



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 10, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 4/26/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-038 - 421 N. Gibbons Ave. - SF/New
- B. DC#16-040 - 509 N. Gibbons Ave. - SF/New
- C. DC#16-048 - 1113 N. Princeton Ave. - SF/Teardown
- D. DC#16-045 - Greenbrier Condominiums - 2423 N. Kennicott Dr. - Sign Variation

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 - 4/26/16

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 4/26/16 DRAFT

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 26, 2016**

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
Jonathan Kubow

Members Absent: Alan Bombick
John Fitzgerald

Also Present: Tom Abatemarco, Prestigious Home Builders for *1534 N. Walnut Ave.*
Paul Rogner, Par Craft Ltd. for *1126 N. Dryden Ave.*
Sarah & Tom Galla, Owners of *1126 N. Dryden Ave.*
Jereme Smith, Architect for *1515 N. Wilke Rd.*
Barbara Marlas, Founder of *Kensington School*
Charles Marlas for *Kensington School*
John Hague, Hague Architecture for *Kensington School*
Jim Kapustiak, Spaceco Inc. for *Kensington School*
Steve Hautzinger, Staff Liaison

Chair Eckhardt informed the petitioners that a unanimous vote was required for any project to pass tonight, since only 3 of the 5 commissioners are here tonight.

REVIEW OF MEETING MINUTES FROM APRIL 12, 2016
ELECTRONIC SIGNS – POSITION STATEMENT & RECOMMENDATIONS FROM APRIL 12, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF APRIL 12, 2016 & ELECTRONIC SIGNS – POSITION STATEMENT & RECOMMENDATIONS FROM APRIL 12, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW**DC#16-034 – 1534 N. Walnut Ave.**

Tom Abbatemarco, representing *Prestigious Home Builders & Remodelers*, was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story home with an attached one car garage to allow construction of a new two story home with an attached, two car garage. The subject site complies with the R-3 zoning requirements. The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. It should be noted that the Design Commission has previously approved numerous similar scale teardowns in this neighborhood and this would be the third teardown on this block. Two written complaints have been received regarding this project. One complaint from the neighbor at 1532 N. Walnut to the south which is included in the packet, and one complaint from the neighbor to the north at 505 W. Maude which was handed out to the Design Commissioners tonight.

Overall, the proposed design is consistent with 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 garage is somewhat prominent on the front of the home, but the front porch does extend out to align with the garage wall. The only suggested change to the design is to continue the stone base down the side of the garage. There is also an existing mature parkway tree in the location of the proposed driveway. This conflict needs to be corrected so that the parkway tree can remain, with a minimum 10 foot clearance maintained. Additionally, the Site Plan is incorrectly drawn with a 60 foot wide front property line, where the actual width is 68 feet.

Staff recommends approval of the proposed design, with the conditions that the driveway conflict and parkway tree be resolved so that the parkway tree can remain; and the site plan be corrected to show the correct lot width; and a recommendation to continue the stone base down the side wall of the garage.

Mr. Abbatemarco said that they were willing to replace the existing parkway if necessary in order to avoid flipping the driveway from right to left. **Mr. Hautzinger** replied that the existing tree is a large, mature tree and Staff encouraged the petitioner to adjust the location of the new driveway to avoid the existing tree, or flipping the home. He reiterated that removing the parkway tree is discouraged, especially when it is a healthy mature tree. **Mr. Abbatemarco** also stated that not continuing the stone on the right side elevation was done to accommodate the homeowner's budget, although he previously built this same home elsewhere with the stone.

Commissioner Kubow felt that architecturally, the home was well designed. He did not see the need to continue the stone on the right side elevation since there was already some fenestration on the elevation; however, he agreed with Staff's recommendation about the parkway tree. He felt it would be a significant and dramatic change to the street if the existing mature tree was removed and replaced with a smaller tree. He strongly encouraged the petitioner to find a creative way to work the driveway around the existing parkway tree so it could remain.

Commissioner Fasolo felt that overall the home was nicely designed. He agreed with the suggestion to continue the stone base down the side of the garage elevation, and he preferred to see the existing parkway tree preserved, especially because of the many trees that the Village is losing due to disease. He asked if the house could be flipped to avoid the tree. **Mr. Abbatemarco** said that flipping the house would be the cleanest and simplest solution, but he explained that the homeowners prefer to locate the driveway on the right (north) side of the home because of the existing side yard setback of the adjacent property to the right, and he was unsure how they would feel about

relocating the driveway to the other side. He also clarified that he would replace the parkway tree with an equal quantity of caliper, if the Village allowed him too. **Mr. Hautzinger** reiterated that he does not see this tree being removed because it is a large mature tree that is irreplaceable. However, the Village Forester can take a look at it to verify that it is healthy. **Chairman Eckhardt** stated that there would be a cost savings for the homeowners to use the existing driveway apron in the existing location. **Commissioner Fasolo** reiterated that he wanted to see the parkway tree remain and questioned if this could be a requirement. Staff suggested making it a recommendation to allow Staff the flexibility to work with the Village Forester on the matter, in case the tree is unhealthy in some way, but understanding that the commissioners support keeping the tree. **Mr. Abbatemarco** stated that this may be a non-issue if the homeowners are willing to flip the house on the site, but he wanted to avoid having to return before the Design Commission regarding this matter because he was concerned about his construction timeline.

Chair Eckhardt agreed with the suggestions made by Staff. He did not want to make it a requirement to continue the stone base down the side wall of the garage, and he encouraged the petitioner to add landscaping on the garage elevation. He suggested a motion stating the commissioners' position about saving the parkway tree, while allowing Staff to work with the petitioner to resolve the matter, but that the petitioner would have to return to the Design Commission if it cannot be resolved. He encouraged the petitioner to follow through with the Village forester inspection.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1534 N. WALNUT AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 3/11/16 AND RECEIVED ON 3/23/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A RECOMMENDATION TO EITHER CONTINUE THE STONE BASE ON THE RIGHT SIDE ELEVATION OR ADD LANDSCAPING.**
2. **A RECOMMENDATION TO WORK CLOSELY WITH STAFF TO RETAIN THE EXISTING PARKWAY TREE, AS THE COMMISSIONERS SUPPORT FLIPPING THE HOME AND RELOCATING THE DRIVEWAY TO THE OTHER SIDE SO IT DOES NOT AFFECT THE EXISTING PARKWAY TREE.**
3. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.**
4. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

Chair Eckhardt asked that the petitioner make every effort possible to meet with the adjacent neighbors to discuss concerns about noise during construction of the new home.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEW**DC#16-035 – 1126 N. Dryden Ave.**

Sarah & Tom Galla, the homeowners, and **Paul Rogner**, representing *Par Craft Ltd.*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing single story home with a new second floor addition. The existing detached garage will remain. The subject site is zoned R-3 and complies with the zoning requirements. The existing block consists of one story and one and a half story homes. The proposed second floor addition will be the first second floor addition on the block. The proposed design is thoughtfully done to maintain the single story roof line across the front of the home with dormers facing the front, which helps the massing of the design to fit in to the context of the neighborhood. However, the right side elevation has a somewhat top heavy appearance above the original roof line. To break up the height of the side walls, a different siding treatment in the gable ends above the second floor ceiling line should be considered, or possibly hiping the sides of the roof. Staff recommends the Design Commission evaluate the proposed design for the context of the neighborhood.

Mr. Rogner said that he had early discussions with the homeowners knowing that this would be the first home on the block to add a second-floor addition. A number of strategies were incorporated into the design to attempt to reduce the size of the second-floor and the impact from the street. These strategies include: taking as much of the second-floor mass and pushing it towards the back; continuing the first-floor fascia line to help break up the distinction between the first and the second-floor; reducing the scale of the front with the use of the 3 different gables; and making all exterior walls 7 or 7-1/2' in height versus a full 8'. After receiving Staff comments, the design was revised to show the side gables altered to break up the siding materials and incorporate a trim line across with a different material in the upper section of the gables to further break up the mass.

Commissioner Fasolo felt the proposed addition fit in well with the existing home, and the revised design presented tonight was an improvement on the original design. He felt the roof pitch was very steep, although he understood that clearance was the reason for it, and he questioned whether the existing portico roof over the entry could be brought up to match the new, steeper roof, which would help it blend in better. He was still undecided about the triple stepped back gable design being proposed for the addition, which he has never seen and did not exist anywhere on the block. He preferred the gables to be one mass, which would increase the square footage in the walk-in closet and bathroom.

Mr. Rogner replied that the triple stepped back gable design was an attempt to reduce the scale of the second-floor addition or the perceived scale from the street, as well as a matter of costs associated with square footage on a tight budget. **Commissioner Fasolo** felt that stepping back the gables brought more attention to the second-floor than one mass would, although he liked the triple columns at the front entry that relate to the triple gable.

Commissioner Kubow really liked the proposed addition which has some quirky design elements to it. He said that a second-floor addition could be tricky, especially when trying to minimize impact on neighbors. He was fine with the original design submitted and felt that adding shake siding in the gables was unnecessary. He felt the petitioner did a great job minimizing the impact of the addition and he was fine with the design as proposed.

Chair Eckhardt agreed with the comments made by Commissioner Kubow. He liked the original design proposed and he liked the triple gables that step back with a nice rhythm. He supported the design as proposed.

Commissioner Kubow said that he appreciated the 3-D renderings, especially for a home like this; it helps tell the story much better than 2-D drawings, which he could not encourage it enough. **Chair Eckhardt** agreed.

Sarah Galla said that they have lived here for 7 years and have 3 daughters. They have grown with their home which is now becoming too small, and they love their neighborhood and their neighbors and do not want to move.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING HOME LOCATED AT 1126 N. DRYDEN AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 3/16/16 AND RECEIVED 3/25/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A RECOMMENDATION TO ADD A DIFFERENT SIDING MATERIAL IN THE GABLE ENDS ABOVE THE SECOND-FLOOR CEILING, OR HIP THE SIDES OF THE ROOF TO BREAK UP THE HEIGHT OF THE SIDE WALLS.**
- 2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.**
- 3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

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

ITEM 3. SINGLE-FAMILY ADDITION REVIEW**DC#16-036 – 1515 N. Wilke Rd.**

Jereme Smith, the architect, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing one and a half story home with a new full second floor addition. The existing detached garage will remain. The project complies with the R-E zoning requirements. The existing neighborhood consists of primarily single story homes with two story townhomes across the street. The proposed second floor addition will be the first two story home amongst the adjacent single story homes, and the proposed design has some unique design features that are not in the same character as the adjacent houses. However, the proposed addition is modest in scale and the overall height increase is minor. The house is located on a very large lot and is setback over 110 feet from the road. There is a large amount of space and substantial landscaping between the neighboring homes. A unique design such as this can stand on its own in this location. Staff recommends approval as submitted.

Mr. Smith said that the homeowners were unable to attend tonight's meeting. They are a growing family with 2 young children and have already moved once from their home in Arlington Heights and want to remain in town. They are proposing a slightly unique design with the up-to-date farmhouse aesthetic being shown. The homeowners spoke with 5 of the surrounding neighbors, and letters of support were presented from two of the neighbors, one to the south and one to the east. **Mr. Smith** also pointed out that Chicago Avenue located behind the subject home, consists of a number of new homes and additions, resulting in an eclectic mix of home styles. He reiterated that this is a long lot that helps the addition sit back from the street, with mature trees and shrubs on both sides of the lot. They feel the proposed design is a vast improvement to the existing home and the neighborhood.

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

Commissioner Kubow liked the proposed addition, which was cool and quirky. He questioned the 2 thicknesses of fascia being proposed on the south elevation, and the angled soffits, which he felt looked odd. He had no other comments.

Commissioner Fasolo liked the proposed addition and felt that the varying sizes of fascia added to the quirkiness of the addition. He also liked the opposing roof angles. He commented that although he liked the large soffits and overhangs, they are typically located over a window to provide shade. He was in support of the design as submitted.

Chair Eckhardt asked if landscaping was being considered to the left of the deck and **Mr. Smith** replied that the homeowners intend on adding evergreen shrubs and flowers in this area. **Chair Eckhardt** liked the proposed design and felt it was very creative. **Commissioner Kubow** commended the petitioner on a well done floor plan.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING HOME LOCATED AT 1515 N. WILKE ROAD. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 3/25/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A RECOMMENDATION TO PROVIDE MORE LANDSCAPING ALONG THE BASE OF THE HOME ON THE FRONT ELEVATION.**
2. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER**

REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

3. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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

ITEM 4. COMMERCIAL REVIEW

DC#16-031 – Kensington School – 840 E. Kensington Rd.

