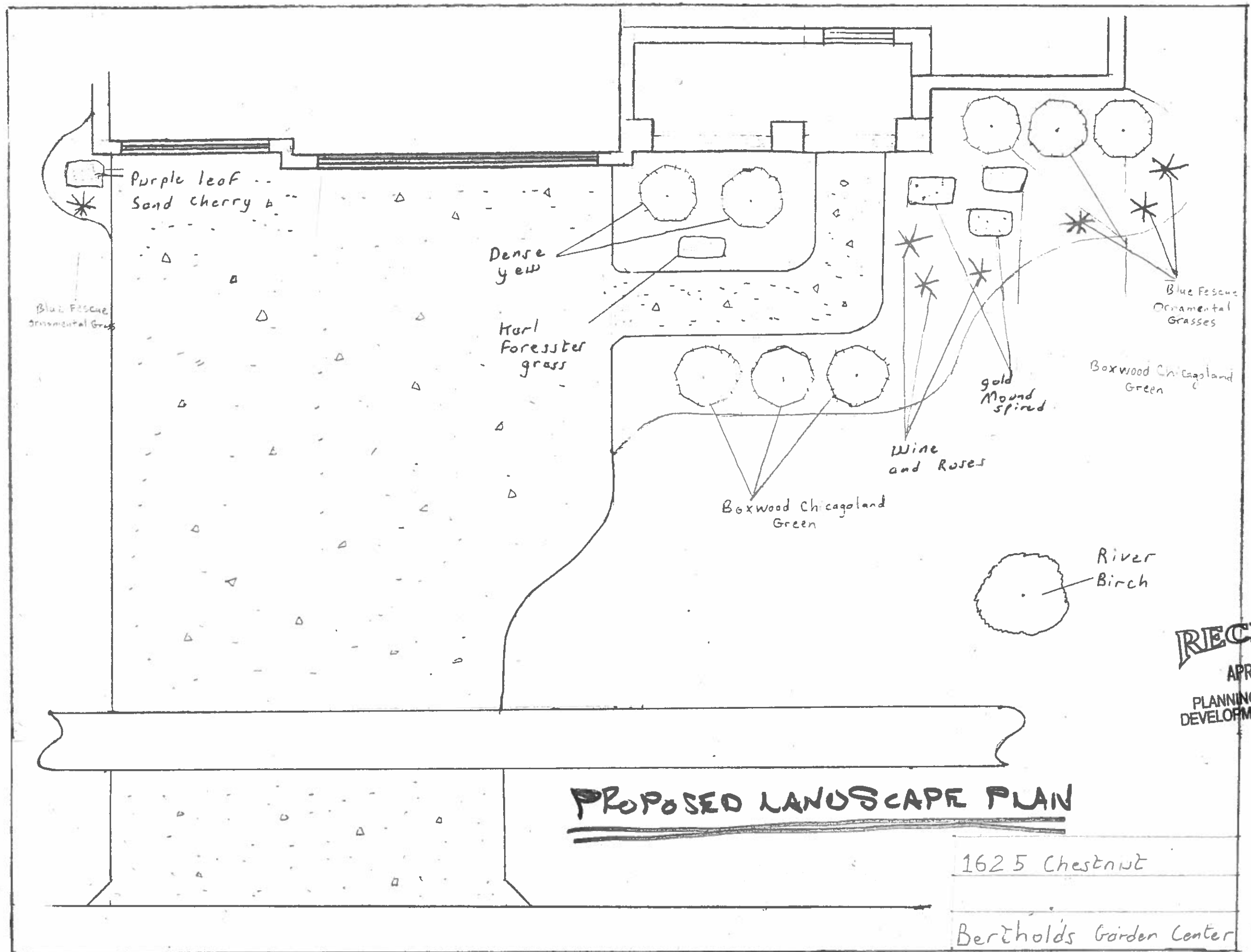
APPROVED BUILDING PERMIT PLAN

1625 Chestnut



PROPOSED DRIVEWAY PLAN

RECEIVED
APR 17 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



RECEIVED
APR 17 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Representative Landscape Photos

(from Homeowner's Previous Home)





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THE O'CONNOR
www.GetO













BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plisle.com

SYMBOL LEGEND

- (R) - RECORD DATA
(M) - MEASURED DATA
T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
B/S - BOTTOM OF SIDING
---- EXIST. CONTOURS
XXX.XX - EXISTING ELEVATION
-->-- SANITARY SEWER
-->-- STORM SEWER
--W-- WATERMAIN
-OHW- OVERHEAD WIRES
⊙ - MANHOLE
○ - CATCHBASIN
□ - INLET
⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
⊗ - VALVE & VAULT
⊗ - BUFFALO BOX
⊗ - DOWNSPOUT
⊕ - POWER POLE
*** - FENCE LINE
[Pattern] - CONCRETE SURFACE
[Tree Symbol] - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
[Tree Symbol] - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED

BENCHMARK

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

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOT 30 IN BLOCK 1 IN HASBROOK SUBDIVISION UNIT NUMBER 2, AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1958 AS DOCUMENT NUMBER 17041013, IN COOK COUNTY, ILLINOIS.

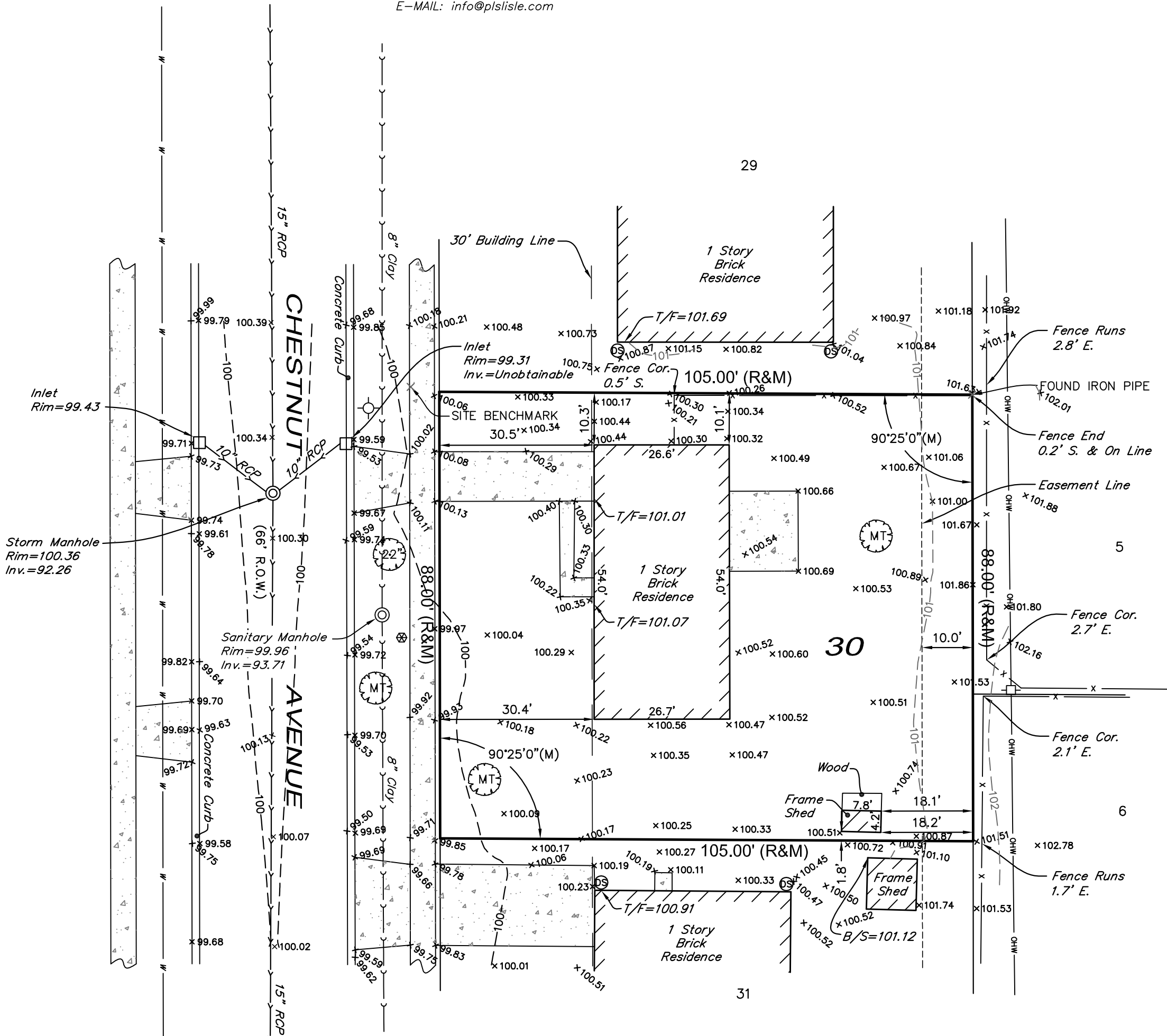
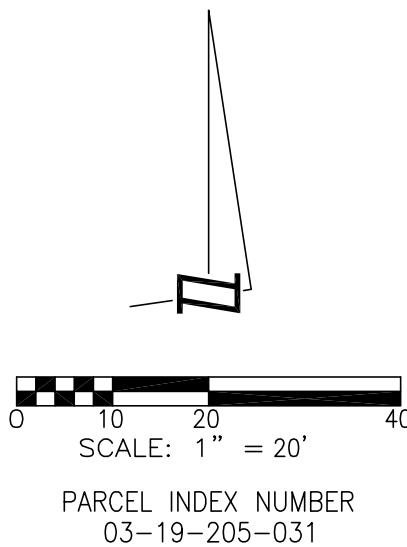
NOTES

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

PREPARED FOR: F&J BUILDERS
ADDRESS: 1625 CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 184/4 DATE: 6/12/2017 JOB NO: 1714352
DRAWN BY: JHH CHECK BY: SAR
REVISED:



BUILDING SETBACKS	
#1605	30.0'
#1611	30.0'
#1617	30.4'
#1625	30.5'
#1633	35.2'
#1639	30.2'
#1703	31.3'
#1709	30.7'
#1717	30.2'
#1723	30.2'
#1327	27.8'



SURVEYED AREA: 9,240± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
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 9TH DAY OF JUNE, 2017.



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

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

1625 n Chestnut



Property to left 3
1703 n Chestnut



property to left 2
1639 n Chestnut



Property to left 1
1633 n Chestnut



Subject Property
1625 n Chestnut



Property to right 1
1617 n Chestnut



Property to right 2
1611 n Chestnut



Property to right 3
1605 n Chestnut



Property front 1
1632 n Chestnut



Property front 2
1626 n Chestnut



Property front 3
1620 n Chestnut



1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC

STEPHEN L. GAWLIK - PRINCIPLE

REF ID: A66347

CORPORATE LICENSE
 No. 184-000582 EXP. 04-30-19

PROJECT

CUSTOM
RESIDENCE

1625 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

BUILDER

E & J BUILDERS
346 FERNDAL AVE
ELMHURST, IL 60126
PH. 630-479-4556

[illegible]

JOB NO.	17079
DATE:	09-13-17
DRAWN BY:	MDS
SCALE:	AS NOTED

SHEET NO.

- >SITE PLAN
- >STREET STUDY

OF C



SCALE: 1" = 20' 0"

MATERIAL SCHEDULE

MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	ILLINOIS BRICK	SIMCA LUCAS
ROOF	OWNES CORNING	WEATHERED WOOD
SIDING	CEMENT BOARD	CREAM
TRIM	CEMENT BOARD	DARK BROWN
SOFFIT/FASCIA	ALUMINUM	DARK BROWN
GUTTERS/DOWNSPOUTS	ALUMINUM	DARK BROWN
WINDOWS	WINDSOR, DBI, HUNG	DARK BROWN

F.A.R. TABULATION	
TOTAL ALLOWED:	
3938 + [(LOT AREA - 8750) X 0.4] = ALLOW.	
3938 [(9240-8750) X 0.4] = 4134.00	
FIRST FLOOR AREA:	1858.37
SECOND FLOOR AREA:	1538.19
BASEMENT FLOOR AREA:	0.00
ATTIC OR VOLUME AREA:	336.75
(STAIR 75.54 + GARAGE ATT. 163.94 + MAIN ATTIC 97.27)	
GARAGE AREA (OVER 400 SF):	304.74
TOTAL PROPOSED:	4038.05

AREA TABULATION	APPROX. LOT DIMENSIONS: 88.00' X 105.00' LOT AREA = 9240.00 SQ.FT.	FRONT YARD: 88.00' X 30.67' AREA = 2688.96 SQ. FT.
R-3 F.R.A.: 3938 -[LA - 8750] X 0.4] = 4134.00 ACTUAL = 4,038.05	R-3 TOTAL ISC ENTIRE LOT: LA X 50 = 4620.00 38.4% ACTUAL TOTAL ISC = 3544.37	
R-3 BUILDING COVERAGE: LA X 0.35 = 3234.00 28.7% ACTUAL = 2654.94	R-3 TOTAL FRONT: FRONT LA X 50 = 1345.48 29.8% ACTUAL TOTAL ISC = 960.06	
SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES		

ENERGY CONSERVATION NOTES:

THIS DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH THE ILLINOIS STATE PUBLIC ACT 096-0778 AND THE ADOPTED 2015 IECC CODE. THE VALUES LISTED IN THIS BOX ARE THE MINIMUM 2015 IECC RESIDENTIAL PRESCRIPTIVE REQUIREMENTS. FOLLOW PLANS AND SECTIONS FOR EXACT SPECIFICATIONS THAT MEET OR EXCEED THE 2015 IECC REQUIREMENTS.

CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE	20 OR 13
MASS WALL R-VALUE	13/17
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	10/13
SLAB R-VALUE, DEPTH	10, 2 FT.
CRAWLSPACE WALL R-VALUE	15/19
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION SHGC	NR

ADDITIONALLY THE FOLLOWING ITEMS SHALL BE REQUIRED:

- THE FOLLOWING LOCATIONS MUST BE SEALED:
- ALL ACCESS OPENINGS
 - RIM JOINT JOISTURES
 - BUILDING AIR TIGHTNESS MUST BE DEMONSTRATED BY A BLOWER DOOR TEST PROVIDE COPY OF RESULTS TO THE BUILDING DEPT. PRIOR TO SCHEDULING ANY FINAL INSPECTIONS.
 - EXCEPT THE PRIMARY VENTILATION SYSTEMS, ALL FORCED AIR, A DAILY PROGRAMMABLE THERMOSTAT IS REQUIRED
 - ALL DUCTS AREA REQUIRED TO BE PRESSURE TESTED
 - EXCEPT DUCT JOINTS, ALL DUCTS MUST BE SEALED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE
 - A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED PLACES MUST BE HIGH-EFFICIENCY
 - ALL GLASS PANELS SHALL HAVE GASKETED DOORS AND EXTERIOR AIR INTAKE
 - ALL GAS FIRED FURNACES SHALL BE 90% AFUE MINIMUM
 - EXCEPT CONDITIONING UNITS, ALL UNITS SHALL BE SEISMIC MINIMUM
 - DWELLING UNIT SHALL BE TESTED AND VERIFIED TO HAVE AIR LEAKAGE RATE NOT TO EXCEED 5 ACH50 CHANGES PER HOUR. PROVIDE WRITTEN REPORT TO THE BUILDING DEPT. PRIOR TO SCHEDULING THE PARTY CONDUCTING THE TEST AND PROVIDED TO VILLAGE. (2012 IBC R402.4.1.2 AND STATE OF ILLINOIS AMENDMENT)
 - ALL COOLING AND HEATING EQUIPMENT SHALL BE SIZED ACCA MANUAL S BASED ON LOADS BASED CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER PROVIDED HEATING AND COOLING CALCULATION. 2012 IBC R402.6.3. PROVIDE WRITTEN COPY TO THE VILLAGE.
 - BUILDING THERMAL ENVELOPE SHALL BE SEALED AS INSTALLED IN ACCORDANCE WITH THE MECHANICAL PRODUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1 OF THE 2012 IBC.

RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN
PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL
ADOPTED CODES WITH AMENDMENTS AS LISTED BELOW.

2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2005 NATIONAL ELECTRIC CODE
2014 STATE OF ILLINOIS PLUMBING CODE

BUILDING DEPARTMENT NOTE:

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> CONSTRUCTION OR INADVERTENT ERRORS OR OMISSIONS.

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> AND IS INTENDED FOR CONSTRUCTION OF ONE BUILDING ONLY.

GENERAL NOTE:

- > SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- > ARCHITECT FEES INCURRED DO TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.

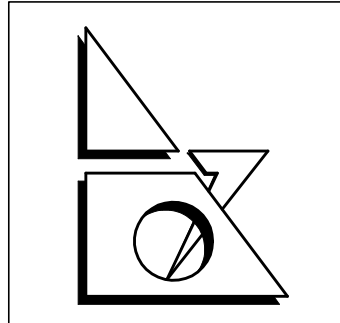
H.V.A.C. NOTE:

MECHANICAL SYSTEM TO BE SOLID DUCTED SUPPLIES AND RETURNS.
DUCTS SEALED, INSULATED WHERE REQUIRED AND HI/LOW RETURNS
PROVIDED IN EACH ROOM WHICH REQUIRES RETURN PROVISION.
NO UNDER CUT DOORS OR SIMILAR.



ELEVATION STUDY MODEL

SCALE: 3/32" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
fax 630.969.0692

BUILDING DEPARTMENT NOTE

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC.
STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010182 EXP. 11-30-18
CORPORATE LICENSE
No. 194-000582 EXP. 04-30-19

PROJECT:

CUSTOM
RESIDENCE
1625 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

BUILDER:

E & J BUILDERS
346 FERNDAL AVE
ELMHURST, IL 60126
PH. 630-479-4556

DATE: BY:

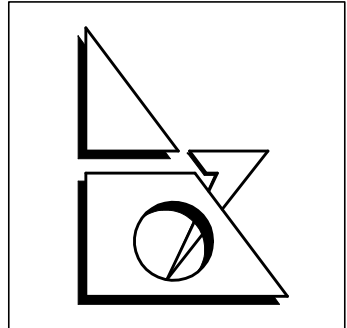
NO. ISSUES AND REVISIONS:

09-19-17 MDS

PRELIM. REVIEW

10-19-17 MDS

REVERSE / A.R.B.



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
ph. 630.969.9279
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BUILDING DEPARTMENT NOTE

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PH. 630-479-4556

DATE: BY:

NO. ISSUES AND REVISIONS:

09-19-17 MDS

PRELIM. REVIEW

10-19-17 MDS

REVERSE / A.R.B.

JOB NO. 17079

DATE: 09-13-17

DRAWN BY: MDS

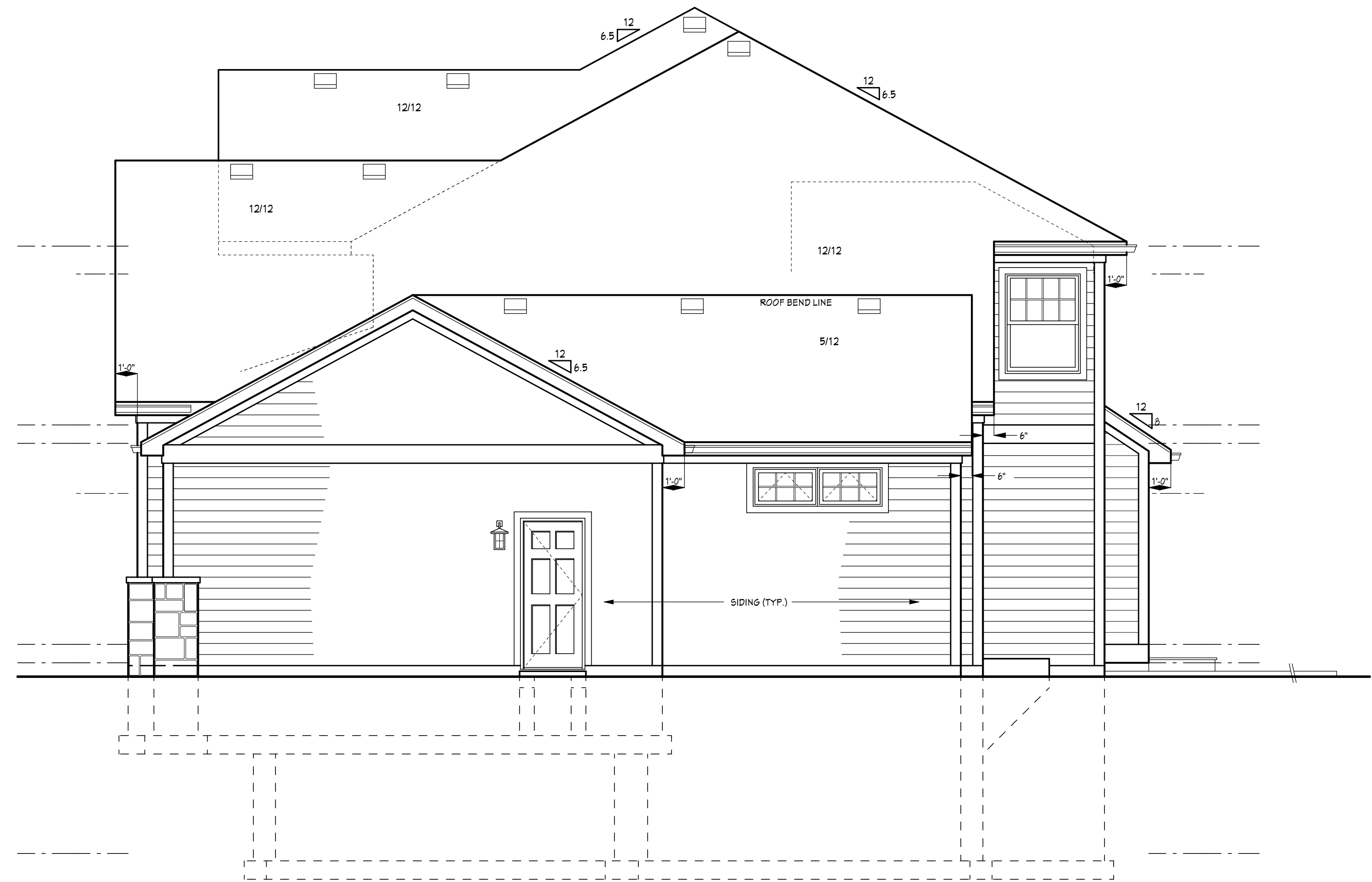
SCALE: AS NOTED

SHEET NO.

3

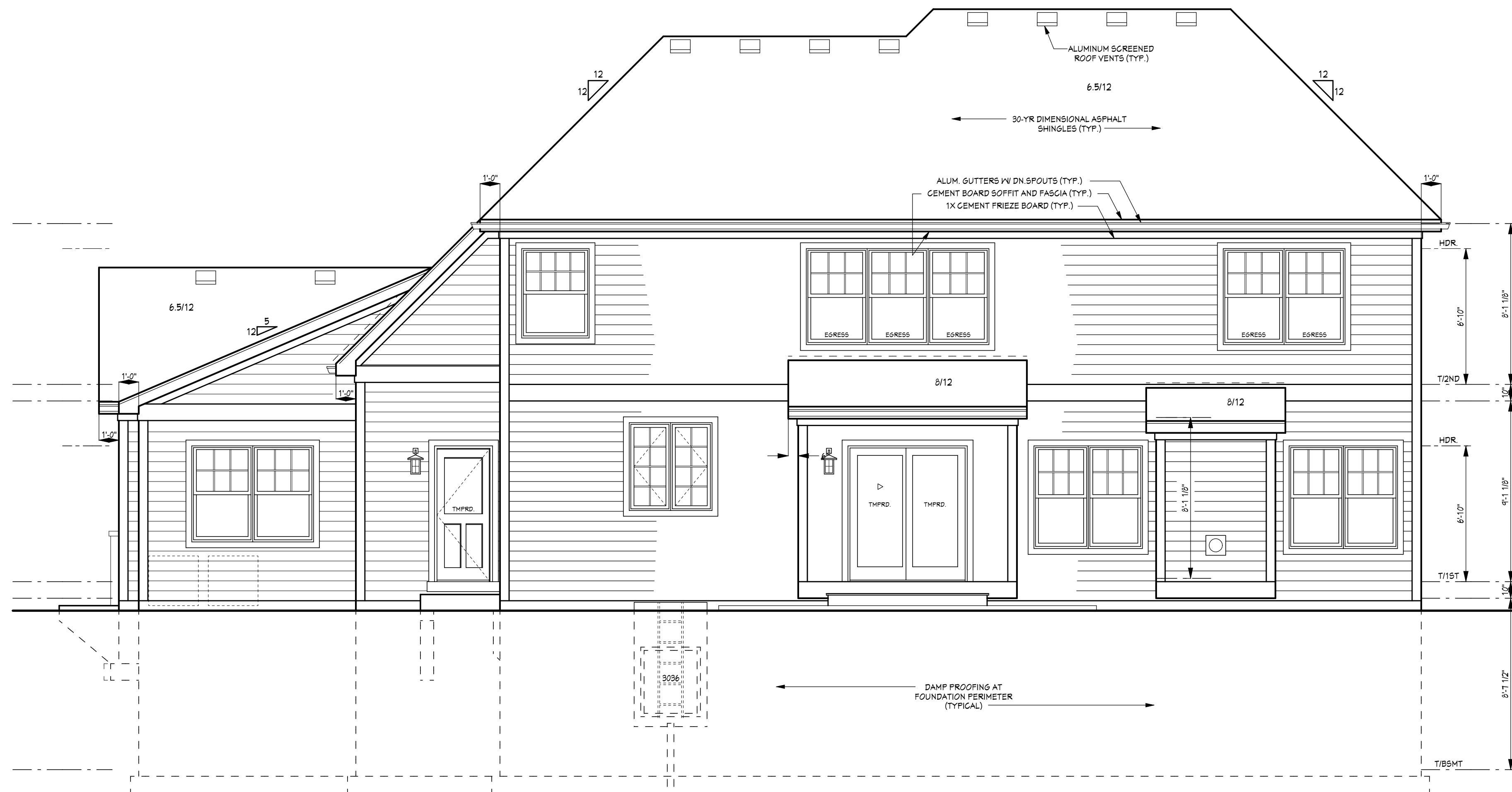
3-REAR ELEVATION
3-RIGHT SIDE ELEV.

OF 9



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"

1625 w Chestnut



Trim



Siding



Stone



Roof



Windows

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 24, 2017

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Aaron Coon
Kirsten Kingsley

Members Absent: Ted Eckhardt

Also Present: Ross Duncan, BR Design & Architecture for *Pal-Win Shopping Center*
Indre Gliaudelyte, Owner of *918 N. Illinois Ave.*
Thomas Budzik, Thomas Architects for *133 S. Highland Ave.*
Mark & Mary Ericksen, Owners of *133 S. Highland Ave.*
John Haran, E and J Builders for *1625 N. Chestnut Ave.*
Karen Kristianson, Newman Architecture for *St. James Parish*
Fr. Matt Foley for *St. James Parish*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM OCTOBER 10, 2017

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2017. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. SINGLE-FAMILY TEARDOWN REVIEW

DC#17-126 – 1625 N. Chestnut Ave.

Mr. John Haran, representing *E and J Builders*, was present on behalf of the project.

Chair Fitzgerald asked if there was any public comment and there was a response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence and one car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The project does comply with all R-3 zoning requirements. The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block.

Overall, the proposed design is nicely done and consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. The proposed three-car garage fits comfortably on the wide lot.

Staff felt that the side elevations lack detail, and the following recommendations should be considered to enhance the design:

- **Stone Base.** The stone base should be continued around all sides of the house, or at least be returned down the sides to a natural break point.
- **Right Elevation.** Add one window to the side of the garage.
- **Left Elevation.** Add windows in Bedroom 2, Bedroom 3, and the Flex Room.

Staff recommends approval of the proposed design, with these recommendations listed in the Staff report.

Mr. Haran said he had no problem adding a window in the garage on the right side elevation, and returning the stone based down the side of the garage, as well as adding a window in the flex room on the left side elevation. The bedrooms did not have much wall space to allow for more windows on the left side elevation; however, he was not opposed to adding a window in the flex room.

Commissioner Coon said there was nothing to dislike about the design of the new home, it is very attractive, and proportionately, the arrangements of the gable elements on the front elevation are also attractive. He felt the new home fit in with the neighborhood, considering it is next to one-story homes. This neighborhood is in transition and looking at the new homes that are being here, he felt the new home fits in well and eventually the entire street will look like this with a mix of homes like this. He had nothing critical to say about the design.

Commissioner Kubow said that initially he felt that the 3-car garage seemed unnecessary; however, after seeing the new home in context with the 2 ranch homes next door, it almost helps to have some transition towards the smaller homes. This neighborhood is very much a transitional neighborhood with a lot of these big teardowns. He also agreed with Staff's recommendations about the left side elevation; he suggested adding transom windows if possible that will work well with furniture placement. He was in support of the project.

Commissioner Kingsley said it was a nicely designed home and she agreed with the comments made by the other commissioners. She felt the new home was rather large in the immediate context of the 2 adjacent homes, and any way the feel of that could be reduced would be greatly appreciated, such as lowering the eave height of the porch, the eaves of the garage, and the one-car garage. She also suggested lowering the closet space above the garage, as well as adding more fenestration on either of the facades. She pointed out that the front elevation has a lot going on, as opposed to the rear and side elevations, which is unfortunate. She suggested doing something with the materials

on the rear elevation, to tie it in better with the front elevation.

Chair Fitzgerald agreed with the comments made so far. He added that the space between the larger garage and the change in shingles is big, and felt that adding a smaller ornamental tree on each side of the home would go a long way to help soften it with the homes on either side, even without lowering the eave height.

PUBLIC COMMENT

Ryan Guilfoil, 1638 N. Chestnut Avenue, lives 3 homes to the north and across the street from this site. He has lived here for 7 years and is very familiar with the neighborhood. He lives in a single-story home and immediately south of him is a really big home that blocks the sun onto his home, which he presented photos of; however, his garage is located on the south elevation. The new home being proposed will do the same thing to the home located north of it, which has the majority of their living space on the south elevation, which will also impact heating costs to the home located north of the site, with most of the shade occurring during the winter. Another environmental concern is that when a small home is replaced with a much larger home, the amount of permeable surface is significantly decreased on the lot, resulting in significantly more water run-off, which is something he experiences on the south edge of his lot. He asked how the new large home is going to manage all the water run off that will now be pooling on the home next to it. That being said, he also wanted to note that while this is a neighborhood that has seen some teardowns, it is not a neighborhood of complete teardowns, and in fact, the majority of the neighborhood consists of small one-story ranch homes, some of which have additions that have been nicely done that do not impose such a large and domineering structure that close to a neighborhood of other small structures. He pointed out that the new home is not being built for a specific owner, and given the fact that a small structure is being replaced with something so large without having anyone in mind to occupy the new home, he felt it was a little out of place. He wants the Design Commission to think about the people who currently live in this neighborhood and take that into consideration when thinking about who is going to be moving into the new home; we do not know who will be moving into this new home and what it is that they want or need. He disagreed with the statement that this neighborhood is in transition; he felt it was a neighborhood in transition, which then stopped, and now it seems like some of this transition is being thrust back upon the neighborhood. Although he is the only one standing up here, he knows that he is not alone in that many of his neighbors feel the same way. He explained that a neighbor of his bought the home next to him and rented it out for many years in the height of teardowns, simply to prevent the home from becoming a teardown and to preserve the character of the neighborhood, which he felt demonstrated the lengths that some of the residents will go to keep things a little bit less than that. He was not saying that the new home was a bad design; just that it was not a good design for this neighborhood. He felt that something just as great could be done with a lot less and fit in better with the neighborhood, that would make the other neighbors who live there a little more content.

Chair Fitzgerald stated that issues and concerns about water run-off can be directed to the Village Engineering Department. He also pointed out that the new home is 12-feet from the property line and the adjacent home is at least 10-feet from the property line, which is quite a bit of distance between the 2 homes. Commissioner Kingsley felt the neighbor brought up some good points; this neighborhood is not in transition, there are still a lot of ranch style homes and people who will be living in them, and the commission should take that seriously when looking at this design. The point made about sunlight is a very good point and flipping the home on the site could help both the adjacent home and the new home itself, because the living space would be on the south side and the garage would be on the north. She asked the petitioner how he felt about that, as well as whether or not there is a buyer for the new home. Mr. Haran replied that there is a buyer interested in the home, but a formal proposal has not been made. He added that they initially had the home flipped, but there is a large existing mature parkway tree that a driveway would have to go around. Mr. Hautzinger added that existing obstacles in the parkway include a streetlight, a manhole, and a 22-inch mature tree, which the petitioner initially proposed to remove to accommodate the driveway; however, the Village does not allow a healthy mature tree to be removed to accommodate a driveway, and there would be a significant taper from the existing apron to the 3-car garage, so the petitioner opted to flip the home to avoid the tree. Commissioner Kingsley felt this would be one thing that would be nice for at least the home to the north, it will get a better sun angle. She asked if the potential buyer talked about a 3-car garage, and Mr. Haran said that separate buyers have expressed interest in this lot, and because it is so wide, they have all asked for a 3-car garage, which is what he envisioned when

he bought this lot.

Commissioner Kubow appreciated the neighbor coming in and expressing his concerns, which helps the commissioners feel the passion for this neighborhood. On the other hand, the petitioner is willing to adjust the design to try to accommodate the sunlight needs, which will help significantly during the summer. Commissioner Kingsley clarified that the resident who spoke tonight actually lives across the street from the site, and spoke on behalf of the neighbor who is not here that lives directly north of the site. Commissioner Kubow reiterated his support for the new home and recommended the petitioner flip the home. Mr. Hautzinger presented the existing plat of survey that showed a narrow driveway apron that cannot be enlarged because it would impact the health of the existing 22-inch tree, and if the new home was flipped, the new driveway would need to be tapered out to meet the 3-car garage. Mr. Haran said that he would rather not flip the home; however, he could make it work if it was a requirement. Commissioner Coon was in favor of flipping the home and keeping the existing driveway apron.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1625 N. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON THE ARCHITECTURAL PLANS DATED AND RECEIVED ON 10/19/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE HOME BE FLIPPED SO THAT THE DRIVEWAY WILL BE ON THE NORTH SIDE OF THE SITE, AND THAT THE EXISTING 22-INCH PARKWAY TREE BE PROTECTED DURING CONSTRUCTION.
2. A REQUIREMENT THAT SUBSTANTIAL LANDSCAPING BE ADDED TO SOFTEN THE NEW HOME, TO BE WORKED OUT WITH STAFF.
3. A REQUIREMENT TO LOWER THE FIRST FLOOR EAVE HEIGHT ON THE PORCH, TO BE WORKED OUT WITH STAFF.
4. A REQUIREMENT TO ADD MORE FENESTRATION TO BOTH SIDE ELEVATIONS, TO BE WORKED OUT WITH STAFF.
5. A RECOMMENDATION THAT SOME OF THE FINISH MATERIALS ON THE FRONT ELEVATION BE ADDED OR WRAPPED AROUND THE HOME, TO BE WORKED OUT WITH STAFF.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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



Item: DC#18-040 - 939 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 939 N. Salem Avenue. This recommendation is subject to compliance with the plans received 4/25/18, and the following:

1. It is recommended that the pitch of the main roof be reduced from 10:12 to 8:12 to better fit the scale of the neighborhood, and to comply with code.
2. It is recommended that additional windows be added to the side elevations in the first floor Study, Garage, and second floor Bedroom 4.
3. Evaluate the proposed dark "Night Gray" siding color against the context of the neighborhood, and consider a more subtle earth tone color siding to better complement the existing houses.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 939 N. Salem Ave.
Project Address: 939 N. Salem Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 17, 2018

PETITION INFORMATION:

DC Number: 18-040
Petitioner Name: Joseph Labelle
Petitioner Address: Rize Properties LLC
784 Busse Highway
Park Ridge, IL 60068
Meeting Date: May 22, 2018

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with a one-car attached garage to allow the construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,603 square feet and the proposed residence will have 2,962 square feet. The project complies with all R-3 zoning requirements as summarized below, except that it slightly exceeds the maximum allowed height which will be required to be corrected for building permit approval.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.3 feet Side: 6.1 feet Side: 6.2 feet Rear: 53.5 feet
Building Height	25 feet to the midpoint	25'-0 3/4" feet to the midpoint
FAR	2,971 SF	2,962 SF
Building Lot Coverage	2,311 SF	1,867 SF
Impervious Surface Coverage Total	3,630 SF	2,442 SF

The existing neighborhood consists primarily of smaller scale, single-story and one-and-a-half-story homes with a mix of attached and detached garages. There are five teardowns previously completed on this block, and two other houses that have been expanded with full second floors.

The proposed design is generally consistent with the other previously approved teardowns on this block. The single story porch roof across the front of the proposed house is a nice feature to help fit in with the scale of the adjacent single-story homes, and the hipped main roof helps to keep the height of the side walls from being too tall.

However, the proposed height slightly exceeds the maximum allowed, so it is recommended that the pitch of the main roof be reduced from 10:12 to 8:12 to better fit the scale of the neighborhood, and to comply with code. Additionally, it is recommended that additional windows be added to the side elevations to help break up large blank wall areas. It is recommended that windows be added in the first floor Study, Garage, and second floor Bedroom 4. Finally, the Design Commission should evaluate the proposed dark "Night Gray" siding color against the context of the neighborhood, and consider a more subtle earth tone color siding to better complement the existing houses.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 939 N. Salem Avenue. This recommendation is subject to compliance with the plans received 4/25/18, and the following:

1. It is recommended that the pitch of the main roof be reduced from 10:12 to 8:12 to better fit the scale of the neighborhood, and to comply with code.
2. It is recommended that additional windows be added to the side elevations in the first floor Study, Garage, and second floor Bedroom 4.
3. Evaluate the proposed dark "Night Gray" siding color against the context of the neighborhood, and consider a more subtle earth tone color siding to better complement the existing houses.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

May 17, 2018

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

Cc: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-040

PLAT OF SURVEY

LEGAL DESCRIPTION
LOT 27 IN BLOCK 2 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 EXCEPT THE EAST THIRTY FEET THEREOF, OF THE NORTHEAST QUARTER AND 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 AND SOUTH 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.

LOT AREA = 6,604 SQ.FT.± / 0.15 ACRES±

STRUCTURE INFORMATION

ST#400 - SANITARY MANHOLE
RIM = 710.55
8" CLAY N-S INV = 705.85

ST#408 - CATCH BASIN
RIM = 709.50
8" PVC N INV = 706.40
12" RCP W INV = 706.50
8" IRON RESTRICTOR
TOP OF PIPE = 706.02

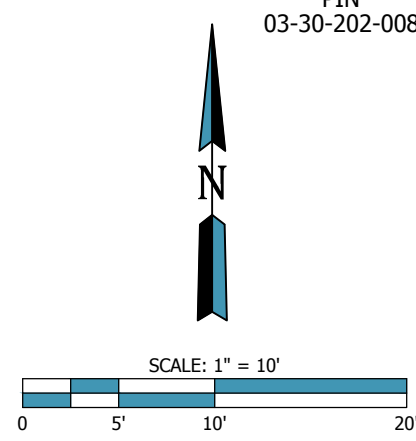
ST#409 - STORM MANHOLE
RIM = 709.78
12" RCP NE INV = 703.69
15" RCP S INV = 703.76

ST#410 - CATCH BASIN
RIM = 709.50
8" IRON RESTRICTOR
TOP OF PIPE = 706.40

ST#411 - STORM MANHOLE
RIM = 711.16
8" PVC S INV = 705.56
8" PVC NE INV = 708.79
6" PVC NW INV = 708.75

ST#412 - STORM MANHOLE
RIM = 709.33
16" PVC N-S INV = 703.43
8" PVC SW INV = 703.58

ST#414 - SANITARY MANHOLE
RIM = 708.98
8" CLAY N-S INV = 705.05



PREPARED FOR:
Rize
PROPERTIES

PLAT OF SURVEY
939 N. SALEM DRIVE
ARLINGTON HEIGHTS, ILLINOIS

REVISION DESCRIPTION	
No.	DATE

Weaver
Consultants
Group

WEAVER CONSULTANTS GROUP
1316 BOND STREET SUITE 108
NAPERVILLE, ILLINOIS 60563
(630)-717-4848
www.wcgrp.com

REUSE OF DOCUMENTS
This document, and the designs incorporated herein, as an instrument of professional service, is the property of Weaver Consultants Group, and is not to be used in whole or in part, without the written authorization of Weaver Consultants Group.

DRAWN BY: CJS
REVIEWED BY: KJA
DATE: 02/28/2018
FILE: 4291-306-09-01
CAD: SA000001.dwg

SHEET 1 OF 1

BENCHMARKS:

SITE BENCHMARK:
KASPAR STATION- 3" BRONZE DISK IN CONCRETE AT THE NORTHWEST CORNER OF OAKTON STREET AND KASPAR AVENUE. ELEVATION = 715.17 (NAVD 88 DATUM).

BM "A":
ARROW BOLT ON FIRE HYDRANT ON THE WEST SIDE OF N. SALEM DRIVE, LOCATED APPROXIMATELY 48 FEET NORTH & 57 FEET WEST.
ELEVATION = 716.94.

BM "B":
CUT "+*" IN SIDEWALK ON LINE & 2.00' WEST OF THE NORTHWEST CORNER OF SITE.
ELEVATION = 710.70.

BM "C":
CUT "+*" IN SIDEWALK LOCATED NEAR THE SOUTHWEST CORNER OF SITE.
ELEVATION = 710.29.