Barbara Marlas & Charles Marlas, founder and owners of *Kensington School*, **John Hague**, representing *Hague Architecture*, and the **Jim Kapustiak**, representing *Spaceco Inc.*, were present on behalf of the project.

Barbara Marlas said that their first school opened in 1969 in LaGrange and has since grown to 10 schools. Through that time a great deal of thought has occurred that has evolved the architecture of their schools, as well as their concerns about the young families and children that they have devoted their lives to. There are now 2000 children in their care, which is a far cry from 46 years ago; this is a mission that they are very proud of and detail is very important to them. She is appealing to the commission tonight to reconsider their commitment to make the approved PUD for the site resemble each other from left to right. She hoped that the struggles they have had through the years to evolve the architecture into 11-foot ceilings allowing for very bright, sunny rooms, white trim and a cheerful Colonial style of architecture, are hopefully a transition to the lovely homes located north of the site. They have put so much into creating an ambience for young families' children's first school with a very bright, cheerful and welcoming environment. This will be the sixth school that is very similar to, if not almost identical in concept. This design has worked very well with large windows and room height that allow for brightness and cheerfulness. She felt that the proposed new school could be a well-respected transition for the site.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new 15,000 square foot, single-story preschool / children's day care center. The proposed development includes 54 on-grade parking spaces and a large fenced in playground area around the sides and rear of the building. The two acre site is currently vacant and it is located at the northwest corner of Kensington Road and Dryden Place within the Hickory Kensington Area. The property is zoned B-2, General Business District and is part of the existing Arlington Market Planned Unit Development. This proposal requires review by the Plan Commission and approval by the Village Board as a Special Use and for an amendment to the PUD. The amendment to the PUD is required because this proposed use and site plan are not consistent with the PUD approved for the site, which was approved for a commercial shopping center with cross access and shared parking, as well as a plaza / focal point and a pedestrian connection to the residential area to the north. **Mr. Hautzinger** referred to Exhibit A that was attached to the Staff report, which shows the approved PUD site plan and landscape plaza, as well as the pedestrian access easement / landscaped plaza detail.

Mr. Hautzinger said that the proposed building design has a traditional appearance and colonial style with red brick, black roof, white windows, white trim, and a white picket fence. This building style could fit beautifully in or adjacent to a traditional single family neighborhood; however, in this location, the proposed design looks out of place with the surrounding commercial context, and Staff has concerns that the proposed design does not fit in with the context and vision for this Hickory Kensington area. He referenced the Hickory Kensington Design Guidelines that were developed by Staff and approved by the Design Commission to be used as a tool to guide development within this area. The intent and purpose of the Design Guidelines is to establish the design standards for the overall Hickory/Kensington development, and to ensure a minimum standard of quality, character, and cohesiveness for the development of the area. For the commercial zones, the design guidelines state that the guiding requirement for the architectural style of new developments shall be to coordinate with and complement the existing context of the completed buildings.

Mr. Hautzinger explained that the proposed design is a prototype building that was not specifically designed for this site and did not fit in this location, and does not comply with the requirements of the Hickory Kensington Design Guidelines. Staff felt that the design should be revised to have a more modern aesthetic and material palette to complement the adjacent retail buildings. For a more cohesive development, it is recommended that the design be revised to better complement the existing multi-tenant retail building to the west, shown in Images 1 & 2 in the Staff report.

Staff offered the following options to consider when revising the design:

1. Change the asphalt shingle roof to a green standing seam metal roof to match the adjacent retail building.
2. Change the white trim and white windows to darker colors for a less colonial appearance and to better complement the adjacent retail building.
3. Continue the brick up into the gables.
4. Add fabric awnings above the windows.

Mr. Hautzinger also reviewed the key site features that included the following:

1. Landscaped Plaza. The original PUD included a landscaped pedestrian plaza that needs to be included in this proposal.
2. Dryden/Kensington Focal Feature. Staff recommended a single "Arlington Market" monument style sign for the corner of the site with tenant panels for Kensington school and the adjacent retail tenants.
3. Trash Dumpster Enclosure. The location of the enclosure is prominent, and alternate locations should be explored.
4. Fence. The proposed white picket fence is not in character in this location, and a black "wrought iron" style fence was encouraged. Additionally, it should be set back to allow landscaping along the fence.
5. Landscaping. Overall, the landscaping is minimal. Staff and the Plan Commission will review in detail.
6. Specialty Paving. Specialty paving is encouraged at the building entrance and in crosswalks.
7. Mechanical Unit Screening. The mansard roof screens all RTUs.

Staff recommends the Design Commission evaluate and require revisions to the proposed design, based on the recommendations in the Staff report.

Mr. Hague stated that this is a unique situation where there is such diversity between the approved PUD and the school building being presented tonight. They have worked hard to get the proposed design to where it is, as it represents the children, which is what they want presented both inside and out. They are open to having a discussion about the concerns that this is not a retail use, and hopefully come to a mutual agreement, or possibly make revisions to the design.

Commissioner Kubow said that he was torn about what to do; the last thing he wanted was to require the petitioner to make significant changes to a beautiful building. He understood and supported the need for schools; however, he felt the proposed design did not fit with the Comprehensive Plan for this area, which took a lot of time and effort by the Village to develop. Although he was open to discussions tonight, he felt the petitioner should work with Staff to incorporate some of the obvious guidelines in the Comprehensive Plan, none of which were being followed with the current design. He felt the proposed building was beautiful, and although it did not fit in at this location, he would like to think that more schools are needed, especially for an area where there are new single-family homes being built. He wanted the petitioner to work with Staff to come to a happy medium, and felt that the current design was pretty far off.

Commissioner Fasolo generally agreed with Commissioner Kubow that schools are great for the community and needed. He asked if the petitioner was aware of the Hickory/Kensington Design Guidelines when designing the new school. **Mr. Hague** replied that they were not aware of them and added that the project went before Plat & Sub last December with strong support from the members and encouragement for them to move forward with the design. **Commissioner Fasolo** felt the petitioner needed to take a step back and look at the Design Guidelines, after which they would see how the current design did not fit, although it did tie in with the residences to the north. He always envisioned a retail use or an extension of the adjacent residential for this site, although he was confident that they could work together to come up with a successful design.

Chair Eckhardt touched on the importance of having the pedestrian link from the north, which was part of the approved PUD, and how it was envisioned to connect and tie the two sites together. He questioned if an effort could

be made with some portion of site planning, without moving the building to the east, to create a pathway from the north to make this site appear as part of the entire development/neighborhood. He acknowledged that the building could probably not be pulled over as far as what was previously envisioned because a large piece of the site would be lost. **Mr. Hautzinger** added that it would probably require shifting the building a bit to the east to accommodate the previously approved pedestrian plaza. He also pointed out that there is an easement on the plat of survey for the plaza, and explained that if the petitioner is unable or unwilling to adjust the design to accommodate the plaza, then they will also be seeking an amendment to the plat to eliminate the easement through the Plan Commission process. Staff is encouraging the easement to remain.

Chair Eckhardt reiterated the interest in maintaining the character of the neighborhood with a connecting link, although he was not yet convinced that it had to be continued exactly as previously approved. He acknowledged that this school building will have a different circulation pattern than retail; therefore, it did not require a strong link like a retail element would want to have. He felt there should be some type of sympathetic offering to be a good neighbor, such as a slight shift of the building to create a walkway with plantings. He had no issues with the building design, which he felt was not a complete departure from the surrounding area, and he felt that a corporate identity was important for schools. He asked the petitioner to discuss what they think they can do and what they do not want to do in order to keep the project moving along.

Charles Marlas said that they feel this site is a great site for their school because it gives them an opportunity to serve as a transition between the residential development to the north, down to Mariano's, down to Walgreens, and along the side to Arlington Market. He pointed out that an obstacle on this site is the existing underground stormwater storage vault, which serves the entire PUD and the residential development to the north. In regards to the pergola to the north and the pedestrian connection, he explained that they want to maximize their outdoor playground spaces for the school which are extremely important for a safe, clean and happy environment for the children who spend a lot of time outdoors. Since the previous PUD and retail development are now changing to more of a mixed-use PUD with a child care center and retail, he hoped there could be a re-thinking of the pedestrian access into the residential neighborhood to the north because the school would not be as much of a pedestrian destination to the north. They did try to wrap the sidewalk around and connect the two sites to provide some pedestrian access; however, if pedestrian access is very important, then they would do their best to try and accommodate that by moving some things around, although this would entail them moving the building to the east and taking out some of the playground.

Chair Eckhardt felt the building could be moved a bit to the east and money saved with the underground piping, while not affecting the outdoor playground space. He suggested chamfering the northwest corner of the fenced yard to allow for a smaller pedestrian plaza connection with landscaping from the north, which would help open up the site.

Commissioner Kubow felt that a positive of this location was that it serves as a good transition from the residential to the north, the residential to the east, and the commercial to the south. He acknowledged that the site has been vacant a long time and quite an eyesore, and he felt that a school would be a positive for the community in many ways. That being said, he was still having a tough time with this traditional school design being located within an area that the Village deems more contemporary and modern, and how it would fit into that context. The way he felt today was that the petitioner should go back and work closely with Staff on all of the recommendations, study the Comprehensive Plan and try to find a happy medium of both. He felt the current design needed a significant amount of work to fit in with the Comprehensive Plan and the commissioners should see the project again. He wanted the school to be here and he wanted Staff to work closely with the petitioner to find a way to marry the proposed design with the Design Guidelines.

Commissioner Fasolo generally agreed with Commissioner Kubow, especially since the petitioner had not yet reviewed the Design Guidelines, and felt that the petitioner should at least review the guidelines and work with Staff. He asked if the petitioner was aware of the plaza connection that was approved as part of the PUD. **Ms. Marlas**

replied that there was discussion at the Plat & Sub meeting about whether to continue with the plaza connector, and whether it was really necessary because of the new use, so they have come in good faith tonight. The last report from Plat & Sub was favorable in terms of the building; therefore, they did not come here tonight prepared to change it, nor did they know that they should change. She asked the commissioners for guidelines on going forward, and added that she loved the white trim on the building and changing it to a dark color would contradict the image of Kensington School.

Mr. Marlas explained that their educational philosophy is synonymous with the look and feel of the building as proposed, which they have come to identify themselves with, and to deviate from this design too much with a green standing seam roof and/or raising the brick up into the gables as suggested by Staff, or appearing more like a commercial storefront building, would be detrimental to their image and their brand, as well as not as welcoming to the families of Arlington Heights who bring their children to the school. While he respects the Design Guidelines, he felt it would be unfortunate to try to have to work within those constraints. **Ms. Marlas** added that the over-arching positive of what this site would be to the community should also be kept in mind. She agreed with Staff's recommendation to change the white picket fence to a black metal fence. **Commissioner Kubow** said that if the project moves forward with the original building design, he felt it should include the white picket fence. **Mr. Marlas** pointed out that setting the building back approximately 100-feet from the street helps the barrier and transition from the adjacent residential properties, along with a heavy amount of landscaping being provided.

Chair Eckhardt reiterated that 2 commissioners were not here tonight and a vote had to be unanimous. He suggested the project be tabled tonight so the petitioner could review the Design Guidelines as well as consider the comments made by the commissioners about the site plan. He personally felt the current design was not too far off, and related more to the adjacent residential homes than Mariano's.

Commissioner Kubow asked Staff how they felt after hearing the petitioner's comments tonight. **Mr. Hautzinger** replied that it all goes back to the Hickory/Kensington Plan and the Design Guidelines for this area and that this site is intended to relate to the surrounding commercial properties, not the residences. **Chair Eckhardt** thought that the Hickory/Kensington Plan pertained more to the lumber yard and the buildings over there, rather than this interior site, which **Commissioner Kubow** felt was a good point. **Chair Eckhardt** felt that the petitioner's site was a transition site, which is why he wanted to see what the petitioner could come up with after reviewing the Design Guidelines to try to marry the two ideas.

Ms. Marlas said that she was a little stumped and did not know what to give on because the current whiteness of the building made it look very bright and cheerful. **Chair Eckhardt** replied that they were not necessarily telling her to give on anything; they just want them to review the Design Guidelines and determine if there is a way to compromise between the two. **Mr. Hautzinger** clarified that the Design Guidelines address the entire Hickory Kensington area, not just this particular site and PUD, and will state that the goal of the development of the remaining commercial zones is to complement what is there, fill in these least pieces in a cohesive manner, which Staff felt the current project did not do. Staff was not opposed to the idea of the school building; they are just trying to make it fit in better. He personally felt that a white picket fence would look strange in this location and that a black metal fence paired with a Colonial building, as well as pulling the fence in at least 5-feet and softening it with landscaping, would be an improvement. He reiterated that Staff felt strongly that the proposed building architecture should be adjusted to try to fit in better. He liked the direction of Chair Eckhardt's recommendation that the petitioner work with Staff to find a balance where the proposed design could be adjusted without completing changing the petitioner's philosophy on the design of the school and the function of the building. With regards to the pedestrian connection, **Mr. Hautzinger** explained that it is supposed to be a connection similar to a thoroughfare; not just a connection from the residential neighborhood to the school but beyond to the other commercial properties.

Chair Eckhardt commented that the petitioner should be prepared for comments from the Plan Commission about the pedestrian connection, and he encouraged the petitioner to obtain photos of the adjacent homes to the north to prove how the school design fits. He suggested that the petitioner return to the Design Commission before the Plan

Commission review. **Commissioner Kubow** disagreed and preferred to see the project come back after the Plan Commission review to hear their comments. **Chair Eckhardt** explained that he wanted to give positive direction to the petitioner on the building, prior to Plan Commission review. The petitioner stated their preference to return to the Design Commission prior to the Plan Commission review. **Mr. Hautzinger** added that typically the Design Commission review is completed before Plan Commission review.

A MOTION WASE MADE BY COMMISSIONER KUBOW TO CONTINUE THE REVIEW FOR THE PROPOSED KENSINGTON SCHOOL LOCATED AT 840 E. KENSINGTON ROAD (DC#16-031) TO A FUTURE DATE.

COMMISSIONER FASOLO SECONDED THE MOTION.

Mr. Hautzinger suggested the commissioners clarify the direction the petitioner should take and he referred to the categories in the Staff report which the commissioners could give general comments on. **Commissioner Kubow** felt there were varying opinions from the commissioners at this time; therefore, he reiterated his comments which were that he wanted to see the petitioner review the Design Guidelines and try to incorporate some of the overall design intent with Staff's input, and return to the Design Commission.

Commissioner Fasolo felt that some of the options contained in the Design Guidelines really did not pertain to this type of building, such as awnings, and he was unsure what more could be done to the design.

Chair Eckhardt said that the petitioner should strongly consider a wrought iron fence. An option would be to incorporate wood pilasters at the corners, which would be attractive with both modern and older architecture, especially because of the close proximity of the fence to the sidewalk. He was unsure about encouraging a change to a standing seam metal roof, and he would not discourage the petitioner to change the proposed mansard roof that he felt is appropriate for the building. He felt the design should be made to look like a traditional home in an urban environment. He also felt the petitioners should review the Design Guidelines to convince both the Design Commission and Plan Commission that they have done everything they can with the design of the new school. In terms of site planning, he felt that something could be done to create a connecting link from the north.

Commissioner Fasolo further stated that he was unsure about the best location for the trash enclosure, and that the currently proposed location might actually be the best. **Mr. Hautzinger** said that Staff suggested incorporating the trash storage area into the design of the building or attaching the enclosure to the building, and he pointed out that the dumpster enclosure is currently located in the front yard which would require a variation to allow an accessory structure in the front yard. **Chair Eckhardt** suggested locating it at the corner of the rear yard near the road. **Mr. Hautzinger** suggested the possibility of adding landscaping to screen the trash enclosure in the proposed location.

Commissioner Fasolo also felt that the landscape plaza should be looked at again; he felt it was more suitable for a retail development and he was unsure if it even made sense anymore. He also agreed with Staff's suggestion to set the fence back at least 5-feet from the north and east property lines and provide landscaping along the fence, and he felt the petitioner should review the sustainable features outlined in the Design Guidelines and propose some ideas for the site.

Ms. Marlas apologized for the fact that they were here tonight with a different use for a pre-existing plan for the site, and she realized the dichotomy of that. She hoped that they could be true to both concepts because it is so important that Kensington retain its identity, and she felt that the greater good was being served by what it could bring; they have a message to present of who they are and why they are. She added that the first Kensington School in 1969 derived its name from Kensington Street.

Mr. Hautzinger referred to Staff's suggestion that the petitioner incorporate a design feature/sign at the corner of Kensington & Dryden for the overall site. He reiterated that a sign envisioned for this development would be a single "Arlington market" sign that would include Kensington School and the other retail tenants in a nice design to complement Mariano's sign across the street. **Mr. Marlas** replied that he envisioned that corner to have signage just for the school and he did not want to be on a multi-tenant sign with the retail tenants. **Chair Eckhardt** agreed and felt the school should have their own sign because they are a different use than the retail tenants, and the retail building should have a separate sign. **Mr. Hautzinger** clarified that the approved PUD included one ground sign at the entrance to the development; however, Staff is suggesting one multi-tenant ground sign at the corner of Kensington & Dryden instead. **Chair Eckhardt** and **Commissioner Fasolo** felt this was not appropriate. **Mr. Hautzinger** replied that having two signs along Kensington would require an amendment to the PUD, and the petitioner needs to be clear on what their signage intentions are.

Mr. Marlas said that they have been working with Staff on the shared parking concept. They initially were hoping to have their own dedicated parking, and Staff suggested having a parking study done which they did. The study showed that the retail development to the west currently has more than enough parking and that their parking would be more than enough; however, they are still being put in a situation of shared parking. **Ms. Marlas** added that they are so happy to be here and think that the school will become an institution in the Village; however, they strive for self-contained properties because of the safety of the children and prefer to not share parking. She questioned the value of retaining the PUD idea of shared parking when they hope that other people don't go on the site. **Mr. Hautzinger** encouraged the petitioner to develop their signage plans to clearly show where they are proposed to be located, how many there are, and the design being proposed, as well as to provide exhibits of the proposed signage with landscaping as well.

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

ITEM 5. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO
ADJOURN THE MEETING AT 8:15 P.M.

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



Item: DC#16-038 - 421 N. Gibbons Ave. - SF/New

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission require revisions and approve the proposed new single-family residence to be located at 407 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 4/4/16, and the following:

1. Continue the stone base around all sides of the home, or at least down the side wall of the garage on the right and partially down the left side wall.
2. The bracketed board and batten gable detail on the front elevation should be added to both side elevations.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 421 N. Gibbons Ave.
Project Address: 421 N. Gibbons Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 3, 2016

PETITION INFORMATION:

DC Number: 16-038
Petitioner Name: Tony Van Dijk
Petitioner Address: DRH Cambridge Homes
800 S. Milwaukee Avenue, Suite 250
Libertyville, IL 60048
Meeting Date: May 10, 2016

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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to build three new houses at the 1st United Methodist Church Subdivision which has a total of eight single family lots. Six of the lots face Gibbons Avenue, and the remaining two lots face Euclid Avenue. The new houses are proposed for 421, 503, & 509 N. Gibbons Avenue. At this time, one new home in this subdivision is completed at the southernmost lot, 401 N. Gibbons, and another new house is currently under construction at 407 N. Gibbons. There is one remaining lot in the center of the block at 415 N. Gibbons for which a new home has not yet been proposed.

Staff reviewed the three house designs submitted by the petitioner for compliance with the Village's monotony code requirement which states,

Chapter 28, Section 6.4. *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.*

It was concluded that the proposed designs for 421 N. Gibbons and 509 N. Gibbons are acceptably different from each other, but the design submitted for 503 N. Gibbons had the exact same floor plan as 421 N. Gibbons, and therefore did not comply with code. Staff is currently waiting for a new design to be submitted for 503 N. Gibbons that has a substantially different floor plan, elevations, and exterior appearance from the other two homes. In the meantime, we are proceeding with the review of 421 & 509 N. Gibbons.

For 421 N. Gibbons, the petitioner is proposing to build a new two story residence with a three car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,000 square feet and the proposed residence will have 3,661 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 25.5 feet Side: 15.8 feet Side: 15.8 feet Rear: 42.2 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	4,438 SF	3,689 SF
Building Lot Coverage	3,500 SF	2,360 SF
Impervious Surface Coverage Total	5,000 SF	3,293 SF

This project is appearing before the Design Commission as a requirement of the subdivision approval, and to evaluate the proposed architectural design with the context of the neighborhood. The existing neighborhood on the west side of Gibbons Avenue is primarily split level homes with detached garages built in the late 1950's, but the six new single family lots along Gibbons Avenue are expected to be developed with larger two story homes that will create a cohesive appearance on the east side of the street.

The overall style and character of the proposed home will fit in well with the two previously approved homes on the south end of the subdivision. The front elevation is nicely designed and the third car garage is slightly recessed for an overall nice elevation facing Gibbons. However, the side elevations are large and flat, and lacking detail. The following revisions are recommended to improve the design:

1. The stone base should be continued around all sides of the home, or at least down the side wall of the garage on the right and partially down the left side wall.
2. The bracketed board and batten gable detail on the front elevation should be added to both side elevations.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and approve the proposed new single-family residence to be located at 421 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 4/4/16, and the following:

1. Continue the stone base around all sides of the home, or at least down the side wall of the garage on the right and partially down the left side wall.
2. The bracketed board and batten gable detail on the front elevation should be added to both side elevations.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

May 3, 2016

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

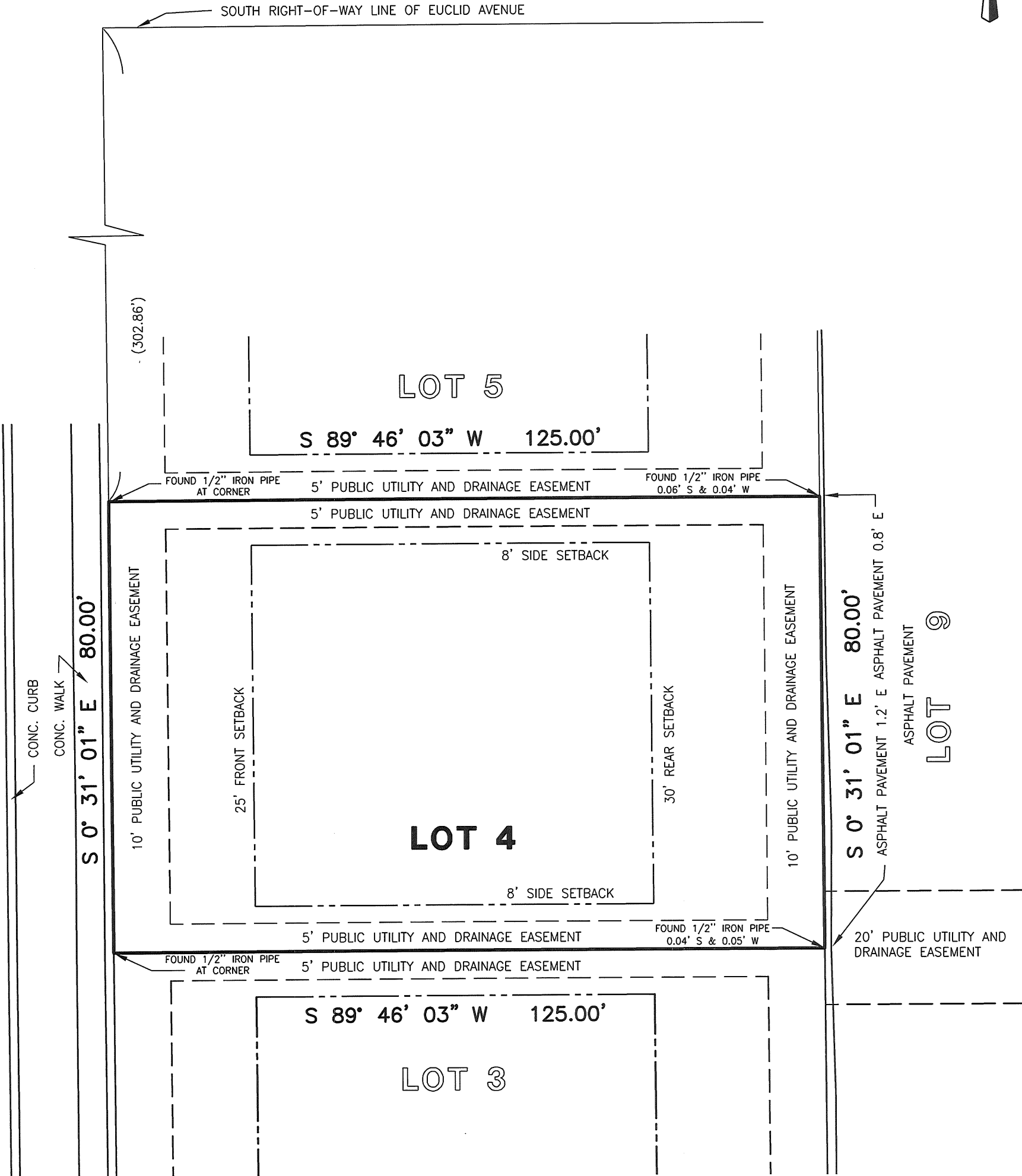
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-038

PLAT OF SURVEY

LOT 4 IN 1ST. UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GIBBONS AVENUE
ASPHALT PAVEMENT



AREA

10,000 Sq. Ft. OR 0.23 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 03-11-16

GENERAL NOTES:

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

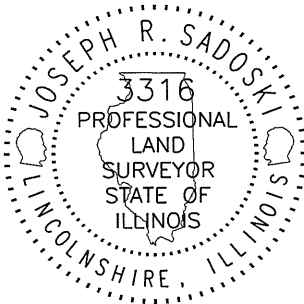
STATE OF ILLINOIS }
COUNTY OF LAKE } SS

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

DATED THIS 22ND DAY OF MARCH, A.D., 2016.