LEGEND

○	IRON PIPE
●	IRON ROD
+	CUT
⊙	EXISTING STORM MANHOLE
⊠	EXISTING SANITARY MANHOLE
⊡	EXISTING CATCH BASIN MANHOLE
DS→	DOWNSPOUT (SPLASH ON GRADE)
DS→○	DOWNSPOUT (INTO GROUND DRAIN)
⊞	EXISTING B-BOX
⊞	EXISTING A/C UNIT
⊞	EXISTING ELECTRIC METER
⊞	GAS LINE MARKER
⊞	EXISTING GAS METER
⊞	POWER POLE
TRD	TREE (WITH DIAMETER) DECIDUOUS
X	SPOT ELEVATION
T/F	TOP OF FOUNDATION
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
FIP	FOUND IRON PIPE (SIZE)
FIR	FOUND IRON ROD (SIZE)
FCC	FOUND "+*" CUT
BX	BUILDING CORNER
FX	FENCE CORNER
BW	BACK OF SIDEWALK
EP	EDGE OF PAVEMENT
ECX	EDGE OF CONCRETE CORNER
▨	DEPRESSED CURB
▨	BUILDING
▨	CONCRETE
▨	BRICK
▨	DECK
---	BOUNDARY
---	EXISTING LOTS
---	RIGHT OF WAY
---	CENTERLINE
---	FENCE LINE (EX.)
---	WATERMAIN (APPROX. LOCATION)(EX.)
---	STORM LINE (EX.)
---	SANITARY LINE (EX.)
---	OVERHEAD WIRES (EX.)
---	1' CONTOUR (EX.)
---	5' CONTOUR (EX.)
---	APPROXIMATE TREE DRIPLINE

NOTES

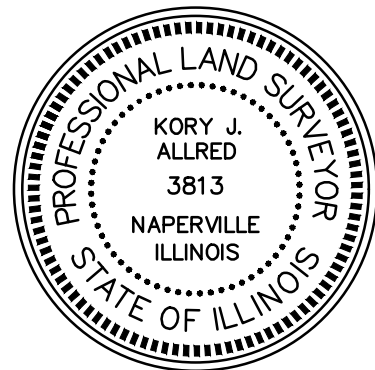
1. THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND DISPLAY ANGULAR RELATIONSHIPS ONLY.
2. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
3. FOR SETBACK LINES, EASEMENTS AND BUILDING RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED AND GUARANTEE POLICY AND LOCAL ORDINANCES.
4. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE ON 02/26/2018.
5. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.
6. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THE PREMISES IS NOT IN AN AREA IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA, AND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 170310201J WITH AN EFFECTIVE DATE OF AUGUST 10, 2008.
8. NO TITLE POLICY WAS PROVIDED FOR USE DURING THE PREPARATION OF THIS SURVEY.
9. NO SANITARY CLEANOUT WAS OBSERVED IN THE FIELD. SANITARY LINE TO BE VERIFIED IN FIELD BY CONTRACTOR.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, KORY J. ALLRED, A PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THIS DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

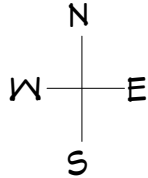
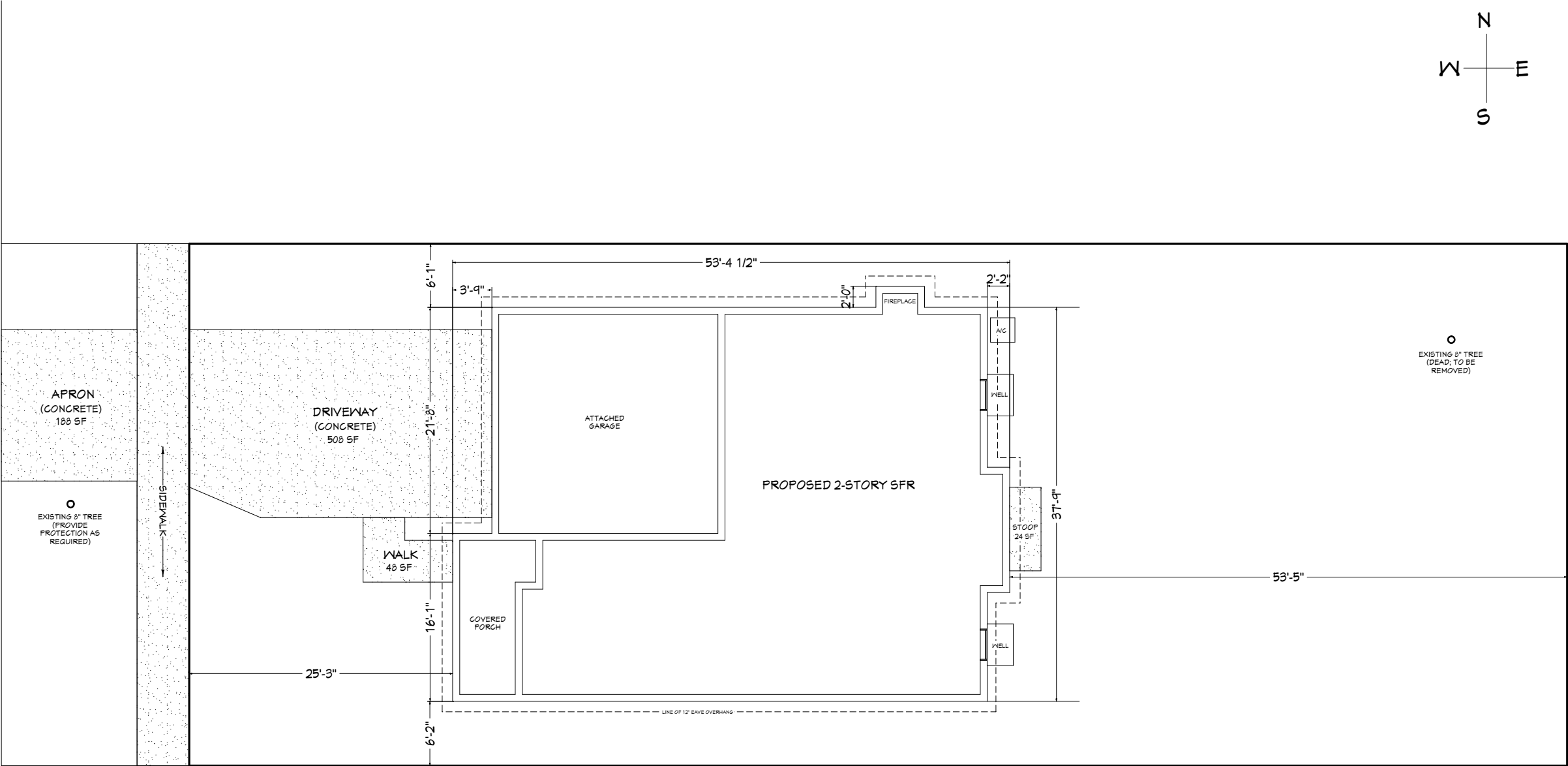
DATED THIS 28th DAY OF FEBRUARY, 2018.

PROFESSIONAL LAND SURVEYOR NUMBER 3813.
LAND SURVEYOR LICENSE EXPIRES NOVEMBER 30, 2018.
DESIGN FIRM NUMBER 184004465
THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS STANDARD FOR A BOUNDARY SURVEY.



SCALE: 1" = 12'-0"

N. SALEM AVE



 RIZE PROPERTIES LLC 784 BUSSE HIGHWAY PARK RIDGE, IL 60068 847-452-6830 Info@RizeProperties.com	REVISION:	DATE:	SHEET TITLE		SHEET NUMBER:
			PROPOSED SITE PLAN		
			SCALE: AS NOTED	DATE: 4/24/2018	



PROPERTY TO LEFT 3
1003 N. SALEM AVE



PROPERTY TO LEFT 2
945 N. SALEM AVE



PROPERTY TO LEFT 1
941 N. SALEM AVE



SUBJECT PROPERTY
939 N. SALEM AVE.



PROPERTY TO RIGHT 1
935 N. SALEM AVE



PROPERTY TO RIGHT 2
931 N. SALEM AVE



PROPERTY TO RIGHT 3
925 N. SALEM AVE

NORTH SALEM AVE



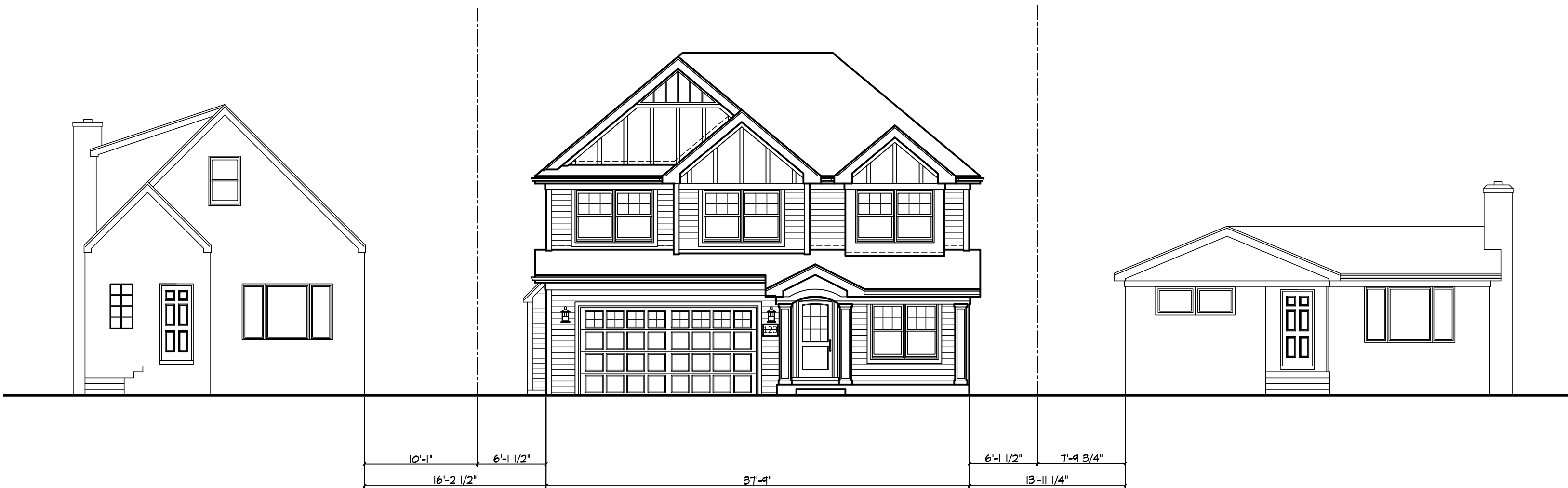
PROPERTY ACCROSS 1
936 N. SALEM AVE



PROPERTY ACCROSS 2
940 N. SALEM AVE



PROPERTY ACCROSS 3
944 N. SALEM AVE



PROPOSED CONTEXT ELEVATION



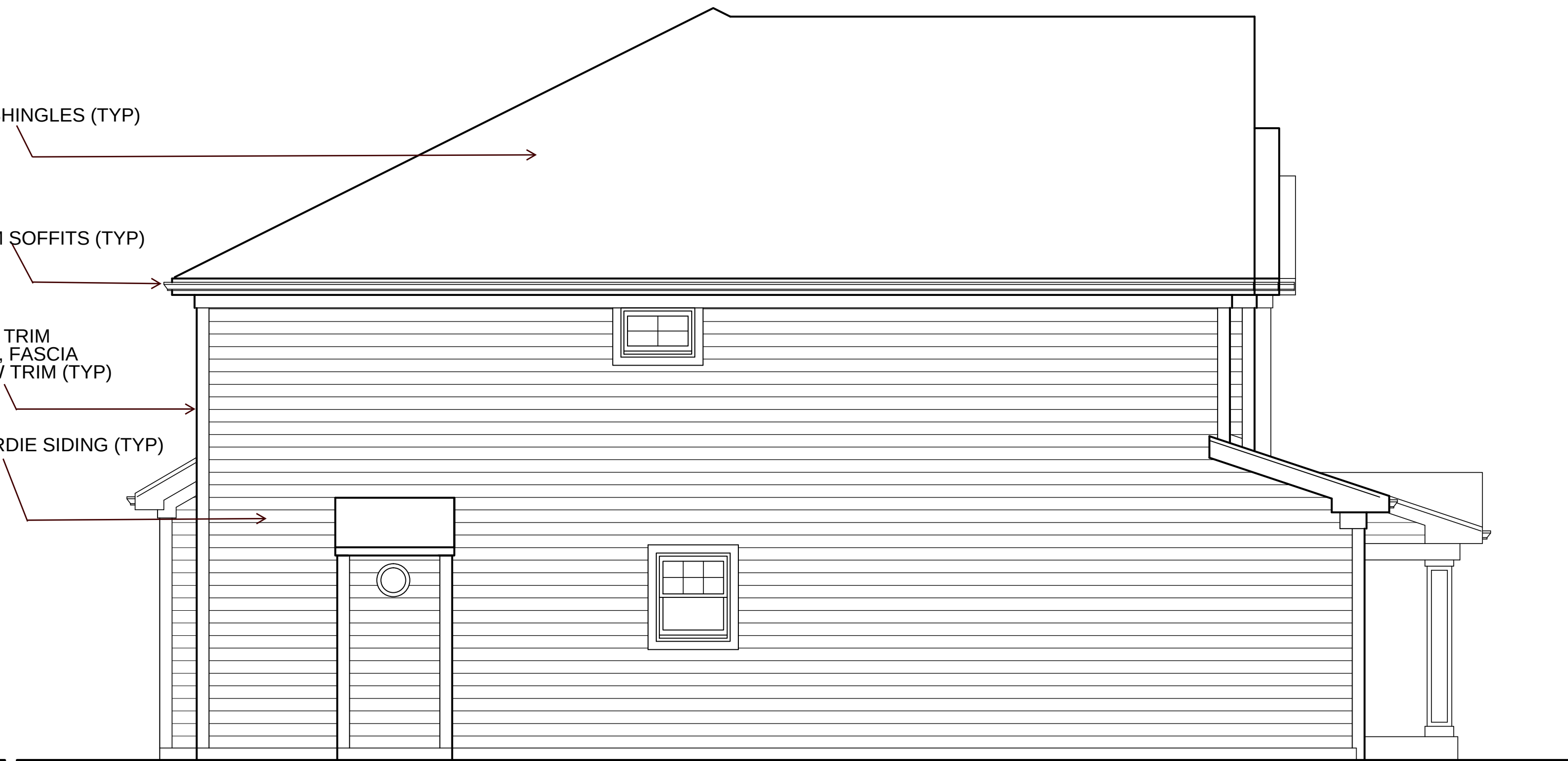
FRONT ELEVATION $\frac{1}{4}" = 1'-0"$

ASPHALT SHINGLES (TYP)

ALUMINUM SOFFITS (TYP)

LP SMART TRIM
CORNERS, FASCIA
& WINDOW TRIM (TYP)

JAMES HARDIE SIDING (TYP)



LEFT ELEVATION $\frac{1}{4}" = 1'-0"$



REAR ELEVATION $\frac{1}{4}" = 1'-0"$



RIGHT ELEVATION $\frac{1}{4}" = 1'-0"$

REVISIONS

CUSTOM HOME FOR
SPROVIERI RESIDENCE
939 N. SALEM AVE
ARLINGTON HEIGHTS, IL

14334 Town Center Dr.
Homer Glen, Illinois 60491
Tel (708)301-6111
Fax (708)301-2503
E-mail wkolsonarc@aol.com

W K O L S O N
ARCHITECTS
INC.

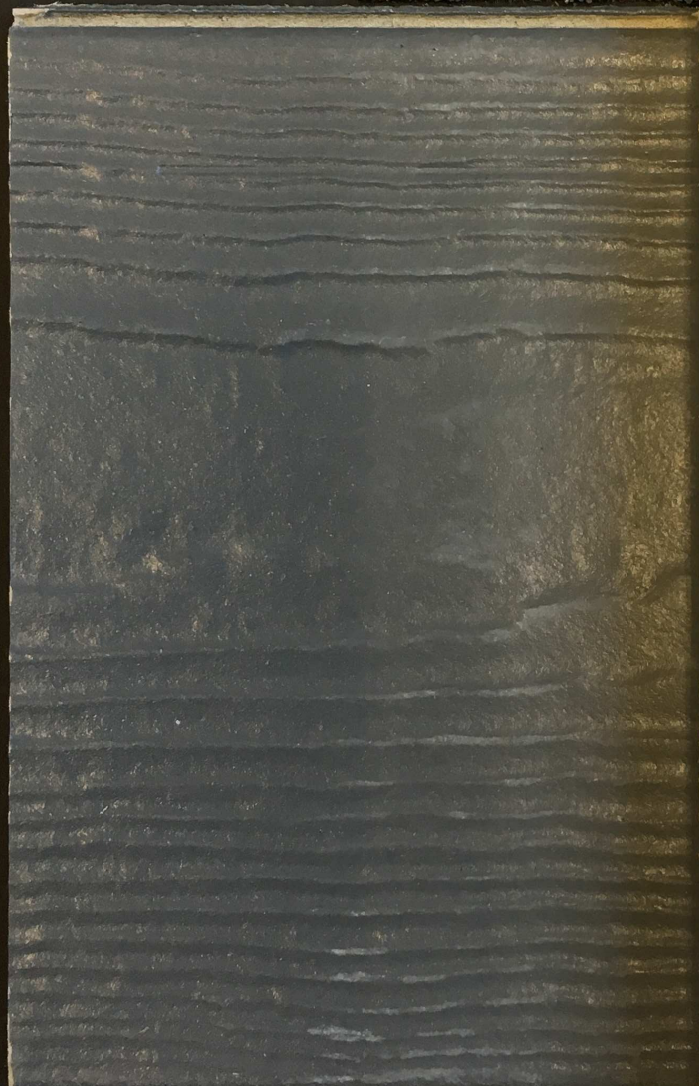
PRE-MEETING
ELEVATIONS

APP'D: WKO
CHECKED: WKO
DRAWN: MESLBFSF
DATE: 4/18/18
PROJ NO: 318041
PREV NO: (314146)

SHEET NUMBER
A-1
OF -

939 N Salem

Siding: James Hardie – Night Gray
Roofing: Owens Corning – Estate Gray
Trim: LP SmartTrim - White
Gutters/Downspouts: Aluminum - White



Material Schedule
939 N. Salem Ave
Arlington Heights

ITEM	MATERIAL	MANUFACTURER	COLOR
Roof	Asphalt Shingles	Owens Corning	Estate Gray
Siding	Fiber Cement	James Hardie	Night Gray
Trim/Fasica	LP Smart Trim	LP	White
Gutters	Aluminum	ACM	White
Windows	Vinyl	Pella	White
Garage Door	Steel	Clopay	White



Item: DC#18-042 - 739 N. Belmont Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 739 N. Belmont Avenue. This recommendation is subject to compliance with the architectural plans dated 4/24/18 and received 4/25/18, 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

Staff Report
Exhibits

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 739 N. Belmont Avenue
Project Address: 739 N. Belmont Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 11, 2018

PETITION INFORMATION:

DC Number: 18-042
Petitioner Name: Gary Geisler
Petitioner Address: 4130 Coyote Lakes Circle
Lake in the Hills, IL 60156
Meeting Date: May 22, 2018

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 9,237 square feet and the proposed residence will have approximately 3,969 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 7 feet Side: 7 feet Rear: 30 feet	Front: 26 feet Side: 8.13 feet Side: 7 feet Rear: 47 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,133 SF	3,969 SF
Building Lot Coverage	3,233 SF	2,671 SF
Impervious Surface Coverage Total	4,619 SF	3,687 SF

The existing neighborhood is primarily two-story homes with a mix of attached and detached garages. The proposed design fits well with the scale of the context in this location. Overall, the proposed design is nicely done in a traditional style that fits well on this block. The front elevation is nicely composed with a variety of materials and varied rooflines.

The only concern with the proposed design is that the front entry is recessed behind the face of the garage, whereas it is generally recommended that the front entry be the focal point. However, it is a wide lot and the garage elevation is nicely designed, so this is a minor concern.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 739 N. Belmont Avenue. This recommendation is subject to compliance with the architectural plans dated 4/24/18 and received 4/25/18, 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.

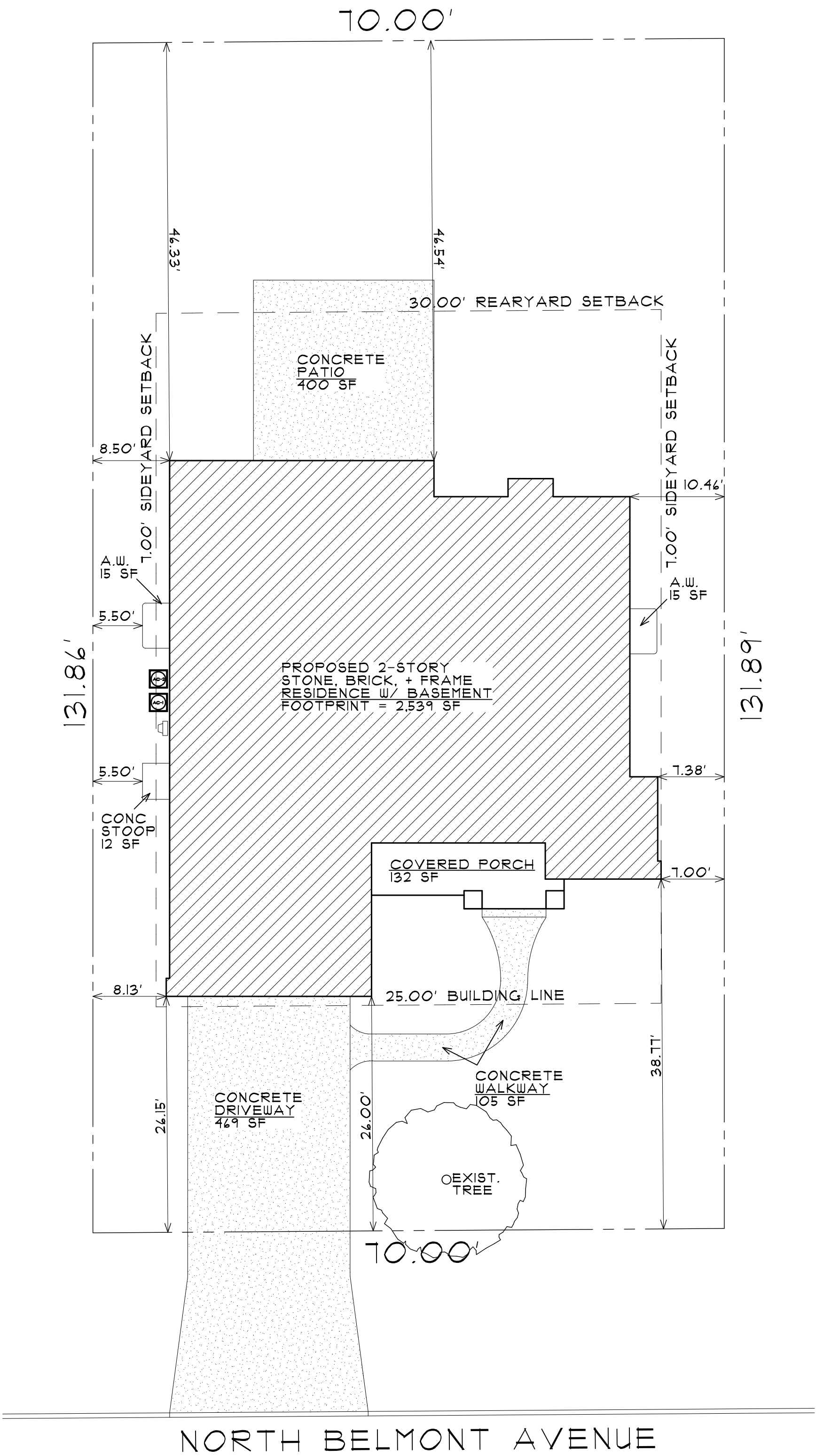
May 11, 2018

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

Cc: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-042

GEISLER RESIDENCE

139 NORTH BELMONT AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004



INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN
A-1	FOUNDATION PLAN
A-2	FIRST FLOOR CONSTRUCTION PLAN
A-3	SECOND FLOOR CONSTRUCTION PLAN
A-4	EXTERIOR ELEVATIONS
A-5	ELEVATION STUDY

SITE PLAN

SCALE 1" = 10'-0"



PROPOSED TWO-STORY
BRICK, STONE + FRAME
RESIDENCE W/ BASEMENT

4-24-18 RELEASED FOR
DESIGN COMMISSION REVIEW

GEISLER
RESIDENCE

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 95424
HOFFMAN ESTATES, IL 60115
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF
MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND
ORDINANCES.

CERT. NO. 001008121

EXP. 11-30-18 DATE

139 NORTH BELMONT
ARLINGTON HEIGHTS, IL

2018-020DC

UP

4-24-18

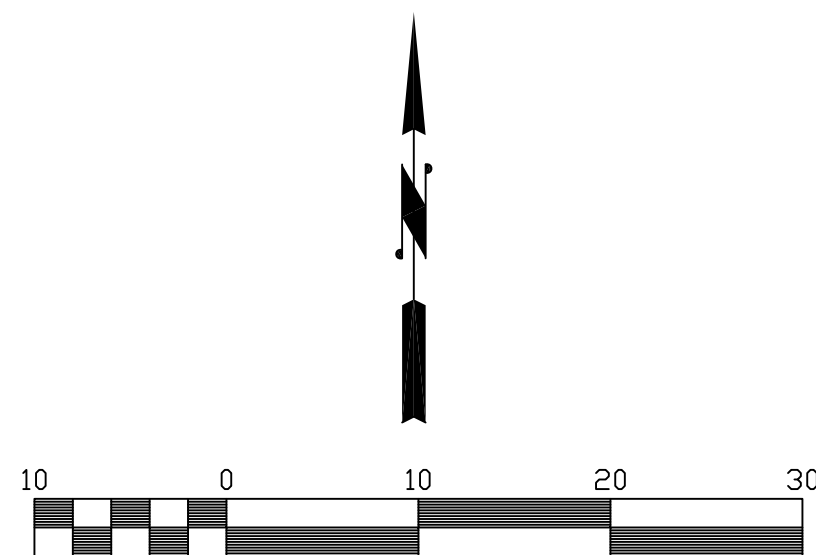
G-1

OF SIX

PLAT OF SURVEY

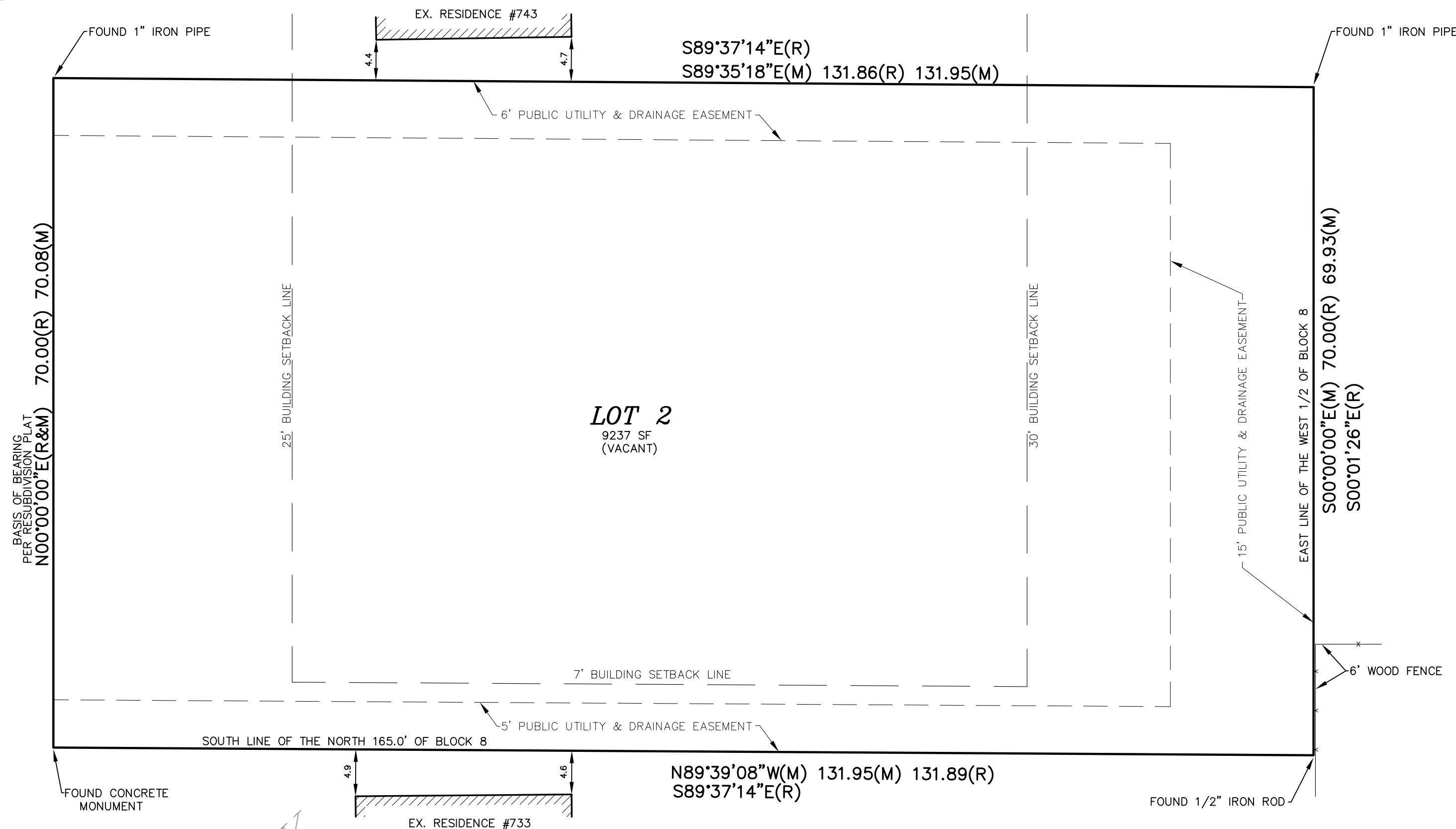
LOT 2 IN THE T & J ANDERSON PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 165.00 FEET OF THE WEST HALF OF BLOCK 8 IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2008 AS DOCUMENT 0805622057 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 739 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL.
PIN: 03-29-118-023



Scale 1" = 10'

CONCRETE CURB
AND GUTTER



PREPARED FOR: GARY GEISLER

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

PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR

STATE OF ILLINOIS
COUNTY OF COOK

I, TERENCE R. CAHILL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS HEREIN DESCRIBED, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

TERENCE R. CAHILL
ILLINOIS P.L.S. #35-2859

DATE:

LIC. EXP. 11-30-18

LEGEND

R = RECORD
M = MEASURED

NOTE:
EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES, ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

FIELD SURVEY DATE: 12/26/17

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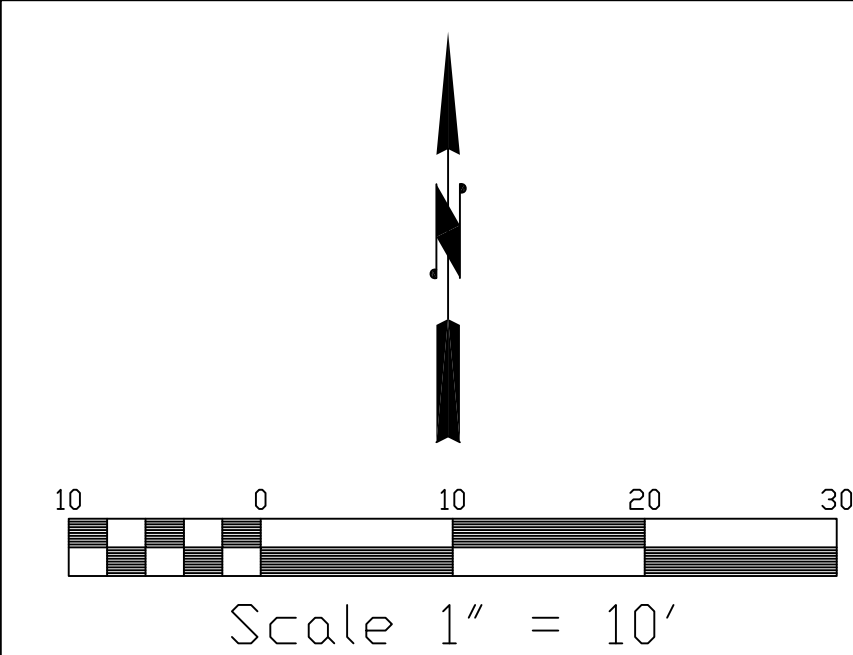
CONTINENTAL ENGINEERS & SURVEYORS, INC.

Consulting Engineers • Land Surveyors • Planners

Illinois Professional Design Firm #184-003402

1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169

(847)885-3326 FAX:(847)885-3496

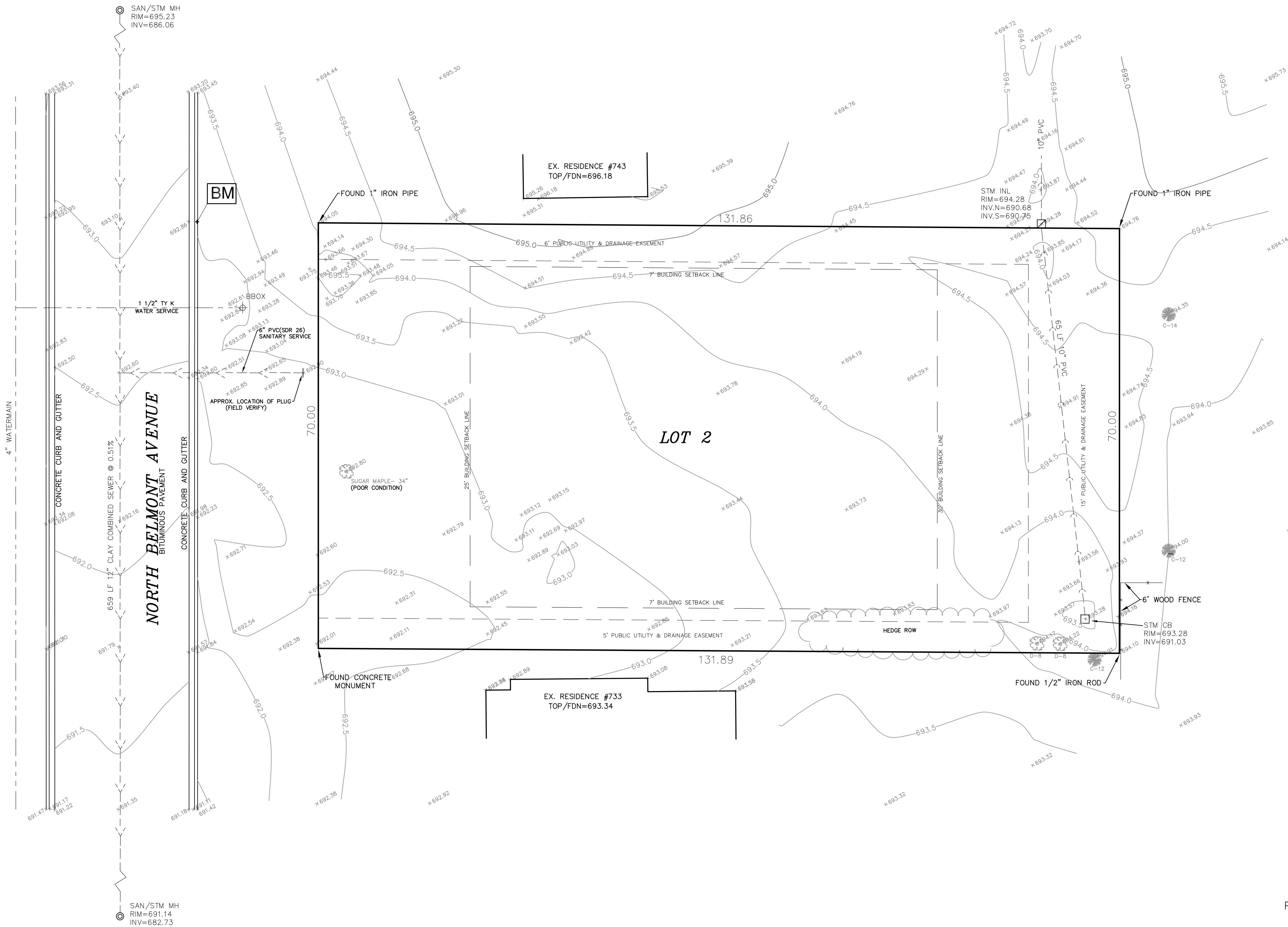


LEGAL DESCRIPTION

LOT 2 IN THE T & J ANDERSON PLAT OF RESUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 165.00 FEET OF THE WEST HALF OF BLOCK 8 IN D.W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2008 AS DOCUMENT 0805622057 IN COOK COUNTY, ILLINOIS.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE WATER
- EXISTING SWALE
- PROPOSED SWALE
- COMBINATION SILT/CHAINLINK FENCE
- SILT LOGS
- EX. STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- EX. SANITARY SEWER
- PROPOSED SANITARY SEWER
- EX. WATERMAIN/SERVICE
- PROPOSED WATERMAIN/SERVICE
- DOWNSPOUT W/DIRECTION OF FLOW



INDEX TO SHEETS

- EXISTING CONDITIONS
- SITE DEVELOPMENT PLAN
- CONSTRUCTION DETAILS
- EROSION CONTROL DETAILS
- PROJECT SPECIFICATIONS & SOIL EROSION AND SEDIMENTATION CONTROL NOTES

PLANS PREPARED FOR:
PLATINUM CONSTRUCTION & DEVELOPERS, INC.
GARY GEISLER
4130 COYOTE LAKE CIRCLE
LAKE IN THE HILLS, IL.
PH: 847-529-7651
E-MAIL: garygeisler1@gmail.com

PROJECT ENGINEER AND SURVEYOR:
CONTINENTAL ENGINEERS & SURVEYORS, INC.
TERRY CAHILL (847) 885-3326
E-MAIL: terryc@ces-consultants.com

PROPERTY ADDRESS: 739 NORTH BELMONT AVENUE
ARLINGTON HEIGHTS, IL
PIN: 03-29-118-023

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PROJECT BENCHMARK

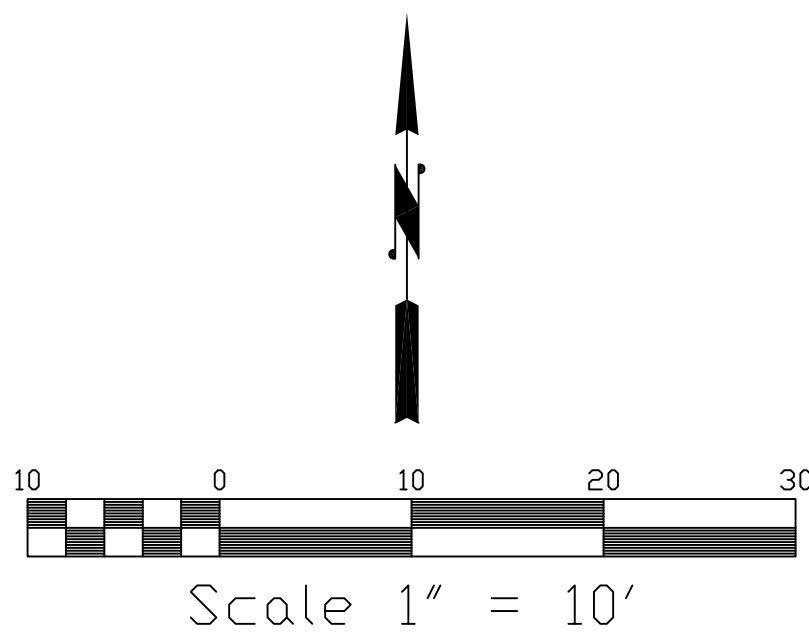
1) SITE BM: "X" CUT IN CONCRETE CURB ON THE NORTH PROPERTY LINE EXTENDED WEST.
ELEVATION = 693.10 (NAVD 88 DATUM)

IMPORTANT
VERIFY BUILDING LINES AND EASEMENTS PRIOR TO CONSTRUCTION.

CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX:(847)885-3496

EXISTING CONDITIONS

Designed By	TRC	Approved By	MCR
Scale: 1"=10'	Book No.	Project No.	17-183
Date 3/15/18	Drawn By	WJB	Sheet 1 Of 5



PROPOSED SANITARY SERVICE CONSTRUCTION

- 1 CONNECT TO EX. 6" PVC SERVICE @ PLUG
- 2 42' +/- OF 6" PVC(SDR 26) @ 1% MIN. W/CLEANOUT TO FINISHED GRADE = 695.0 +/-
- 3 8' +/- OF 6" DIP(CL52) @ 1% MIN. CONNECT TO 6" DIP STUB BY PLUMBER

PROPOSED WATER SERVICE CONSTRUCTION

- 1 CONNECT TO EX. BUFFALO BOX(BBOX). PROVIDE 2' X 2' BOX OUT AROUND BBOX W/FULL DEPTH(6") EXPANSION JOINT OF CONTINUOUS PREFORMED 1/2" JOINT FILLER.
- 2 62' +/- OF 1 1/2" TYPE K COPPER WATER SERVICE
- 3 10' OF 4" PVC(SCH 80) SLEEVE. EXTEND SLEEVE THRU FULL WIDTH OF INNER FOUNDATION WALL & HYDRAULIC CEMENT BOTH ENDS OF SLEEVE PRIOR TO BACKFILLING THE WATER SERVICE.