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

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



XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY

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

SCALE:	1"=20'
DRAWING No.	62048
SHEET	1 OF 1

421 N. GIBBONS AVENUE - ARLINGTON HTS., ILLINOIS

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 4 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO. 0933445067, IN COOK COUNTY, ILLINOIS

PROJECT LOCATION

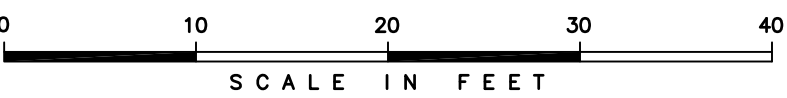
LOCATION MAP

SOURCE BENCHMARK:
"GIBBONS 6A" GPS MONUMENT
LOCATED AT THE SOUTHEAST CORNER
OF GIBBONS AVE. AND MINER STREET
ELEVATION=671.29 NAVD88

LEGEND

- 104- CONTOUR
- 105.08 X SPOT ELEVATION
- 10" DECIDUOUS TREE W/DIA.
- 12" CONIFEROUS TREE W/DIA.
- MANHOLE SANITARY
- MANHOLE STORM
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- SAW SEWER
- STORM SEWER
- WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- DOWNSPOUT

Drawing File: J:\02048\424\Final\Drawn\02048 - SITE PLAN.dwg Plot Date: 03/29/16 - 3:28pm



SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: DATE: 03-29-16
CHECKED BY: DATE: 03-29-16
APPROVED BY: DATE: 03-29-16



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E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 62048
SHEET 1 of 2

421 GIBBONS AVENUE - ARLINGTON HEIGHTS, IL.

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT 4 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO. 0933445067, IN COOK COUNTY, ILLINOIS

JOB BENCHMARK:
N.W. HEADBOLT ON HYDRANT IN
FRONT OF 420 N. GIBBONS
ELEVATION=675.48 NAVD88

GIBBONS AVENUE

EX. ASPHALT PAVEMENT
W/ M4.12 C & G

GIBBONS AVENUE

EX. ASPHALT PAVEMENT
W/ M4.12 C & G

LOT 5
#503
(VACANT)
675.75

PROPOSED
RESIDENCE
T.F.=676.25
(ORIG. DESIGN 675.50)
LOT 4

LOT 3
#415
(VACANT)

LOT COVERAGE TABLE

LOT AREA = 10,000 S.F.

EXISTING IMPERVIOUS AREAS
VACANT LOT

PROPOSED IMPERVIOUS AREAS

HOUSE = 2,366 S.F.
DRIVE = 780 S.F.
WALK/STOOP = 65 S.F.
PATIO (OPTIONAL) = 82 S.F.
TOTAL PROPOSED = 3,293 S.F. (32.9%)

FRONT YARD IMPERVIOUS AREAS
FRONT YARD = 2,000 S.F.
TOTAL PROPOSED = 676 S.F. (33.8%)
MAX ALLOWABLE (50%) = 1,000 S.F.

SOURCE BENCHMARK:

"GIBBONS 6A" GPS MONUMENT
LOCATED AT THE SOUTHEAST CORNER
OF GIBBONS AVE. AND MINER STREET
ELEVATION=671.29 NAVD88

LEGEND

- 104' --- CONTOUR
x 105.08 SPOT ELEVATION
10' DECIDUOUS TREE W/DIA.
12' CONIFEROUS TREE W/DIA.
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
WATER SERVICE BOX
VALVE & VAULT
FIRE HYDRANT
UTILITY POLE
LIGHT STANDARD
STORM CULVERT
--- E8'SA --- SANITARY SEWER
--- E12'ST --- STORM SEWER
--- E6'W --- WATER MAIN
DITCH
SWALE
DIRECTION SURFACE DRAINAGE
FENCE
or DOWNSPOUT



DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MS DATE: 03-29-16
CHECKED BY: DRF DATE: 03-29-16
APPROVED BY: DRF DATE: 03-29-16



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SCALE: 1"=10'
DRAWING No. 62048
SHEET 2 of 2

421 GIBBONS AVENUE - ARLINGTON HEIGHTS, IL.

SITE PLAN



1803 E. Euclid



509



503



421 - Subject
Property



415



407 – Under
Construction



401

N Gibbons Ave



506



502



420



416



410



509



503



421

20
A202

PROPOSED ELEVATION CONTEXT

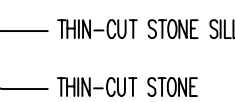
1/8"=1'-0"


$$1/4'' = 1' - 0''$$

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

- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
- * FOR 8"-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- * FOR 8"-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 255S = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL SHOWERS WITHIN 24" OF MAIN ENTRY DOOR,
WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR

"E" - EGRESS WINDOW



$$1/4'' = 1' - 0''$$

Job Number: 16066
Sheet Number: A200



1C
A201

LEFT ELEVATION

1/4"=1'-0"

4E
A201

RIGHT ELEVATION

1/4"=1'-0"

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Job Number:
16066

Sheet Number:
A201

File Name: 16066201

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

RIGHT ELEVATION
LEFT ELEVATION

DR. HORTON, INC.
421 NORTH GIBBONS
ARLINGTON HEIGHTS, IL

DESIGN STAGE

REVISIONS

REVISIONS	1	2	3	4	5
PRELIMINARY DESIGN	03-10-16 BAJ				
DESIGN DEVELOPMENT	03-11-16 BAJ				
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION					

Lot #4 – 421 N Gibbons Avenue, Arlington Heights IL

EXTERIOR COLOR PACKAGE

WaPella Elevation B

TRADE:	VENDOR:	COLOR:
ROOFING:	LAZZARELLI	IKO - WEATHERWOOD
SIDING:	TEMKO	JAMES HARDIE – GRAY SLATE
SHAKES:	TEMKO	JAMES HARDIE – GRAY SLATE
SOFFIT/TRIM:	TBD	SW7005 – PURE WHITE
STONE:	CMI	SUNSET STONE – DOVER COBBLE
GUTTERS:	NORANDEX	WHITE
WINDOWS:	LAKELAND	M/I WHITE VINYL
GARAGE DOOR:	CJ INSULATION	WAYNE DALTON 9100 SERIES W/ STOCKTON GLASS



Item: DC#16-040 - 509 N. Gibbons Ave. - SF/New

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission require revisions and approve the proposed new single-family residence to be located at 509 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 4/4/16, and the following:

1. Additional windows should be added to the side elevations.
2. Additional detailing should be added to the side elevations to match the character of the front elevation, such as:
 - Arched window trim.
 - Window shutters.
 - Gable brackets.
3. Continue the stone base around all sides of the home, or at least down the side wall of the garage on the left and partially down the right side wall.
4. Hip or clip the garage roof to match the main roof.
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, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 509 N. Gibbons Ave.
Project Address: 509 N. Gibbons Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 3, 2016

PETITION INFORMATION:

DC Number: 16-040
Petitioner Name: Tony Van Dijk
Petitioner Address: DRH Cambridge Homes
800 S. Milwaukee Avenue, Suite 250
Libertyville, IL 60048
Meeting Date: May 10, 2016

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, and Chapter 28 (Zoning Ordinance) of the Village of Arlington Heights Municipal Code.

The petitioner is proposing to build three new houses at the 1st United Methodist Church Subdivision which has a total of eight single family lots. Six of the lots face Gibbons Avenue, and the remaining two lots face Euclid Avenue. The new houses are proposed for 421, 503, & 509 N. Gibbons Avenue. At this time, one new home in this subdivision is completed at the southernmost lot, 401 N. Gibbons, and another new house is currently under construction at 407 N. Gibbons. There is one remaining lot in the center of the block at 415 N. Gibbons for which a new home has not yet been proposed.

Staff reviewed the three house designs submitted by the petitioner for compliance with the Village's monotony code requirement which states,

Chapter 28, Section 6.4. *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.*

It was concluded that the proposed designs for 421 N. Gibbons and 509 N. Gibbons are acceptably different from each other, but the design submitted for 503 N. Gibbons had the exact same floor plan as 421 N. Gibbons, and therefore did not comply with code. Staff is currently waiting for a new design to be submitted for 503 N. Gibbons that has a substantially different floor plan, elevations, and exterior appearance from the other two homes. In the meantime, we are proceeding with the review of 421 & 509 N. Gibbons.

For 509 N. Gibbons, the petitioner is proposing to build a new two story residence with a three car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,000 square feet and the proposed residence will have 3,505 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 25.5 feet Side: 15 feet Side: 15.3 feet Rear: 49.5 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,438 SF	3,505 SF
Building Lot Coverage	3,500 SF	2,044 SF
Impervious Surface Coverage Total	5,000 SF	2,985 SF

This project is appearing before the Design Commission as a requirement of the subdivision approval, and to evaluate the proposed architectural design with the context of the neighborhood. The existing neighborhood on the west side of Gibbons Avenue is primarily split level homes with detached garages built in the late 1950's, but the six new single family lots along Gibbons Avenue are expected to be developed with larger two story homes that will create a cohesive appearance on the east side of the street.

The overall style and character of the proposed home will fit in well with the two previously approved homes on the south end of the subdivision. The front elevation is nicely designed and the third car garage is slightly recessed for an overall nice elevation facing Gibbons. However, the side elevations are large and flat, and lacking detail. The following revisions are recommended to improve the design:

1. Additional windows should be added to the side elevations.
2. Additional detailing should be added to the side elevations to match the character of the front elevation, such as:
 - a. Arched window trim.
 - b. Window shutters.
 - c. Gable brackets.
 - d.
3. The stone base should be continued around all sides of the home, or at least down the side wall of the garage on the left and partially down the right side wall.
4. The garage roof should be clipped or hipped to match the main roof.

RECOMMENDATION:

It is recommended that the Design Commission require revisions and approve the proposed new single-family residence to be located at 509 N. Gibbons Avenue. This recommendation is subject to compliance with the architectural plans received 4/4/16, and the following:

1. Additional windows should be added to the side elevations.
2. Additional detailing should be added to the side elevations to match the character of the front elevation, such as:
 - a. Arched window trim.
 - b. Window shutters.
 - c. Gable brackets.
3. Continue the stone base around all sides of the home, or at least down the side wall of the garage on the left and partially down the right side wall.
4. Hip or clip the garage roof to match the main roof.
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, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, May 3, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-038

PLAT OF SURVEY

LOT 6 IN 1ST. UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



GIBBONS AVENUE

ASPHALT PAVEMENT

CONC. CURB

CONC. WALK

S 0° 31' 01" E 80.00'

(142.86')

SOUTH RIGHT-OF-WAY LINE OF EUCLID AVENUE

LOT 7

LOT 8

10' PUBLIC UTILITY AND DRAINAGE EASEMENT
S 89° 46' 03" W 125.00'

FOUND 1/2" IRON PIPE
0.04' S & ON-LINE

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

8' SIDE SETBACK

25' FRONT SETBACK

LOT 6

30' REAR SETBACK

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

S 0° 31' 01" E 80.00'

LOT 9

FOUND 1/2" IRON PIPE
0.06' S & ON-LINE

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

FOUND 1/2" IRON PIPE
AT CORNER

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

S 89° 46' 03" W 125.00'

LOT 5

AREA

10,000 Sq. Ft. OR 0.23 ACRES (MORE OR LESS)

SURVEYORS NOTES:

- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- () DENOTES RECORD DIMENSION.
- BEARINGS HEREON SHOWN ARE ON AN ASSUMED BASIS.
- ORIGINAL CLIENT- D.R. HORTON
- ORIGINAL FIELD WORK COMPLETED- 03-11-16

GENERAL NOTES:

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

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

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

DATED THIS 22ND DAY OF MARCH, A.D. 2016.