CONCRETE/ASPHALT NOTES

- CONCRETE WORK SUCH AS: PATIOS, PRIVATE WALKS, ETC. PLACED AT GRADE:
- INSPECTIONS PERFORMED BY THE DEPARTMENT OF BUILDING AND HEALTH SERVICES (847) 368-5560
 - MINIMUM 4" THICKNESS OF CONCRETE FOR PRIVATE WALKS, PATIOS, ETC.
 - MINIMUM 6 BAG MIX WITH WATER REDUCER.
 - EXPANSION AND CONTROL JOINTS AS REQUIRED.
 - WELDED WIRE REINFORCEMENT IS OPTIONAL IN ALL WORK.
 - PITCH ALL WORK AWAY FROM HOUSE FOR DRAINAGE.
 - MINIMUM 4" GRAVEL BASE BELOW ALL CONCRETE; NO PEA GRAVEL ALLOWED.
 - ANY CONCRETE WORK ON AN EASEMENT WILL REQUIRE PERMISSION FOR ALL UTILITIES INVOLVED.
 - A MINIMUM OF 3" IS REQUIRED BETWEEN THE TOP OF CONCRETE SLAB AND THE TOP OF THE EXISTING FOUNDATION.

- FOR CONCRETE WORK ON: DRIVEWAYS, DRIVEWAY APPROACHES AND PUBLIC SIDEWALKS:
- INSPECTIONS PERFORMED BY THE ENGINEERING DEPARTMENT (847) 368-5250.
 - FORMS IN APPROACH TO BE A MINIMUM OF 6" IN DEPTH.
 - CONCRETE TO BE A MINIMUM 6.1 BAG MIX, CLASS PV, OR EQUIVALENT.
 - EXPANSION JOINTS 6" X 1/2" REQUIRED BETWEEN SIDEWALK AND DRIVEWAY APPROACH, AND CURB AND DRIVEWAY APPROACH, OR AS DIRECTED.
 - DRIVEWAY APPROACHES AND AREAS WHERE A PUBLIC SIDEWALK CROSSES A DRIVEWAY REQUIRE A MINIMUM CONCRETE THICKNESS OF 6" AND 2" COMPACTED CA-6 GRAVEL BASE (NO WIRE MESH ALLOWED; NO PEA GRAVEL ALLOWED).
 - PUBLIC SIDEWALKS NOT INTERSECTING A DRIVEWAY REQUIRE A MINIMUM CONCRETE THICKNESS OF 5", AND 2" COMPACTED CA-6 GRAVEL BASE (NO WIRE MESH ALLOWED; NO PEA GRAVEL ALLOWED).
 - PRIVATE DRIVEWAYS (FROM HOUSE TO PUBLIC RIGHT-OF-WAY) REQUIRE THE FOLLOWING MINIMUMS: 4" FORMS, CONCRETE THICKNESS OF 4", COMPACTED CA-6 GRAVEL BASE; WIRE MESH OPTIONAL; NO PEA GRAVEL ALLOWED.

- ASPHALT WORK ON DRIVEWAYS:
- INSPECTIONS PERFORMED BY THE ENGINEERING DEPARTMENT (847) 368-5250.
 - MINIMUM 2 1/2" COMPACTED DEPTH OF SURFACE MIX OVER 6" COMPACTED CA-6 GRAVEL; NO PEA GRAVEL ALLOWED.

- ALL FLAT WORK REQUIRES A PREPOUR/BASE INSPECTION AND A FINAL INSPECTION
- PRIOR TO SCHEDULING A FINAL INSPECTION THE FORMS MUST BE REMOVED AND THE AREA BACKFILLED.

GENERAL NOTES

- 1) SWALES SLOPES SHALL BE 1.0% OR GREATER
- 2) ALL GROUND SLOPES SHALL BE 3:1 OR FLATTER
- 3) ALL DOWNSPOUTS SHALL DISCHARGE TO GRADE ONTO CONCRETE SPLASH BLOCKS
- 4) ALL UNDERGROUND WATER SERVICE PIPING SHALL BE BACKFILLED WITH A MINIMUM OF 12" OF SAND.
- 5) PROPERTY ZONING IS R-3: SINGLE FAMILY RESIDENTIAL
- 6) ANY OFFSITE DRAINAGE THRU THE SITE SHALL REMAIN UNIMPEDED
- 7) ALL CHAIN LINK FENCING SHALL BE NO LESS THAN 6' IN HEIGHT WITH LOCKING GATE PER VILLAGE REQUIREMENTS
- 8) CONTACT THE ENGINEERING DEPARTMENT (847-368-5250) AND THE PUBLIC WORKS DEPARTMENT (847-368-5800) TO ARRANGE FOR SCHEDULING WATER TAPS, INSPECTIONS, ETC.

SITE DATA

LOT ZONING DISTRICT: R-3
LOT AREA=9,231 SF(SUBD PLAT)
MAXIMUM IMPERVIOUS SURFACE COVERAGE
50% OF 9,231 SF = 4,616 SF
PROPOSED IMPERVIOUS SURFACE COVERAGE=3,907 SF
3,907/9,231 = 42.3% ≤ 50%
MAXIMUM BUILDING LOT COVERAGE
35% OF 9,231 SF = 3,231 SF
PROPOSED BUILDING LOT COVERAGE
2,870/9,231 = 31.1% ≤ 35%
MAXIMUM IMPERVIOUS 25' FRONT YARD COVERAGE
50% OF 1,750 SF(25' X 70') = 875 SF
PROPOSED IMPERVIOUS FRONT YARD COVERAGE = 578 SF
578/1,750 = 33% ≤ 50%



IMPORTANT
VERIFY BUILDING LINES AND EASEMENTS
PRIOR TO CONSTRUCTION.

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(847)885-3326 FAX(847)885-3496

SITE DEVELOPMENT PLAN

Designed By	TRC	Approved By	MCR
Scale: 1"=10'	Book No.	Project No.	17-183
Date 3/15/18	Drawn By	WJB	Sheet 2 Of 5

GEISLER RESIDENCE

739 NORTH BELMONT AVENUE

EAST MARSHALL STREET



811 N. BELMONT AVE.
(LEFT-3)



404 E. MARSHALL ST.
(LEFT-2)



743 N. BELMONT AVE.
(LEFT-1)



739 N. BELMONT AVE.
(SUBJECT)



733 N. BELMONT AVE.
(RIGHT-1)



725 N. BELMONT AVE.
(RIGHT-2)



719 N. BELMONT AVE.
(RIGHT-3)

NORTH BELMONT AVENUE

EAST MARSHALL STREET



740 N. BELMONT AVE.
(ACROSS-R)

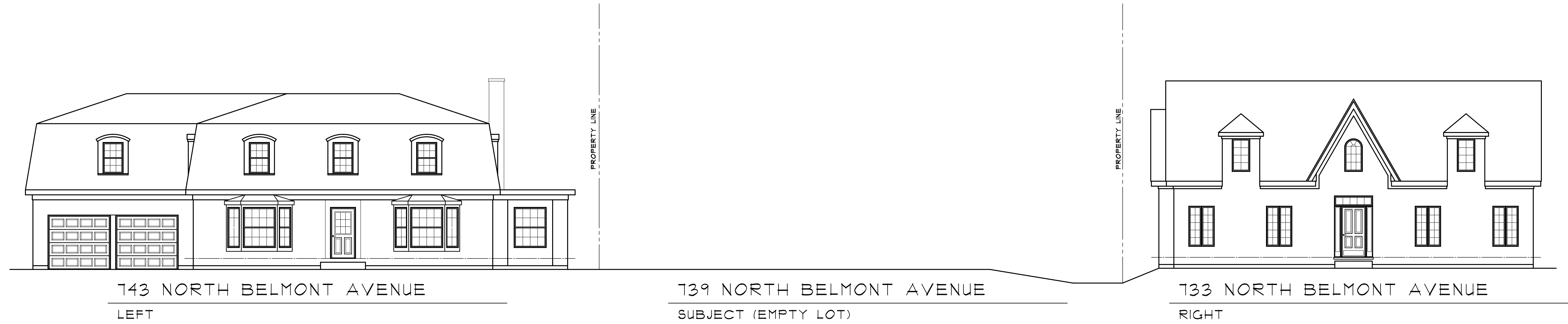


738 N. BELMONT AVE.
(ACROSS)



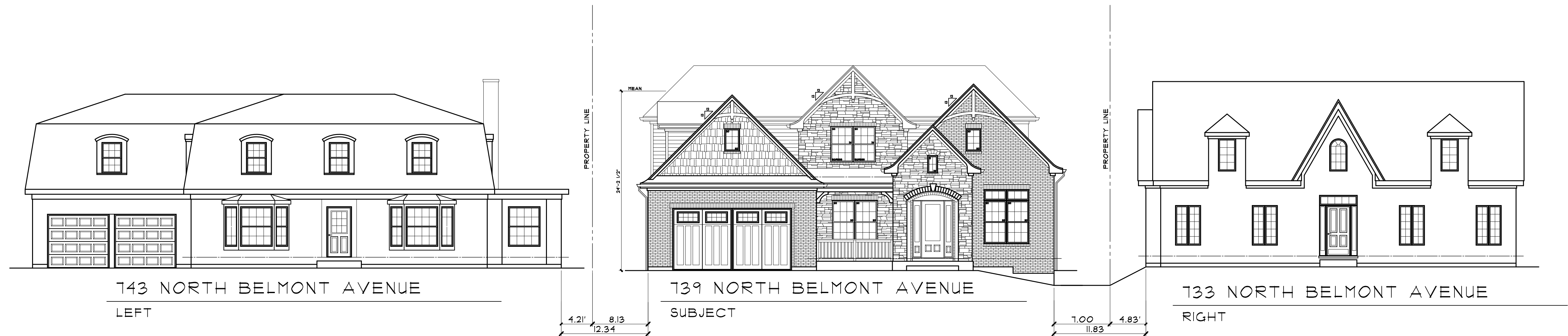
734 N. BELMONT AVE.
(ACROSS-L)

NORTH ←



EXISTING ELEVATION STUDY

SCALE 1/8" = 1'-0"



PROPOSED ELEVATION STUDY

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
BRICK, STONE + FRAME
RESIDENCE W/ BASEMENT

4-24-18 RELEASED FOR
DESIGN COMMISSION REVIEW

GEISLER
RESIDENCE

THOMAS
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ARCHITECT
P.O. BOX 95424
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TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

139 NORTH BELMONT
ARLINGTON HEIGHTS, IL

2018-020DC
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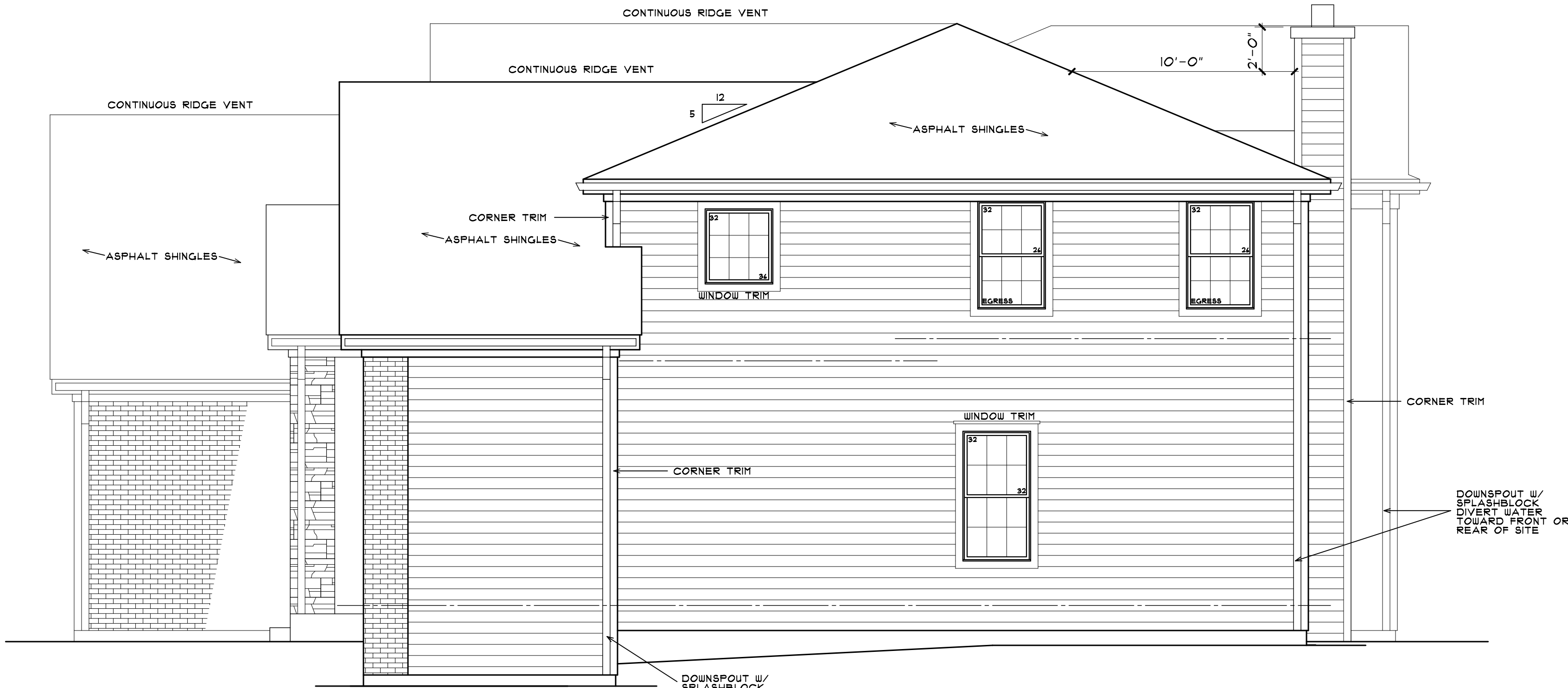
A-5
OF SIX

4-24-18



WEST ELEVATION

SCALE 1/4" = 1'-0"



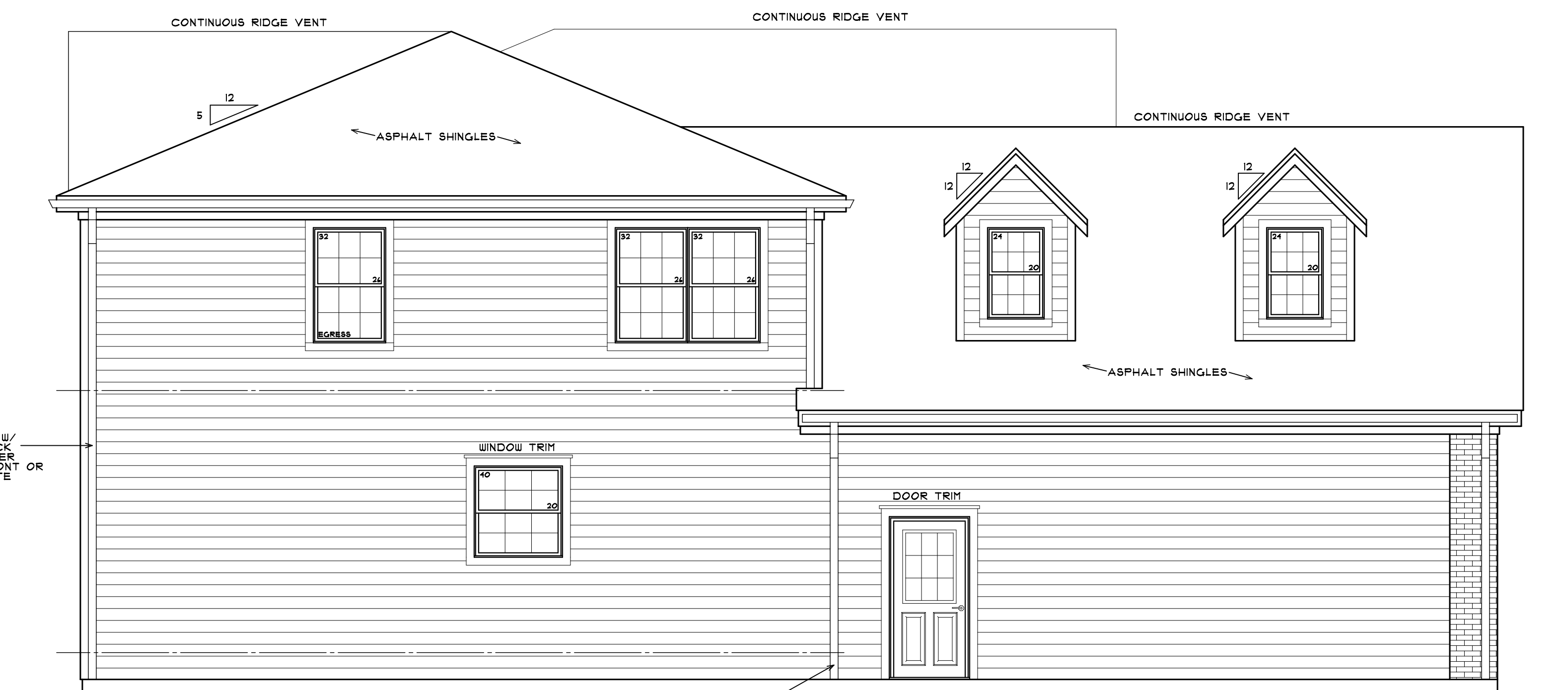
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES:

1. WINDOW SIZES BASED ON GLASS SIZES: ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQ'MNTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS

EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER, FOR GRADE LEVEL WINDOWS
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF

ELEVATION MATERIALS			
LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING [1]		STONE VENEER LIMESTONE	INDIANA LIMESTONE
SIDING [2]		FACE BRICK - CLAY BOTANY BAY IN COLOR	PINE HALL BRICK
SIDING [3]		CEDAR SIDING DARK CREAM IN COLOR	MENARDS
ROOFING		ASPHALT ARCHITECTURAL SHINGLES WEATHERED WOOD IN COLOR	IKO
TRIM + FASCIA		ALUMINUM DARK BROWN IN COLOR	ACM
GARAGE DOOR		ALUMINUM DARK BROWN IN COLOR	CLOPAY
WINDOWS		VINYL DARK BROWN IN COLOR	CRESTLINE
GUTTERS + DOWNSPOUTS		ALUMINUM DARK BROWN IN COLOR	ACM

PROPOSED TWO-STORY BRICK, STONE + FRAME RESIDENCE W/ BASEMENT

4-24-18 RELEASED FOR DESIGN COMMISSION REVIEW

GEISLER RESIDENCE

739 NORTH BELMONT ARLINGTON HEIGHTS, IL

THOMAS BUCKLEY ARCHITECT

P.O. BOX 95424
HOFFMAN ESTATES, IL 60115
TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com

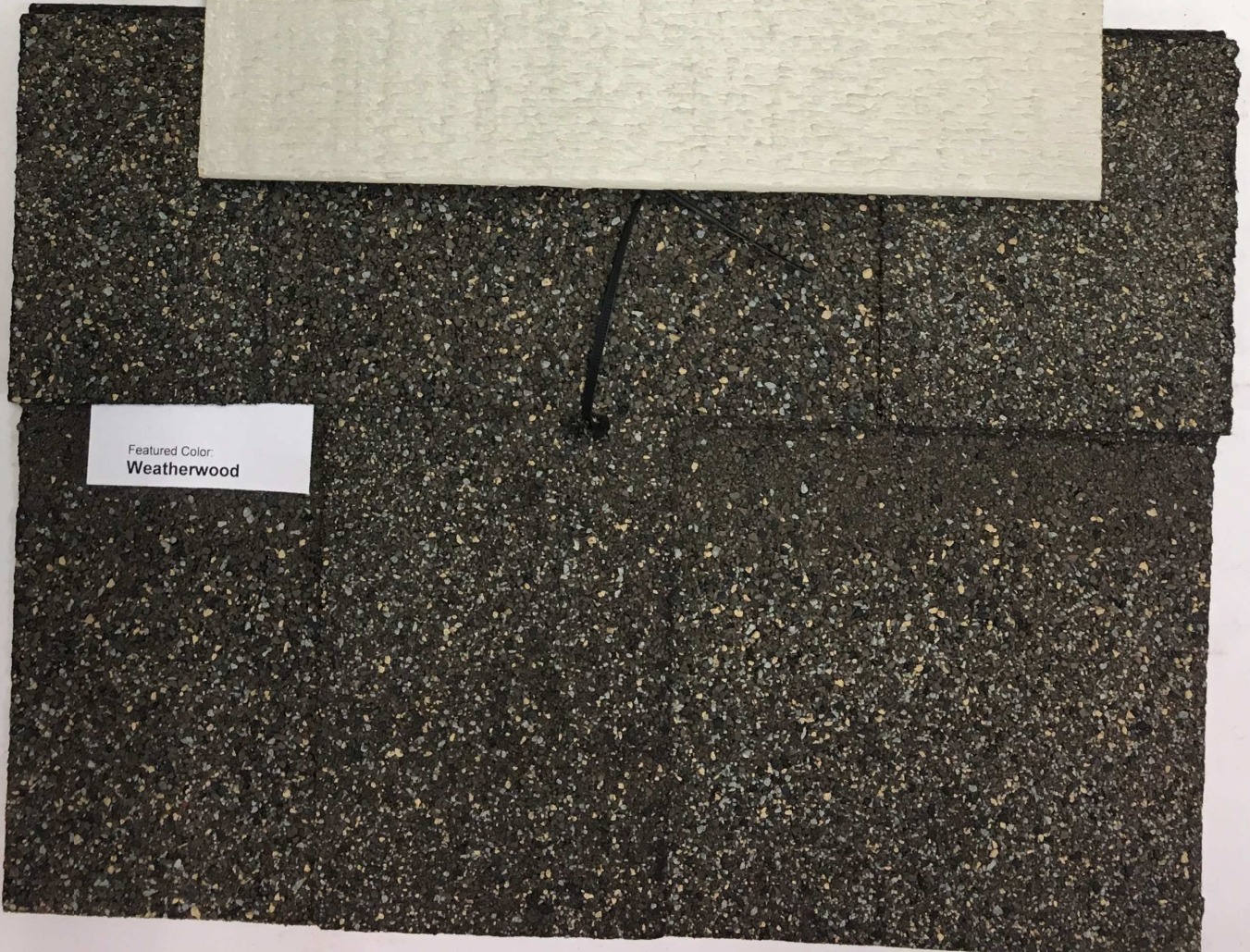
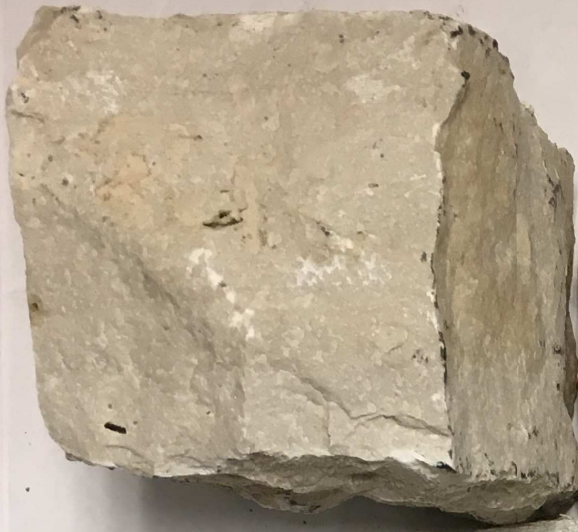
2018-020DC

UP

4-24-18

A-4
OF SIX

739 N Belmont



Featured Color:
Weatherwood

Item	Material	Manufacturer	Color
Brick	Clay	Pine Hall Brick	Botany Bay Sample attached to display board
Roof	Asphalt Architectural Shingles	IKO	Weather Wood Sample attached to display board
Siding	Wood Siding	Menard's	Dark Cream Sample attached to display board
Gutters Trim/fascia	Aluminum	ACM	Dark Brown
Windows	Vinyl	Crestline	Dark Brown
Garage Door	Aluminum	Clopay	Dark Brown
Stone	Limestone	Indiana Limestone	Cream



Item: DC#18-038 - Arlington Market/Phase 2 - SF/New

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design package for 17 new single-family residences at the Arlington Market Planned Unit Development.

Recommendation

It is recommended that the Design Commission approve the proposed architectural designs for the single-family residences for Arlington Market, Phase II located at 1-52 N. Beverly Lane. This recommendation is subject to compliance with the plans dated 5/4/18 and received 5/9/18, 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. It is recommended that all front porches be 5'-0" deep for a consistent appearance and better usability.
2. The front and sides under all front and back porches should be enclosed with masonry or lattice.
3. Elevation 2C. It is recommended that the entry portico be changed to a full front porch to coordinate with the side elevations and floor plans.
4. Elevations 3A & 3B. It is recommended that the sides of the covered entry enclosure be opened up as shown on the floor plan.
5. Utility Equipment. If feasible, all utility equipment, including pedestals and transformers, shall be located behind the houses, away from the front yards, to be reviewed and confirmed by Staff.
6. The petitioner is required to seek final Design Commission approval for each residence through the Administrative Approval process.
7. The petitioner shall meet all previous approvals and amendments to Ordinance 06-043, including Ordinance 14-015
8. The petitioner shall abide by the previously approved appeal for monotony

allowing the same floor plans to be built adjacent to each other, but that the exterior elevations must adhere to the monotony code restrictions, which states that like designs must be separated by two lots and cannot be directly across the street from each other.

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

ATTACHMENTS:

Description

Staff Report

Exhibits

Previous DC Reports & Approvals

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT SINGLE-FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Arlington Market, Phase II –
Single-Family Residences
Project Address: 1-52 N. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: May 17, 2018

PETITION INFORMATION:

DC Number: 18-038
Petitioner Name: Tom Buckley
Petitioner Address: Tom Buckley Architects
PO Box 95624
Hoffman Estates, IL 60195
Meeting Date: May 22, 2018

Requested Action(s):

Approval of the proposed architectural design package for 17 new single-family residences at the Arlington Market Planned Unit Development.

Design Commission Responsibility for Projects Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

The Arlington Market development was previously reviewed by the Plan Commission and approved by the Village Board as a Planned Unit Development (PUD) and Plat of Subdivision. Because this development was reviewed by 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.**"*

Summary and Background:

The Arlington Market development was originally approved as a Planned Unit Development in 2006. However, at that time, the single-family residences were never built, and the site remained vacant. Then, in 2014 the PUD was amended, and plans for 54 new single-family residences were approved. Construction of the first 37 homes was completed in 2015.

At this time, the petitioner is seeking approval of the architectural designs for the remaining 17 single-family residences to be built under the existing amended PUD. Design Commission approval is required because the new plans and elevations are different from the previously approved designs.



The current proposal shall meet all previous Village Board approvals through Ordinance 06-043 and subsequent amendments, including Ordinance 14-015, pertaining to the subdivision such as landscape approvals, street layout and design, lot sizes and zoning variations.

Monotony:

In 2006, an appeal was granted from the monotony section in Chapter 23, Section 23-203 of the Municipal Code to allow the same floor plans to be built adjacent to each other, but that the exterior elevations must adhere to the monotony code restrictions which states:

Section 23-203 Repetition of Design *No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.*

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

The current petition shall abide by the previously approved appeal for monotony. The petitioner has provided three different floor plans with four different elevations for each plan, totaling 12 different elevations, which is consistent with the number of floor plans and elevations approved for the 37 completed homes, per Ordinance 14-015.

Architectural Design:

The petitioner is seeking overall approval for the package of designs for the single-family residences, and if the Design Commission concurs, then each individual elevation will be submitted and reviewed for Administrative Approval by Staff as the plans for each site are developed in final form.

Staff feels that the package of proposed designs is nicely done. The designs and exterior materials have a similar and consistent character as the 37 existing completed homes. The enhanced side elevations for the corner lots include first floor bumpouts which add nice interest to the designs.

Design recommendations are as follows:

- Front Porches. Some front porches are too shallow, which has an odd appearance and will reduce functionality. It is recommended that all front porches be 5'-0" deep for a consistent appearance and better usability.
- Porches. The front and sides under all front and back porches should be enclosed with masonry or lattice.
- Elevation 2C. The front elevation is not coordinated with the side elevations. It is recommended that the entry portico be changed to a full front porch to coordinate with the side elevations and floor plans.
- Elevations 3A & 3B. It is recommended that the sides of the covered entry enclosure be opened up as shown on the floor plan.

Utility Screening:

All utility and mechanical equipment is required to be screened from view.

- Air Conditioning Units. The location of the air conditioning units is not shown on the plans, but they are not allowed within the required side yards, so they must be located in the rear yards.
- Utility Equipment. If feasible, all utility equipment, including pedestals and transformers, shall be located behind the houses, away from the front yards, to be reviewed and confirmed by Staff. Note: This matter will require further review as final site engineering plans are developed to determine if adequate space is available.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed architectural designs for the single-family residences for *Arlington Market, Phase II* located at 1-52 N. Beverly Lane. This recommendation is subject to compliance with the plans dated 5/4/18 and received 5/9/18, 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. It is recommended that all front porches be 5'-0" deep for a consistent appearance and better usability.
2. The front and sides under all front and back porches should be enclosed with masonry or lattice.
3. Elevation 2C. It is recommended that the entry portico be changed to a full front porch to coordinate with the side elevations and floor plans.
4. Elevations 3A & 3B. It is recommended that the sides of the covered entry enclosure be opened up as shown on the floor plan.
5. Utility Equipment. If feasible, all utility equipment, including pedestals and transformers, shall be located behind the houses, away from the front yards, to be reviewed and confirmed by Staff.
6. The petitioner is required to seek final Design Commission approval for each residence through the Administrative Approval process.
7. The petitioner shall meet all previous approvals and amendments to Ordinance 06-043, including Ordinance 14-015
8. The petitioner shall abide by the previously approved appeal for monotony allowing the same floor plans to be built adjacent to each other, but that the exterior elevations must adhere to the monotony code restrictions, which states that like designs must be separated by two lots and cannot be directly across the street from each other.
9. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.

____ May 17, 2018

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 18-038



Elevation 1

Elevation 2

Elevation 3

Elevation 4

Plan A



Elevation 1

Elevation 2

Elevation 3

Elevation 4

Plan B



Elevation 1

Elevation 2

Elevation 3

Elevation 4

Plan C



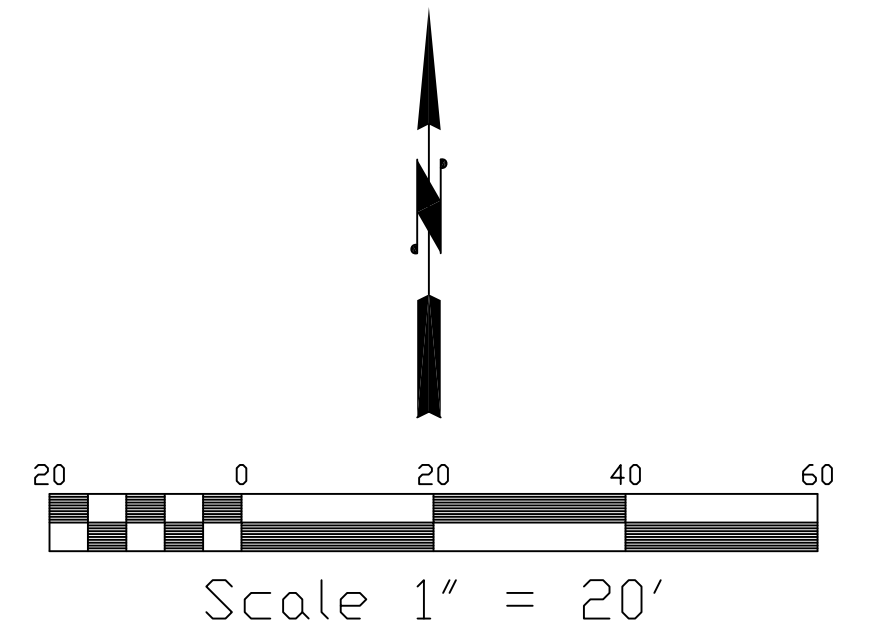
Typical Elevation Streetscap

2013 - Previously Approved Elevations

FOR REFERENCE ONLY



**CONTINENTAL
ENGINEERS &
SURVEYORS, INC.**



CROSSINGS

WING STREET
(PRIVATE ROADWAY)

[illegible]

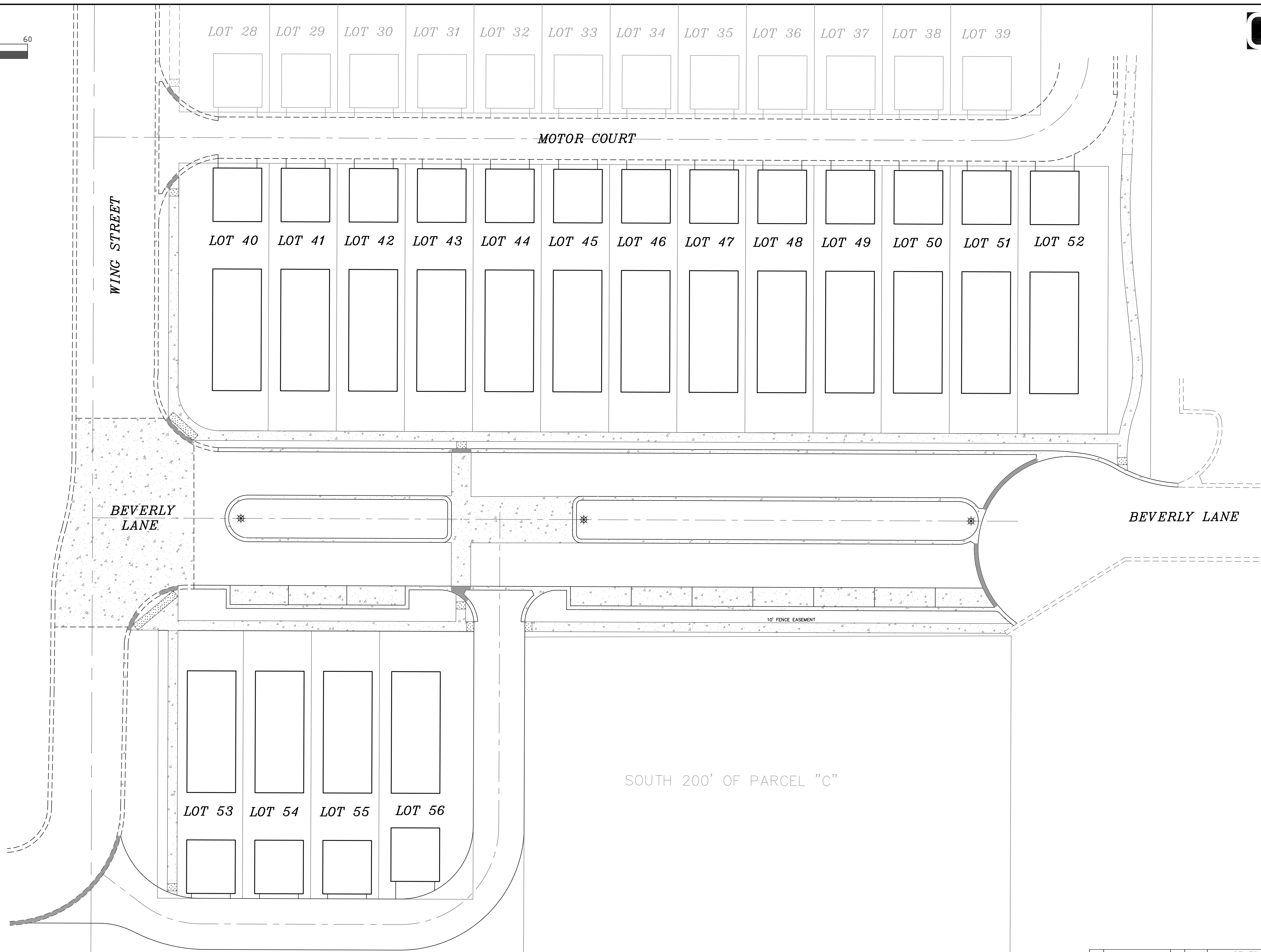
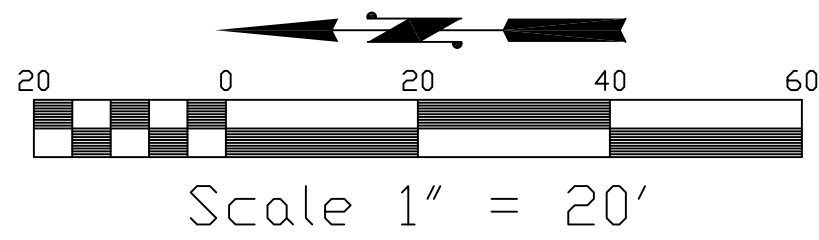
MASTER PLAT

CE CONTINENTAL
ENGINEERS &
SURVEYORS, INC.

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Consulting Engineers • Land Surveyors • Planners
 Illinois Professional Design Firm #184-003402
 1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
 (847)885-3326 FAX:(847)885-3496

ISSUED: 3/14/18

7-134



IMPORTANT
VERIFY BUILDING LINES AND EASEMENTS
PRIOR TO CONSTRUCTION.



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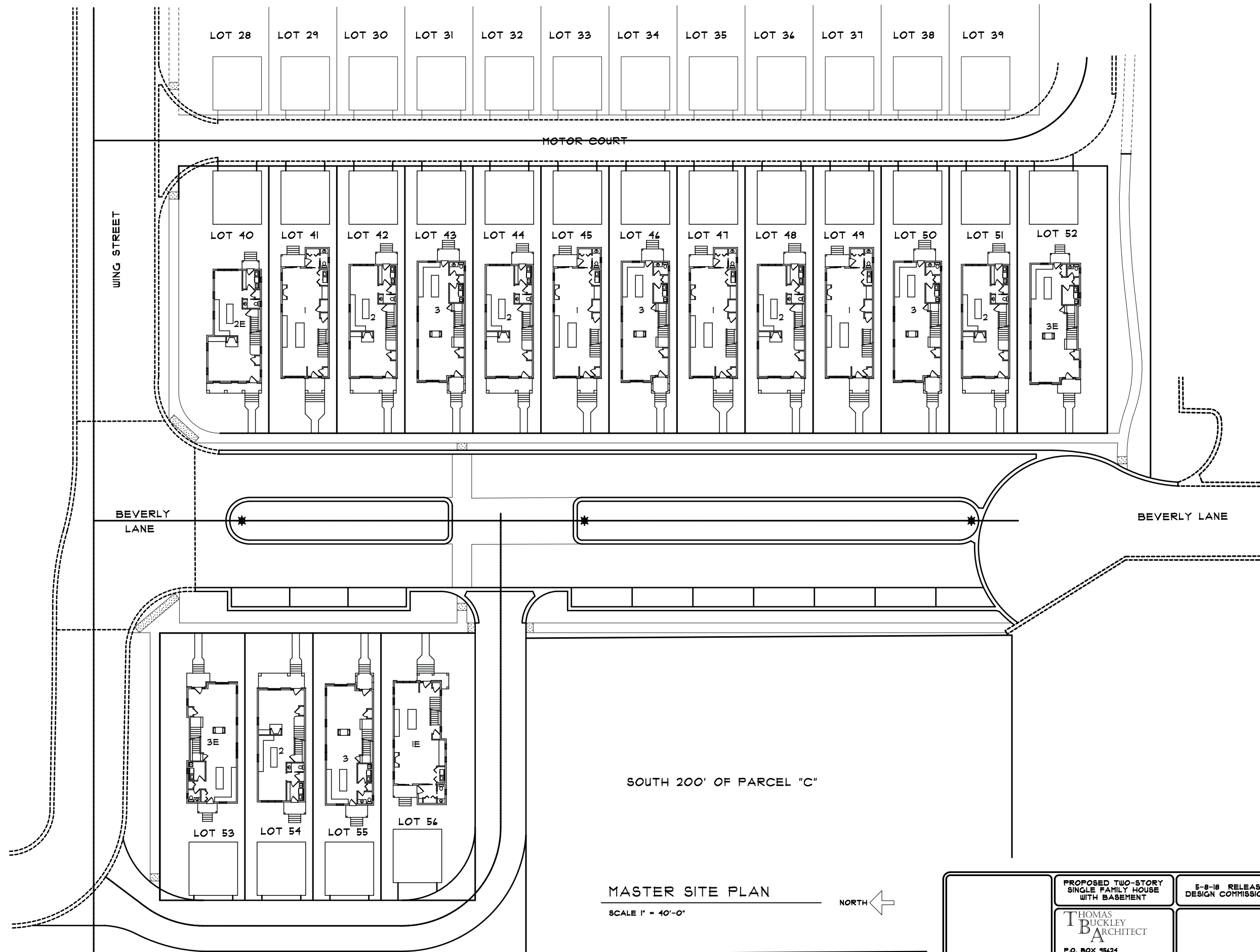
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Illinois Professional Design Firm #184-003402
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No.	Revision	By	Date
Designed By		Approved By	
Scale: 1"=20'	Book No.	Project No.	
Date	Drawn By	Sheet 1 Of 1	

MASTER SITE PLAN FOR RESIDENTIAL DEVELOPMENT

WING STREET + BEVERLY LANE

ARLINGTON HEIGHTS, ILLINOIS 60004



MASTER SITE PLAN

SCALE 1" = 40'-0"



PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
DESIGN COMMISSION REVIEW

RESIDENTIAL
DEVELOPMENT

THOMAS
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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

2018-008DC
TB

MASTER
SITE PLAN

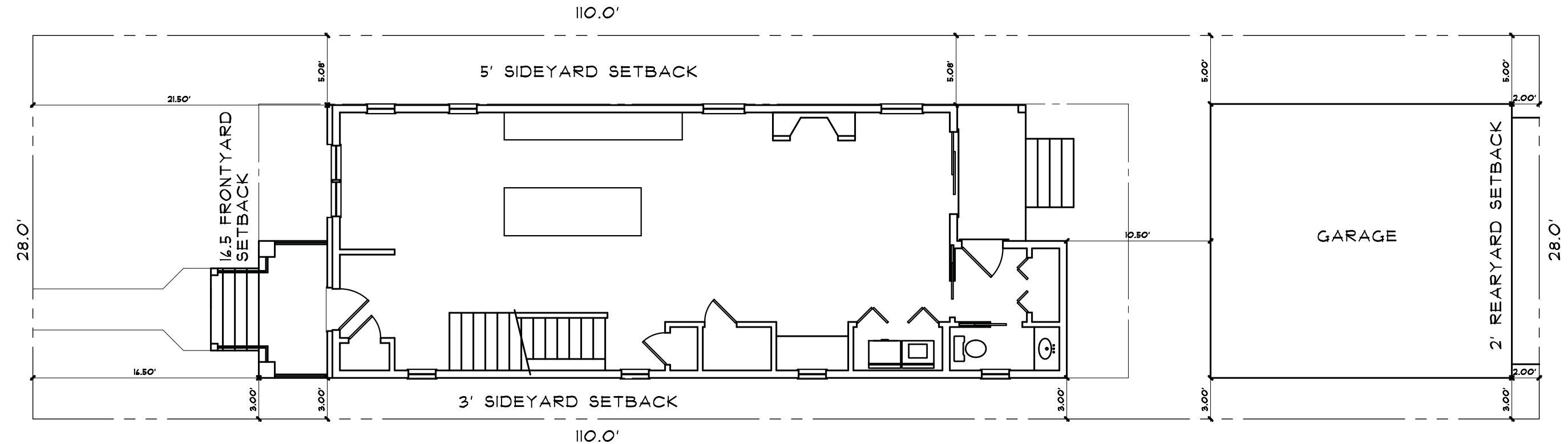
5-4-18

HOUSE PLAN OPTION NUMBER ONE

RESIDENTIAL DEVELOPMENT

WING STREET + BEVERLY LANE

ARLINGTON HEIGHTS, ILLINOIS 60004

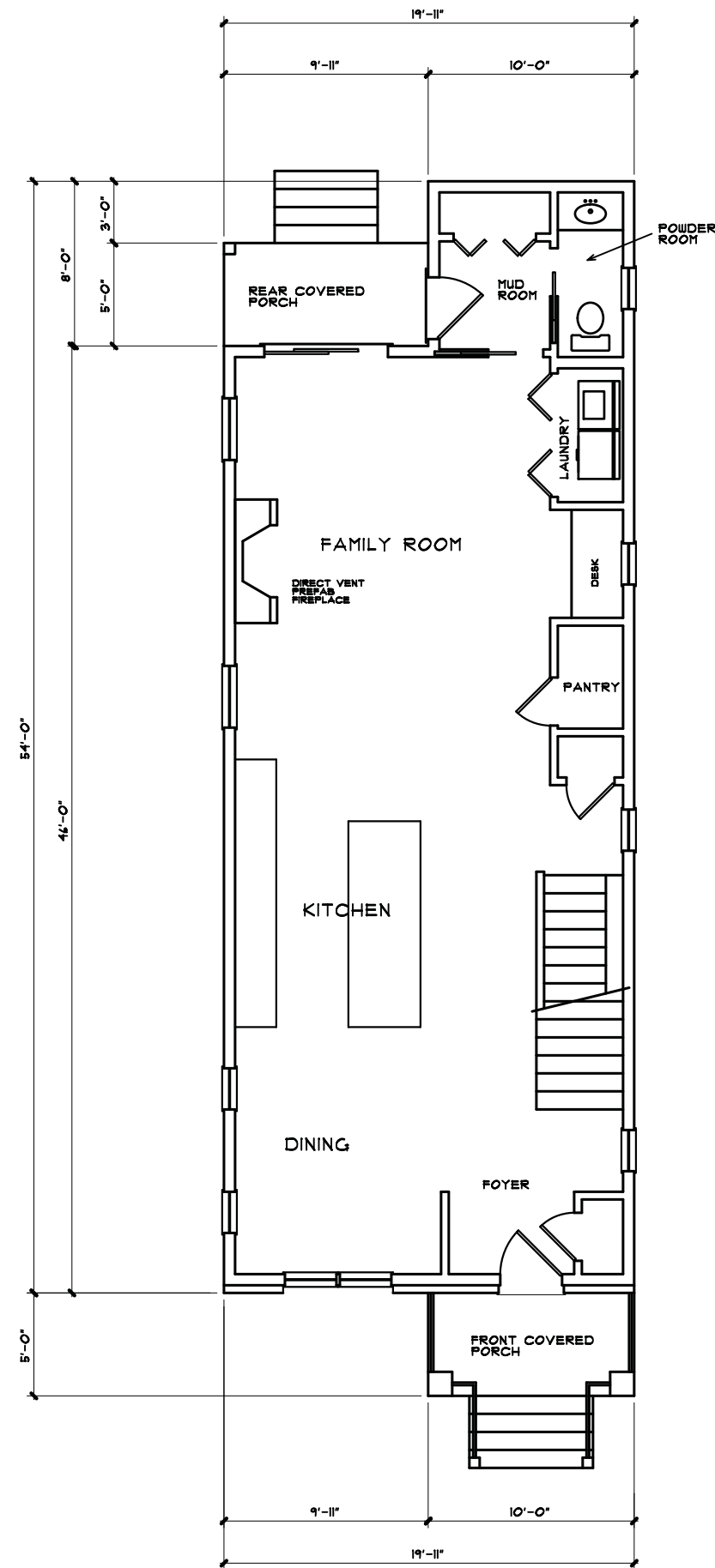


OPTION NO. 1 SITE PLAN

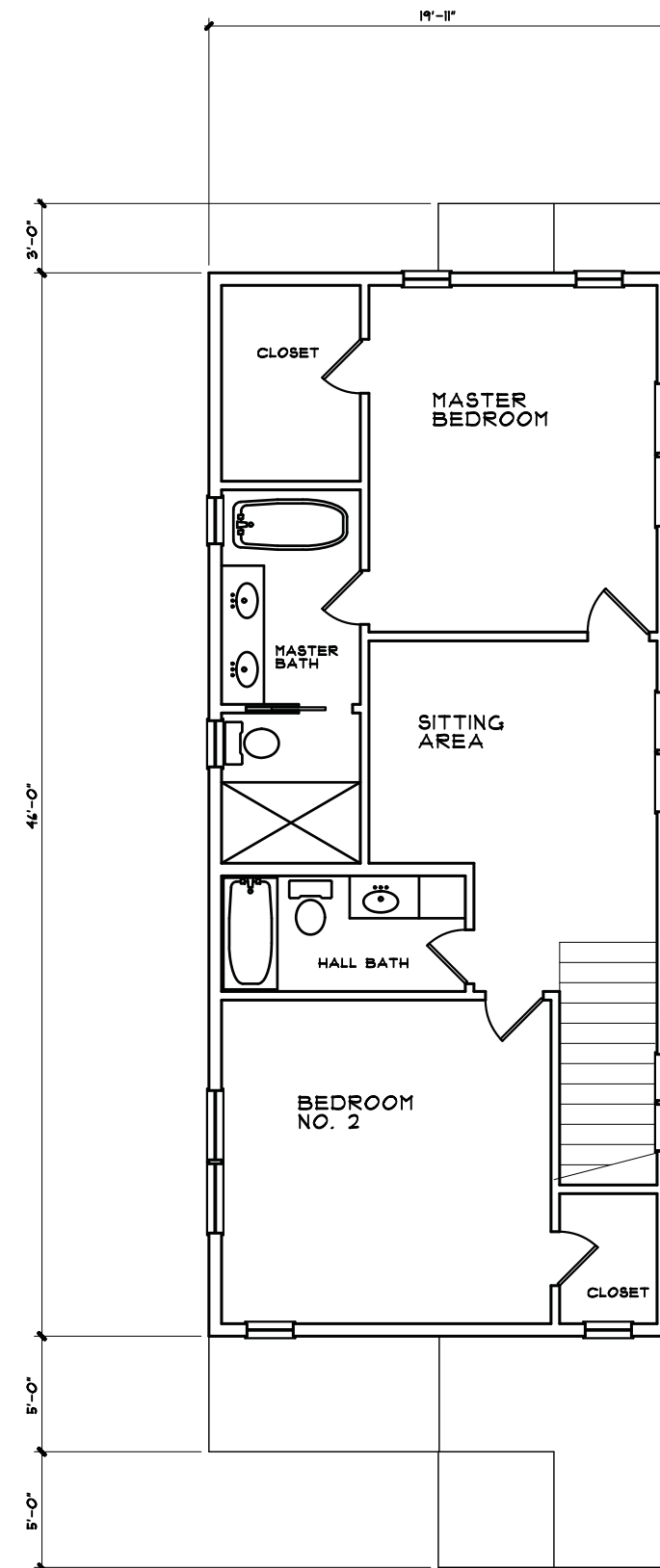
SCALE 1/8" = 1'-0"

ZONING CALCULATIONS	
	REQUIRED
LOT AREA	3,080 SF
MAX F.A.R. [45%]	1,410 SF
MAX BUILDING COVERAGE [50%]	1,540 SF
MAX IMPERVIOUS COVERAGE [56%]	1,724.8 SF
	PROPOSED
PROPOSED FIRST FLOOR	916.17 SF
PROPOSED SECOND FLOOR	916.17 SF
BASEMENT > 50% BELOW GRADE	N/A
PROPOSED TOTAL FLOOR AREA	1912.34 SF
PROPOSED FAR	62.08%
PROPOSED OPEN PORCHES	97.58 SF
PROPOSED DETACHED GARAGE	442 SF
PROPOSED TOTAL BUILDING COVERAGE	1535.15 SF
PROPOSED SIDEWALK, PATIO AND DRIVEWAY	112.5 SF
PROPOSED TOTAL IMPERVIOUS SURFACE	1648.25 SF

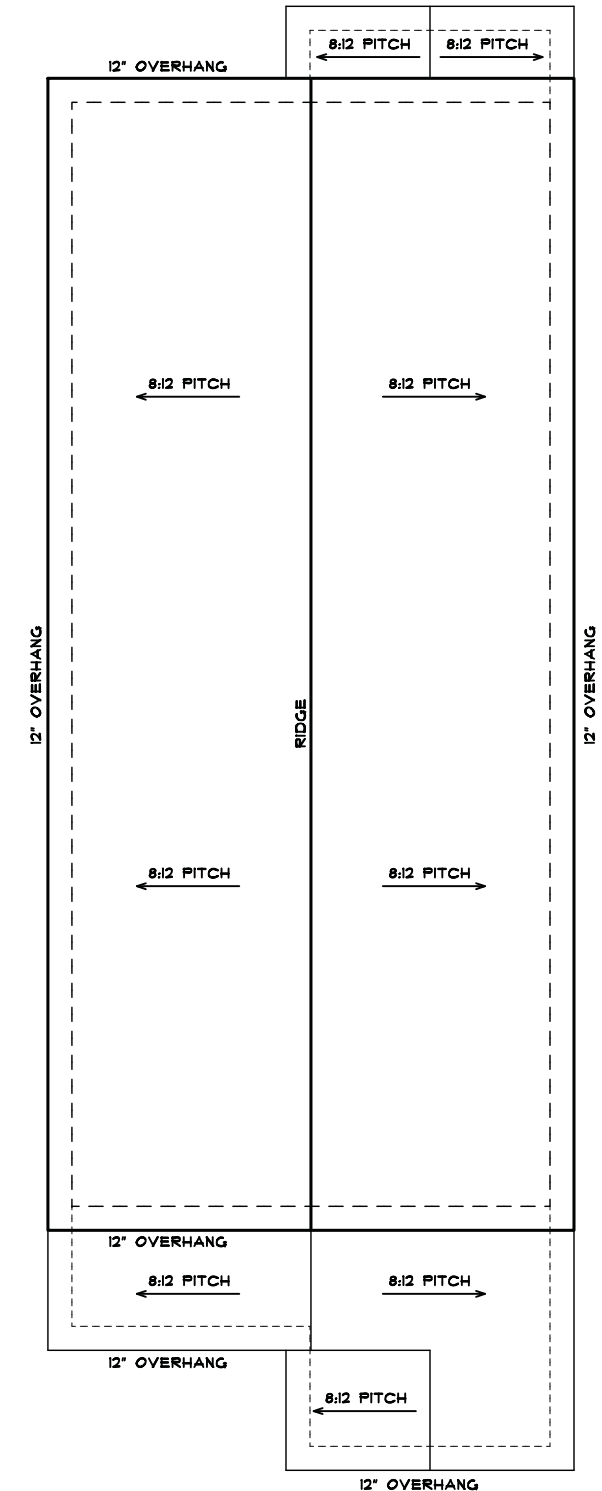
	PROPOSED TWO-STORY SINGLE FAMILY HOUSE WITH BASEMENT	5-8-18 RELEASED FOR DESIGN COMMISSION REVIEW	RESIDENTIAL DEVELOPMENT
	THOMAS BUCKLEY ARCHITECT P.O. BOX 15424 HOPKIN ESTATES, IL 60415 TEL. 847-310-1530 e-mail: tom@thomasbuckleyarchitect.com		WING ST. & BEVERLY LN. ARLINGTON HEIGHTS
	2018-008DC TB	5-4-18	OPTION-1 SITE PLAN



OPTION NO. 1A
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 1A
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 1A
ROOF PLAN
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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RESIDENTIAL
DEVELOPMENT

WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

OPTION-1
FLOOR PLAN



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

2018-008DC
TB
5-4-18
OPTION-1A
ELEVATIONS



FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

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TB

OPTION-1B

5-4-18

ELEVATIONS



FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS
2018-008DC
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5-4-18
OPTION-1C
ELEVATIONS



FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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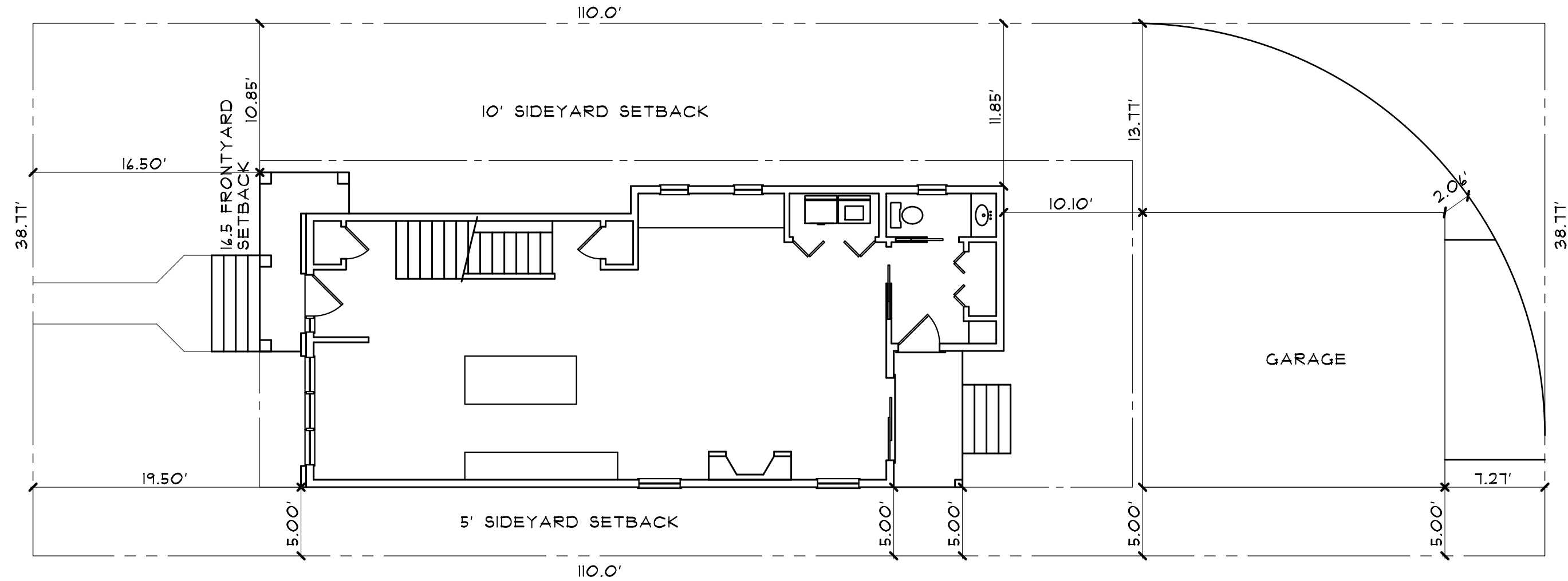
WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

2018-008DC
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OPTION-1D

5-4-18

ELEVATIONS



LOT 56
OPTION NO. 1E SITE PLAN

SCALE 1/8" = 1'-0"

ZONING CALCULATIONS LOT 56	
	REQUIRED
LOT AREA	4,244.70 SF
MAX F.A.R. [41%]	2,089.70 SF
MAX BUILDING COVERAGE [34%]	1,535.29 SF
MAX IMPERVIOUS COVERAGE [54%]	2,388.23 SF
	PROPOSED
PROPOSED FIRST FLOOR	993.16 SF
PROPOSED SECOND FLOOR	926.17 SF
BASEMENT) 50% BELOW GRADE	N/A
PROPOSED TOTAL FLOOR AREA	1,919.33 SF
PROPOSED FAR	45.00%
PROPOSED OPEN PORCHES	99.20 SF
PROPOSED DETACHED GARAGE	442 SF
PROPOSED TOTAL BUILDING COVERAGE	1,534.36 SF
PROPOSED SIDEWALK, STEPS, PATIO AND DRIVEWAY	193.00 SF
PROPOSED TOTAL IMPERVIOUS SURFACE	1,727.36 SF

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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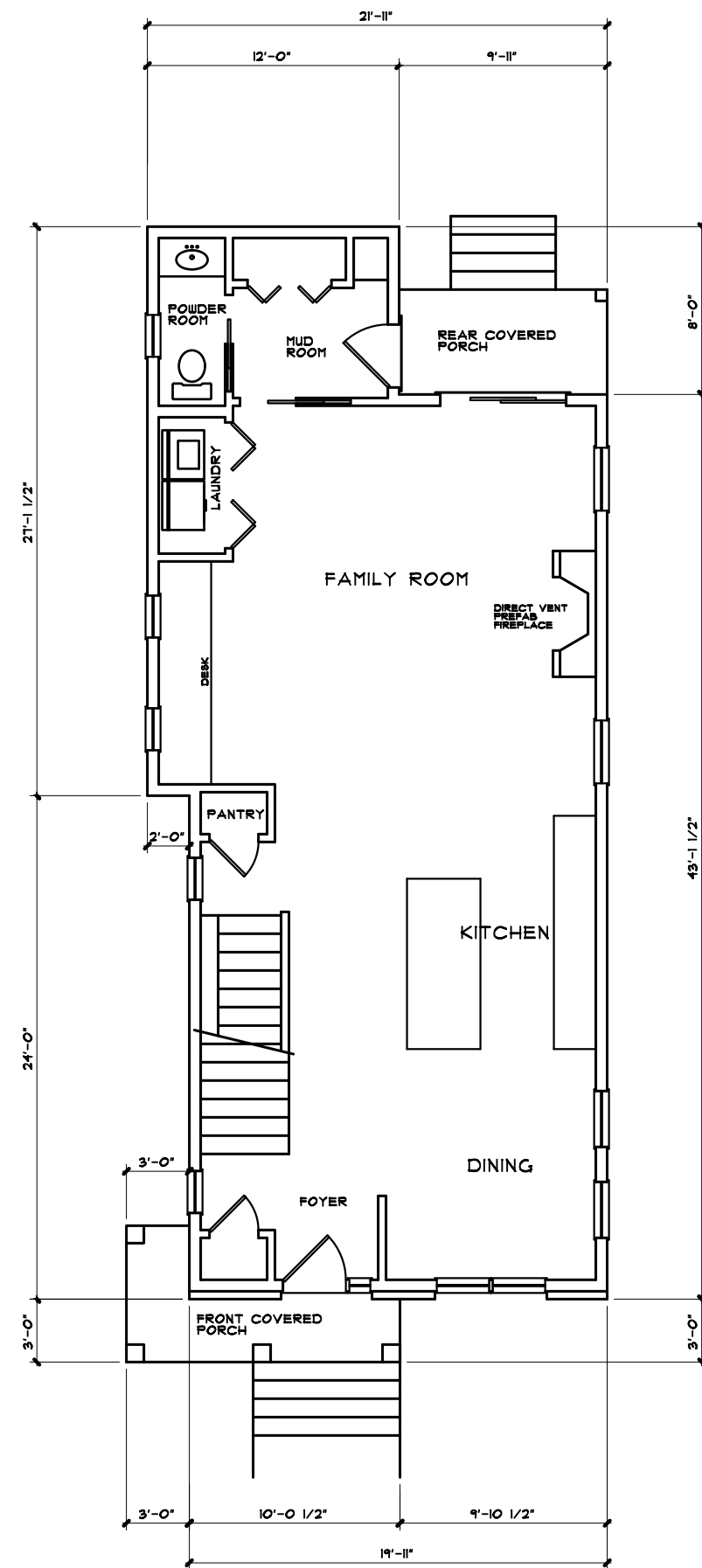
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ARLINGTON HEIGHTS

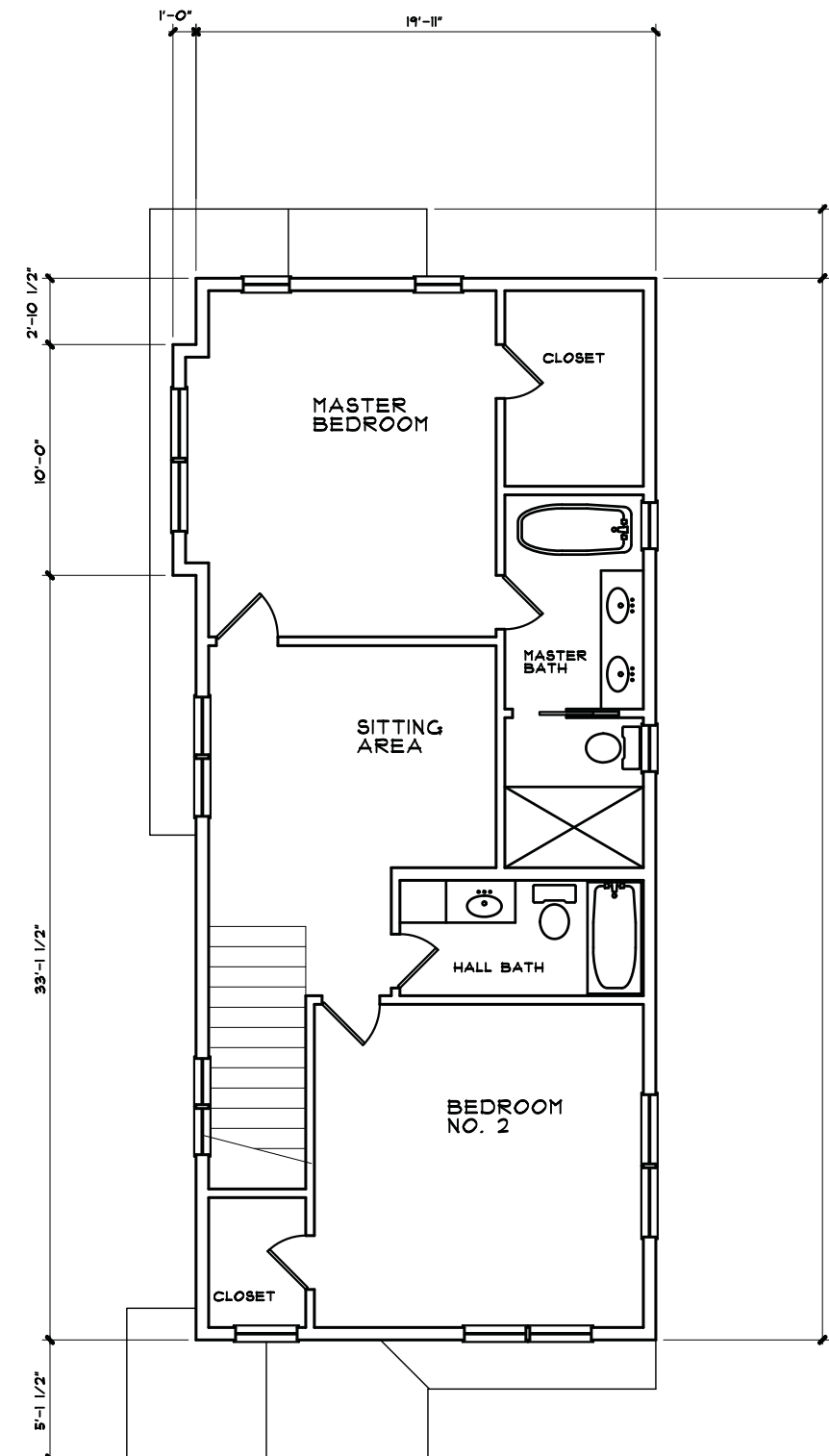
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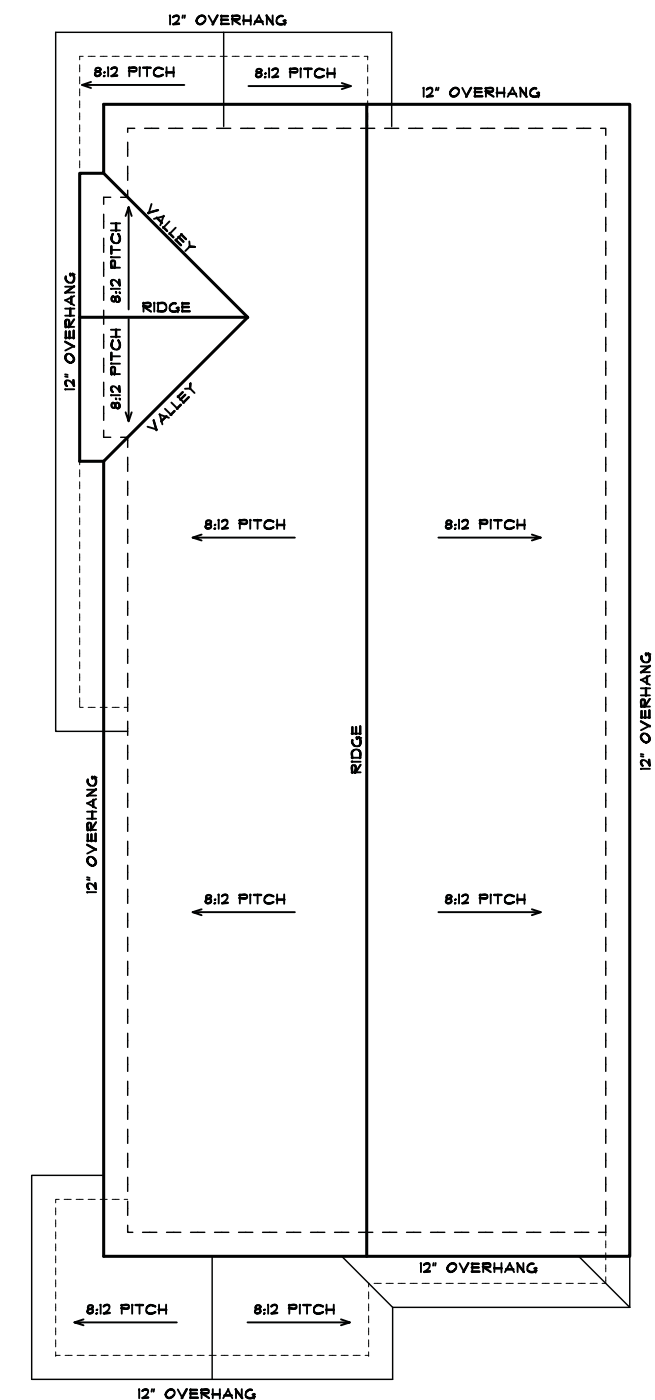
OPTION-1E
SITE PLAN



OPTION NO. 1E
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 1E
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 1E
ROOF PLAN
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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ARLINGTON HEIGHTS

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5-4-18

OPTION-1E
FLOOR PLAN



FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

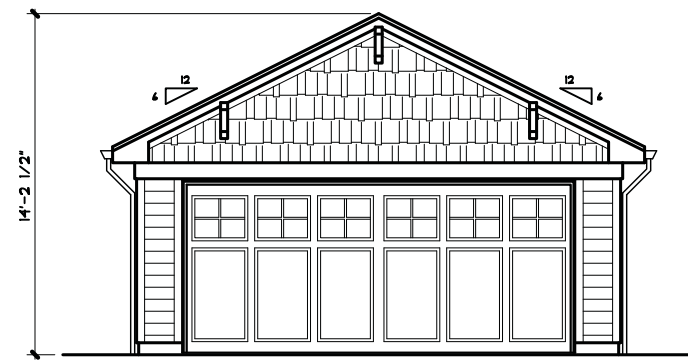
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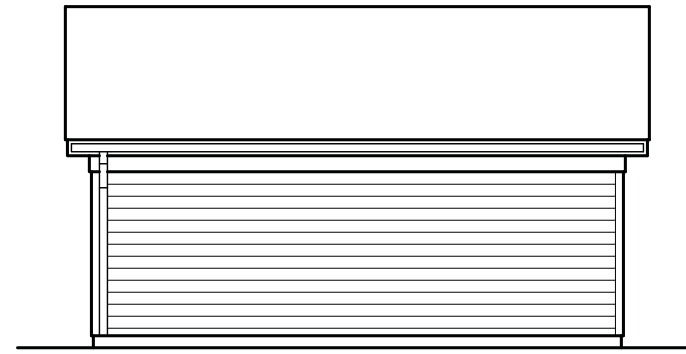
WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

2018-008DC
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5-4-18
OPTION-1B
ENHANCED
ELEVATIONS



FRONT ELEVATION

SCALE 1/8" = 1'-0"



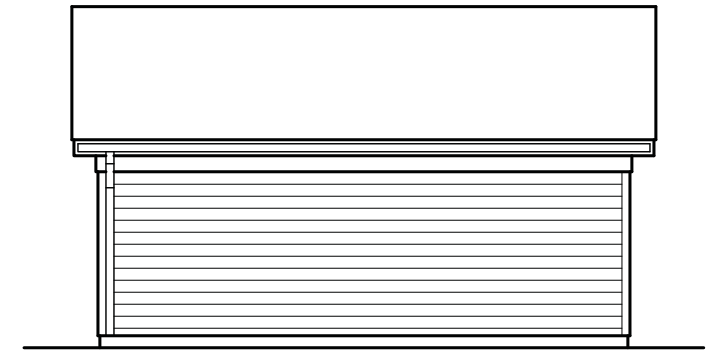
RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



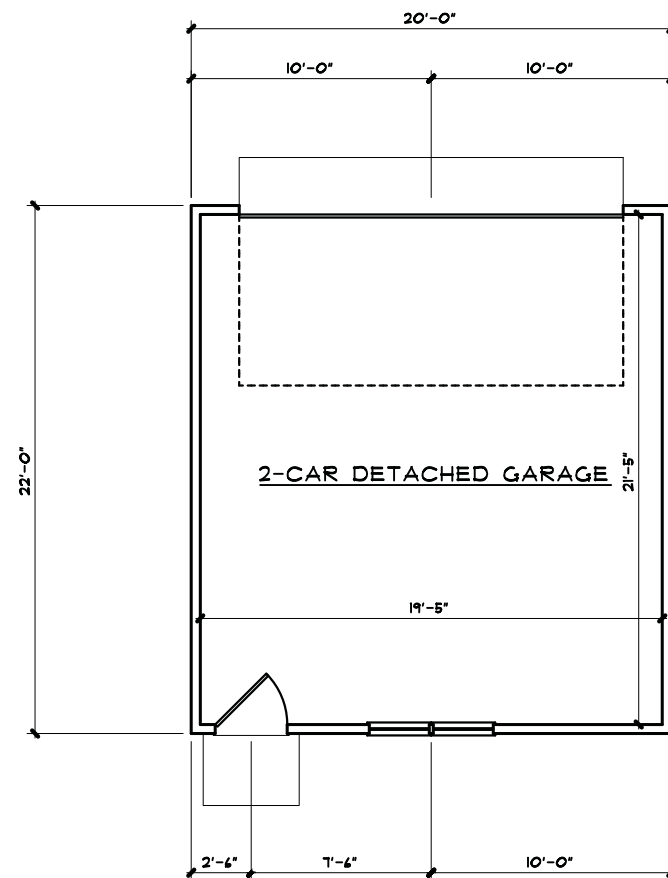
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



OPTION NO. 1
DETACHED GARAGE PLAN

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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ARLINGTON HEIGHTS

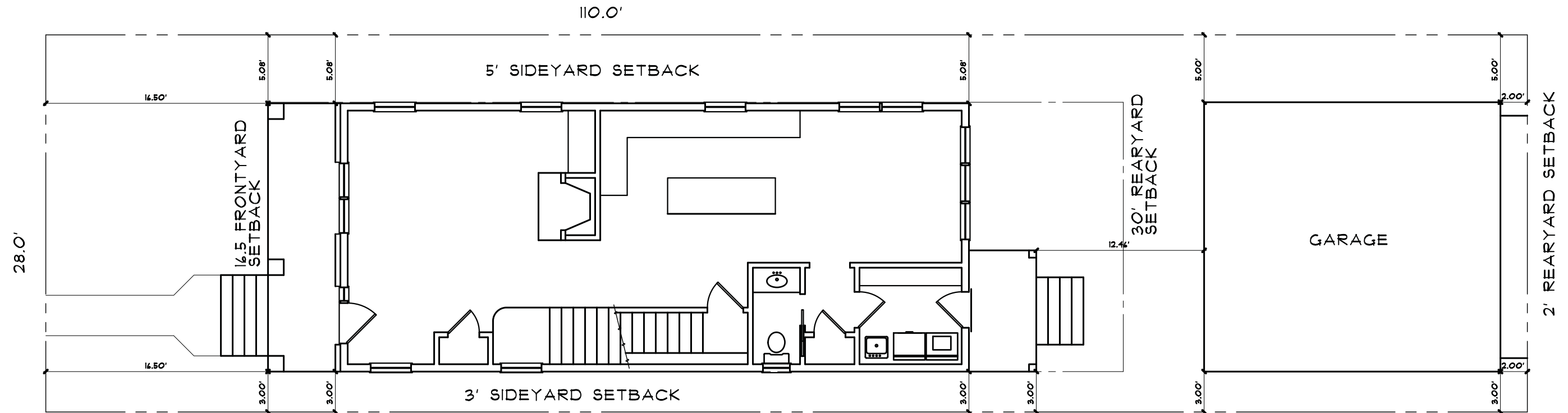
2018-008DC
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5-4-18
OPTION-1
GARAGE

HOUSE PLAN OPTION NUMBER TWO

RESIDENTIAL DEVELOPMENT

WING STREET + BEVERLY LANE

ARLINGTON HEIGHTS, ILLINOIS 60004



OPTION NO. 2 SITE PLAN

SCALE 1/8" = 1'-0"

ZONING CALCULATIONS	
	REQUIRED
LOT AREA	3,080 SF
MAX F.A.R. [45%]	1,740 SF
MAX BUILDING COVERAGE [50%]	1,540 SF
MAX IMPERVIOUS COVERAGE [56%]	1,724.8 SF
	PROPOSED
PROPOSED FIRST FLOOR	936.92 SF
PROPOSED SECOND FLOOR	932.17 SF
BASEMENT) 50% BELOW GRADE	N/A
PROPOSED TOTAL FLOOR AREA	1869.09 SF
PROPOSED FAR	60.68%
PROPOSED OPEN PORCHES	158 SF
PROPOSED DETACHED GARAGE	442 SF
PROPOSED TOTAL BUILDING COVERAGE	1536.92 SF
PROPOSED SIDEWALK, PATIO AND DRIVEWAY	110.8 SF
PROPOSED TOTAL IMPERVIOUS SURFACE	1647.72 SF

PROPOSED TWO-STORY SINGLE FAMILY HOUSE WITH BASEMENT

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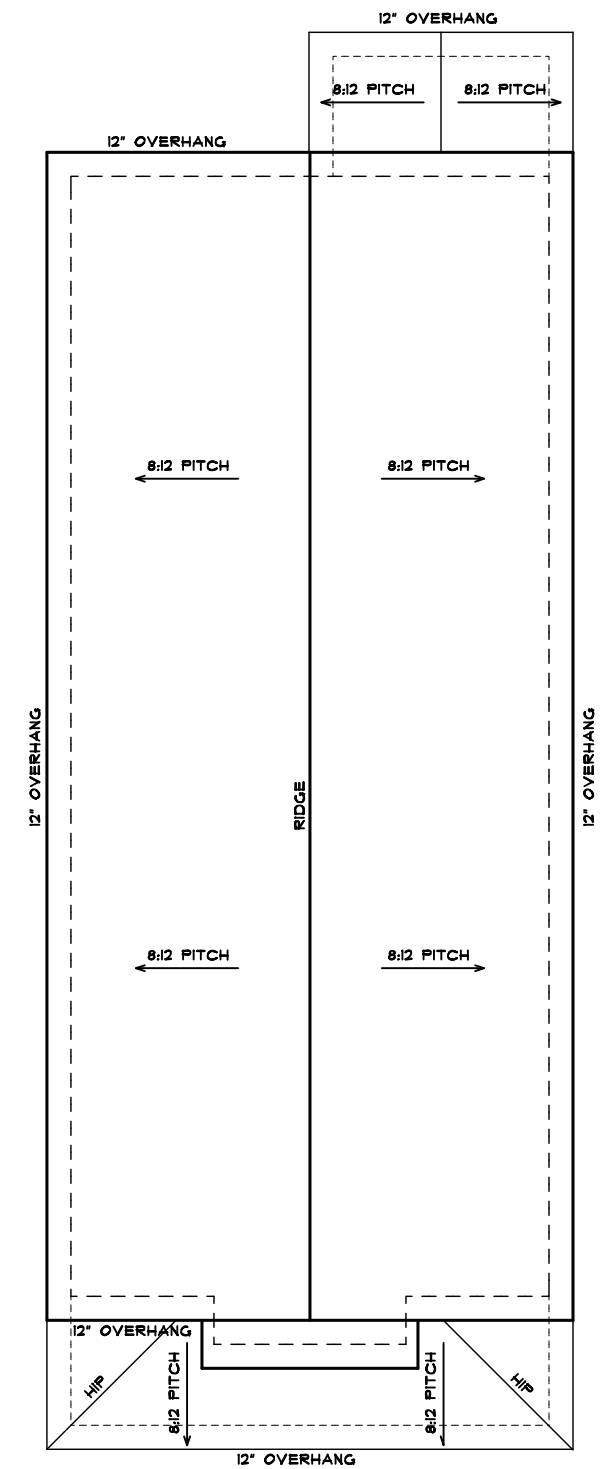
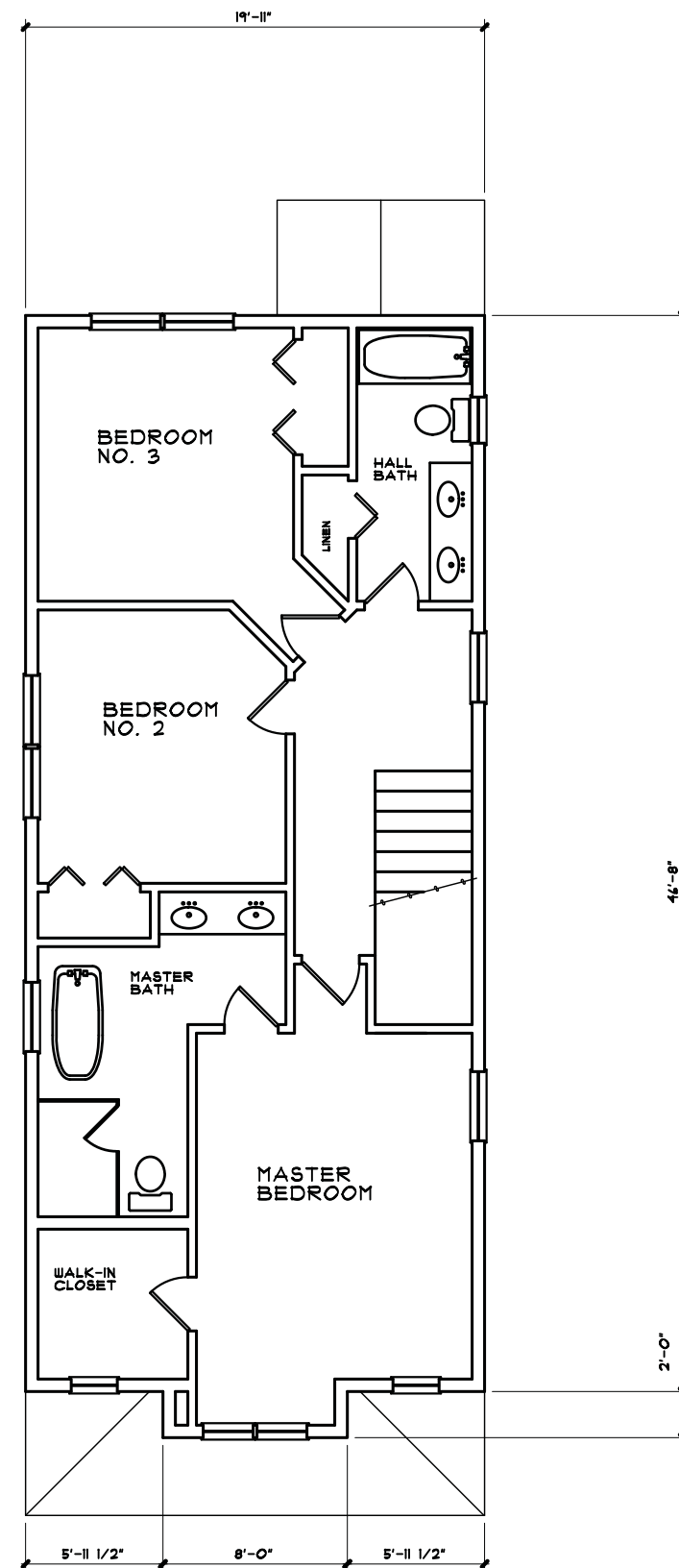
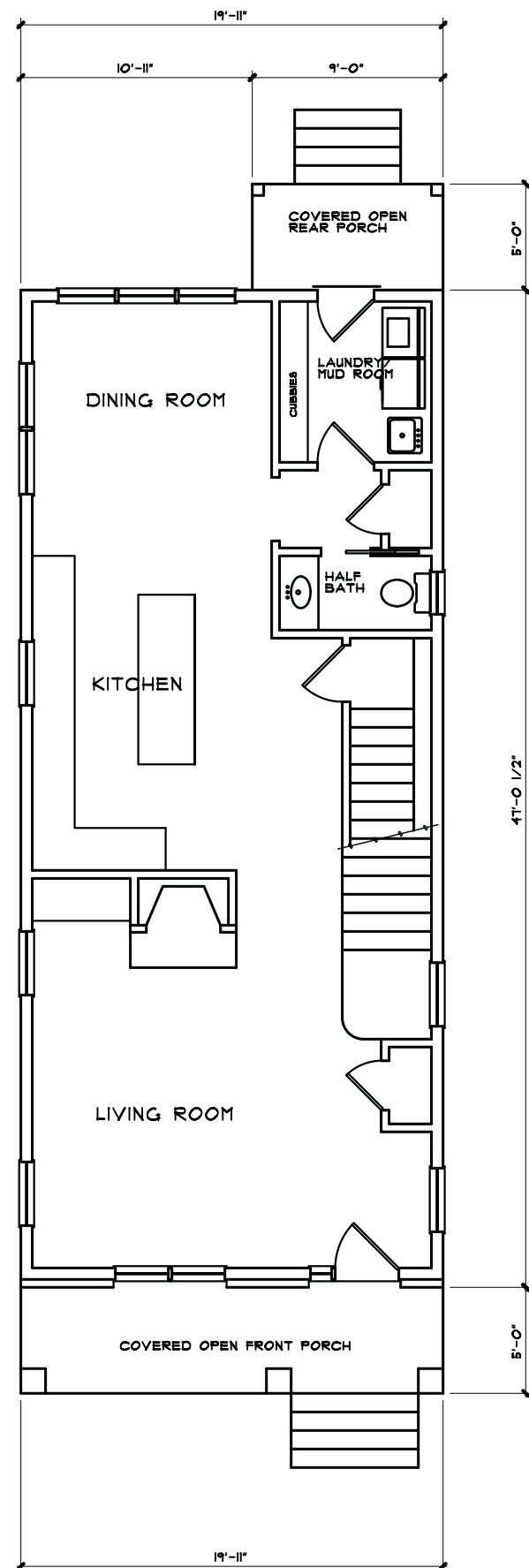
RESIDENTIAL DEVELOPMENT