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

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



XX-XX-XX	XXXXX	HH
DATE	REVISIONS	BY

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

SCALE:	1"=20'
DRAWING No.	62050
SHEET	1 OF 1

509 N. GIBBONS AVENUE - ARLINGTON HTS., ILLINOIS

PLAT OF SURVEY

LOT 6 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE
PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO.
0933445067, IN COOK COUNTY, ILLINOIS

GIBBONS AVENUE

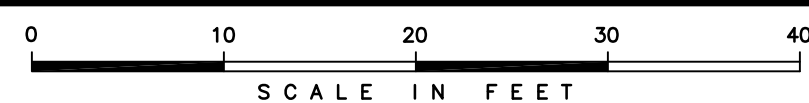
EX. ASPHALT PAVEMENT
W/ M4.12 C & G

LOT 6
#509
(VACANT)

LOT 5
#503
(VACANT)

SOURCE BENCHMARK:
"GIBBONS 6A" GPS MONUMENT
LOCATED AT THE SOUTHEAST CORNER
OF GIBBONS AVE. AND MINER STREET
ELEVATION=671.29 NAVD88

-----104-----	CONTOUR
X 105.08	SPOT ELEVATION
10°	DECIDUOUS TREE W/DIA.
12°	CONIFEROUS TREE W/DIA.
◎	SANITARY MANHOLE
○	STORM MANHOLE
○	CATCH BASIN
□	INLET
□	WATER SERVICE BOX
⊠	VALVE & VAULT
⦿	FIRE HYDRANT
○	UTILITY POLE
⬠	LIGHT STANDARD
└─┬─┘	STORM CULVERT
—E8"SA—┐	SANITARY SEWER
—E12"ST—┐	STORM SEWER
—E6"W—┐	WATER MAIN
┐	DITCH
┐	SWALE
— · — · — ·	DIRECTION SURFACE DRAINAGE
○ — — — ○	FENCE
○ — or — ○	DOWNSPOUT



SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE,
IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY:	DATE:	REVISIONS
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DRAWN BY:	DATE:	REVISION:
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DESIGNED BY: MRT	DATE: 3-17-16
CHECKED BY: DMW	DATE: 3-17-16
APPROVED BY: DMW	DATE: 3-17-16



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

SCALE:	1"=10'
DRAWING No.	62050
SHEET	1 OF 2

509 GIBBONS AVENUE - ARLINGTON HEIGHTS, IL.

EXISTING TOPOGRAPHY

LEGAL DESCRIPTION

LOT 6 IN THE FINAL 1ST. UNITED METHODIST CHURCH SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 2009 AS DOCUMENT NO. 0933445067, IN COOK COUNTY, ILLINOIS

JOB BENCHMARK:
N.W. HEADBOLT ON HYDRANT IN
FRONT OF 420 N. GIBBONS
ELEVATION=675.48 NAVD88

LOT COVERAGE TABLE	
LOT AREA	= 10,000 S.F.
EXISTING IMPERVIOUS AREAS	
VACANT LOT	
PROPOSED IMPERVIOUS AREAS	
HOUSE	= 2,154 S.F.
DRIVE	= 780 S.F.
WALK/STOOP	= 50 S.F.
TOTAL PROPOSED	= 2,984 S.F. (29.8%)
FRONT YARD IMPERVIOUS AREAS	
FRONT YARD	= 2,000 S.F.
TOTAL PROPOSED	= 678 S.F. (33.9%)
MAX ALLOWABLE (50%)	= 1,000 S.F.

WE HAVE RAISED THE T.F. FOR THIS LOT TO 676.50. IF WE KEEP THE T.F. AT THE ORIGINAL DESIGN GRADE OF 675.50 THE FINISHED GRADE AROUND THE HOUSE WOULD BE AT 675.00. THIS IS LOWER THEN THE EXISTING SIDEWALK AT THE DRIVEWAY AND ALSO LEAVES THE GRADE AT THE HOUSE OVER A FOOT LOWER THEN THE NORTH PROPERTY LINE. THIS WILL ALSO GIVE US A BETTER GRADE SLOPE FROM THE HOUSE TO THE EXISTING STORM SEWER IN THE BACKYARD.

SOURCE BENCHMARK:
"GIBBONS 6A" GPS MONUMENT
LOCATED AT THE SOUTHEAST CORNER
OF GIBBONS AVE. AND MINER STREET
ELEVATION=671.29 NAVD88

LEGEND

- 104' CONTOUR
- 105.08 SPOT ELEVATION
- 10' DECIDUOUS TREE W/DIA.
- 12' CONIFEROUS TREE W/DIA.
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- WATER SERVICE BOX
- VALVE & VAULT
- FIRE HYDRANT
- UTILITY POLE
- LIGHT STANDARD
- STORM CULVERT
- E8"SA SANITARY SEWER
- E12"ST STORM SEWER
- E6"WM WATER MAIN
- DITCH
- SWALE
- DIRECTION SURFACE DRAINAGE
- FENCE
- OR DOWNSPOUT



SCALE IN FEET

SOLE PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY: DATE:

REVISIONS

DRAWN BY: DATE:

REVISIONS

DESIGNED BY: MRT DATE: 3-17-16
CHECKED BY: DMW DATE: 3-17-16
APPROVED BY: DMW DATE: 3-17-16



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E-MAIL: 231@GREENGARDINC.COM
ILL. REGISTRATION NO. 184-000995

SCALE: 1"=10'
DRAWING No. 62050
SHEET 2 of 2

509 GIBBONS AVENUE – ARLINGTON HEIGHTS, ILL.

SITE PLAN



1803 E. Euclid



509 - Subject
Property



503



421



415



407 – Under
Construction



401

N Gibbons Ave



506



502



420



416



410



509



503



421

20
A202

PROPOSED ELEVATION CONTEXT

1/8"=1'-0"

Lot #6 – 509 N Gibbons Avenue, Arlington Heights IL

EXTERIOR COLOR PACKAGE

3108 Traditions Plan

TRADE:	VENDOR:	COLOR:
ROOFING:	LAZZARELLI	IKO - WEATHERWOOD
SIDING:	TEMKO	JAMES HARDIE – IRON GRAY
SHAKES:	TEMKO	JAMES HARDIE – WOODSTOCK BROWN
SOFFIT/TRIM:	TBD	SW7005 – PURE WHITE
STONE:	CMI	SUNSET STONE – TELLURIDE COBBLE/LEDGE
GUTTERS:	NORANDEX	WHITE
WINDOWS:	LAKELAND	M/I WHITE VINYL
GARAGE DOOR:	CJ INSULATION	WAYNE DALTON 9100 SERIES W/ARCHED STOCKTON



Item: DC#16-048 - 1113 N. Princeton Ave. - SF/Teardown

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1113 N. Princeton Avenue. This recommendation is based on the architectural plans received on 4/22/16, and the following:

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

ATTACHMENTS:

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Ceffalio Residence
Project Address: 1113 N. Princeton Ave.
Prepared By: Steve Hautzinger

Date Prepared: May 3, 2016

PETITION INFORMATION:

DC Number: 16-048
Petitioner Name: Rich Ceffalio
Petitioner Address: 1113 N. Princeton Avenue
Arlington Heights, IL 60004

Meeting Date: May 10, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single story residence with an attached two car garage to allow construction of a new two story residence with an attached three car garage. The subject site is zoned R-1, One Family Dwelling District. The property has a total land area of 13,178 square feet and the proposed residence will have 4,585 square feet. This project received zoning variation approvals on April 11, 2016 for the following:

- To allow a 13,178 sf lot to be buildable, where a minimum 15,000 sf lot is required.
- To allow a Floor Area Ratio (FAR) of 4,585 sf, where the maximum floor area allowed is 4,213 sf.

	ALLOWED	PROPOSED
Setbacks	Front: 40.5 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 40.5 feet Side: 10.8 feet Side: 10.8 feet Rear: 30.5 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,213 SF	4,585 SF
Building Lot Coverage	3,953 SF	2,931 SF
Impervious Surface Coverage Total	6,589 SF	5,001 SF

The existing neighborhood consists of a mix of single story and two story homes, with predominantly attached front loading garages. The overall aesthetic of the proposed design is a very classy, traditional design, and the single story roof line gives the home a very nice scale that helps the design to relate to adjacent single story homes. However, the concern with this design is that the proposed 3-car, side load garage pushes the main body of the house deep into the lot, behind the existing adjacent homes. The rear wall of the house is only 6" from the 30 foot rear setback line, and the front wall of the proposed house is near the back wall of the adjacent houses.

The surrounding homes are all aligned along the +/-40 foot front yard setback with the garages attached to the side and garage doors facing front. The main front wall of the proposed house is roughly 70 feet setback which is not in context with the neighborhood. The wide lot helps to reduce the impact of this issue, but a better arrangement would have the garage in a different configuration so that the front wall of the house can be aligned with the other homes on the block.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 1113 N. Princeton Avenue. This recommendation is based on the architectural plans received on 4/22/16, 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 3, 2016

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 16-048

LINE LEGEND

- — — — — PROPERTY LINE
- — — — — CENTER LINE
- — — — — ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- x - x - FENCE LINE
- - - - - BUILDING SETBACK
- - - - - EASEMENT

LEGAL DESCRIPTION

LOT 99 IN SHOREWOOD, BEING A SUBDIVISION OF LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS THE SOUTHWEST 1/4 OF SECTION 19 AFORESAID (EXCEPT THE WEST 78 ACRES THEREOF MORE OR LESS AND EXCEPT THE SOUTH 25 FEET FOR HIGHWAY) AS PER PLAT RECORDED JULY 10, 1930 AS DOCUMENT NUMBER 10701276, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 5/21/2014.
2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE NORTH LINE OF DESIGNATED LOT 99 BEING SOUTH 89 DEGREES 51 MINUTES 36 SECONDS EAST.
3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS COMMITMENT NO. 14-000318 WITH AN EFFECTIVE DATE OF APRIL 16, 2014 AND MAPS IN THE SURVEYOR'S POSSESSION. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
6. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
7. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

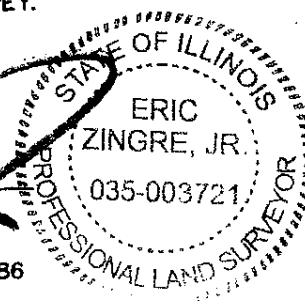
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 21ST DAY OF MAY, A.D., 2014.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2014
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005886
EXPIRATION DATE IS APRIL 30, 2015