WING ST. & BEVERLY LN. ARLINGTON HEIGHTS

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OPTION-B SITE PLAN

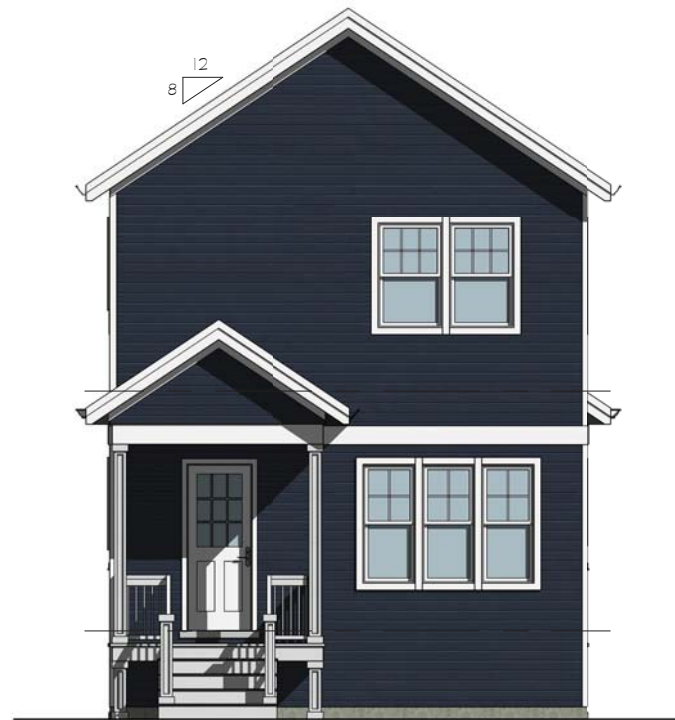




FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

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TS
5-4-18
**OPTION-BA
ELEVATIONS**



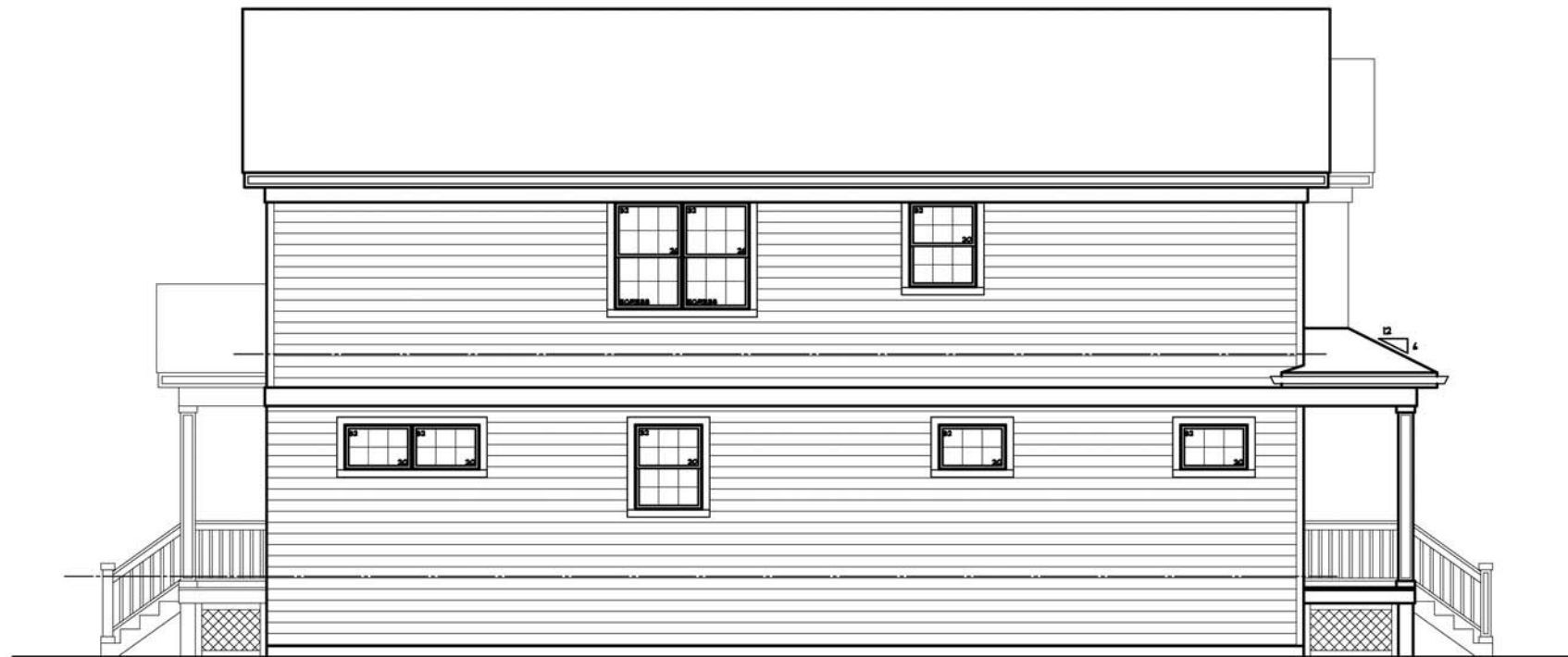
FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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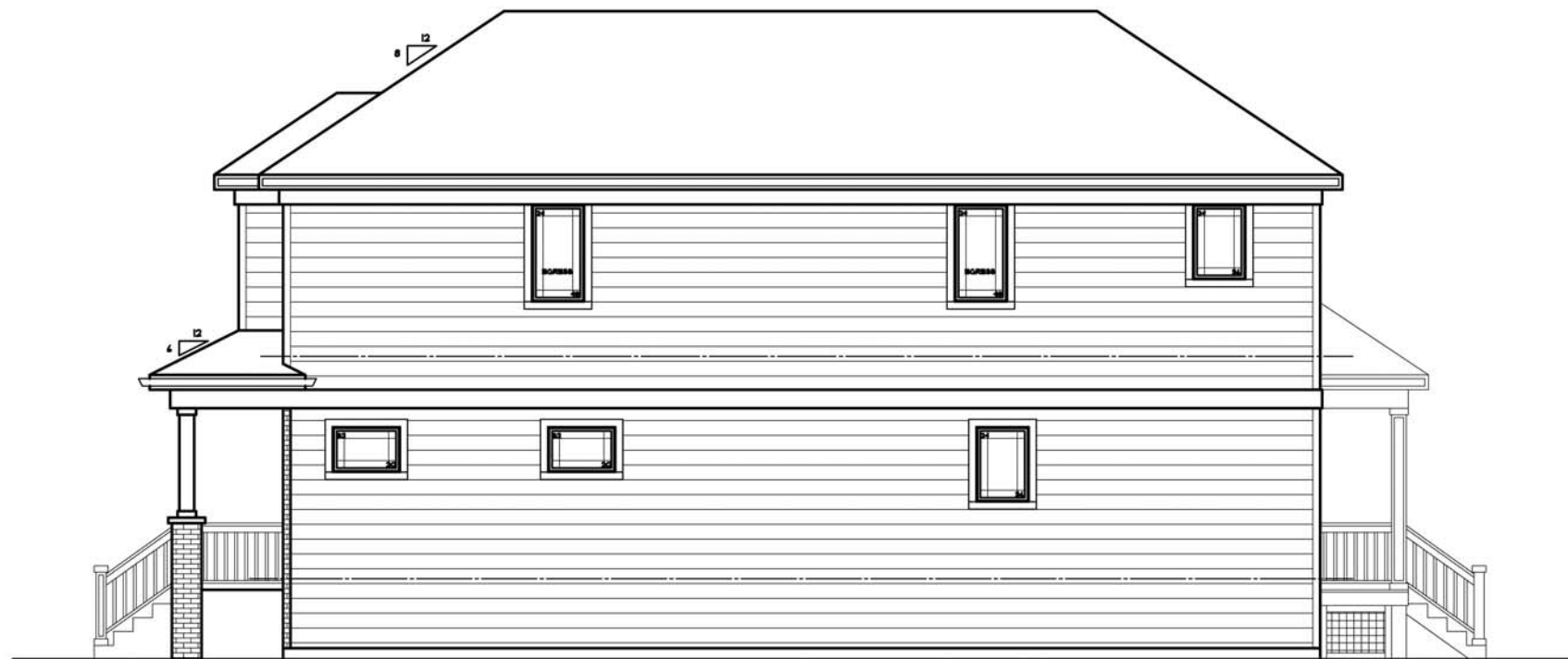
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OPTION-2B
ELEVATIONS

5-4-18



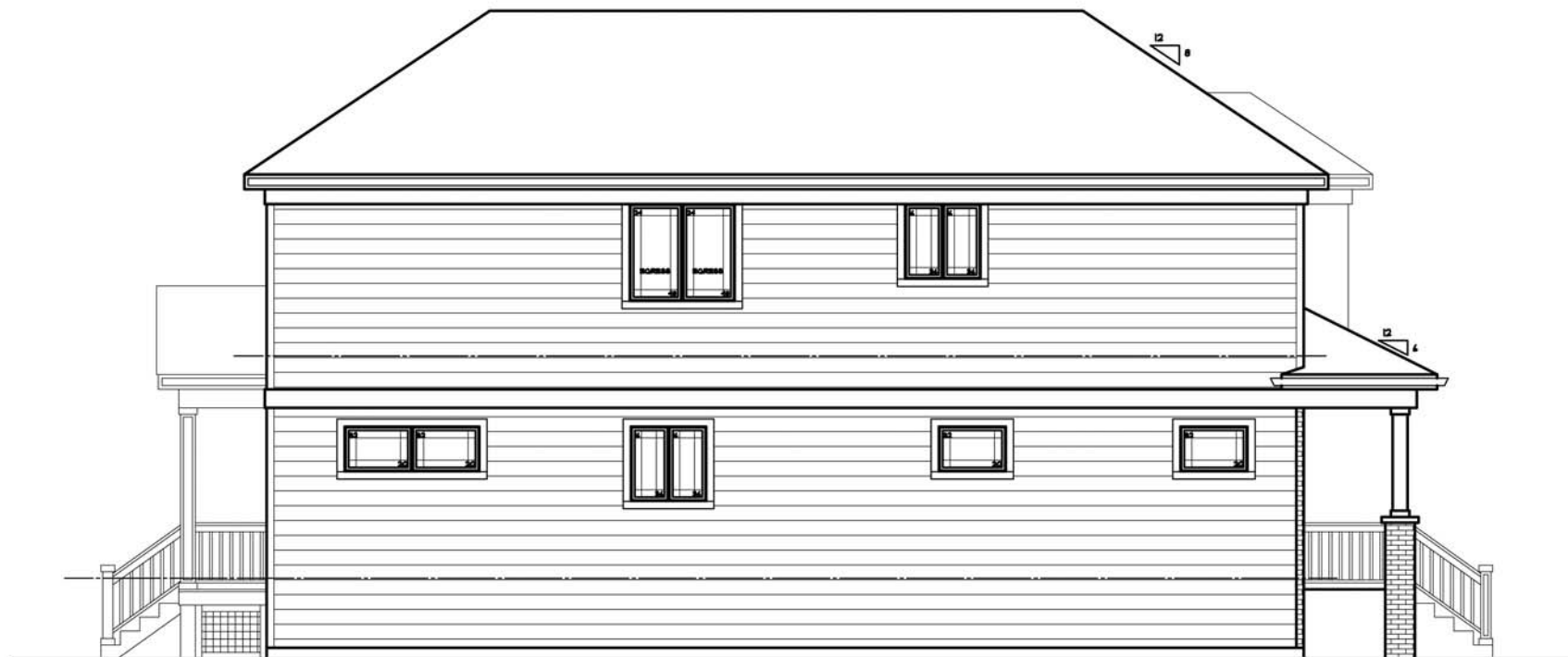
FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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ARLINGTON HEIGHTS

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5-4-18

OPTION-BE
ELEVATIONS



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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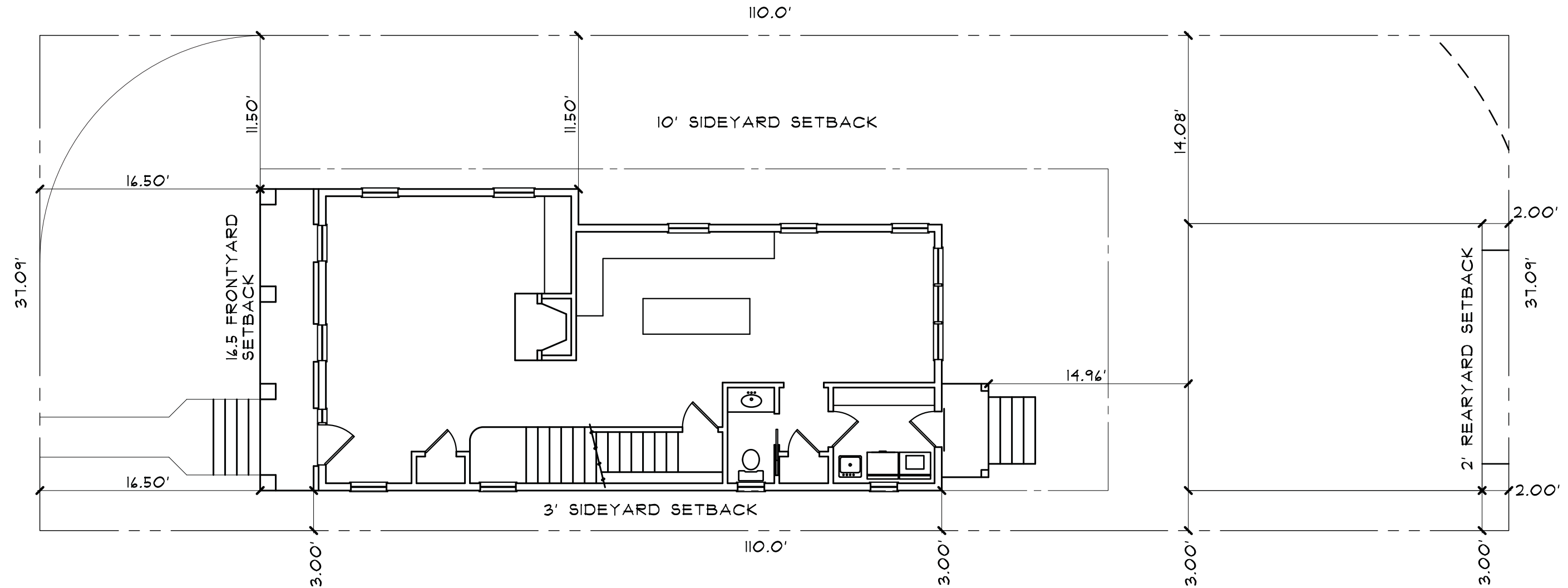
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DEVELOPMENT

WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

2018-008DC
TB

OPTION-2D
ELEVATIONS

5-4-18



LOT 40
OPTION NO. 2E SITE PLAN
SCALE 1/8" = 1'-0"

ZONING CALCULATIONS LOT 40	
	REQUIRED
LOT AREA	4,079.9 SF
MAX F.A.R. [49%]	1,999.15 SF
MAX BUILDING COVERAGE [38%]	1,550.36 SF
MAX IMPERVIOUS COVERAGE [56%]	2,284.74 SF
	PROPOSED
PROPOSED FIRST FLOOR	989.81 SF
PROPOSED SECOND FLOOR	945.45 SF
BASEMENT) 50% BELOW GRADE	N/A
PROPOSED TOTAL FLOOR AREA	1,935.26
PROPOSED FAR	47.43%
PROPOSED OPEN PORCHES	114.83 SF
PROPOSED DETACHED GARAGE	442 SF
PROPOSED TOTAL BUILDING COVERAGE	1,546.64 SF
PROPOSED SIDEWALK, STEPS, PATIO AND DRIVEWAY	115.11 SF
PROPOSED TOTAL IMPERVIOUS SURFACE	1,662.08 SF

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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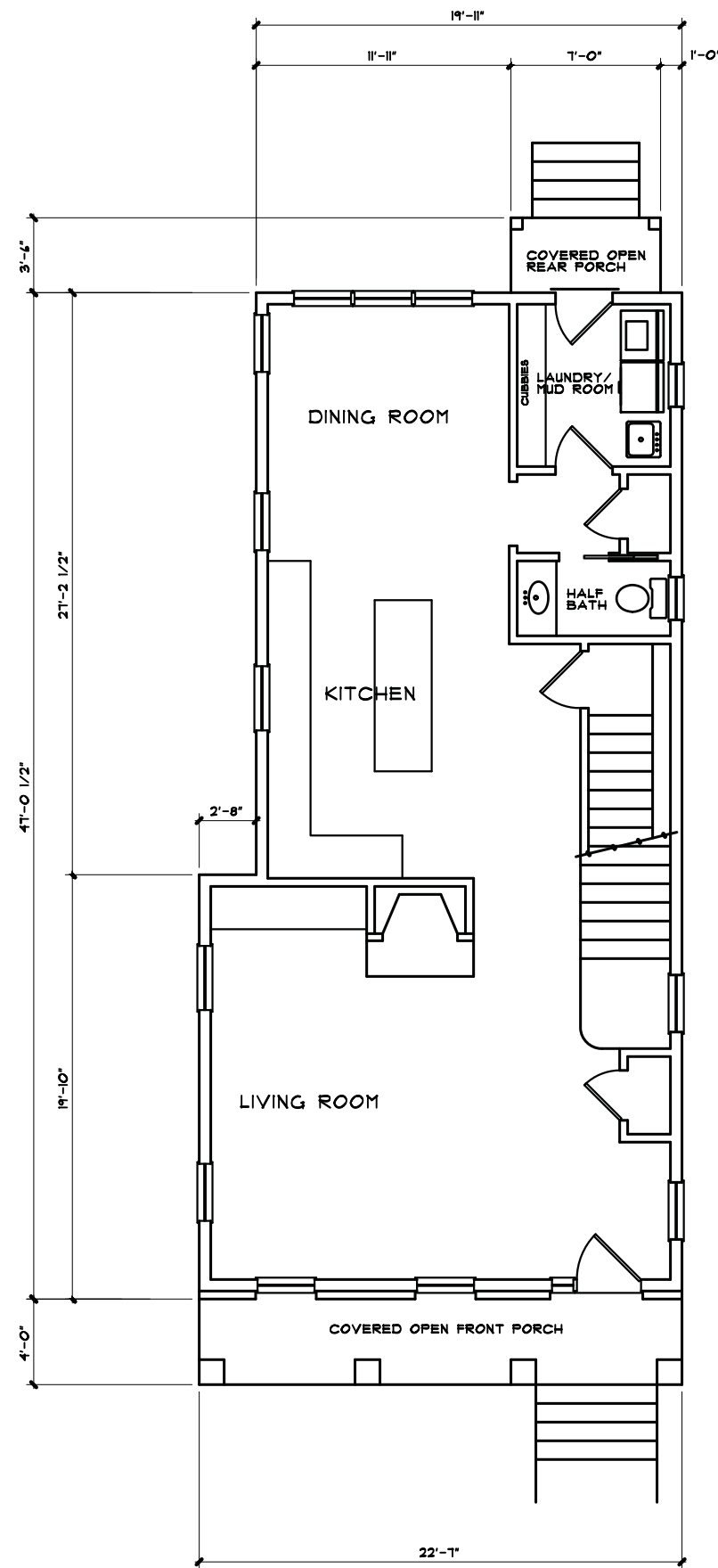
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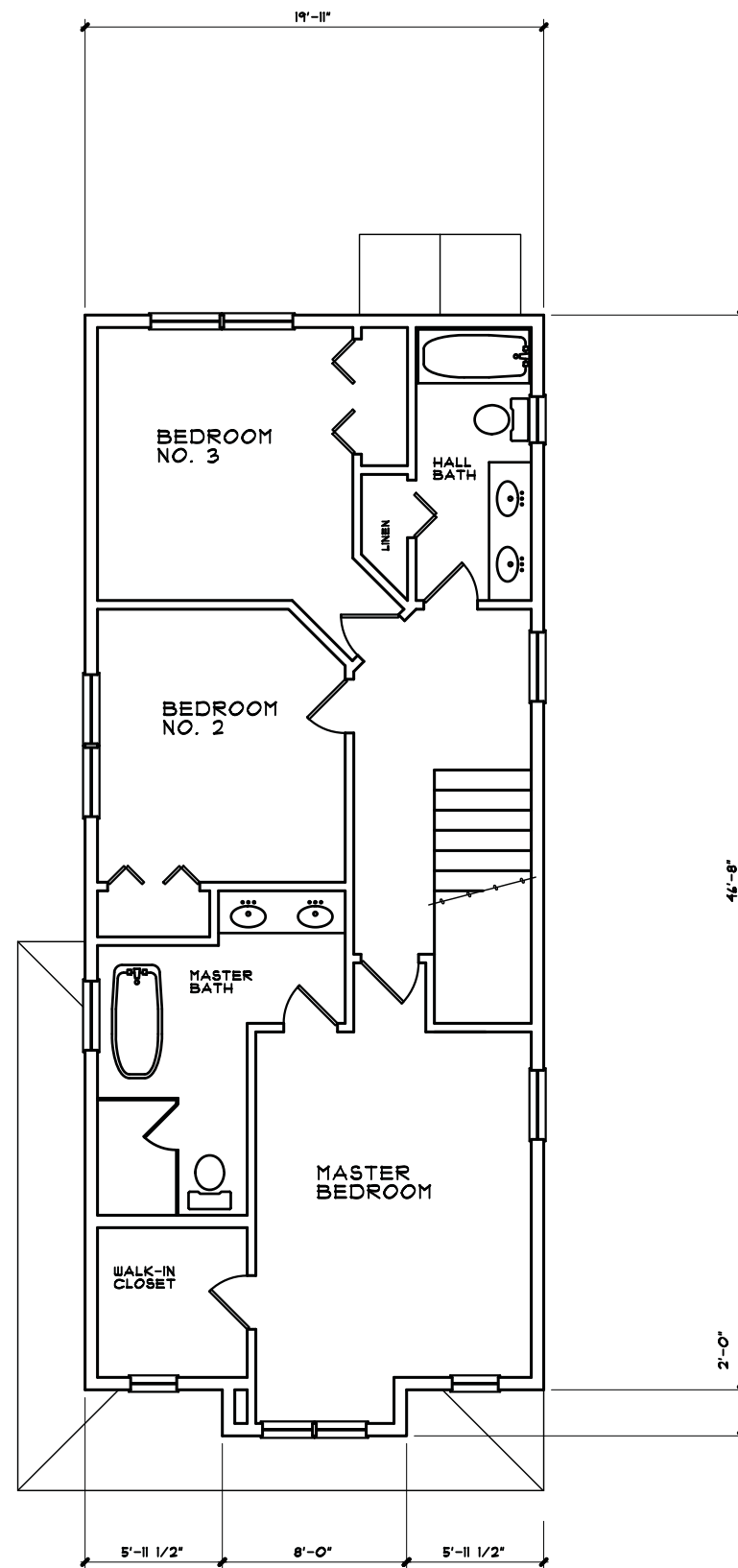
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ARLINGTON HEIGHTS

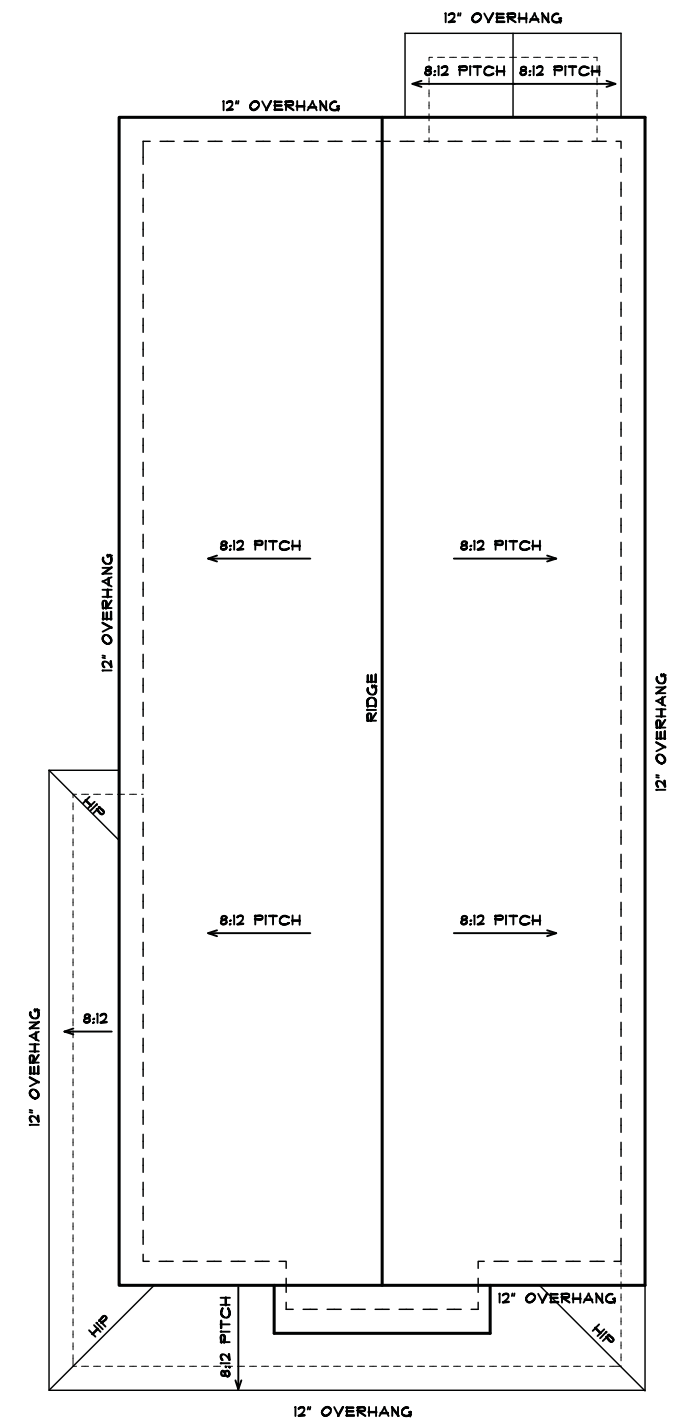
OPTION-2E
SITE PLAN



OPTION NO. 2E
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 2E
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 2E
ROOF PLAN
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

THOMAS
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tom@thomasbuckleyarchitect.com

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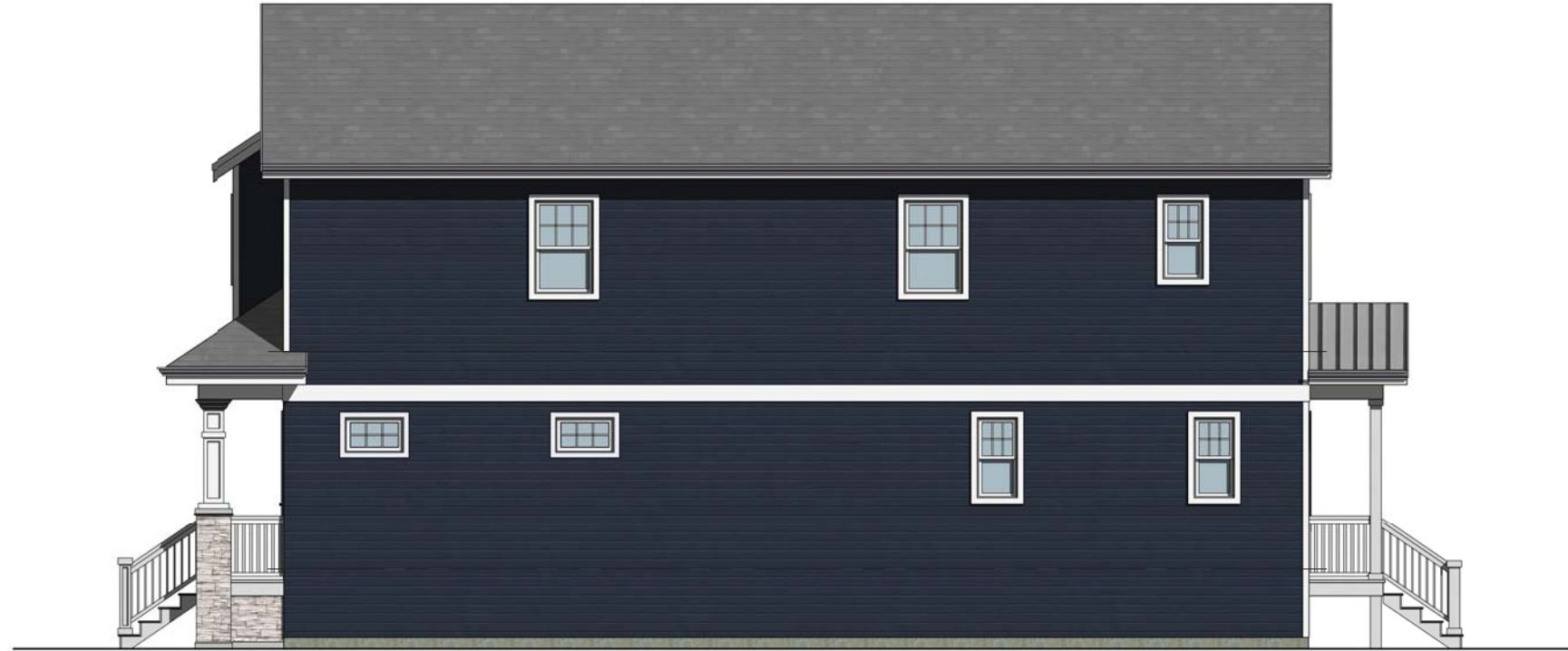
WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

2018-008DC
TB
5-4-18
OPTION-2E
FLOOR PLAN



FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"

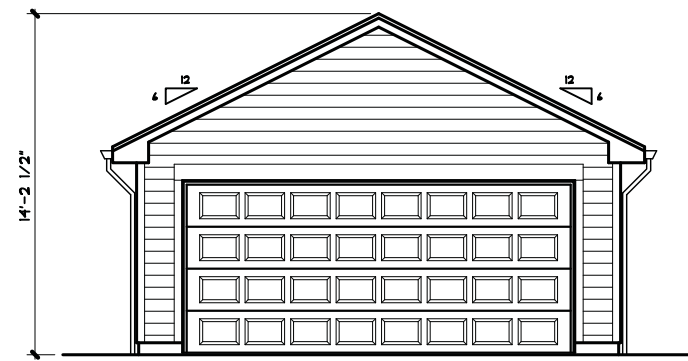
PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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RESIDENTIAL
DEVELOPMENT

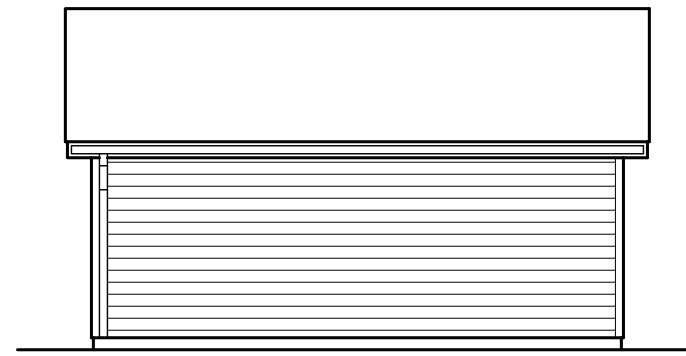
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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS
2018-008DC
TB
5-4-18
OPTION-BE
ENHANCED
ELEVATIONS



FRONT ELEVATION

SCALE 1/8" = 1'-0"



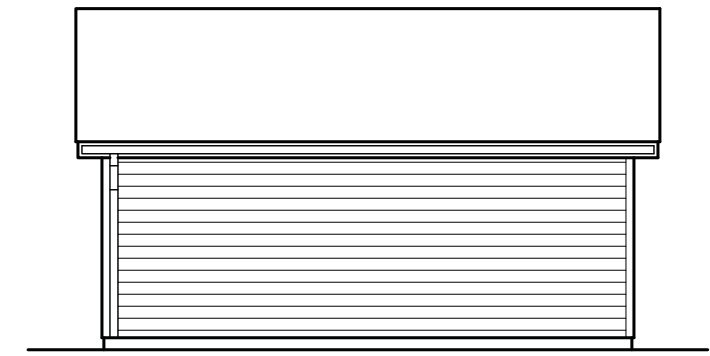
RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



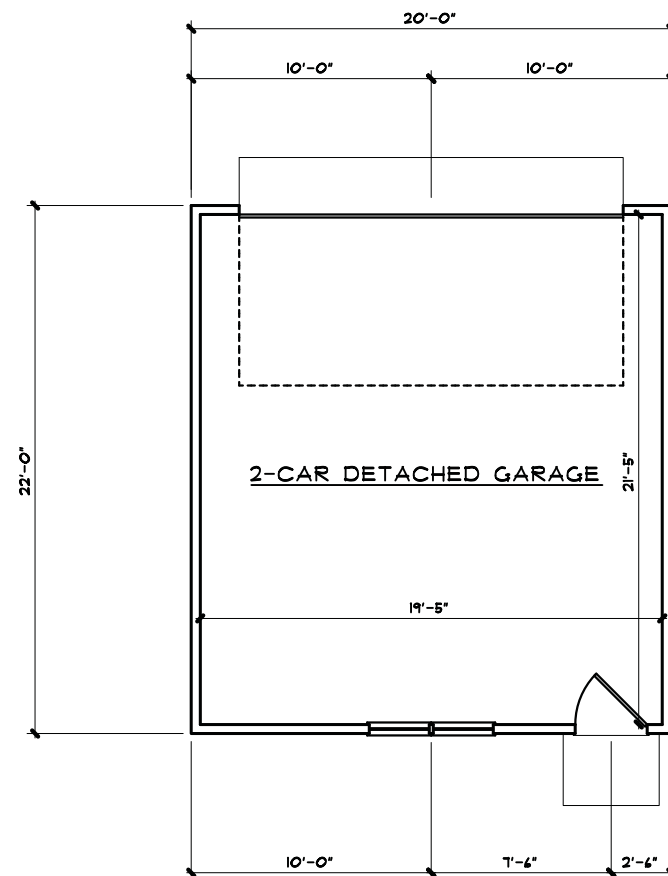
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



OPTION NO. 2
DETACHED GARAGE PLAN

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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DEVELOPMENT

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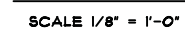
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ARLINGTON HEIGHTS

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TB

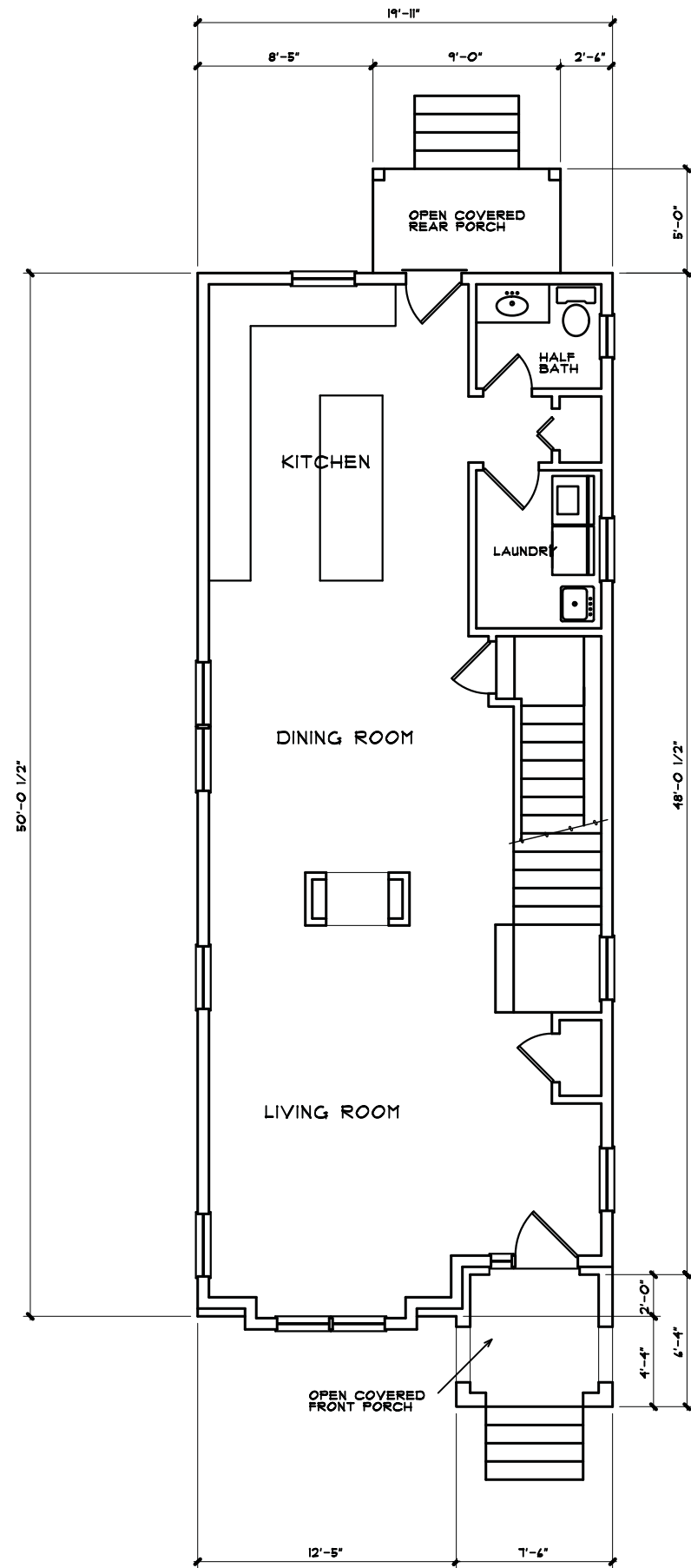
5-4-18

OPTION-B
GARAGE

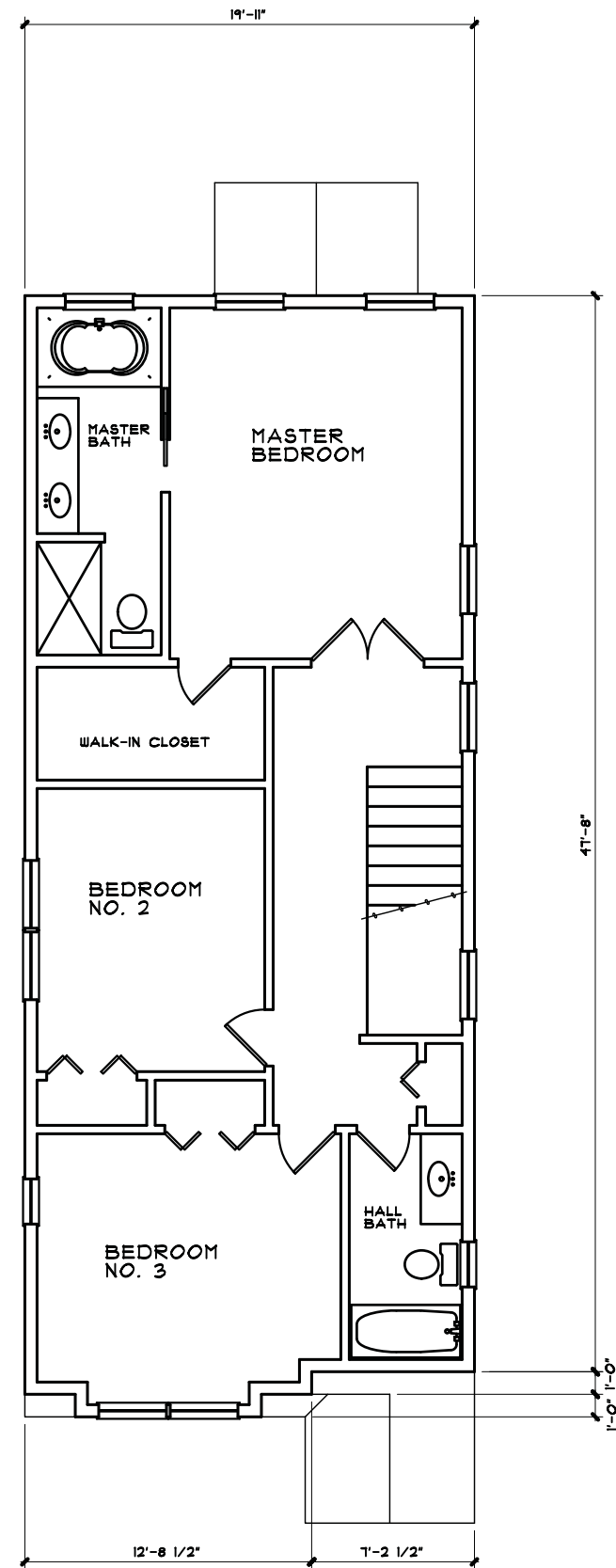
ARLINGTON HEIGHTS, ILLINOIS 60004



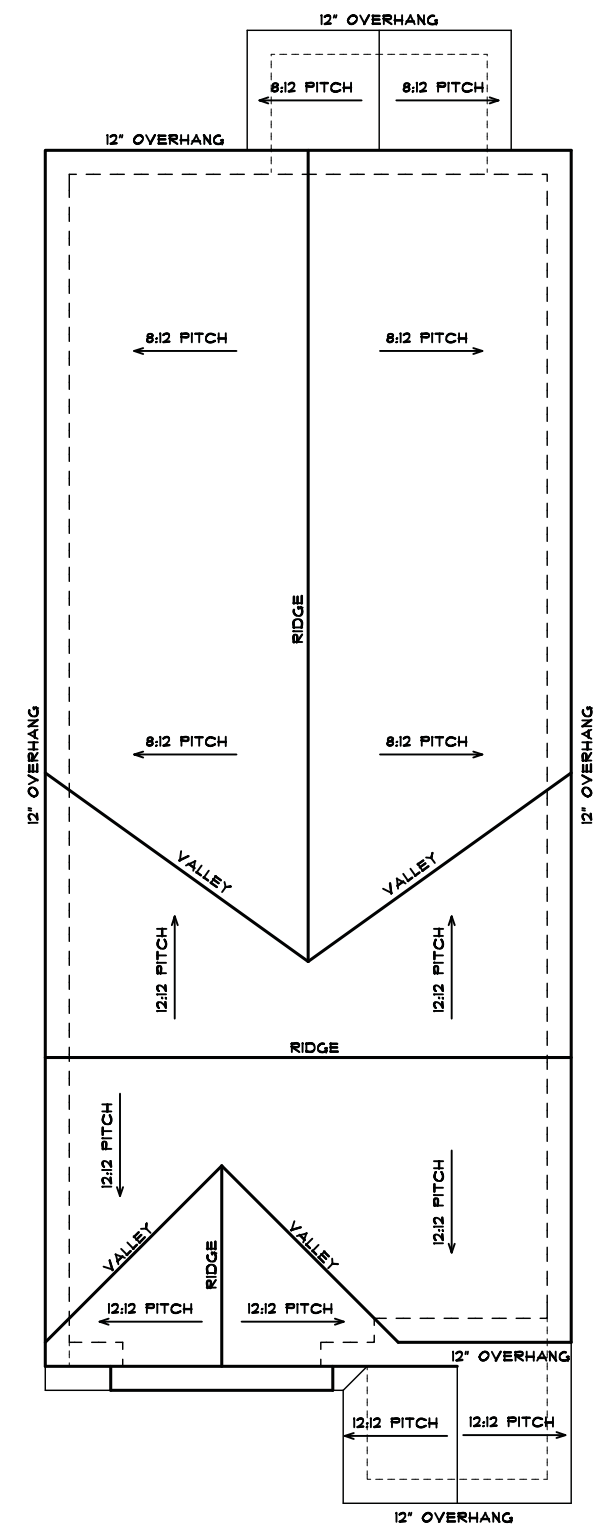
2018-008DC TB	OPTION-3 SITE PLAN
5-4-18	



OPTION NO. 3
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 3
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



OPTION NO. 3
ROOF PLAN
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

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5-4-18

OPTION-3
FLOOR PLAN



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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ARLINGTON HEIGHTS

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OPTION-3A
ELEVATIONS

5-4-18



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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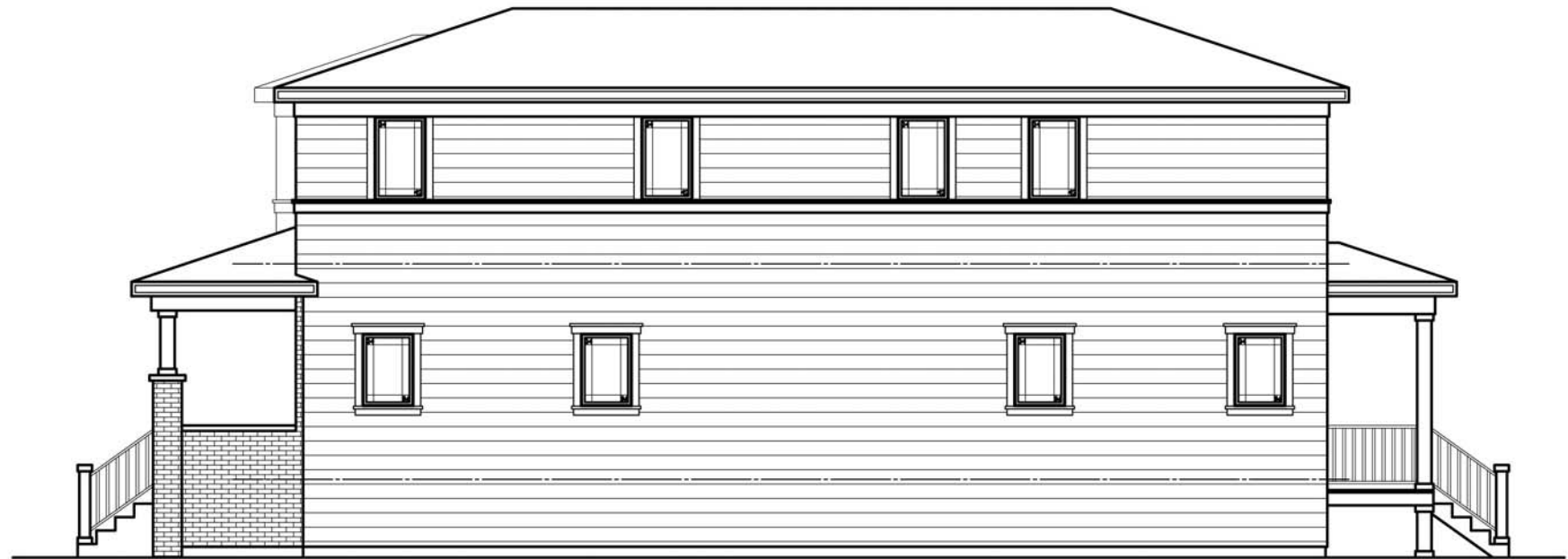
2018-008DC
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OPTION-2B
ELEVATIONS

5-4-18



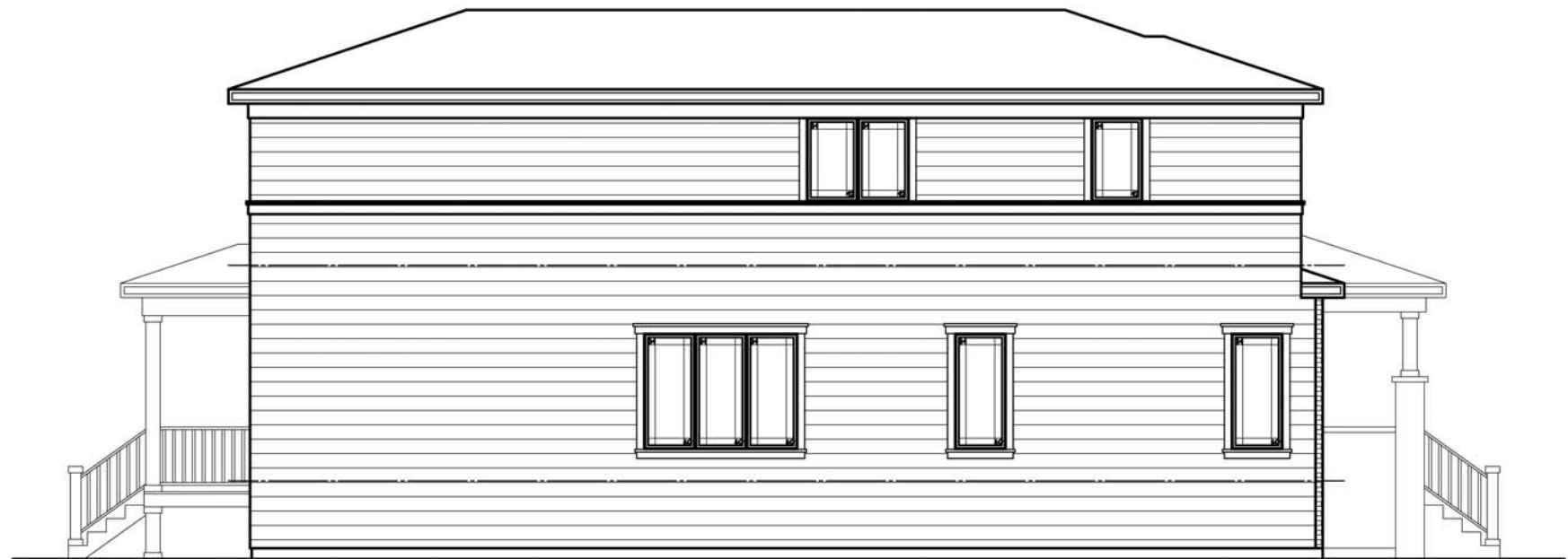
FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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OPTION-2C
ELEVATIONS

5-4-18



FRONT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

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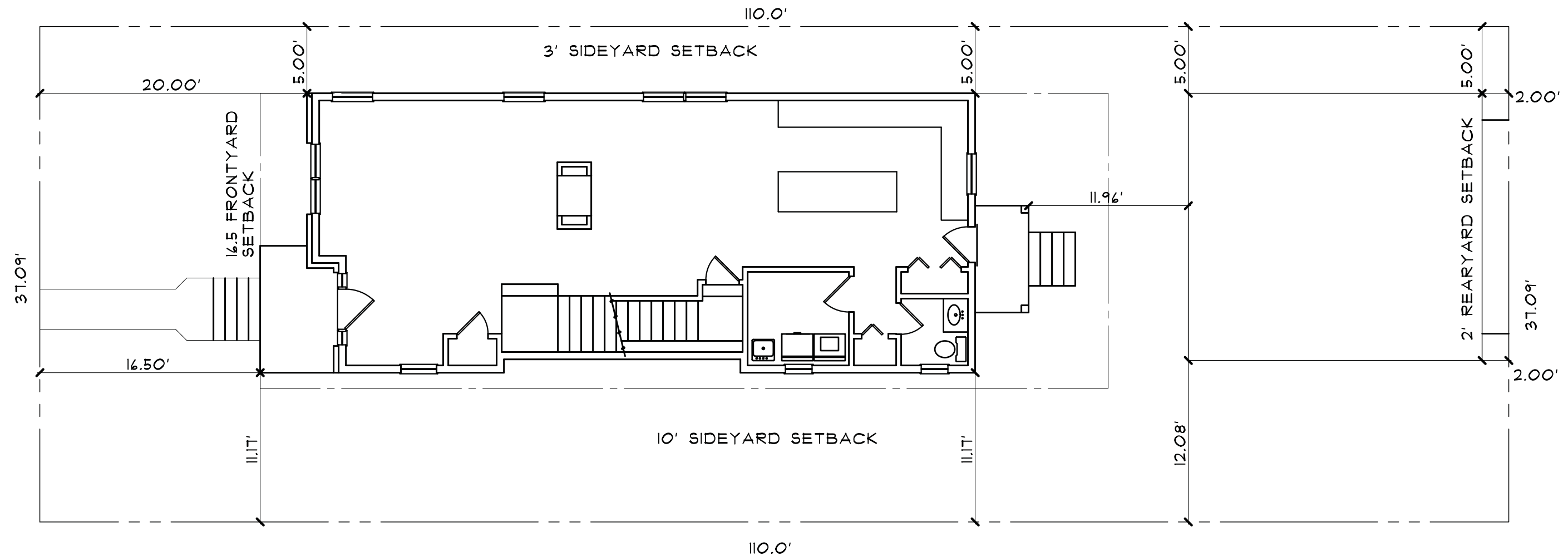
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DEVELOPMENT

WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

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TB

OPTION-2D
ELEVATIONS

5-4-18



LOT 52
OPTION NO. 3E SITE PLAN

SCALE 1/8" = 1'-0"

ZONING CALCULATIONS LOT 52	
	REQUIRED
LOT AREA	4,079.9 SF
MAX F.A.R. [49%]	1,999.15 SF
MAX BUILDING COVERAGE [38%]	1,550.36 SF
MAX IMPERVIOUS COVERAGE [56%]	2,284.74 SF
	PROPOSED
PROPOSED FIRST FLOOR	1,013.33
PROPOSED SECOND FLOOR	979.55 SF
BASEMENT) 50% BELOW GRADE	N/A
PROPOSED TOTAL FLOOR AREA	1,992.88
PROPOSED FAR	48.84%
PROPOSED OPEN PORCHES	84.52 SF
PROPOSED DETACHED GARAGE	442 SF
PROPOSED TOTAL BUILDING COVERAGE	1,539.85 SF
PROPOSED SIDEWALK, STEPS, PATIO AND DRIVEWAY	105.36 SF
PROPOSED TOTAL IMPERVIOUS SURFACE	1,445.21 SF

ZONING CALCULATIONS LOT 53	
	REQUIRED
LOT AREA	3,850.00 SF
MAX F.A.R. [52%]	2,002.00 SF
MAX BUILDING COVERAGE [40%]	1,540.00 SF
MAX IMPERVIOUS COVERAGE [56%]	2,156.00 SF
	PROPOSED
PROPOSED FIRST FLOOR	1,013.33
PROPOSED SECOND FLOOR	979.55 SF
BASEMENT) 50% BELOW GRADE	N/A
PROPOSED TOTAL FLOOR AREA	1,992.88
PROPOSED FAR	51.76%
PROPOSED OPEN PORCHES	84.52 SF
PROPOSED DETACHED GARAGE	442 SF
PROPOSED TOTAL BUILDING COVERAGE	1,539.85 SF
PROPOSED SIDEWALK, STEPS, PATIO AND DRIVEWAY	105.36 SF
PROPOSED TOTAL IMPERVIOUS SURFACE	1,445.21 SF

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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RESIDENTIAL
DEVELOPMENT

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OPTION-3E
SITE PLAN



FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION
SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

THOMAS
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RESIDENTIAL
DEVELOPMENT

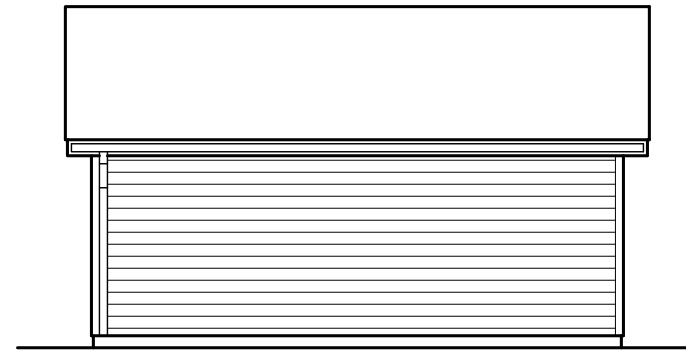
WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

OPTION - 2E
ENHANCED
ELEVATIONS



FRONT ELEVATION

SCALE 1/8" = 1'-0"



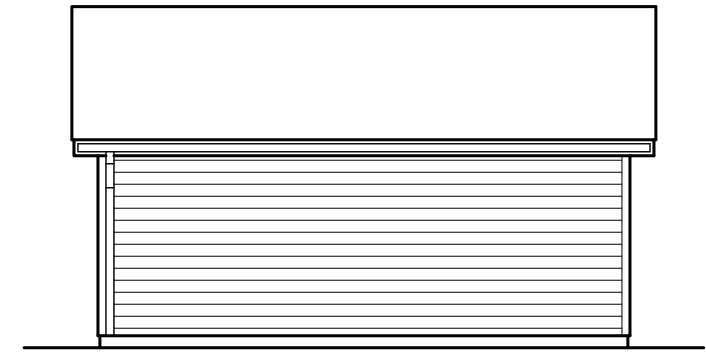
RIGHT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



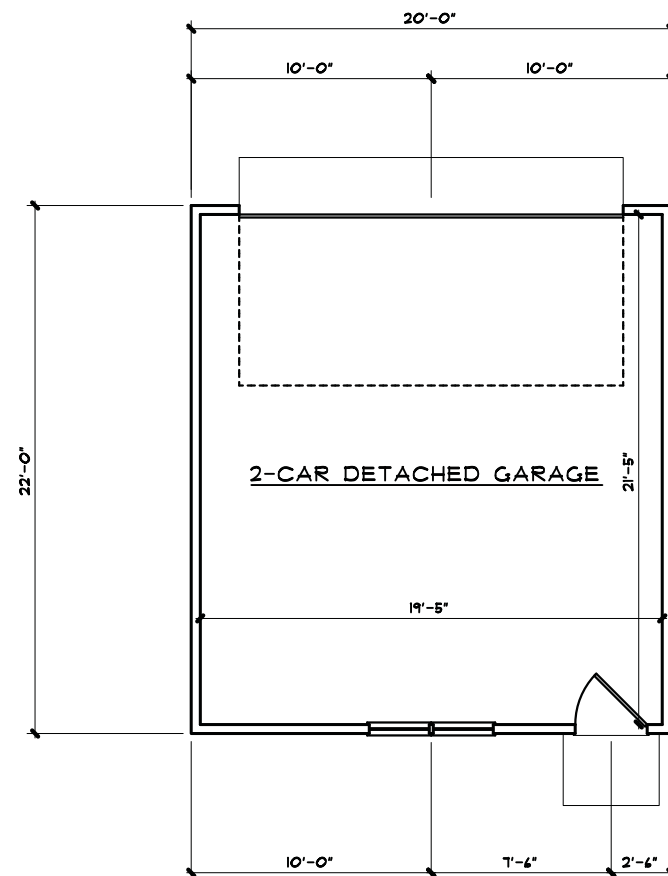
REAR ELEVATION

SCALE 1/8" = 1'-0"



LEFT-SIDE ELEVATION

SCALE 1/8" = 1'-0"



OPTION NO. 3
DETACHED GARAGE PLAN

SCALE 1/8" = 1'-0"

PROPOSED TWO-STORY
SINGLE FAMILY HOUSE
WITH BASEMENT

5-8-18 RELEASED FOR
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RESIDENTIAL
DEVELOPMENT

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WING ST. & BEVERLY LN.
ARLINGTON HEIGHTS

2018-008DC
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5-4-18
OPTION-3
GARAGE

COLORED ELEVATION OPTIONS FOR RESIDENTIAL DEVELOPMENT

WING STREET + BEVERLY LANE - ARLINGTON HEIGHTS, ILLINOIS 60004



OPTION NO. 1-A



OPTION NO. 1-B



OPTION NO. 1-C



OPTION NO. 1-D



OPTION NO. 1-E



OPTION NO. 2-A



OPTION NO. 2-B



OPTION NO. 2-C



OPTION NO. 2-D



OPTION NO. 2-E



OPTION NO. 3-A



OPTION NO. 3-B



OPTION NO. 3-C



OPTION NO. 3-D



OPTION NO. 3-E

STREETSCAPE NUMBER ONE FOR
RESIDENTIAL DEVELOPMENT
WING STREET + BEVERLY LANE - ARLINGTON HEIGHTS, ILLINOIS 60004



STREETSCAPE NUMBER TWO FOR
RESIDENTIAL DEVELOPMENT
WING STREET + BEVERLY LANE - ARLINGTON HEIGHTS, ILLINOIS 60004

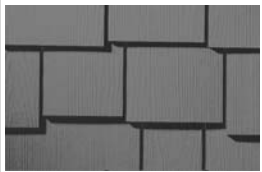
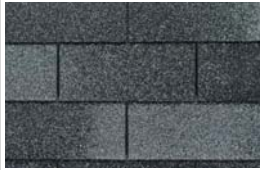
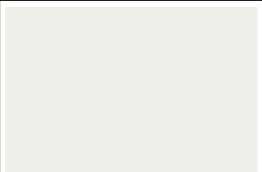
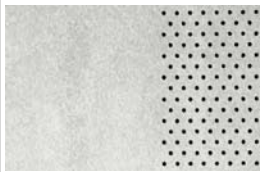


STREETSCAPE NUMBER THREE FOR
RESIDENTIAL DEVELOPMENT

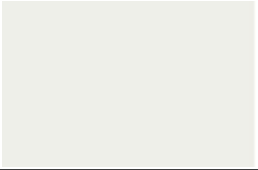
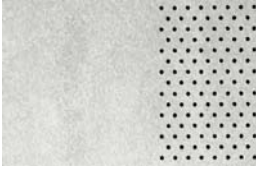
WING STREET + BEVERLY LANE - ARLINGTON HEIGHTS, ILLINOIS 60004



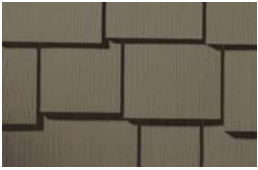
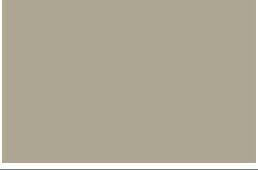
MATERIAL LIST FOR HOUSE OPTION 1A

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH PEARL GRAY IN COLOR	JAMES HARDIE
SIDING [2]		HARDIESHINGLE NIGHT GRAY IN COLOR	JAMES HARDIE
SIDING [3]		FACE BRICK GLENGERY CABERNET IN COLOR	ILLINOIS BRICK
ROOFING [1]		ASPHALT SHINGLES NICKEL GRAY IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

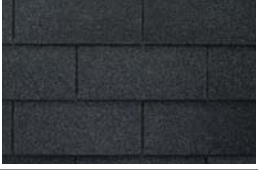
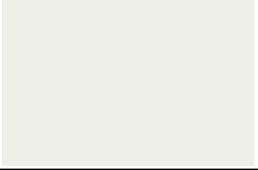
MATERIAL LIST FOR HOUSE OPTION 1B

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH SAIL CLOTH IN COLOR	JAMES HARDIE
SIDING [2]		HARDIEPLANK LAP SIDING SMOOTH WOODSTOCK BROWN IN COLOR	JAMES HARDIE
WOOD STAIN		EBONY IN COLOR	MINWAX
ROOFING [1]		ASPHALT SHINGLES BARKWOOD IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

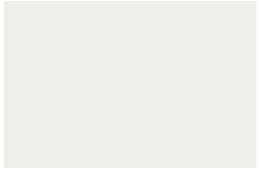
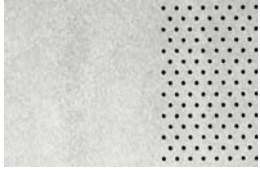
MATERIAL LIST FOR HOUSE OPTION IC

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH WOODSTOCK BROWN IN COLOR	JAMES HARDIE
SIDING [2]		HARDIESHINGLE TIMBER BARK IN COLOR	JAMES HARDIE
SIDING [3]		FACE BRICK HEBRON CASTLEWOOD IN COLOR	JAMES HARDIE
ROOFING [1]		ASPHALT SHINGLES BARKWOOD IN COLOR	ILLINOIS BRICK
TRIM + FASCIA		HARDIETRIM MONTEREY TAUPE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH MONTEREY TAUPE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - STAINED EBONY IN COLOR	MINWAX
GUTTERS + DOWNSPOUTS		VINYL - TAN IN COLOR	

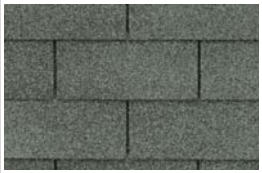
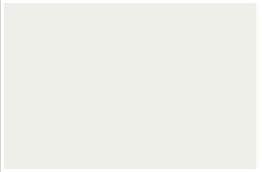
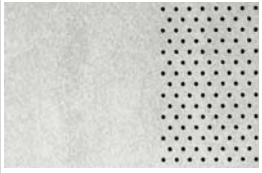
MATERIAL LIST FOR HOUSE OPTION ID

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH COUNTRYLANE RED IN COLOR	JAMES HARDIE
SHUTTERS		BLACK IN COLOR	
ROOFING [1]		ASPHALT SHINGLES CHARCOAL IN COLOR	GAF
ROOFING [2]		STANDING SEAM METAL ROOFING BLACK IN COLOR	INTERLOCK
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS.
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

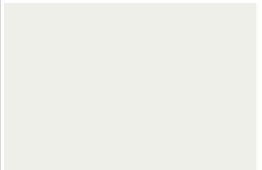
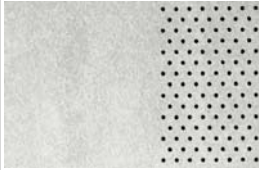
MATERIAL LIST FOR HOUSE OPTION 2A

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH EVENING BLUE IN COLOR	JAMES HARDIE.
SIDING [2]		NATURAL STONE VENEER HALQUIST FONDULAC LEDGE BUFF	ILLINOIS BRICK
ROOFING [1]		ASPHALT SHINGLES SLATE IN COLOR	GAF
ROOFING [2]		STANDING SEAM METAL ROOFING CHARCOAL IN COLOR	INTERLOCK
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

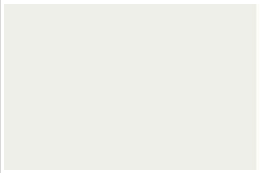
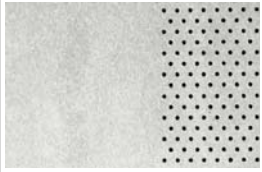
MATERIAL LIST FOR HOUSE OPTION 2B

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH PEARL GRAY IN COLOR	JAMES HARDIE
SIDING [2]		HARDIEPLANK LAP SIDING SMOOTH NIGHT GRAY IN COLOR	JAMES HARDIE
ROOFING [1]		ASPHALT SHINGLES SLATE IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

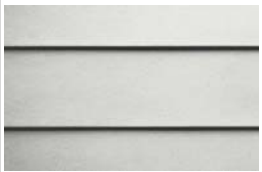
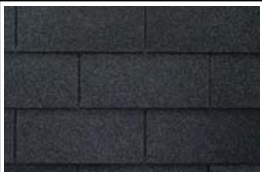
MATERIAL LIST FOR HOUSE OPTION 2C

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
SIDING [2]		FACE BRICK GLENGERY CABERNET IN COLOR	ILLINOIS BRICK
WOOD STAIN		EBONY IN COLOR	MINWAX
ROOFING [1]		ASPHALT SHINGLES CHARCOAL IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

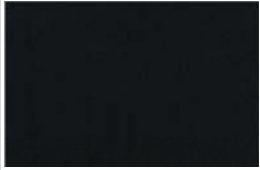
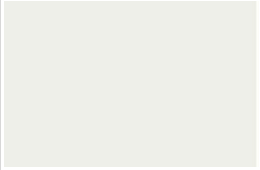
MATERIAL LIST FOR HOUSE OPTION 2D

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
SIDING [2]		HARDIEPANEL VERTICAL SIDING SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
SIDING [3]		FACE BRICK GLENGERY CABERNET IN COLOR	ILLINOIS BRICK
ROOFING [1]		ASPHALT SHINGLES CHARCOAL IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

MATERIAL LIST FOR HOUSE OPTION 3A

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH NIGHT GRAY IN COLOR	JAMES HARDIE
SIDING [2]		HARDIEPLANK LAP SIDING SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
SIDING [3]		NATURAL STONE VENEER HALQUIST FONDULAC LEDGE BUFF	ILLINOIS BRICK
ROOFING [1]		ASPHALT SHINGLES CHARCOAL IN COLOR	GAF
ROOFING [2]		STANDING SEAM METAL ROOFING CHARCOAL IN COLOR	INTERLOCK
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

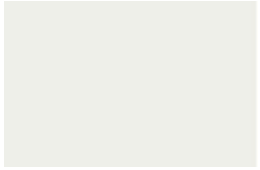
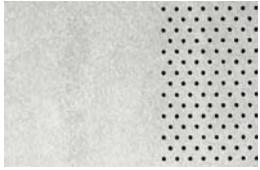
MATERIAL LIST FOR HOUSE OPTION 3B

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH EVENING BLUE IN COLOR	JAMES HARDIE
SIDING [2]		NATURAL STONE VENEER HALQUIST FONDULAC LEDGE BUFF	ILLINOIS BRICK
SHUTTERS		BLACK IN COLOR	
ROOFING [1]		ASPHALT SHINGLES NICKEL GRAY IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

MATERIAL LIST FOR HOUSE OPTION 3C

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH WOODSTOCK BROWN IN COLOR	JAMES HARDIE
SIDING [2]		HARDIEPLANK LAP SIDING SMOOTH TIMBER BARK IN COLOR	JAMES HARDIE
SIDING [3]		FACE BRICK HEBRON CASTLEWOOD IN COLOR	ILLINOIS BRICK
ROOFING [1]		ASPHALT SHINGLES BARKWOOD IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM MONTEREY TAUPE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH MONTEREY TAUPE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - STAINED EBONY IN COLOR	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - TAN IN COLOR	

MATERIAL LIST FOR HOUSE OPTION 3D

ELEVATION MATERIALS			
LOCATION	MATERIAL	DESCRIPTION	MANUF.
SIDING [1]		HARDIEPLANK LAP SIDING SMOOTH COUNTRYLANE RED IN COLOR	JAMES HARDIE
SHUTTERS		BLACK IN COLOR	
ROOFING [1]		ASPHALT SHINGLES CHARCOAL IN COLOR	GAF
TRIM + FASCIA		HARDIETRIM ARCTIC WHITE IN COLOR	JAMES HARDIE
SOFFIT		HARDIESOFFIT VENTED SMOOTH ARCTIC WHITE IN COLOR	JAMES HARDIE
COLUMNS		CEDAR - PAINTED WHITE	SHERWIN WILLIAMS
GUTTERS + DOWNSPOUTS		VINYL - WHITE IN COLOR	

STAFF DESIGN COMMISSION REPORT SINGLE FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Arlington Market – Single-Family Residences
Project Address: Kensington Rd. & Dryden Ave.
Prepared By: Steve Hautzinger

Date Prepared: September 18, 2013

PETITION INFORMATION:

DC Number: 13-107
Petitioner Name: Greg Collins
Petitioner Address: M/I Homes of Chicago LLC
400 E. Diehl Road, Suite 230
Naperville, IL 60563
Meeting Date: September 24, 2013

Requested Action(s):

1. Approval of the proposed general architectural designs for the single-family residences at Arlington Market.

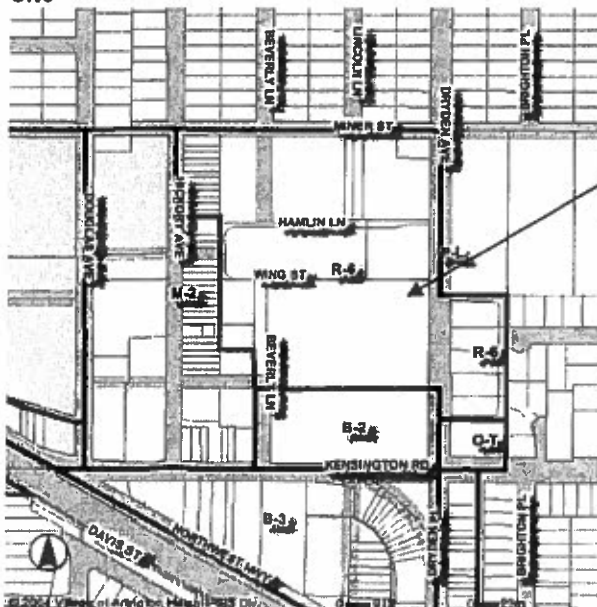
ANALYSIS:

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 Arlington Market development was previously approved as a Planned Unit Development in 2006. However, the single-family residences were never built, and the site is currently vacant. A copy of the 2006 Design Commission staff report and corresponding motion is attached to this report for reference. The current petitioner is proposing a new series of single-family residences to be built under the existing PUD approval. However, Design Commission approval is required because the new plans and elevations are different from the previously approved designs.

Site



Zoning Map



Aerial Map of surrounding properties

The current proposal shall meet all previous Village Board approvals through Ordinance 06-043 and any subsequent amendments pertaining to the subdivision such as landscape approvals, street layout and design, lot sizes and any variations that were granted through the Plan Commission process.

In January 2011, a different developer brought the previously approved project back to the Design Commission for approval of design modifications to the originally approved plans. One of the significant changes was the removal of all brick from the sides and rear of the homes. The project was approved, but was also never built. A copy of the staff report and motion are attached to this report for reference.

Site:

The property is located at the northwest corner of Kensington Road and Dryden Avenue. The square footage of the entire site is 636,942 square feet or 14.62 acres. Currently the lot is vacant. The petitioner is proposing 50 single-family homes on the site.

It should be noted that the recently approved Hickory/Kensington plan calls for the extension of Campbell Street across the subject property. However, if this petition is approved and built, then the Campbell Street extension will become void.

Landscaping:

Landscaping was previously approved as part of the original PUD. The petitioner shall retain all elements of this approval, so landscape is not covered under this review. Design review for landscape will only be required if the petitioner decides to make changes to the previously approved landscape plans.

Monotony:

In 2006, an appeal was granted from the monotony section in Chapter 23, Section 23-203 of the Municipal Code to allow the same floor plans to be built adjacent to each other, but that the exterior elevations must adhere to the monotony code restrictions which states; like designs must be separated by two lots and cannot be directly across the street from each other. This appeal was conditioned by the Design Commission such that the same elevation would not be repeated within 4 lots on either side of the subject lot or within 4 lots directly across the street from the subject lot. However, the subsequent proposal in 2011 received approval for separation of like designs per the monotony code, and the 4 lot separation was not required. The current petition shall abide by the previously approved appeal for monotony, without the 4 lot separation requirement. The petitioner has provided 3 different floor plans with 4 different elevations for each plan, totaling 12 different elevations (previously there were 4 different floor plans with a total of 15 different elevations).

Section 23-203 Repetition of Design No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.

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

Architectural Design

The petitioner is seeking approval for the general design of the single-family residences, and if the Design Commission concurs, then each individual elevation will be resubmitted and reviewed for Administrative Approval by staff as the plans are developed in final form. The overall elevations are nicely designed and will create a nice character for the development.

Design recommendations are as follows:

Corner Lots. Per the original Design Commission approval, the exterior side elevations of the homes located on corner lots shall be fully detailed and articulated, with wrap around porches. The current plans do not show these requirements.

Side & Rear Elevations. The originally approved project included a mix of brick and siding on the side and rear elevations. Consider adding brick to some of the proposed side & rear elevations.

Siding. The approved PUD requires all exterior cladding to be a fire rated material such as masonry or fiber-cement siding. The material list indicates vinyl/aluminum siding which is not allowed.

Garages. Garage color and roof form shall match the principal building. To create additional variety, it is recommended to add a window to the elevation that faces the house on some of the garages. The window should be detailed to match the house. Garages are not allowed to exceed 15' in height to the highest point.

Air Conditioning Units. Air conditioning units shall be located on grade in the rear yard and are not allowed within the required setbacks.

Plan A – Elevation 1. No comments.

Plan A – Elevation 2. It is recommended to provide a second floor window sill trim board on the sides and rear to align with the top of the masonry on the front.

Plan A – Elevation 3. Brick on the first floor of the front only looks odd. It is recommended to omit the brick.

Plan A – Elevation 4. Brick on the first floor of the front only looks odd. It is recommended to either omit the brick or use brick on the entire front elevation.

Plan B – Elevation 1. It is recommended to add the second floor window sill trim board across the rear elevation to allow the two-tone siding color.

Plan B – Elevation 2. Clarify how the two different siding colors will be applied to the sides and rear.

Plan B – Elevation 3. Clarify if the two different siding colors will apply to the sides and rear. If so, then a continuous horizontal trim board is recommended to separate the two colors.

Plan B – Elevation 4. The small window above the entry looks odd. It is recommended to lower the window on the wall.

Plan C – Elevation 1. The brick entry looks odd with an all siding home. It is recommended to provide a typical porch stoop similar to plans A & B.

Plan C – Elevation 2. The curved entry roof looks out of context with the rest of the development. Also, clarify if the wall above the entry will be brick or siding. Brick is shown on the side elevation.

Plan C – Elevation 3. It is recommended to add panels between the first and second floor windows on the rear elevation to match the front.

Plan C – Elevation 4. The wall space between the first and second floor windows looks large. It is recommended to add a continuous horizontal trim band midpoint between the windows to break up the wall. The brick entry looks odd with an all siding home. It is recommended to provide a typical porch stoop similar to plans A & B.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed general architectural designs for the single-family residences for *Arlington Market* (M/I Homes of Chicago LLC) located at Kensington Road & Dryden Avenue. This recommendation is subject to compliance with the plans received 9/18/13, 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. Design recommendations as noted in *Architectural Design* section above.
2. The petitioner shall meet all previous approvals and amendments to Ordinance 06-043.
3. The petitioner is required to seek final Design Commission approval for each residence through the Administrative Approval process.
4. The petitioner shall abide by the previously approved appeal for monotony allowing the same floor plans to be built adjacent to each other, but that the exterior elevations must adhere to the monotony code restrictions, which states that like designs must

be separated by two lots and cannot be directly across the street from each other. An updated site plan shall be submitted with each individual design approval submittal indicating the location of each elevation type to facilitate enforcement of the monotony code.

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, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.



Steve Hautzinger, Design Planner

c: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Acting Director of Building, Paul Butt, Fire Insp Safety Supervisor, Chuck Kobus, Permit Inspector, Matt Dabrowski, Development Planner, Petitioner, DC File 10-095

STAFF DESIGN COMMISSION REPORT RE-REVIEW SINGLE FAMILY RESIDENCES

PROJECT INFORMATION:

Project Name: Arlington Market – Single-Family Residences
Project Address: Kensington Rd. & Dryden Ave.
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 13-107
Petitioner Name: Greg Collins
Petitioner Address: M/I Homes of Chicago LLC
400 E. Diehl Road, Suite 230
Naperville, IL 60563
Meeting Date: December 10, 2013

Date Prepared: December 3, 2013

Requested Action(s):

1. Approval of the proposed general architectural designs for the single-family residences at Arlington Market including the exterior material color scheme packages and exterior side elevations for corner lots.

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 Arlington Market development was previously approved as a Planned Unit Development in 2006. However, the single-family residences were never built, and the site is currently vacant. The current petitioner is proposing a new series of single-family residences to be built under the existing PUD approval. However, Design Commission approval is required because the new plans and elevations are different from the previously approved designs.

Site



Zoning Map



Aerial Map of surrounding properties

The current proposal shall meet all previous Village Board approvals through Ordinance 06-043 and any subsequent amendments pertaining to the subdivision such as landscape approvals, street layout and design, lot sizes and any variations that were granted through the Plan Commission process.

Site:

The property is located at the northwest corner of Kensington Road and Dryden Avenue. The square footage of the entire site is 636,942 square feet or 14.62 acres. Currently the lot is vacant. The petitioner is proposing 54 single-family homes on the site.

It should be noted that the recently approved Hickory/Kensington plan calls for the extension of Campbell Street across the subject property. However, if this development continues and is built, then the Campbell Street extension will not occur in this portion of the project area.

Landscaping:

Landscaping was previously approved as part of the original PUD. The petitioner shall retain all elements of this approval, so landscape is not covered under this review. Design review for landscape will only be required if the petitioner decides to make changes to the previously approved landscape plans.