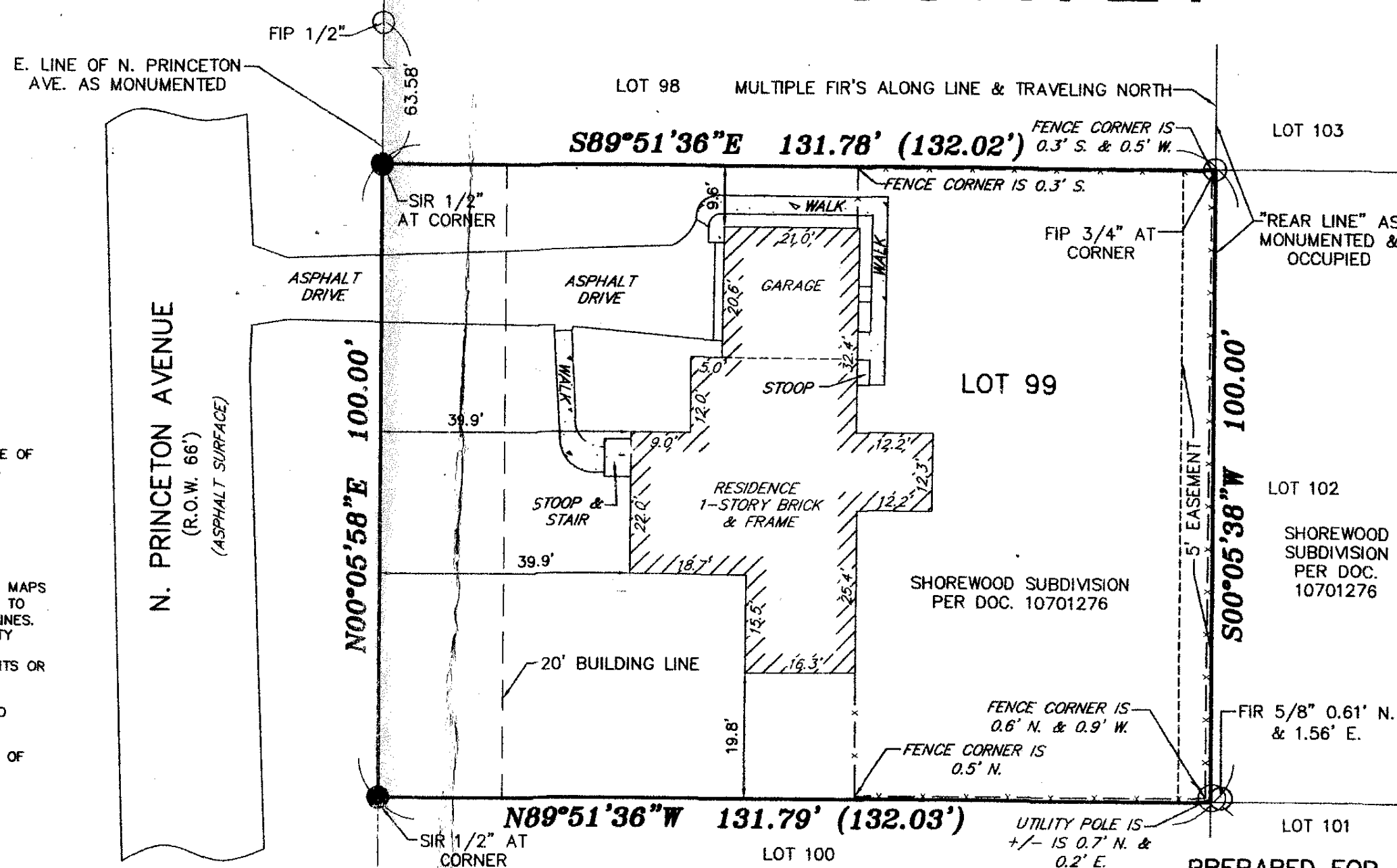
PARCEL DETAILS
ADDRESS: 1113 N. PRINCETON AVENUE,
ARLINGTON HEIGHTS, IL 60004
PIN NO.: 03-19-311-003-0000

AREA

MEASURED PARCEL AREA IS 13,179 SQ. FT. =
0.303 ACRES MORE OR LESS

PLAT OF SURVEY

SHEET 1 OF 1



SYMBOL LEGEND

- FIR — FOUND IRON ROD
- — SET IRON ROD 1/2"
- — CONCRETE SURFACE
- (XXX.XX) — RECORD CALL
- — FOUND IRON PIPE/ROD
- FIP — FOUND IRON PIPE
- SIR — SET IRON ROD

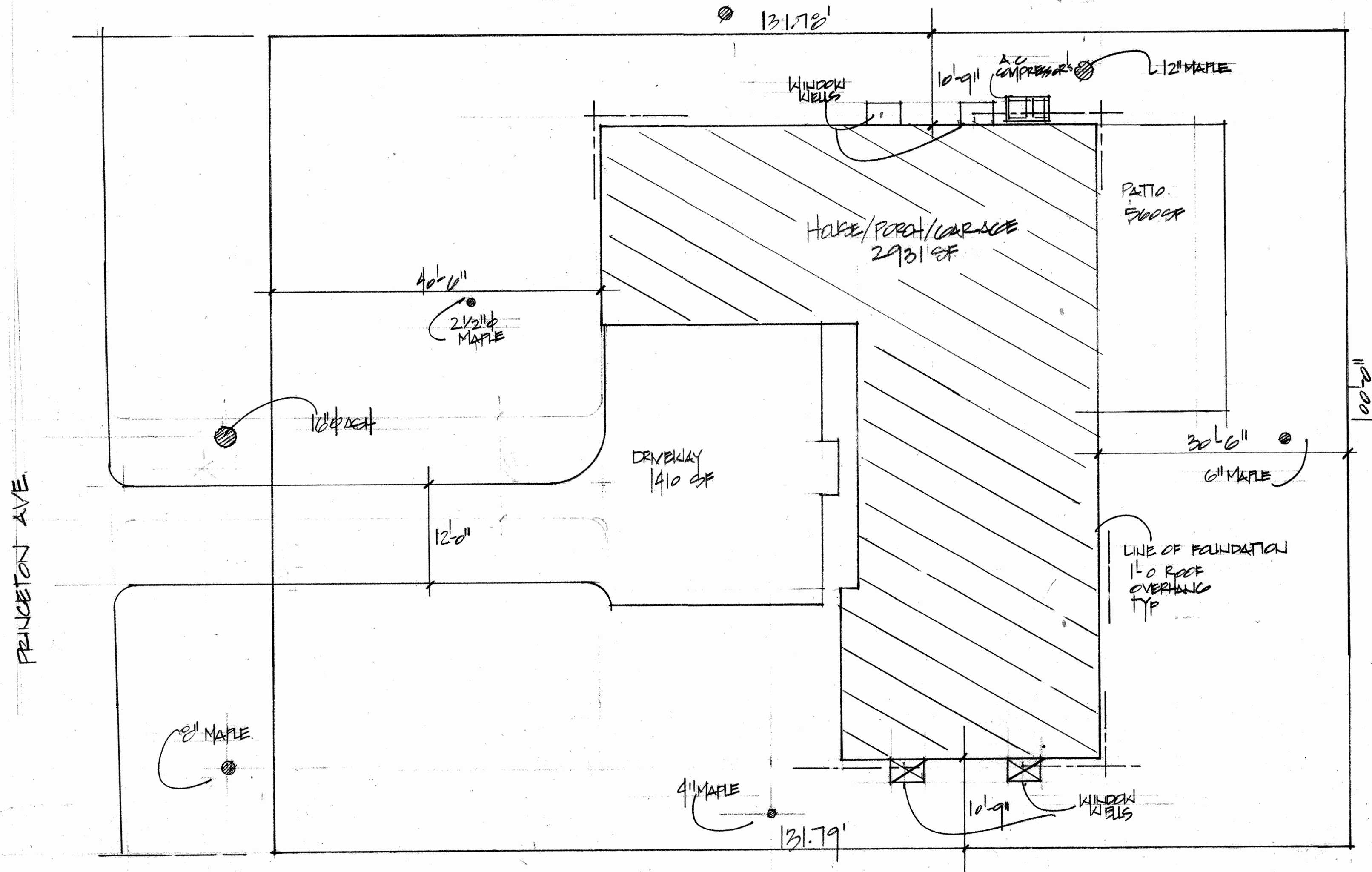
PREPARED FOR

ALAN PRESS
250 PARKWAY DRIVE, SUITE 150
LINCOLNSHIRE, IL 60069

PLAT OF SURVEY

DRAWN BY EEZ	DATE 5/27/14	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319 EMAIL: ERIC@EVSURVEYING.COM WWW.EVSURVEYING.COM
PROJECT NO. 2014075	SHEET 1 OF 1	
SCALE 1" = 20'		

NO TREES TO BE REMOVED FOR HOUSE FOOTPRINT.



PROPOSED SITE PLAN 1113 N. PRINCETON ARLINGTON HTS IL

SCALE 1" = 10'-0"

1221 SECOND TO LEFT



1125 FIRST TO LEFT



1113 SUBJECT PROPERTY



1105 FIRST TO RIGHT



PRINCETON AVENUE



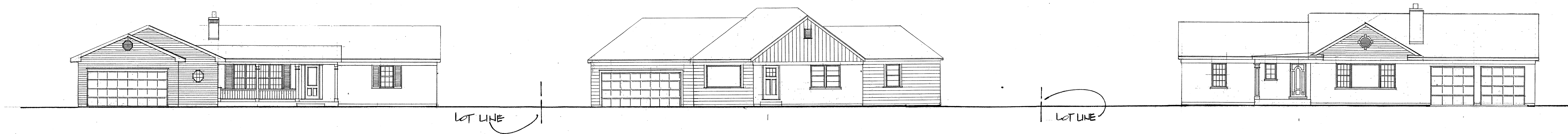
1120 ACROSS TO RIGHT



1112 DIRECTLY ACROSS



1106 ACROSS TO LEFT



EXISTING CONTEXT ELEVATION SCALE $\frac{1}{8}'' = 1'-0''$



PROPOSED CONTEXT ELEVATION SCALE $\frac{1}{8}'' = 1'-0''$



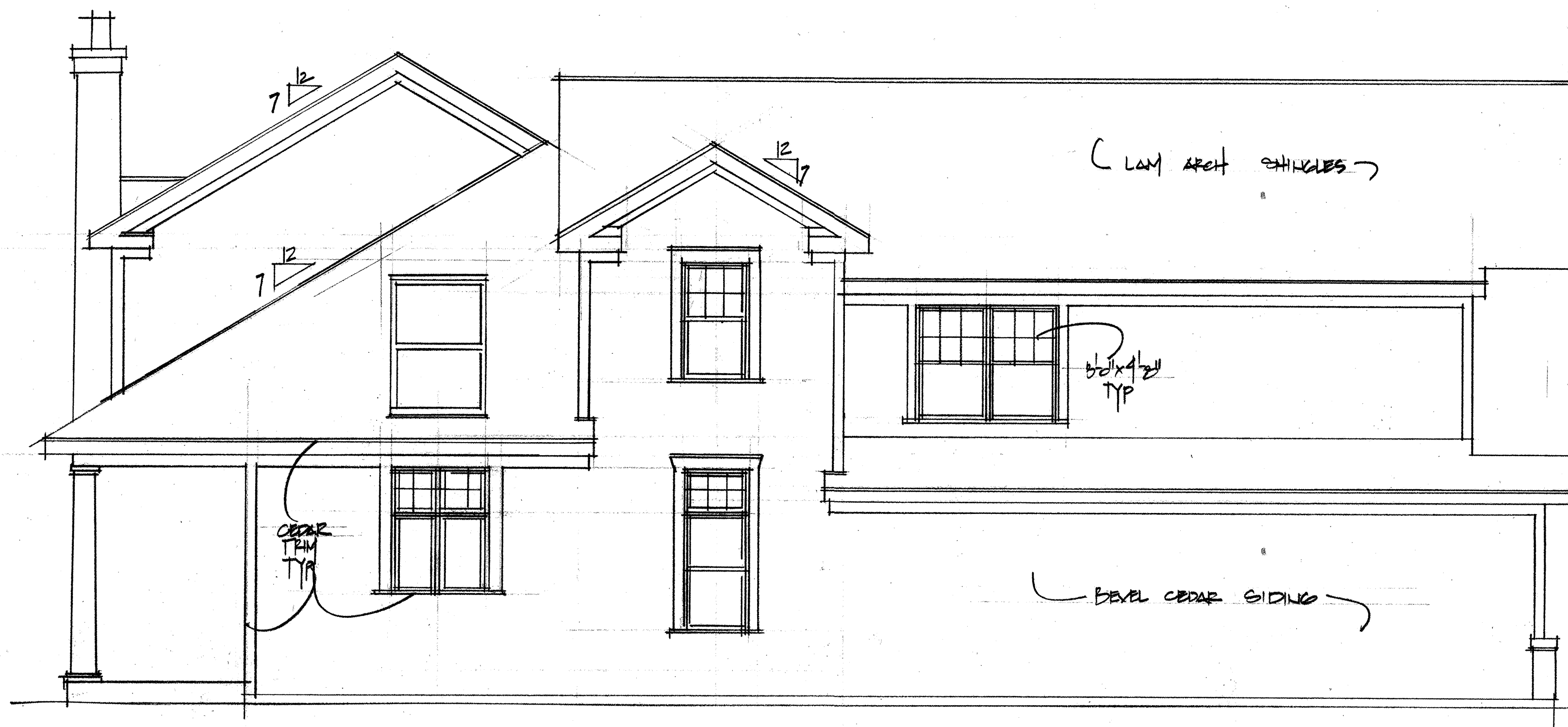
WEST ELEVATION

SCALE 1/4" = 1'-0"