Monotony:

In 2006, an appeal was granted from the monotony section in Chapter 23, Section 23-203 of the Municipal Code to allow the same floor plans to be built adjacent to each other, but that the exterior elevations must adhere to the monotony code restrictions which states; like designs must be separated by two lots and cannot be directly across the street from each other. This appeal was conditioned by the Design Commission such that the same elevation would not be repeated within 4 lots on either side of the subject lot or within 4 lots directly across the street from the subject lot. However, the subsequent proposal in 2011 received approval for separation of like designs per the monotony code, and the 4 lot separation was not required. The current petition shall abide by the previously approved appeal for monotony, without the 4 lot separation requirement. The petitioner has provided 3 different floor plans with 4 different elevations for each plan, totaling 12 different elevations (previously there were 4 different floor plans with a total of 15 different elevations).

Section 23-203 Repetition of Design *No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.*

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

Architectural Design

This proposal received Design Commission approval on Sep. 24, 2013 with requirements to return to the Design Commission for further review of the exterior material color scheme packages and the development of designs for the exterior side elevations on corner lots.

Summary of Revisions since Sep. 24, 2013:

1. Revised color schemes are provided.
2. A total of six different exterior side elevations are provided for the corner lots. **Note:** The corner lots allow 4 additional feet of buildable area to accommodate wrap around porches and bay windows.
3. All exterior design revisions required by the Sep. 24 motion have been addressed.
4. Detached garage heights have been reduced to 15 feet to comply with code.
5. A double door option has been added to the rear of the detached garages facing the house.

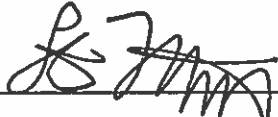
The revised color schemes include a variety of siding colors which will add interest to the overall development. The exterior side

elevations for the corner lots have been nicely developed with bay windows and wrap around porches. The additional garage option will add a welcome variety.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed general architectural designs for the single-family residences including the exterior material color scheme packages and exterior side elevations for corner lots for *Arlington Market* (MI Homes of Chicago LLC) located at Kensington Road & Dryden Avenue. This recommendation is subject to compliance with the revised plans dated 11/8/13 and received 11/14/13, 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. The petitioner shall meet all previous approvals and amendments to Ordinance 06-043.
2. The petitioner is required to seek final Design Review for each residence through the Administrative Approval process.
3. The petitioner shall abide by the previously approved appeal for monotony allowing the same floor plans to be built adjacent to each other, but that the exterior elevations must adhere to the monotony code restrictions, which states that like designs must be separated by two lots and cannot be directly across the street from each other. An updated site plan shall be submitted with each individual design approval submittal indicating the location of each elevation type to facilitate enforcement of the monotony code.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.



Steve Hautzinger, Design Planner

c: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services, Kate Lockerby, Development Planner, Petitioner, DC File 13-107

**DESIGN COMMISSION
CERTIFICATE OF APPROPRIATENESS**

D.C. Number: 13-107 PIN#: Multiple

Project Name: Arlington Market / Single-Family Homes
Address: NW corner of Dryden Ave. & Kensington Rd.

Petitioner Name: M/I Homes Chicago LLC / Greg Collins
400 E. Diehl Rd.
Naperville, IL 60563

Date: December 10, 2013

On December 10, 2013 the Design Commission met to review the proposed general architectural designs for the proposed single-family residences at Arlington Market including the exterior material color scheme packages and exterior side elevations for corner lots.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED GENERAL ARCHITECTURAL DESIGNS FOR THE SINGLE-FAMILY RESIDENCES FOR ARLINGTON MARKET (M/I HOMES OF CHICAGO LLC) LOCATED AT KENSINGTON ROAD AND DRYDEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 11/8/13 AND RECEIVED 11/14/13, 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 SOFTEN THE 'HARRIS CREAM' SIDING COLOR IN PORTRAIT COLLECTION #3, TO BE REVIEWED BY STAFF.**

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

- 2. THE PETITIONER SHALL MEET ALL PREVIOUS APPROVALS AND AMENDMENTS TO ORDINANCE 06-043.**
- 3. A REQUIREMENT THAT THE PETITIONER SEEK FINAL DESIGN REVIEW FOR EACH SINGLE-FAMILY HOME THROUGH THE ADMINISTRATIVE APPROVAL PROCESS.**
- 4. THE PETITIONER SHALL ABIDE BY THE PREVIOUSLY APPROVED APPEAL FOR MONOTONY ALLOWING THE SAME FLOOR PLANS TO BE BUILT ADJACENT TO EACH OTHER, BUT THAT THE EXTERIOR ELEVATIONS MUST ADHERE TO THE MONOTONY CODE RESTRICTIONS, WHICH STATES THAT LIKE DESIGNS MUST BE SEPARATED BY TWO LOTS AND CANNOT BE DIRECTLY ACROSS THE STREET FROM EACH OTHER. AN UPDATED SITE PLAN SHALL BE SUBMITTED WITH EACH INDIVIDUAL DESIGN SUBMITTAL INDICATING THE LOCATION OF EACH ELEVATION TYPE TO FACILITATE ENFORCEMENT OF THE MONOTONY CODE.**
- 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, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 6. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES.**

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



Steve Hautzinger, Design Planner
December 17, 2013

c: Charles Witherington-Perkins, Director Planning and Community Development, James McCalister, Director Building & Health Services, Chuck Kobus, Building Services, Debbie Durkin, Building Services, Mark Dodgson, Building Services, Mike McIntyre, Building Services, Petitioner, DC File 13-107

1. Prior to issuance of a building permit, the petitioner is responsible to fulfill all requirements on the C.O.A. and incorporate into revised drawings.
2. Once a design approval is received, the petitioner is responsible for submitting updated and approved drawings to the Building Department for permit review, consistent with the design approval. If the petitioner makes changes after the design is approved, the petitioner is then required to submit revised drawings for review and approval.
3. The Certificate of Approval shall be effective for no more than 12 months from the date it was issued. Unless a building permit has been issued and construction commenced within this time period, the COA shall be void. An extension of up to 12 months can be obtained by submitting a detailed request to the Planning & Community Development Department.

STAFF DESIGN COMMISSION REPORT SINGLE FAMILY HOMES

PROJECT INFORMATION:

Project Name: Arlington Market
Project Address: Kensington Rd. & Dryden Ave.
Petitioner Name: Brian Nagorsky
 Red Seal Development Corp.

Date Prepared: January 4, 2011

PETITION INFORMATION:

DC Number: 10-095
Prepared By: Afshan Hamid
Petitioner Address: 425 Huehl Road
 Building 18
 Northbrook, IL 60062

Meeting Date: January 11, 2011

Requested Action(s):

1. Approval of the proposed architectural design for single-family homes.

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."

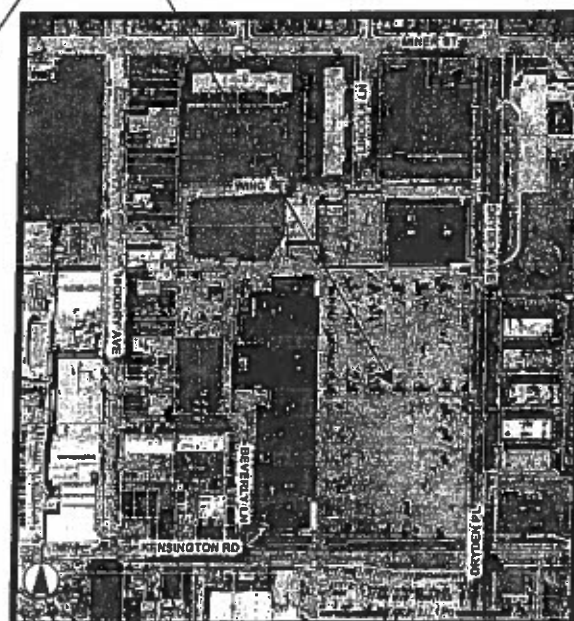
The Design Commission reviews commercial buildings to ensure that the design proposed is in character with the area. The property was re-zoned from B-2, General Business District to R-6 Multiple Family Dwelling District in 2006. Currently the lot is vacant where a former hardware store, small retail buildings and associated parking were located. The petitioner is proposing single family homes on the site.

Site

ANALYSIS



Zoning Map



Aerial Map of surrounding properties

Background:

Previously, in 2006 the Design Commission reviewed and approved Single Family homes for the site under the developer The Elliot Group. The project never moved forward due to foreclosure. A new owner PB & J IV, LLC, has ownership of the site and is proposing a scheme similar to the previously approved Elliot Group development. The new owner is proposing to retain all previous approvals. The current proposal shall meet all previous Village Board approvals through Ordinance 06-043 and any subsequent amendments pertaining to the subdivision such as landscape approvals, street layout and design, lot sizes and any variations that were granted through the Plan Commission process. The petitioner is however proposing to modify the elevations so that value engineering and marketing of the single family home product is viable in the current economy. Because of the number of changes, the modified elevations are requiring a Design Commission review.

Single-Family Homes:

The property is located off Kensington Road and Dryden Avenue. The square footage of the entire site is 636,942 square feet or 14.62 acres. Currently the lot is vacant. The petitioner is proposing 50 single-family homes on the site.

Monotony section

Previously in 2006 an appeal was sought from the Design Commission from the monotony section in Chapter 23, Section 23-203 of the Municipal Code and approved by the Village Board. The current petitioner shall abide by the previously approved appeal for monotony. Chapter 23 states:

Section 23-203 Repetition of Design No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.

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

The petitioner has provided a matrix of the variables for the elevations, however, because of the limitations of the lot width only a limited number of plans can be generated. The petitioner has provided 2 different floor plans with 15 different elevations (previously there were 4 different floor plans with 15 elevations). The two different floor plans may be applied to any of the 15 different elevations. The petitioner is stating that they will meet the monotony code for the elevations. However, the floor plans would not meet the Village monotony code. The current proposal is generally consistent with the prior approaches.

Elevations

This report details the single-family development only. The petitioner is seeking approval for the general design of the single-family elevations, and if the Design Commission concurs then each individual elevation will be reviewed for approval Administratively by staff as the plans are developed in final form. The petitioner has provided 15 elevations, with 5 elevations for each plan, Plan A, Plan B, Plan C.

The current project has appeared before the Design Commission for a preliminary review on December 14, 2010. At the December 14, 2010 meeting, the comments from the Commission are listed first, and a response from the petitioner follows in italics:

The Commission raised a concern that the rear elevations would look the same because of the garages, and felt it would be beneficial to have different colors for the garages.

The petitioner has provided garage elevations with 4 different types of garage elevations, and garage doors. The drawings state that the garage colors (roof shingles, siding and trim etc.) will match the principle residence.

It was recommended that corner lots have two front elevations on the proposed single family homes.

The petitioner's drawings are indicating that the 8 corner lots on the site will have 3 possible elevations with architectural elements such as a wrap around porch, brick or stone veneer at the water table course level, and fenestration, and gable return, see elevations 4.1, 5.1, and 15.1.

The Commission requested that the petitioner evaluate a richer color palette because it would give the new development more character, alleviate monotony, and make it more interesting for buyers.

The petitioner has provided a colored rendering with the proposed elevations and has provided color sample boards for the Commissions review. Staff is recommending that elevations 1.1, 6.1 and 11.1 be re-evaluated with richer color tones.

Some of the Commissioners commented that a brick return is encouraged on all units.

The petitioner is providing fenestration on all side elevations, a band board, in some cases a gable return. The petitioner has explained that brick on the side elevations is part of the value engineering of the product. Brick returns are being provided on the corner units.

There was comment and question from the Commissioners regarding fences provided for the project and it was suggested to provide fence options at the formal review.

The 2006 Village Board Ordinance approvals included a fence variation only along Dryden Avenue for a decorative metal fence. All other fences are required to meet code requirements Chapter 28, 6.13.

Overall the petitioner has been working with staff to balance a marketable product along with a well designed neighborhood. The petitioner has given care and attention to the all elevations, material palette, and the home entrances.

General Design Comments:

The overall elevations will suit the character of the development, however additional details will need to be elaborated for Administrative review.

The petitioner shall vary materials on each elevation so that they are not repeated on 2 elevations next to and across the subject property to meet the monotony code for the exterior elevations.

The elevations depict mostly raised homes which received a variance for height. Staff is questioning the lower height on elevations 1.1, 6.1, and 11.1 and how this will fit into the overall dense urban fabric that this development is trying to create, or whether a consistent height with a raised first floor will better suit the development.

The garage elevations are well done. The garages should match the principle building in overall form, mass, details and material

It is recommended that front porches and wrap around porches should have a minimum depth of 5' to 6' feet or a usable dimension that meets code.

The columns and rails on the entrances should be drawn with detail and care to proportions.

It is strongly recommended that the proposed metal on the porch roofs be eliminated unless they are copper. The petitioner should consider alternates such as shingles.

Landscaping:

Landscaping was approved previously as part of the Plan Commission approvals with drawings from the Laffin Group dated 12/14/2006. The petitioner shall retain all elements of the approval. As part of permit approvals the following items should be provided:

Landscaping near each building entry and at the foundations should be developed to help break up the mass of each building. The landscaping near the foundation should be layered, dense and provide for year round color. This should include a rich range of perennials, shrubs, and annuals.

Homes which face the entry drive into the subdivision should have a rich and generous amount of landscaping with year round color.

General Comments:

The petitioner is required to screen any rooftop mechanical units, with a screening method that is similar to the principle building in material and detail. If there are any utility meters, they must be located away from the front elevation and screen with landscaping or another appropriate method of screening.

Mechanical and electrical equipment or other utility hardware on the roof, ground, or within buildings shall be completely screened from public view with sound absorbent materials harmonious with the building, and shall be located so as not to be visible from any public streets. Whenever possible, the screen should be designed as an architectural component of the structure such as but not limited to increasing the height of a parapet wall or mechanical penthouse.

Design Guidelines, page 10

The petitioner will be required to demonstrate compliance during permit review through proper details and sections.

RECOMMENDATION:

It is recommended that the Design Commission approve the preliminary elevations for the current proposal for the single-family buildings for *Arlington Market* (Red Seal Development) located at Kensington Road & Dryden Avenue. This recommendation is subject to compliance with the plans received 12/27/10, 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. Staff comments are as follows:

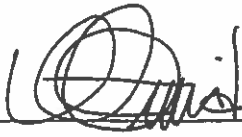
- a. The petitioner shall meet all previous approvals and amendments to Ordinance 06-043.
- b. The approval if granted will allow the petitioner to develop more detailed drawings of each elevation, which will list the materials, details, trim. The petitioner will have to seek final approval of each elevation through the Administrative Approval process.
- c. The overall elevations will suit the character of the development, however additional details will need to be elaborated. Staff is requesting that the petitioner ensure details of the homes be carried out into construction, such as a 1 x 8 or 1 x 10 band board, corner boards, well designed entrances with detailed columns and rails.
- d. The petitioner shall vary materials and colors on each elevation so that they are not repeated on 2 elevations next to and across the subject property as per the monotony code.
- e. Staff is requesting that the petitioner consider all raised first floors to fit into the overall dense urban fabric that this development is trying to create.
- f. The garages should match the principle building in overall form, mass, details and material. The details and character of the front elevations need to be applied to all elevations of the garage.
- g. Front porches and wrap around porches should have a minimum depth of 5' to 6' feet or a usable dimension that meets code.
- h. The petitioner should evaluate a richer material palette color for elevations 1.1, 6.1 and 11.1.
- i. It is strongly recommended that the proposed metal on the porch roofs for elevation 15-C be eliminated unless it is copper. The petitioner should consider alternates such as shingles.

2. Landscaping comments are as follows:

- a. Homes which face the entry drive into the subdivision should have a rich and generous amount of landscaping with year round color.
- b. Landscaping near each building entry and at the foundations should be developed to help break up the mass of each building. The landscaping near the foundation should be layered, dense and provide for year round color. This should include a rich range of perennials, shrubs, and annuals.

3. **General Comments:** The petitioner is required to screen any rooftop mechanical units, with a screening method that is similar to the principle building in material and detail. If there are any utility meters, they must be located away from the front elevation and screen with landscaping or another appropriate method of screening.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility

to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.



Afshan Hamid
Design Planner

c: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, James McCalister, Acting Director of Building, Paul Butt, Fire Insp Safety Supervisor, Chuck Kobus, Permit Inspector, Matt Dabrowski, Development Planner, Petitioner, DC File 10-095

**DESIGN COMMISSION
CERTIFICATE OF APPROPRIATENESS**

D.C. Number:	10-095	PIN#:	03-32-100-005
Project Name:	Arlington Market/Red Seal Development/Single-Family New		
Address:	NWC of Kensington Rd. & Dryden Ave.		
Petitioner Name:	Red Seal Development – Brian Nagorsky 425 Huehl Rd. Bldg. 18 Northbrook, IL 60062		
		Date:	January 11, 2011

On January 11, 2011 the Design Commission met to review the proposed architectural design for 50 new single-family homes at the Arlington Market site.

A MOTION WAS MADE BY COMMISSIONER TINAGLIA, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PRELIMINARY ELEVATIONS FOR THE PROPOSED NEW SINGLE-FAMILY HOMES FOR ARLINGTON MARKET (RED SEAL DEVELOPMENT) TO BE LOCATED AT KENSINGTON ROAD & DRYDEN AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 12/27/10, 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 THAT THE 4 PRE-SET COLOR PALETTES (WHICH ARE PART OF THE 15 APPROVED COLOR PALETTES) BE AS FOLLOWS:
 - A. COLOR SCHEME 2: JAMES HARDIE NAVAJO BEIGE SIDING, CHARLESTON BRICK/ENGINEER SIZE, WEATHERED WOOD BLEND ROOF SHINGLES, WHITE GARAGE DOOR, WHITE TRIM, SOFFIT, FASCIA, GUTTERS & DOWNSPOUTS;
 - B. COLOR SCHEME 4: JAMES HARDIE MONTEREY TAUPE SIDING, KEYWEST BRICK/ENGINEER SIZE, GEORGETOWN GREY ROOF SHINGLES, WHITE GARAGE DOOR, TRIM, SOFFIT, FASCIA, GUTTERS & DOWNSPOUTS;
 - C. COLOR SCHEME 8: JAMES HARDIE KHAKI BROWN SIDING, ELLSWORTH BRICK/ENGINEER SIZE, GEORGETOWN GREY ROOF SHINGLES, HARTFORD GREEN METAL ROOF, SANDSTONE GARAGE DOOR, NAVAJO BEIGE TRIM, JEFFERSON TAN SOFFIT, FASCIA, GUTTERS & DOWNSPOUTS;
 - D. COLOR SCHEME 9: JAMES HARDIE NAVAJO BEIGE SIDING, ST. CHARLES BRICK/ENGINEER SIZE, BURNT SIENNA ROOF SHINGLES, DESERT TAN GARAGE DOOR, SAIL CLOT 77 TRIM, ALMOND SOFFIT, FASCIA, GUTTERS & DOWNSPOUTS;
2. A REQUIREMENT THAT ANY ALTERNATE CHANGES TO THE 15 APPROVED COLOR PALETTES BE REVIEWED BY STAFF;
3. IT IS NOT NECESSARY TO ELIMATE THE METAL ROOFS BEING PROPOSED ON THE FRONT PORCHES;
4. IT IS NOT NECESSARY TO CONSIDER ALL RAISED FIRST-FLOORS FOR ALL ELEVATIONS BECAUSE OF THE IMPORTANCE OF OFFERING VARIETY TO BUYERS;
5. THE PETITIONER SHALL MEET ALL PREVIOUS APPROVALS AND AMENDMENTS TO ORDINANCE 06-043;
6. THE APPROVAL WILL ALLOW THE PETITIONER TO DEVELOP MORE DETAILED DRAWINGS OF EACH ELEVATION, WHICH WILL LIST THE MATERIALS, DETAILS, TRIM. THE PETITIONER WILL HAVE TO SEEK FINAL APPROVAL OF EACH ELEVATION THROUGH THE ADMINISTRATIVE APPROVAL PROCESS;
7. THE OVERALL ELEVATIONS WILL SUIT THE CHARACTER OF THE DEVELOPMENT; HOWEVER, ADDITIONAL DETAILS WILL NEED TO BE ELABORATED. STAFF IS REQUESTING THAT THE PETITIONER ENSURE DETAILS OF THE HOMES BE CARRIED OUT INTO CONSTRUCTION, SUCH AS A 1 X 8 OR 1 X 10 BAND BOARD, CORNER BOARDS, WELL DESIGNED ENTRANCES WITH DETAILED COLUMNS AND RAILS;
8. THE PETITIONER SHALL VARY MATERIALS AND COLORS ON EACH ELEVATION SO THAT THEY ARE NOT REPEATED ON 2 ELEVATIONS NEXT TO AND ACROSS THE SUBJECT PROPERTY, PER THE MONOTONY CODE;
9. THE GARAGES SHOULD MATCH THE PRINCIPLE BUILDING IN OVERALL FORM, MASS, DETAILS AND MATERIAL. THE DETAILS AND CHARACTER OF THE FRONT ELEVATIONS NEED TO BE APPLIED TO ALL ELEVATIONS OF THE GARAGE;
10. FRONT PORCHES AND WRAP AROUND PORCHES SHOULD PREFERABLY HAVE A MINIMUM DEPTH OF 5' TO 6' FEET

OR A USABLE DIMENSION THAT MEETS CODE;

11. HOMES WHICH FACE THE ENTRY DRIVE INTO THE SUBDIVISION SHOULD HAVE A RICH AND GENEROUS AMOUNT OF LANDSCAPING WITH YEAR ROUND COLOR;
12. LANDSCAPING NEAR EACH BUILDING ENTRY AND AT THE FOUNDATIONS SHOULD BE DEVELOPED TO HELP BREAK UP THE MASS OF EACH BUILDING. THE LANDSCAPING NEAR THE FOUNDATIONS SHOULD BE LAYERED, DENSE AND PROVIDE FOR YEAR ROUND COLOR, WHICH SHOULD INCLUDE A RICH RANGE OF PERENNIALS, SHRUBS AND ANNUALS;
13. A REQUIREMENT THAT ALL ROOFTOP MECHANICAL UNITS BE SCREENED WITH A SCREENING METHOD THAT IS SIMILAR TO THE PRINCIPAL BUILDING IN MATERIAL AND DETAIL, AND ANY UTILITY METERS MUST BE LOCATED AWAY FROM THE FRONT ELEVATION AND SCREENED WITH LANDSCAPING OR ANOTHER APPROPRIATE METHOD OF SCREENING;
14. 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

A MOTION WAS MADE BY COMMISSIONER TINAGLIA, SECONDED BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

15. THE PETITIONER HAS STATED THAT THE 8 CORNER UNITS COULD POSSIBLY BE NOT ONLY THOSE THAT WOULD INCLUDE ELEVATIONS 4, 5 & 15, BUT THAT ANY ONE OF THOSE ELEVATIONS WILL BE MODIFIED IN SUCH A WAY TO MEET THE SPIRIT OF THE MATERIALS AND PORCHES TURNING THE CORNERS, WITH PORCHES TO BE ADDED.

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



Afshan Hamid, Staff Liaison

January 20, 2011

c: Charles Witherington-Perkins, Director Planning and Community Development, James McCalister, Acting Director Building Department, Chuck Kobus, Inspection Ser. Supervisor, Debbie Durkin, Bldg Insp, Mark Dodgson, Bldg Insp, Mike McIntyre, Bldg Insp, Viola Ulev, Bldg Insp, Mike Connolly, Bldg Insp, Petitioner, DC File 10-095

1. Prior to issuance of a building permit, the petitioner is responsible to fulfill all requirements on the C.O.A. and incorporate into revised drawings.
2. Once a design approval is received, the petitioner is responsible for submitting updated and approved drawings to the Building Department for permit review, consistent with the design approval. If the petitioner makes changes after the design is approved, the petitioner is then required to submit revised drawings for review and approval.
3. The Certificate of Approval shall be effective for no more than 12 months from the date it was issued. Unless a building permit has been issued and construction commenced within this time period, the COA shall be void. An extension of up to 12 months can be obtained by submitting a detailed request to the Planning & Community Development Department.

STAFF DESIGN COMMISSION REPORT SINGLE FAMILY HOMES

PROJECT INFORMATION:

Project Name: Arlington Market
Project Address: Kensington Rd. & Dryden Ave.
Petitioner Name: Mark Elliott

Date Prepared: April 10, 2006

PETITIONER INFORMATION:

DC Number: 05-231
Prepared By: Afshan Hamid
Petitioner Address: Elliott Group
1440 Lee St.
Des Plaines, IL 60018
Meeting Date: April 18, 2006

Requested Action(s):

1. Approval of the proposed architectural design single-family homes.
2. Appeal from Chapter 23 of the Municipal Code from the monotony section, 23-203.

ANALYSIS:

Summary

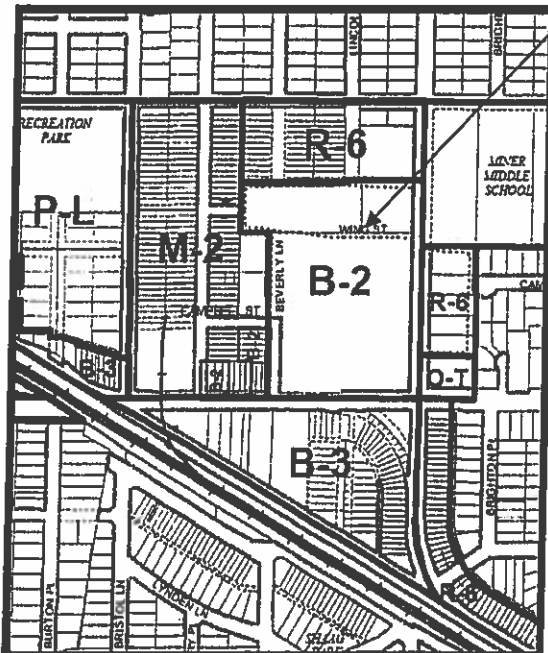
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The Design Commission reviews commercial buildings to ensure that the design proposed is in character with the area. The property is zoned B-2, General Business District. Currently on the lot is an existing hardware store, small retail buildings and associated parking. The petitioner is proposing a new commercial/retail center, single family homes and multi-family buildings on the site.

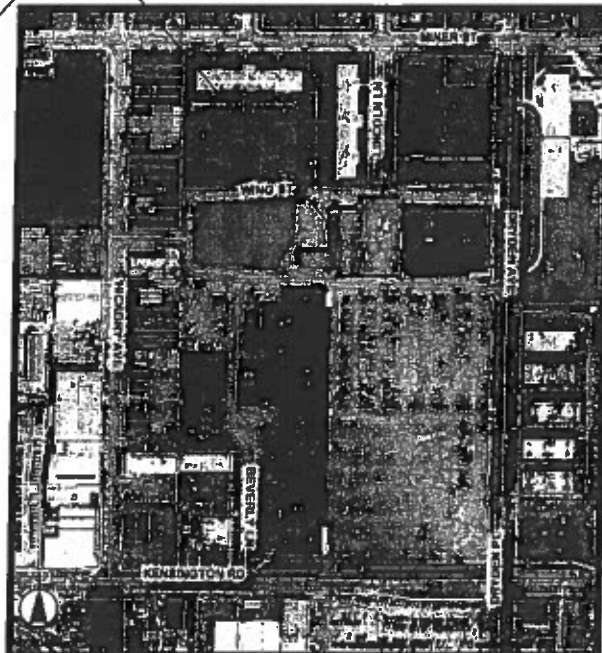
Site

Subject Property

ANALYSIS



Zoning Map



Aerial Map of surrounding properties

Single-Family Homes:

The property is located off Kensington Road and Dryden Avenue. The square footage of the entire site is 636,942 square feet or 14.62 acres. Currently on the site is an existing retail development with associated parking. The petitioner is proposing a commercial development, 53 single-family home development as well as 2 multi-family buildings on the site.

Monotony section

The petitioner is seeking an appeal from Chapter 23, Section 23-203 of the Municipal Code as follows:

Section 23-203 Repetition of Design *No contractor or builder shall construct two or more buildings of like exterior design on the same side of any street unless such buildings are separated by two or more buildings or building sites, or a combination thereof, of completely dissimilar design. Buildings of like exterior design may not be erected directly across the street from each other.*

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

The petitioner has provided a matrix of the variables for the elevations, however, because of the limitations of the lot width only a limited number of plans can be generated. The petitioner has provided 3 different floor plans with 15 different elevations. The petitioner has provided one possible matrix, and is stating that the matrix may change however, the same elevation will not be repeated within any of the 4 lots on either side of the subject lot nor within any of the 4 lots directly across the street from the subject lot (see petitioners attached diagram for Monotony Restriction). However, the floor plans would not meet the Village monotony code. Therefore, the petitioner is requesting an appeal from the monotony code. Under most development scenarios the Village would not support an appeal for single-family homes, however since this is a site with narrow lots and high density, the circumstance is unique. It is recommended that Design Commission approve the appeal.

Elevations

This report details the single-family development only. The petitioner is seeking approval for the general design of the single-family elevations, and will return to the Design Commission for each individual elevation as the plans are developed in final form. Once an elevation is approved by the Design Commission and it is meeting the requirements for the monotony code, then an Administrative Approval may also be sought. The project has appeared before the Design Commission on November 11, 2005, December 13, 2005 and January 10, 2006. At the January 10, 2006 meeting, the comments were as follows:

The commission appreciated the petitioner's effort to revise the single-family elements to be friendlier and add walkways throughout the site; however, they were still disappointed with how the site plan worked off of Dryden Avenue. The commission wanted to see something more "College Park, Maryland" that would have green in the middle with the homes around it. The commission was not opposed to the building type being proposed and it was understood the product being proposed for the site was less dense than a typical town home development; however, it was felt there was an opportunity for the site to open itself and be more inviting to one of the major streets, not Kensington Avenue or the interior road being proposed, and create a more visual neighborhood with an element that the community could call their own.

The commission questioned the style of architecture being proposed for the single-family homes, which was meant to be an urban design. It was felt that how the single-family homes worked together was more important than the style of each home individually. It was explained that in similar developments such as Philadelphia Rowhomes and Beacon Hill Rowhomes, the individual designs for the single-family homes were dull; however, when the homes were put together they created a phenomenal environment.

There was a preference for the revised single-family elevations presented tonight over the previous elevations that were reviewed at the last meeting; however, there was concern about the height of the first-floor of the homes, how and where they were raised, because some of the homes appeared very tall as a result of the English basement. Overall, the commission was in favor of the revised single-family elevations, although different than anything else in the Village, which they agreed with.

The petitioner has provided 15 elevations, with 5 elevations for each plan, Plan A, Plan B, Plan C. The petitioner has sought a variation for height to allow for the raised first floor with an English basement. The variation was unanimously approved by the Plan Commission. The following are staff comments on the single-family home elevations:

General Design Comments:

The overall elevations will suit the character of the development, however additional details will need to be elaborated. Staff is concerned that the petitioner ensures details of the homes be carried out into construction.

The approval if granted will allow the petitioner to develop more detailed drawings of each elevation, which will list the materials, details, trim. The petitioner will have to return to the Design Commission for final approval of each elevation or Administrative Approval if the Design Commission concurs.

The petitioner should vary materials on each elevation so that they are not repeated on 4 elevations next to and across the subject property.

A detail sheet has been submitted for Elevation B, English, as well as Elevation C English. However, the Elevation C English is not depicted on the overall elevation scheme. The petitioner is required to resolve the discrepancy. Consistent elevations and plans need to be provided. Some elevations are depicting wrap around porches or projecting bays, yet none of the plans shown have wrap around porches or bays.

The elevations depict some raised homes and others that are meeting the height code. Typical dense brownstone or rowhome developments referred to by the commission such as Beacon Hill or Philadelphia Rowhomes have a consistent height, and the elevations vary. Staff is questioning the varying height and how this will fit into the overall dense urban fabric that this development is trying to create, or whether a consistent height will better suit the development.

The garage elevations are well done. The garages should match the principle building in overall form, mass, details and material. If brick is depicted on the front then the details and character needs to be applied to all elevations of the garage.

Front porches and wrap around porches should have a minimum depth of 5' to 6' feet or a usable dimension.

Additional details should be incorporated, such as transitioning between materials. For example between the stone base and the brick there can be a band of soldier course, or row lock. Below the stone trim on the gables, there can be corbelling of the brick.

Elevation A, Standard

The overall elevation is flat and requires greater articulation. Staff is concerned that there are no details or character to this elevation.

Elevation B, English:

The front elevation depicts a double gable with one gable recessed. However the plan does not indicate a step in the elevations. The plans should be consistent, and a step back of 2 to 4 feet should be shown for the gables.

Brick is shown to wrap around the sides and end into siding. The brick should have a natural end, such as a setback. Or the gable in the side can be the terminus for the brick and setback as well. Alternatively, brick or stone can be considered as a 4' foot water table course to wrap around the sides and rear elevations.

The columns and rails should be drawn with detail and care to proportions.

It is strongly recommended that the proposed metal on the porch roofs be eliminated unless they are copper. The petitioner should consider alternates such as shingles.

In terms of the Engineered Wood Trim, it should have a nominal depth of 3", to give depth to the materials and produce good shadow lines.

Elevation C English:

Staff has commented previously on this elevation. This elevation out of all the elevations is the most row house type. However that character is lost on the side and rear elevations. The staff does not support designs with stick-on fronts.

The elevation needs to be depicted as part of the matrix.

Landscaping:

The detailed blow-ups of the landscaping should list the species and quantities.

Landscaping near each building entry and at the foundations should be developed to help break up the mass of each building. The landscaping near the foundation should be layered, dense and provide for year round color. This should

include a rich range of perennials, shrubs, and annuals.

Homes which face the entry drive into the subdivision should have a rich and generous amount of landscaping with year round color.

General Comments:

The petitioner is required to screen any rooftop mechanical units, with a screening method that is similar to the principle building in material and detail. If there are any utility meters, they must be located away from the front elevation and screen with landscaping or another appropriate method of screening.

Mechanical and electrical equipment or other utility hardware on the roof, ground, or within buildings shall be completely screened from public view with sound absorbent materials harmonious with the building, and shall be located so as not to be visible from any public streets. Whenever possible, the screen should be designed as an architectural component of the structure such as but not limited to increasing the height of a parapet wall or mechanical penthouse.

Design Guidelines, page 10

The petitioner will be required to demonstrate compliance during permit review through proper details and sections.

RECOMMENDATION:

It is recommended that the Design Commission approve the appeal from the monotony code, Section 23-205 and conditionally approve the preliminary elevation subject to requesting that the petitioner address the overall design concerns and provide revisions to the current proposal for the single-family buildings for *Arlington Market* located at Kensington Road & Dryden Avenue. This recommendation is subject to compliance with the plans received 03/23/06, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits. If the Design Commission approves the elevations then the petitioner should provide and resolution of the following:

1. Architectural comments are as follows:

General Comments:

- a. The overall elevations will suit the character of the development, however additional details will need to be elaborated. Staff is concerned that the petitioner ensures details of the homes be carried out into construction.
- b. The approval if granted will allow the petitioner to develop more detailed drawings of each elevation, which will list the materials, details, trim. The petitioner will have to return to the Design Commission for final approval of each elevation or seek Administrative Approval.
- c. The petitioner should vary materials on each elevation so that they are not repeated on 4 elevations next to and across the subject property.
- d. A detail sheet has been submitted for Elevation B, English, as well as Elevation C English. However, the Elevation C English is not depicted on the overall elevation scheme. The petitioner is required to resolve the discrepancy.
- e. Consistent elevations and plans need to be provided. Some elevations are depicting wrap around porches or projecting bays, yet none of the plans shown have wrap around porches or bays.
- f. The elevations depict some raised homes and others that that are meeting the height code. Typical dense brownstone or rowhome developments referred to by the commission such as Beacon Hill or Philadelphia Rowhomes have a consistent height, and the elevations vary. Staff is questioning the varying height and how this will fit into the overall dense urban fabric that this development is trying to create, or whether a consistent height will better suit the development.
- g. The garage elevations are well done. The garages should match the principle building in overall form, mass, details and material. The details and character of the front elevations need to be applied to all elevations of the garage.
- h. Front porches and wrap around porches should have a minimum depth of 5' to 6' feet or a usable dimension.
- i. Additional details should be incorporated, such as transitioning between materials. For example between the stone base and the brick there can be a band of soldier course, or row lock. Below the stone trim on the gables, there can be corbelling of the

brick.

Elevation A, Standard

- j. The overall elevation is flat and requires greater articulation. Staff is concerned that there are no details or character to this elevation.

Elevation B, English:

- k. The front elevation depicts a double gable with one gable recessed. However the plan does not indicate a step in the elevations. The plans should be consistent, and a step back of 2 to 4 feet should be shown for the gables.
- l. Brick is shown to wrap around the sides and end into siding. The brick should have a natural end, such as a setback. Or the gable in the side can be the terminus for the brick and setback as well. Alternatively, brick or stone can be considered as a 4' foot water table course to wrap around the sides and rear elevations.
- m. The columns and rails should be drawn with detail and care to proportions.
- n. It is strongly recommended that the proposed metal on the porch roofs be eliminated unless they are copper. The petitioner should consider alternates such as shingles.
- o. In terms of the Engineered Wood Trim, it should have a nominal depth of 3", to give depth to the materials and produce good shadow lines.

Elevation C English:

- p. This elevation out of all the elevations is the most row house type. However that character is lost on the side and rear elevations. The side and rear elevations are not approved. The staff does not support designs with stick-on fronts.

2. Landscaping comments are as follows:

- a. Homes which face the entry drive into the subdivision should have a rich and generous amount of landscaping with year round color.
- b. Landscaping near each building entry and at the foundations should be developed to help break up the mass of each building. The landscaping near the foundation should be layered, dense and provide for year round color. This should include a rich range of perennials, shrubs, and annuals.
- c. The detailed blow ups of the landscaping should list the species and quantities of plant materials.
3. **General Comments:** The petitioner is required to screen any rooftop mechanical units, with a screening method that is similar to the principle building in material and detail. If there are any utility meters, they must be located away from the front elevation and screen with landscaping or another appropriate method of screening.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code requirements.



Afshan Hamid
Design Planner

c: William C. Dixon, Village Manager, Charles Witherington Perkins, Director of Planning and Community Development, Nicholas Gadzekpo, Director of Building, Jack Treanor, Permit Division Supervisor, Matt Dabrowski, Development Planner, Petitioner, DC File 05-231

1. REQUIREMENTS AS LISTED BELOW TO BE WORKED OUT BETWEEN THE PETITIONER AND STAFF, OR RETURN TO THE DESIGN COMMISSION IF NECESSARY AS DETERMINED BY STAFF;
 - a. A REQUIREMENT THAT THE PETITIONER ADHERE TO THE COMMENTS IN THE STAFF REPORT DATED APRIL 13, 2006, AND AN ACKNOWLEDGEMENT THAT THE PETITIONER SUBMITTED REVISED ELEVATIONS TONIGHT, DATED 4/18/06, THAT BEGIN TO RESPOND TO THOSE STAFF COMMENTS;
 - b. A REQUIREMENT THAT THE PETITIONER FURTHER ARTICULATE THE LARGE BRICK FIELDS ON THE SIGNABLE AREAS WITH EITHER DIFFERENT COLORS OF BRICK OR SLIGHTLY RECESSED AREAS, IN ORDER TO DEVELOP MORE DETAIL AND TEXTURE ON THE ELEVATIONS;
 - c. A REQUIREMENT THAT THE PETITIONER PROVIDE FOR CONTINUITY IN THE AWNING COLORS, ALTHOUGH THEY CAN BE DIFFERENT COLORS;
 - d. A REQUIREMENT THAT THE ARCH ENTRY ON THE SOUTH ELEVATION BE FURTHER ARTICULATED WITH BRICK CORBELLING AND ADDITIONAL RECESSED ELEMENTS, AND THAT EITHER SPANDURAL OR VISION GLASS OR VISION GLASS BE PROVIDED ABOVE THE DOORS, TO FOLLOW THE SHAPE OF THE ARCH;
 - e. A REQUIREMENT THAT THE WEST ELEVATION OF BUILDING B-1, ADJACENT TO THE PLAZA AREA, BE GIVEN SPECIAL ATTENTION TO CONNECT THE BUILDING TO THE OPEN PLAZA AREA TO CREATE "A GATHERING PLACE", OUTDOOR SEATING OR OTHERWISE;
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 OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE REQUIREMENTS.

WARD, AYE; ECKHARDT, AYE; BOMBICK, AYE; TINAGLIA, AYE.
THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER WARD, TO RECOMMEND CONDITIONAL APPROVAL OF THE 15 PRELIMINARY ELEVATIONS AND 3 FLOOR PLANS FOR THE SINGLE-FAMILY HOMES TO BE LOCATED AT ARLINGTON MARKET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 03/23/06, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT EACH HOME BE SUBMITTED ON AN INDIVIDUAL BASIS FOR DESIGN COMMISSION REVIEW;
2. A REQUIREMENT THAT THE SIDE ELEVATIONS OF THE HOMES LOCATED ON CORNER SITES BE FULLY DETAILED AND ARTICULATED;
3. A RECOMMENDATION THAT THE PETITIONER DEVELOP A FEW 'URBAN; DESIGNS WITH FLAT ROOFS;
4. A RECOMMENDATION THAT THE PROPOSED COLOR PALLETES BE CONSIDERED BY THE PETITIONER;
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, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION

APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE REQUIREMENTS.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION TO INCLUDE A REQUIREMENT TO ALLOW STAFF TO DETERMINE WHETHER EACH SINGLE-FAMILY HOME WOULD REQUIRE EITHER DESIGN COMMISSION OR ADMINISTRATIVE APPROVAL, WITH THE UNDERSTANDING THAT THE FIRST FEW HOMES BE REQUIRED TO COME BEFORE THE DESIGN COMMISSION.