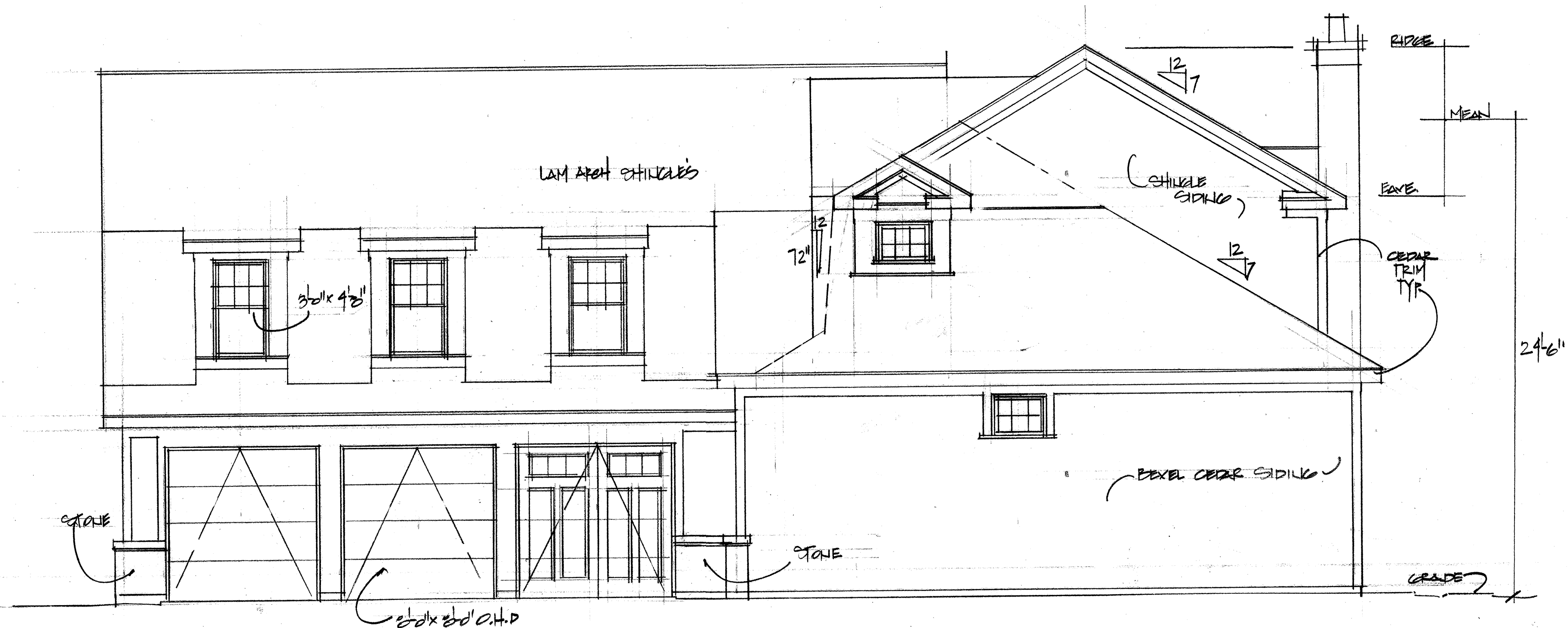
EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

E X T E R I O R M A T E R I A L S S C H E D U L E			
ITEM	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLE	TAMKO	RUSTIC BLACK
SIDING	BEVEL CEDAR	MAIBEC	CABOT BEACHWOOD GRAY
SIDING	CEDAR SHINGLE	MAIBEC	CABOT BEACHWOOD GRAY
GUTTERS	ALUMINUM	ALCOA	WHITE
FASCIA SOFFIT TRIM	RED CEDAR	MAIBEC	WHITE
WINDOWS	WOOD/ALUM CLAD	MARVIN	WHITE
GARAGE DOOR	STEEL/VINYL	CLOPAY COACHMAN	WHITE
STONE	ASHLAR	VALDERS	EDEN COUNTRY MANOR BLEND



Item: DC#16-045- Greenbrier Condominiums - 2423 N. Kennicott Dr. - Sign Variation

Department: Planning & Community Development

REQUESTED ACTION

1. A variation from Chapter 30, section 30-203g to allow a total of three (3) development identification ground signs, where only two (2) signs are allowed.
2. A variation from Chapter 30, section 30-203g to allow a 13.2 sf ground sign, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-302a, to allow a ground signs with separation distances of approximately 312 feet and 420 feet, where 800 feet of separation is required between ground signs.

RECOMMENDATION

It is recommended that the Design Commission approve the requested sign variations for Greenbrier Condominiums at 2423 N. Kennicott Drive. This recommendation is subject to compliance with the plans dated 11/23/15 and received 4/15/16, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

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

ATTACHMENTS:

Description

Staff Report
Exhibits
Hardship Letter

Type

Board or Commission Report
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Greenbrier Condominiums
Project Address: 2423 N. Kennicott Dr.
Prepared By: Steve Hautzinger

Date Prepared: May 2, 2016

PETITIONER INFORMATION:

DC Number: 16-045
Petitioner Name: Joel Basil
Petitioner Address: 4458 Shady Court, Suite 202
Rolling Meadows, IL 60008
Meeting Date: May 10, 2016

Requested Action:

1. A variation from Chapter 30, section 30-203g to allow a total of three (3) development identification ground signs, where only two (2) signs are allowed.
2. A variation from Chapter 30, section 30-203g to allow a 13.2 sf ground sign, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-302a, to allow a ground signs with separation distances of approximately 312 feet and 420 feet, where 800 feet of separation is required between ground signs.

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."

Greenbrier Condominiums is an existing 154 unit condominium community consisting of nine buildings on approximately 9.4 acres of land which was approved as a Planned Unit Development in 1968. At this time, the petitioner is proposing to replace three existing ground signs with three new ground signs in the same locations and of similar size as the existing signs. The three ground signs all face Kennicott Road which runs through the middle of the development. One sign per street frontage is allowed by code. Since the property exists on both sides of the street, one sign on each side of the street is permitted, but the third sign is not allowed. There is no permit history on file for the three existing signs which, per the petitioner, have existed for over 40 years.

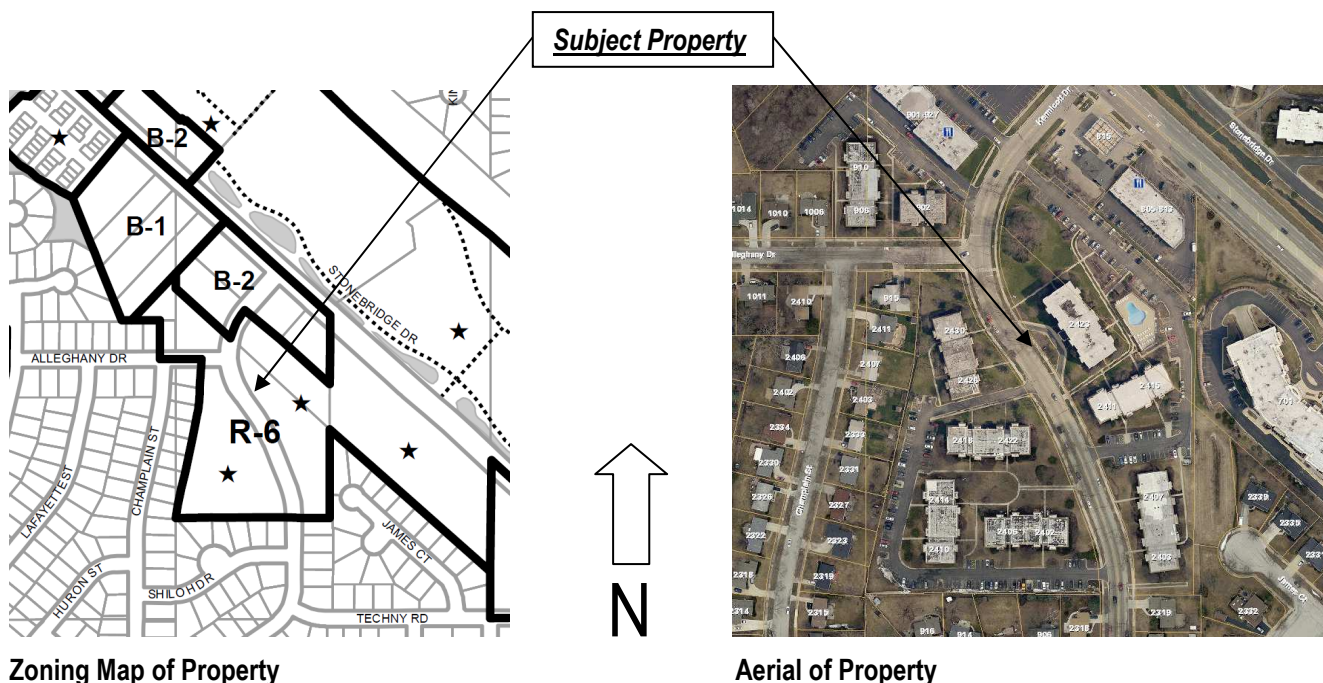


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	R-6 Multiple Family Dwelling District	Condominiums
North	B-2 General Business District	Multi-Tenant Retail and Automobile Service Station
South	R-3 Single Family Dwelling District	Single Family Residences
East	R-6 Multiple Family Dwelling District	The Fountains Condominiums
West	R-3 Single Family Dwelling District	Single Family Residences

Table 2: Greenbrier Condominiums, Ground Sign Summary:

Ground Sign	Frontage one sign per street frontage	Sign Width	Sign Height	Overall Height 6' max for entry signs	Sign Area 25 sf max	Approximate Separation 800' required	Remarks
EXISTING							
Sign A "Greenbrier Condominiums"	Kennicott Road (east side)	6'-2"	5'-3"	6'-1"	32.4 sf	312'	
Sign B "Greenbrier Condominiums"	Kennicott Road (east side)	5'-3"	3'-4"	4'-10"	17.5 sf	312' 420'	
Sign C "Greenbrier Condominiums"	Kennicott Road (west side)	6'-2"	5'-3"	6'-1"	32.4 sf	420'	
Total Area:					82.3 sf		

PROPOSED							
Sign A "Greenbrier Condominiums"	Kennicott Road (east side)	5'-5"	2'-5 ¼"	3'-1 ½"	13.2 sf	312'	
Sign B "Greenbrier Condominiums"	Kennicott Road (east side)	5'-5"	2'-5 ¼"	3'-1 ½"	13.2 sf	312' 420'	Variations required for quantity, size, and separation distance.
Sign C "Greenbrier Condominiums"	Kennicott Road (west side)	5'-5"	2'-5 ¼"	3'-1 ½"	13.2 sf	420'	
Total Area:					39.6 sf		

ANALYSIS:

Comparison to Similar Multi-Family Developments:

Staff has evaluated signage for similar multi-family developments throughout the Village, and there has been previous variations granted for increases in sign quantity, height, and square footage. Based on the comparison to similar developments, and previously approved variations, the overall ground sign area requested for Greenbrier Condominiums is modest. Two ground signs for a total of 50 sf would be permitted, where three ground signs totaling 40 sf is proposed. Refer to Table 3 below for a summary of ground signs at other multi-family developments.

Table 3: Summary of Ground Signs at Similar Multi-Family Developments:

Project Name & Address	Sign Frontage	# of dwelling units	# of ground signs	Area of ground signs	Total area of ground signs	Remarks / Image
Arbor Lakes, 4248 N. Bloomington Ave.	Lake Cook Rd.	379	3	78.7 sf 32 sf 32sf	142 sf	Approved under previous variations. 
Waterford Place, 313 W. Happfield Dr.	Arlington Heights Rd.	450	2	86 sf 24 sf	110 sf	Approved under previous variations. 
Stonebridge Village, 600 W. Rand Rd.	Rand Rd.	586	4	33 sf 22.5 sf 22.5 sf 22.5 sf	100.5 sf	Approved under previous variations. 
Brook Run, 2734 N. Buffalo Grove Rd.	Buffalo Grove Rd & Old Buffalo Grove Rd.	182	2	45 sf 45 sf	90 sf	Approved under previous variations. 
Linden Place, 700 E. Golf Rd.	Goebbert Rd.	190	1	23 sf	23 sf	Complies with Code. 

Design:

The proposed signs will be constructed of painted acrylic lettering on a black aluminum panel mounted on a low decorative wall of faux stone. The signs will be externally illuminated. Overall, the proposed ground signs are nicely designed to fit on a residential street, and the signs will be a nice improvement to the existing, dated signage.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as a need for a minimum of three signs to clearly identify the extent of the condominium community along Kennicott Road.