WARD, AYE; ECKHARDT, AYE; BOMBICK, AYE; TINAGLIA, AYE.
THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER WARD, SECONDED BY COMMISSIONER BOMBICK, TO RECOMMEND APPROVAL OF THE APPEAL FROM THE MONOTONY CODE, SECTION 23-203, FOR THE SINGLE-FAMILY HOMES TO BE LOCATED AT *ARLINGTON MARKET*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED ON 03/23/06, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT ALL EXTERIOR ELEMENTS OF THE MONOTONY CODE BE ENFORCED;
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 OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE REQUIREMENTS.

Commissioner Eckhardt questioned what the commissioners were committed to with regards to how many different elevations the petitioner would be allowed to build. Ms. Hamid clarified that the petitioner agreed that the same elevation would not be repeated within 4 lots on either side of the subject lot or within 4 lots directly across the street from the subject lot.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER WARD, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

1. A REQUIREMENT THAT ALL OF THE EXTERIOR ELEMENTS OF THE MONOTONY CODE BE ENFORCED;
2. AN ACKNOWLEDGEMENT THAT THE PETITIONER STATED THAT THE SAME ELEVATION WOULD NOT BE REPEATED WITHIN 4 LOTS ON EITHER SIDE OF THE SUBJECT LOT OR WITHIN 4 LOTS DIRECTLY ACROSS THE STREET FROM THE SUBJECT LOT.

WARD, AYE; ECKHARDT, AYE; BOMBICK, AYE; TINAGLIA, AYE.
THE MOTION CARRIED.



Item: DC#18-046 - Vib Hotel - Arlington Downs - 3400 W. Euclid Ave. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the architectural design for a new hotel at the Arlington Downs Planned Unit Development.

Recommendation

It is recommended that the Design Commission approve the design of the proposed Vib Hotel to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans dated 9/15/17 received 5/1/18, material list dated 5/14/18 received 5/15/18, 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. West Wall. It is recommended that the design of the west wall (first and second floors) be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. Entrance Doors. Consider changing the color of the entrance doors to red to draw more attention to them.
3. Mechanical Equipment Screening. Verify that the rooftop mechanical unit next to the elevator will be fully screened from view.
4. Signage. Either omit two of the four wall signs, or seek a sign variation.
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, 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.

6. All signage shall comply with the Sign code, Chapter 30, or approved sign variations.

ATTACHMENTS:

Description	Type
Staff Report	Report
Vib Hotel Exhibits	Exhibits
Vib Hotel Site Photos	Exhibits
Vib Hotel Sustainable Building Features	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Downs Vib Hotel

Project Address: 3400 W. Euclid Avenue

Prepared By: Steve Hautzinger

Date Prepared: May 16, 2018

PETITION INFORMATION:

DC Number: 18-046

Petitioner Name: David Gillespie

Petitioner Address: Gillespie Design Group
5307 Business Parkway, Suite 101
Ringwood, IL 60072

Meeting Date: May 22, 2018

Requested Action(s):

Approval of the architectural design for a new hotel at the Arlington Downs Planned Unit Development.

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 an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). 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.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new five-story hotel building as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

Architectural Design:

Overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The unique facades and variety of materials are nicely designed, and will fit well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed multi-family building, and the proposed retail buildings.

To further enhance the design, the following details should be evaluated. However, the petitioner has indicated that any revisions will require approval by Best Western:

1. **West Wall.** The west wall will be highly visible facing Rohlwing Road, but the first and second floors are large and lacking detail. The petitioner has indicated that landscaping, including overstory and foundation plantings, will be used to soften the wall. However, it is recommended that the design of the wall be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. **Entrance Doors.** The main entrance doors get lost in the large glass storefront. Consider changing the color of the doors to red to draw more attention to the main entrance.

Mechanical Equipment Screening:

All mechanical equipment is required to be screened from view. The petitioner has indicated that the design includes minimum 24" high parapet walls, which will screen the mechanical equipment located at the center of the roof. However, there is one mechanical unit located near the elevator that will need to be further evaluated to verify adequate screening.

Signage:

The proposed design includes four wall signs. The two primary wall signs are located on the east and west walls mounted on red

fiber cement wall panels. The secondary wall signs are located on the north and south walls, and are designed to be more subtle with lighter colors. The signs are designed to be consistent with Vib Hotel's national brand standards, and overall they are nicely designed and work well with the overall building appearance. However, only one wall sign is allowed per street frontage, so only two signs are allowed. The petitioner will either need to omit two of the signs or seek a sign variation.

Separate permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed Vib Hotel to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans dated 9/15/17 received 5/1/18, material list dated 5/14/18 received 5/15/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

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2. **Entrance Doors.** Consider changing the color of the entrance doors to red to draw more attention to them.
3. **Mechanical Equipment Screening.** Verify that the rooftop mechanical unit next to the elevator will be fully screened from view.
4. **Signage.** Either omit two of the four wall signs, or seek a sign variation.
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6. All signage shall comply with the Sign code, Chapter 30, or approved sign variations.

_____, May 16, 2018

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 18-046

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 200 ft

LOT 16 / 2B DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-IV	360 UNITS	540
SUB-TOTAL		540
PARKING PROVIDED		540

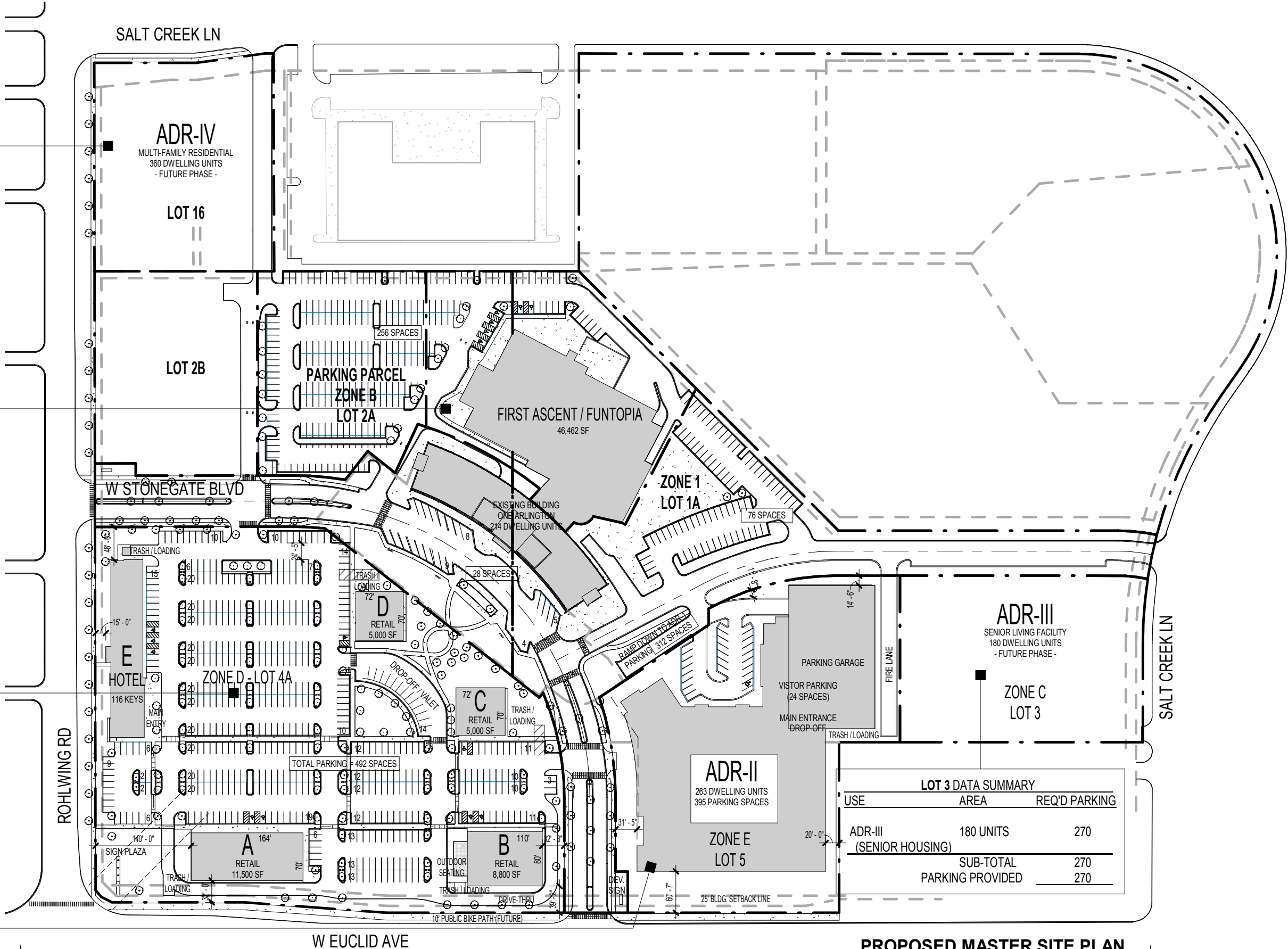
LOT 1A / 2A DATA SUMMARY		
USE	AREA	REQ'D PARKING
ONE ARLINGTON (RES.)	214 UNITS	289
OFFICE (25N)	11,722 SF	59
FIRST ASCENT	46,463 SF	132 *
FUNTOPIA	(area included above)	117 *
SUB-TOTAL		597
PARKING PROVIDED		672
EXCESS PARKING		76

* PARKING COUNTS PER TENANT STDS

LOT 4A DATA SUMMARY		
USE	AREA	REQ'D PARKING
BLDG A - RETAIL	11,500 SF	172 *
BLDG B - RETAIL	8,800 SF	132 *
BLDG C - RETAIL	5,000 SF	75 *
BLDG D - RETAIL	5,000 SF	75 *
BLDG E - HOTEL (116 KEYS)	55,400 SF (approx)	116
SUB-TOTAL		570
PARKING PROVIDED		482
PARKING DEFICIT		88

* 15 PARKS / 1,000 SQ. FT. RETAIL AREA PER TENANT STDS.

LOT 5 DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-II (RESIDENTIAL)	263 UNITS	395
SUB-TOTAL		395
PARKING PROVIDED		395



PROPOSED MASTER SITE PLAN
ARLINGTON DOWNS
 3400 STONEGATE BLVD.
 ARLINGTON HEIGHTS, IL
 MARCH 8, 2018 Project #: 16093



FOR REFERENCE ONLY



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



RECEIVED
APR 04 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROPOSED MASTER SITE PLAN RENDERING

ARLINGTON DOWNS
3400 STONEGATE BLVD.
ARLINGTON HEIGHTS, IL

04/04/18 Project #: 16093

FOR REFERENCE ONLY



FOR REFERENCE ONLY



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



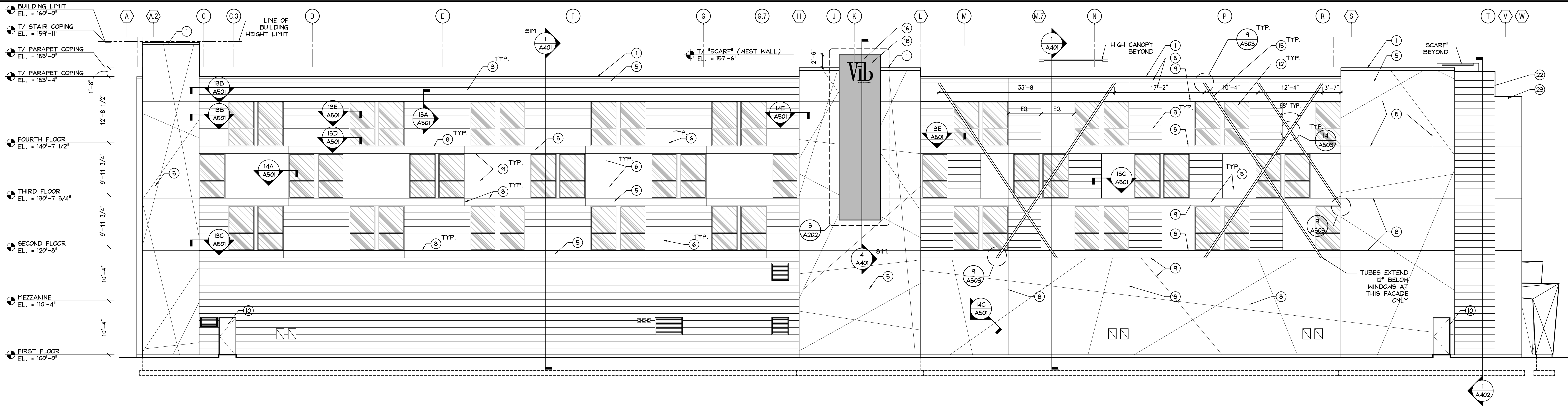
RENDERING - VIEW FROM EUCLID - ADR-II
ARLINGTON DOWNS RESIDENTIAL BUILDING II
3400 STONEGATE BLVD.

05/02/2018 Project #: 16093

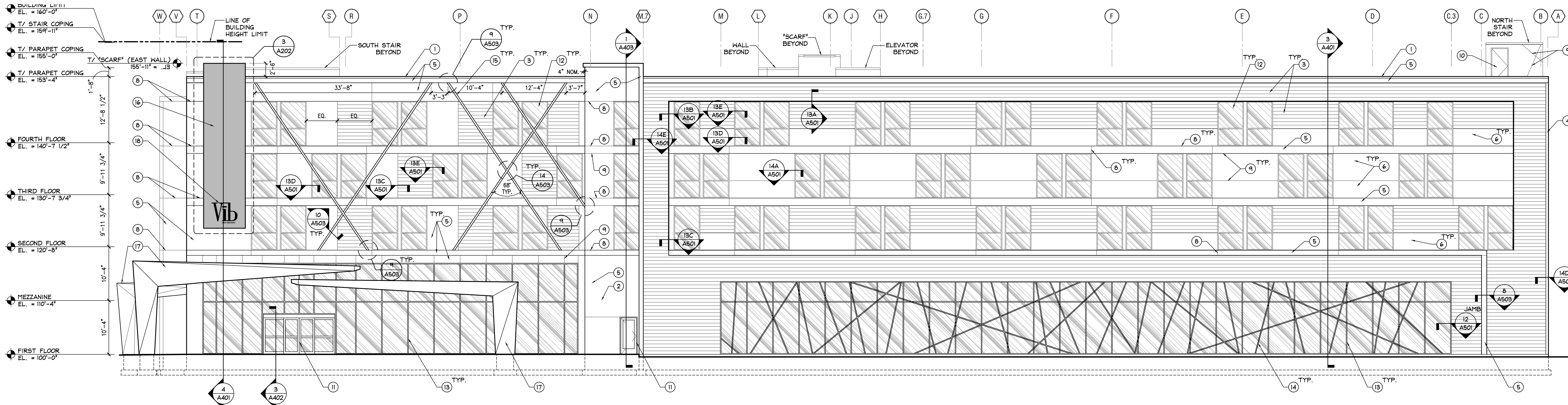
A302







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



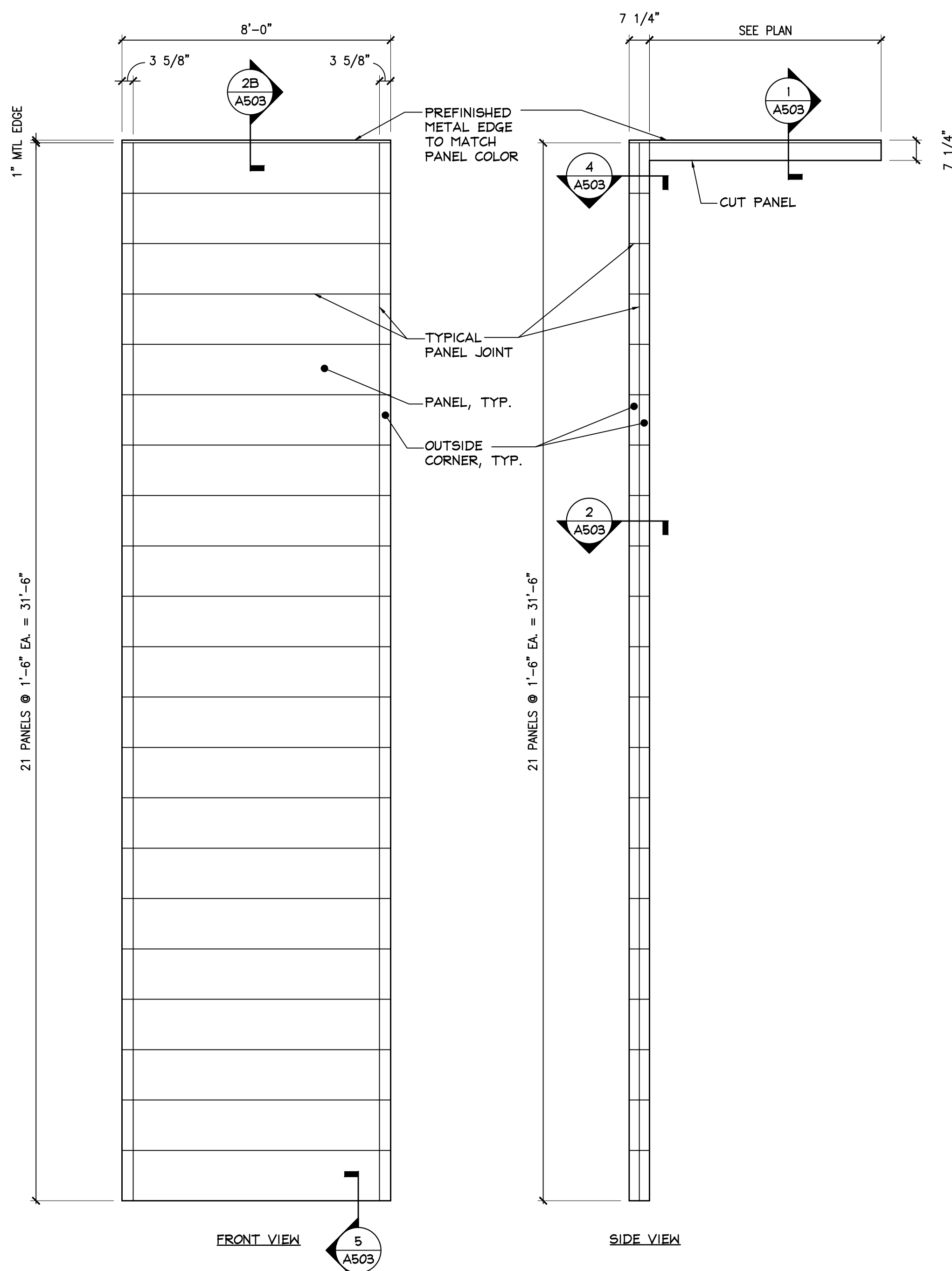
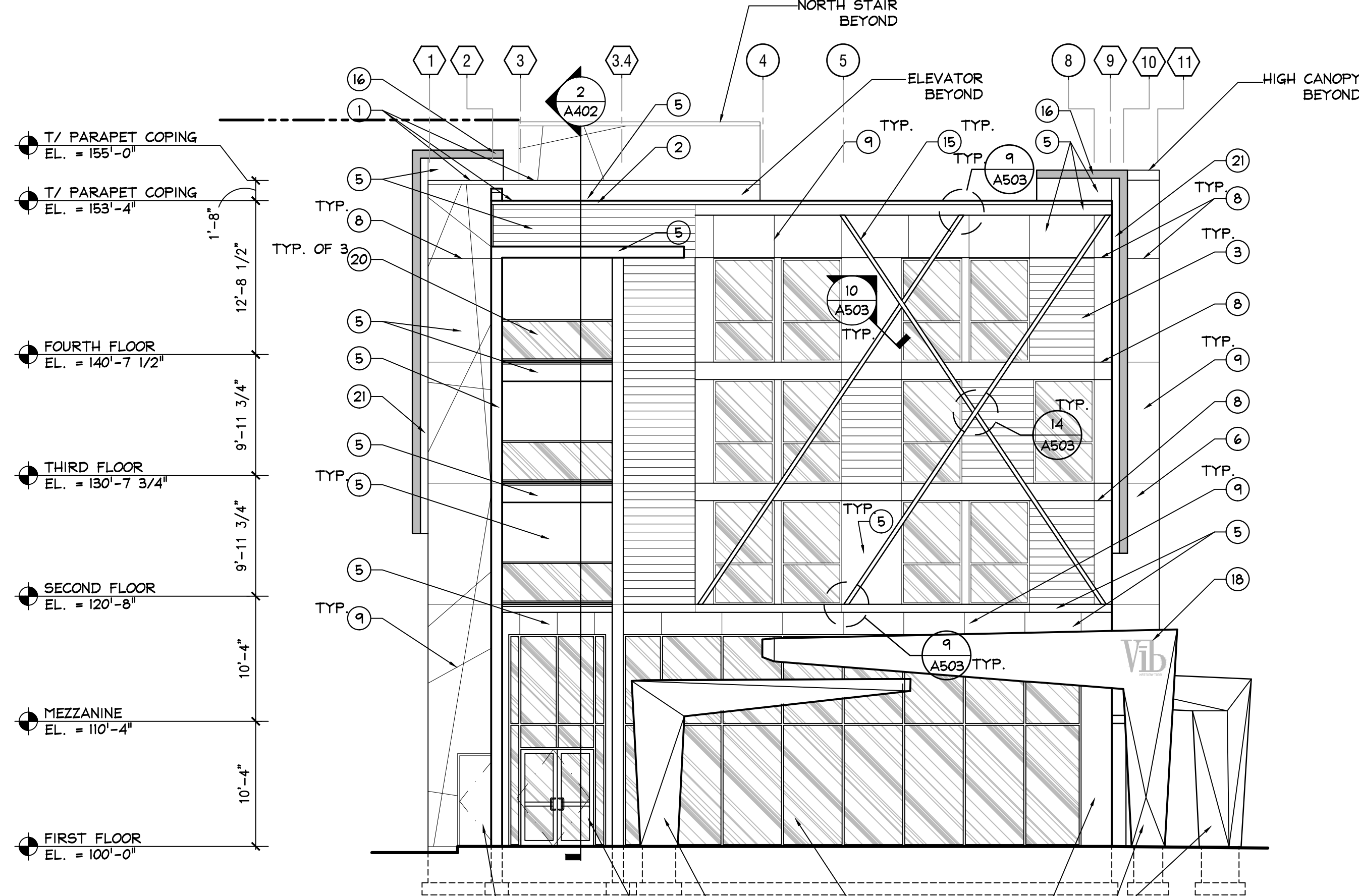
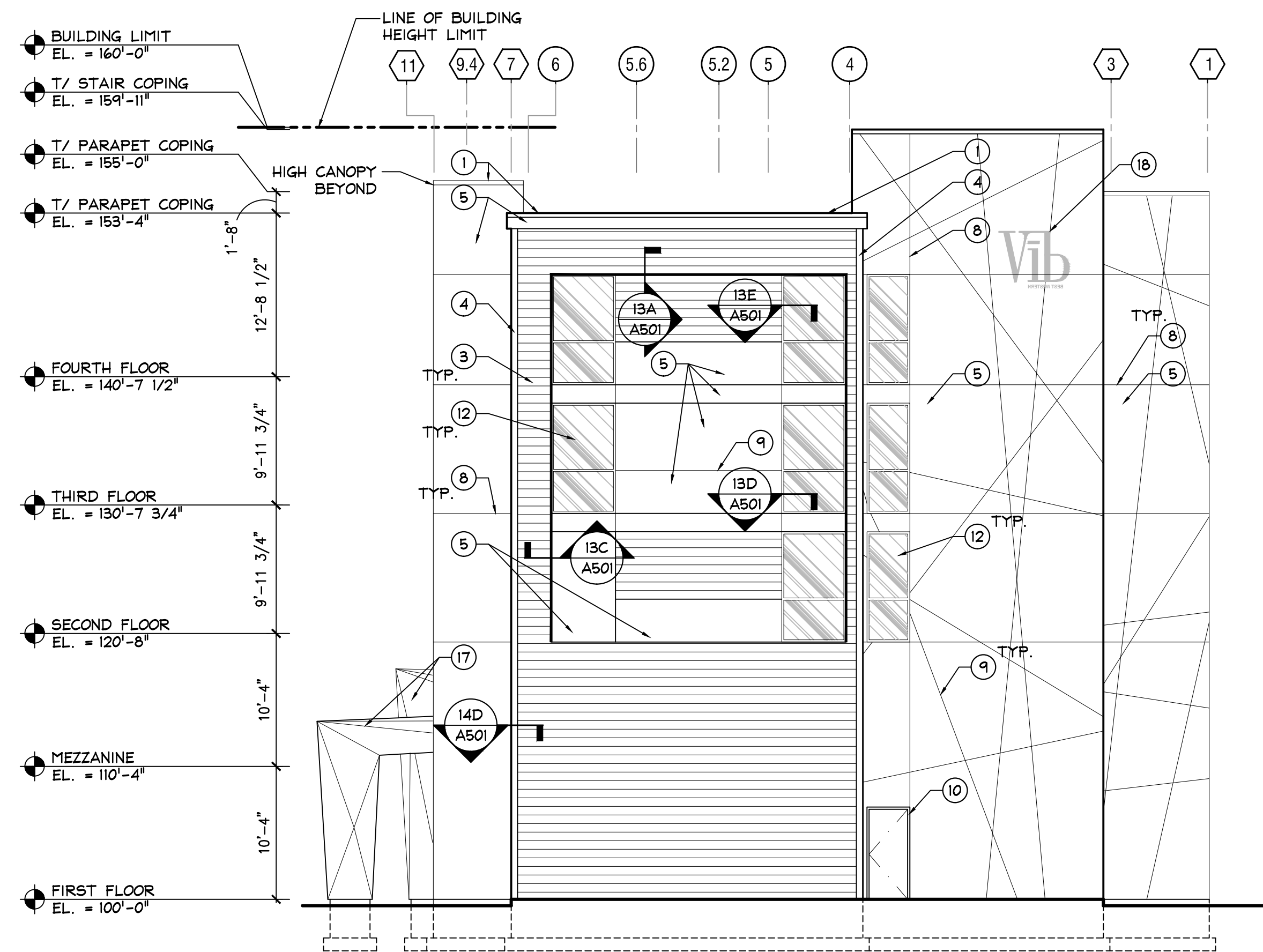
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
1	METAL COPING	PETERSON ALUMINUM	PAC-CONTINUOUS CLEAT	---	---
2	METAL ROOF EDGE	PETERSON ALUMINUM	---	---	---
3	8" LAP SIDING (COLOR 1)	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
4	6" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
5	EIFS-1*	DRYVIT	---	PPG PAINTS: ASH PPG1076-2	MEDIUM SAND TEXTURE
6	EIFS-2*	DRYVIT	---	PPG PAINTS: STONE'S THROW PPG1008-7	MEDIUM SAND TEXTURE
7	NOT USED	---	---	---	---
8	CONTROL JOINT (EIFS)	DRYVIT	---	(MATCH WALL)	SEE DETAIL 12/A502
9	REVEAL (EIFS)	DRYVIT	---	BENJAMINE MOORE	SEE DETAIL 14C/A501
10	HOLLOW METAL DOOR/FRAME	---	---	(MATCH WALL)	---
11	ALUM. DOOR/FRAME	KAWNEER	---	---	---
12	ALUM. STOREFRONT	KAWNEER	TRIFAB 451T CENTER SET-OUTSIDE 1" GLAZING	(ALUM: CLEAR ANOD.) (GLASS: CLEAR)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
13	ALUM. CURTAINWALL	KAWNEER	1620 CURTAIN WALL 6" SYSTEM 1" GLAZING	(ALUM: CLEAR ANOD.) (GLASS: LIGHT GREY TINT)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
14	DECORATIVE ALUM. TUBE 2"	---	---	BRONZE	---
15	DECORATIVE ALUM. TUBE 4"	---	2" X 4" TUBE, 1/4" THK.	BRONZE	---
16	FIBER CEMENT PANELS	NICHIHA	ILLUMINATION SERIES	VIB RED	---

NOTE: EIFS AT HIGH IMPACT ZONES TO BE REINFORCED PER MFR RECOMMENDATIONS. A HIGH IMPACT ZONE IS AN 8'-0" RADIUS FROM THE DOOR FRAME AT GRADE TO A HEIGHT OF 6'-0", AND 6'-0" HIGH AT WALKS ABUTTED AGAINST EIFS.

MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
17	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	PLATINUM	ALUM. COATING TO BE SELF-CLEANING
18	VIB SIGN	---	---	---	---
19	NOT USED	---	---	---	---
20	GLASS GUARDRAIL	DURARAIL	COMPONENT GLASS	---	1/4" TEMPERED GLASS, SEE 11/A502
21	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	---	---
22	2" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
23	SPOUT	---	---	---	SEE DETAIL 1/A504
24	---	---	---	---	---
25	---	---	---	---	---
26	---	---	---	---	---
27	---	---	---	---	---
28	---	---	---	---	---
29	---	---	---	---	---
30	---	---	---	---	---
31	---	---	---	---	---
32	---	---	---	---	---

date	description
9/15/2017	ISSUED FOR PERMIT



MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
1	METAL COPING	PETERSON ALUMINUM	PAC-CONTINUOUS CLEAT	---	---
2	METAL ROOF EDGE	PETERSON ALUMINUM	---	---	---
3	8" LAP SIDING (COLOR 1)	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
4	6" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
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6	EIFS-2*	DRYVIT	---	PPG PAINTS: STONE'S THROW PPG1008-7	MEDIUM SAND TEXTURE
7	NOT USED	---	---	---	---
8	CONTROL JOINT (EIFS)	DRYVIT	---	(MATCH WALL)	SEE DETAIL 12/A502
9	REVEAL (EIFS)	DRYVIT	---	BENJAMINE MOORE	SEE DETAIL 14C/A501
10	HOLLOW METAL DOOR/FRAME	---	---	(MATCH WALL)	---
11	ALUM. DOOR/FRAME	KAWNEER	---	---	---
12	ALUM. STOREFRONT	KAWNEER	TRIFAB 45IT CENTER SET-OUTSIDE 1" GLAZING	(ALUM: CLEAR ANOD.) (GLASS: CLEAR)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
13	ALUM. CURTAINWALL	KAWNEER	1620 CURTAIN WALL 6" SYSTEM 1" GLAZING	(ALUM: CLEAR ANOD.) (GLASS: LIGHT GREY TINT)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
14	DECORATIVE ALUM. TUBE 2"	---	---	BRONZE	---
15	DECORATIVE ALUM. TUBE 4"	---	2" X 4" TUBE, 1/4" THK.	BRONZE	---
16	FIBER CEMENT PANELS	NICHHA	ILLUMINATION SERIES	VIB RED	---

*NOTE: EIFS AT HIGH IMPACT ZONES TO BE REINFORCED PER MFR RECOMMENDATIONS. A HIGH IMPACT ZONE IS AN 8'-0" RADIUS FROM THE DOOR FRAME AT GRADE TO A HEIGHT OF 6'-0", AND 6'-0" HIGH AT WALKS ABUTTED AGAINST EIFS.

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18	VIB SIGN	---	---	---	---
19	NOT USED	---	---	---	---
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23	SPOUT	---	---	---	SEE DETAIL 1/A504
24	---	---	---	---	---
25	---	---	---	---	---
26	---	---	---	---	---
27	---	---	---	---	---
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31	---	---	---	---	---
32	---	---	---	---	---

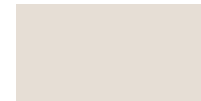


MATERIAL LIST

ARLINGTON DOWNS PLANNED DEVELOPMENT
ARLINGTON HEIGHTS, IL

EIFS Exterior Finish:

Manufacturer: Dryvit
Finish: Medium sand texture
Color #1: PPG paints - Ash (PPG1076-2)
Color #2: PPG paints - Stone's Throw (PPG1008-7)



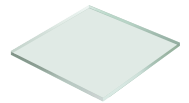
Ash



Stone's Throw

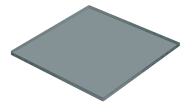
Curtain Wall:

Manufacturer: Kawneer
Material: Aluminum
Color: Clear anodized - clear glass



Storefront Windows:

Manufacturer: Kawneer
Material: Aluminum
Color: Clear anodized - light gray tinted glass



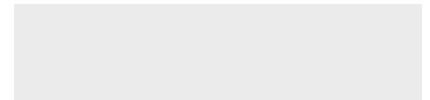
Decorative Alum. Tubes:

Model: 2" x 2", 1/4" thick & 2" x 4", 1/4" thick
Color: Bronze anodized



Metal Coping:

Manufacturer: Petersen Aluminum
Material: Stone White



Lap Siding/Corner Boards:

Manufacturer: Louisiana-Pacific
Model: LP Smartside
Color: Sierra



Fiber Cement Panels:

Manufacturer: Nichiha
Model: Illumination Series
Color: Vib Red





MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
1	METAL COPING	PETERSON ALUMINUM	PAC-CONTINUOUS CLEAT	STONE WHITE	---
2	METAL ROOF EDGE	PETERSON ALUMINUM	---	STONE WHITE	---
3	8" LAP SIDING (COLOR 1)	LOUISIANA-PACIFIC	LP SMARTSIDE	SIERRA	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
4	6" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	SIERRA	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
5	EIFS-1*	DRYVIT	---	PPG PAINTS: "ASH" PPG1076-2	MEDIUM SAND TEXTURE
6	EIFS-2*	DRYVIT	---	PPG PAINTS: "STONE'S THROW" PPG1008-7	MEDIUM SAND TEXTURE
7	NOT USED	---	---	---	---
8	CONTROL JOINT (EIFS)	DRYVIT	---	MATCH WALL	---
9	REVEAL (EIFS)	DRYVIT	---	MATCH WALL	---
10	HOLLOW METAL DOOR/FRAME	---	---	MATCH WALL	---
11	ALUM. DOOR/FRAME	KAWNEER	---	---	---
12	ALUM. STOREFRONT	KAWNEER	TRIFAB 451T CENTER SET-OUTSIDE 1" GLAZING	ALUM: CLEAR ANOD. GLASS: CLEAR	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
13	ALUM. CURTAINWALL	KAWNEER	1620 CURTAIN WALL 6" SYSTEM 1" GLAZING	ALUM: CLEAR ANOD. GLASS: LIGHT GREY TINT	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
14	DECORATIVE ALUM. TUBE 2"	---	2" x 2" TUBE, 1/4" THK.	BRONZE ANODIZED	---
15	DECORATIVE ALUM. TUBE 4"	---	2" X 4" TUBE, 1/4" THK.	BRONZE ANODIZED	---
16	FIBER CEMENT PANELS	NICHIHA	ILLUMINATION SERIES	VIB RED	---
17	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	PLATINUM	ALUM. COATING TO BE SELF-CLEANING
18	VIB SIGN	PANTONE	---	RED #179C	VIB BRAND STANDARDS
		PANTONE	---	ORANGE #021C	
		PANTONE	---	SANDSTONE 7536C	
	VIB SIGN - SUPPORT ACCENT	PANTONE	---	AQUA BLUE #7713C	
		PANTONE	---	PITCH BLACK #BLACKC	
19	NOT USED	---	---	---	---
20	GLASS GUARDRAIL	DURARAIL	COMPONENT GLASS	---	1/4" TEMPERED GLASS
21	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	STONE WHITE	---
22	2" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	SIERRA	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
23	SPOUT	---	---	---	SEE DETAIL 1/A504
					DATE: 05-14-2018

DATE: 05-14-2018

ARLINGTON DOWNS PLANNED DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

APPROVED Vīb® LOGO COLORS

Here are the allowed color combinations. Refer to each individual section for the standards on how to produce each item.

1. The Vīb Logo may only be reproduced in the following primary colors:

A. Vīb Red (Pantone® 179c), Vīb Orange (Pantone® 021c), Vīb Sandstone (Pantone® 7536c). See to the right for CMYK builds.

B. Approved supporting colors serve as a accent color only and cannot be used in a primary look - Vīb Aqua Blue (Pantone® 7713c), Pitch Black (Pantone® Blackc).



BRAND COLORS

c	4		Vīb Red Pantone® 179c
m	91		
y	91		
k	0		
c	0		Vīb Orange Pantone® 021c
m	83		
y	100		
k	0		
c	38		Vīb Sandstone Pantone® 7536c
m	34		
y	51		
k	3		

Google Maps 3400 West Stonegate Boulevard
view of property from West Stonegate Blvd

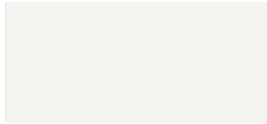


Image capture: Jul 2017 © 2018 Google

Arlington Heights, Illinois

Google, Inc.

Street View - Jul 2017



Google Maps 3400 West Stonegate Boulevard
view of One Arlington and FRC

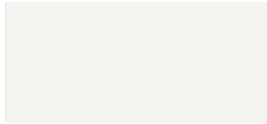


Image capture: Jul 2017 © 2018 Google

Arlington Heights, Illinois

Google, Inc.

Street View - Jul 2017





3400 West Stonegate Boulevard
view of One Arlington from West Stonegate Blvd

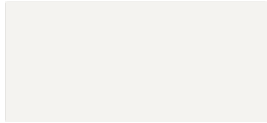


Image capture: Jul 2017 © 2018 Google

Arlington Heights, Illinois

Google, Inc.

Street View - Jul 2017





3400 West Stonegate Boulevard

view of property to the north of Vib property



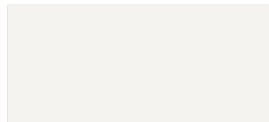
Image capture: Jul 2017 © 2018 Google

Arlington Heights, Illinois



Google, Inc.

Street View - Jul 2017



Google Maps Rohlwing Rd
view of Vib property from Rohlwing Rd

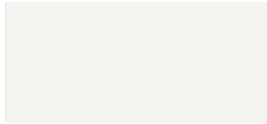


Image capture: Jul 2017 © 2018 Google

Arlington Heights, Illinois

Google, Inc.

Street View - Jul 2017



Google Maps 1829 Rohlwing Rd
view of properties on west side of Rohlwing Rd

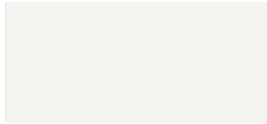


Image capture: Jul 2017 © 2018 Google

Arlington Heights, Illinois

Google, Inc.

Street View - Jul 2017





Rohlwing Rd
view of properties on west side of Rohlwing Rd

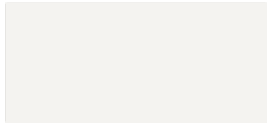


Image capture: Jul 2017 © 2018 Google

Arlington Heights, Illinois

Google, Inc.

Street View - Jul 2017





Rohlwing Rd

view of property from intersection of Rohlwing Rd and Euclid Ave



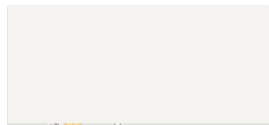
Image capture: Sep 2012 © 2018 Google

Arlington Heights, Illinois



Google, Inc.

Street View - Sep 2012





Euclid Ave
view of property from Euclid Ave

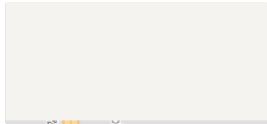


Image capture: Aug 2012 © 2018 Google

Arlington Heights, Illinois

Google, Inc.

Street View - Aug 2012

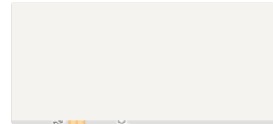


Google Maps Rohlwing Rd
view of property on south side of Euclid Ave



Image capture: Sep 2012 © 2018 Google

Arlington Heights, Illinois
Google, Inc.
Street View - Sep 2012





MEMORANDUM

Date: May 14, 2018

To: Steve Hautzinger, Design Planner
Village of Arlington Heights

Cc: David Trandel/Springbank Capital Advisors
Chris George/Tartan Realty Group

From: Dave Gillespie

RE: Sustainability
VIB HOTEL
Arlington Downs Planned Development
Euclid Avenue and Rohlwing Road
Arlington Heights, Illinois

This memo is to outline the energy efficient elements and features included in the design of the above referenced project. *Gillespie Design Group* is committed to architectural design that is environmentally friendly: that is, buildings that make a positive impact on the health and well-being of its occupants and lessen the negative impact construction has upon the environment.

The goal of environmentally friendly design, of course, is not only to make a positive impact on the public health and the environment, but also to reduce operating expenses, enhance marketability, increase occupant productivity, and further our goal of creating a sustainable community.

In every project, there are fundamental and practical elements that can be incorporated to make a building more environmentally conscious. We routinely make these elements part of our design as appropriate to the use and construction of the building.

With rapidly changing technologies and implementation of building products, along with the continual development of energy related codes, a building designed to comply with the 2015 Illinois Energy Conservation Code/International Energy Conservation Code (IECC), as this was, represents a very environmentally conscious building. The following include some of the features in the building design.

1. Building Envelope Design

Walls – the walls have a combination of continuous insulation, represented by 1-1/2" thick of exterior insulation finish system (EIFS) as well as batt insulation. Together, along with the rest of the wall assembly, the exterior walls have a thermal resistance in excess of R-25.

Roof – the roof is a white TPO roof membrane to minimize the effect of heat islands. The roof includes R-30 of insulation.

2. Electrical Design

The fixtures are LED except for a few decorative fixtures. Lighting is governed by automated lighting controls, utilizing occupancy sensors throughout the interior and photocell for exterior lighting fixtures.

3. Mechanical Design

The bulk of the mechanical system is driven by a VRF system, which exceeds the energy code requirements. The common spaces also have economizers utilizing outside air when available for cooling loads.

4. Plumbing Design

The plumbing fixtures are low water usage fixtures.

5. Other Sustainable Features

The site offers electric car charging stations and bike racks.

Please note that the ComCheck report for this building exceeds the 2015 IECC standards by 24%. Contact us if you have questions or require further information. We look forward to meeting with the Design Commission on May 22 to discuss this exciting project.