RECOMMENDATION

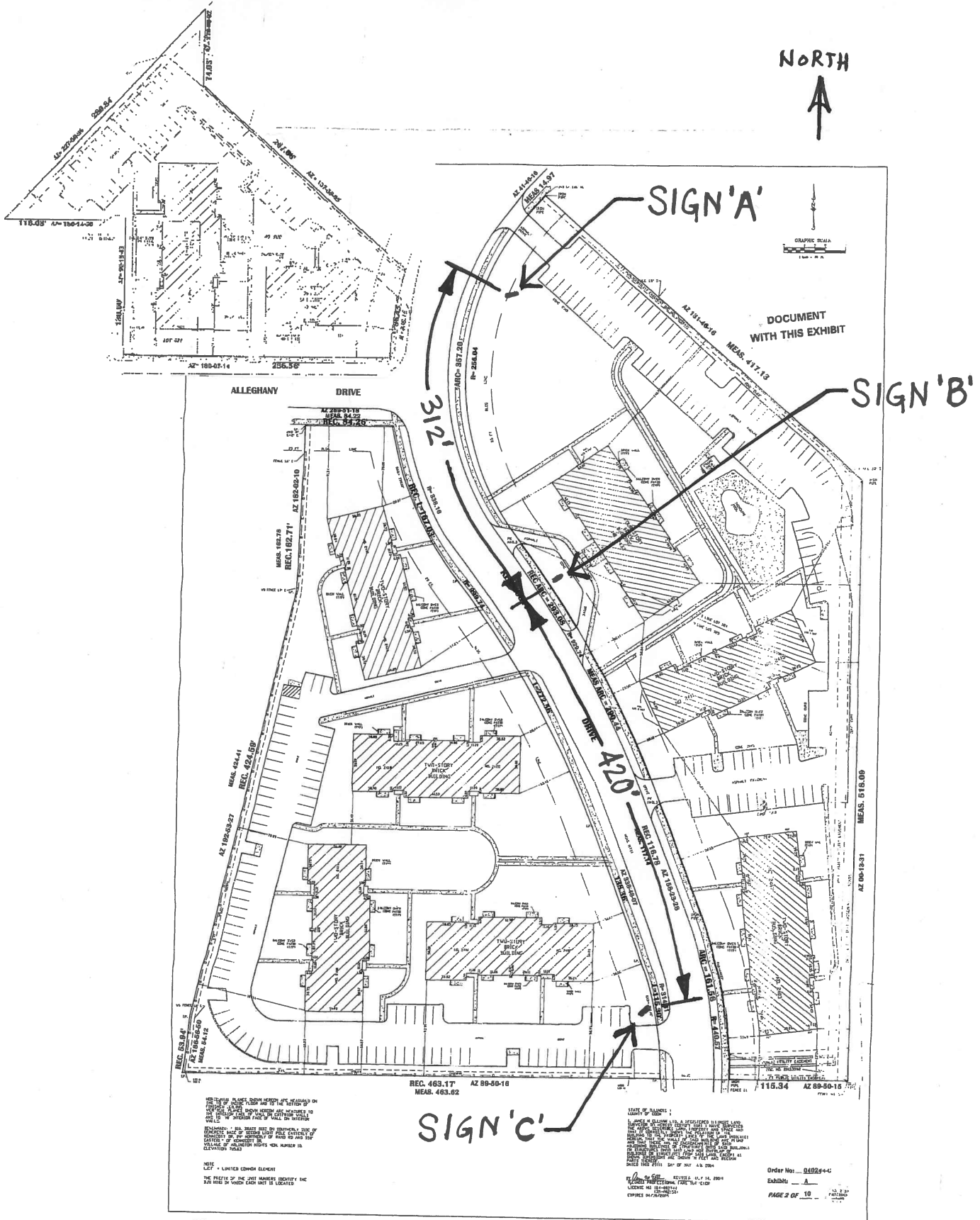
It is recommended that the Design Commission **approve** the requested sign variations for *Greenbrier Condominiums* at 2423 N. Kennicott Drive. This recommendation is subject to compliance with the plans dated 11/23/15 and received 4/15/16, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of 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.

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

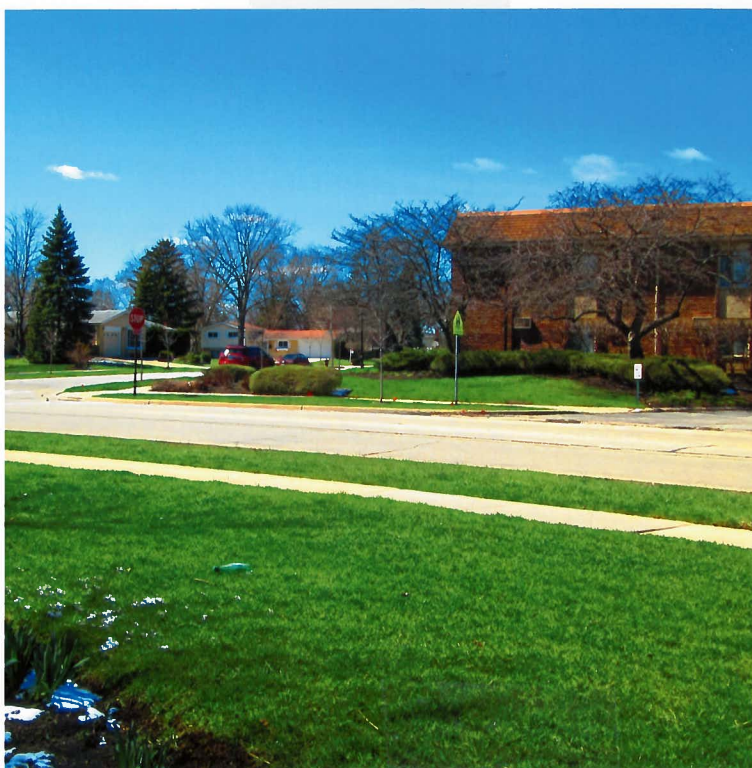
c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 16-045

↑



SITE PLAN

SIGN 'A'



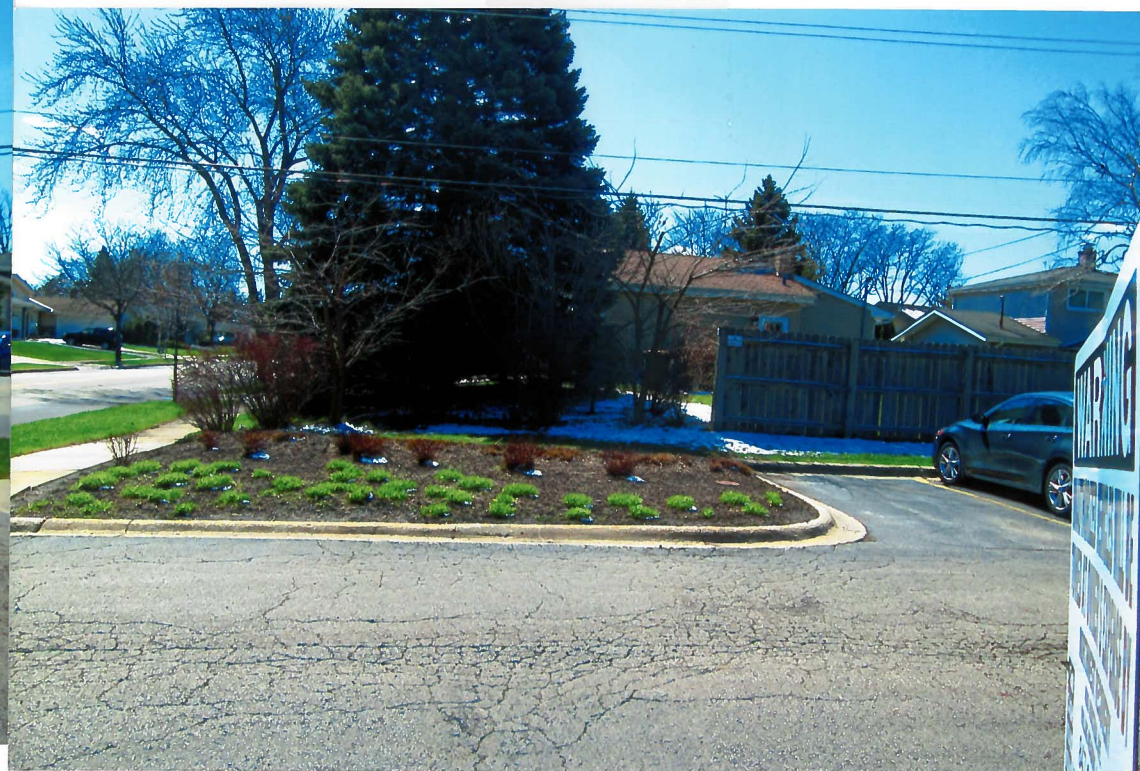
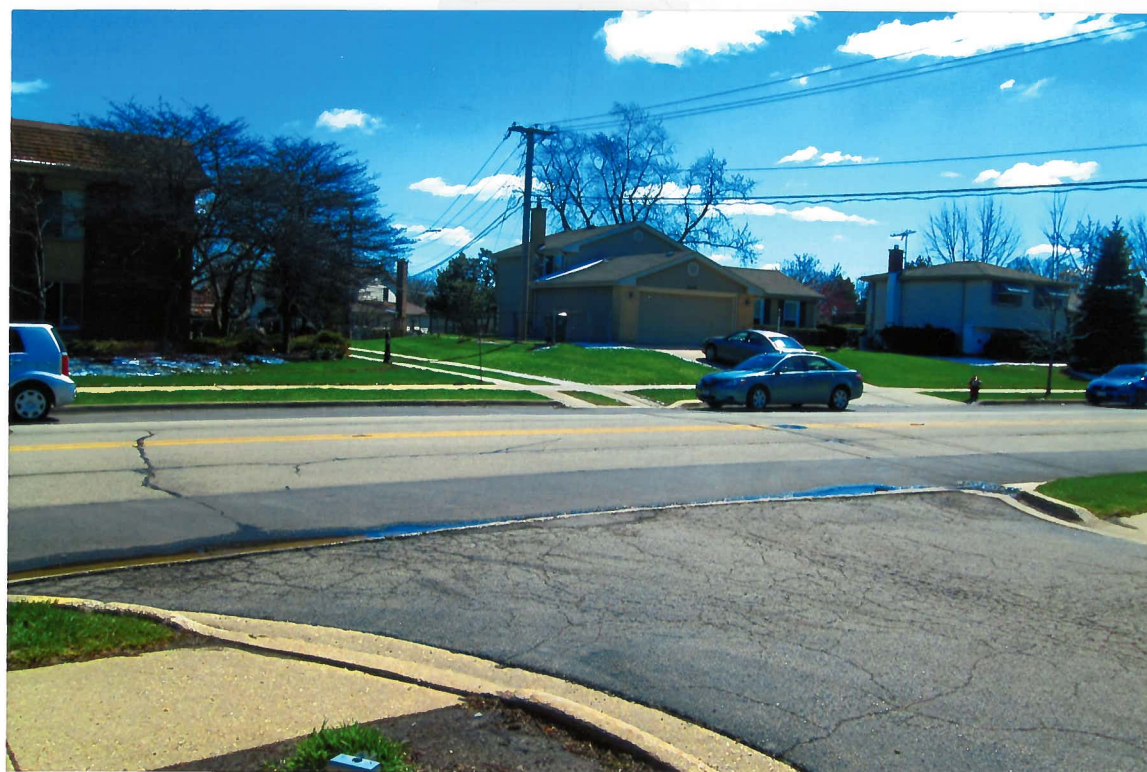
CONTEXT SURROUNDING SIGN 'A'

SIGN 'B'



CONTEXT SURROUNDING SIGN 'B'

SIGN 'C' →



CONTEXT SURROUNDING SIGN 'C'



(2) 3'-1" x 8'-0" Single Face & (1) 3'-1 1/2" x 8'-0" Double Face Foamcraft Entrance Signs

Background: Faux Stone Finish

Panels: 1" Deep Aluminum Painted Black - Satin Finish - Angle Clip Mounted

"Greenbrier": 1" Thick FCO Acrylic Painted MAP 46400SP Brilliant Gold - Stud Mounted

"Condominiums": 1/2" FCO Acrylic Painted MAP 46400SP Brilliant Gold - Stud Mounted

Topper: Faux Stone - Painted 10B Manor White

Mounting: (2) 3" dia. Steel Pipes set into (2) 9" dia x 3'-6" deep Concrete Footings



Sign A - Existing



Sign A - Proposed



Sign C - Existing



Sign C - Proposed



Sign B - Existing



Sign B - Proposed

Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

185 Tubeway Drive • Carol Stream, Illinois 60138
Tel: 630-510-2020 • Fax: 630-510-2074
e-mail: signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

GREENBRIER

Home Owners Assoc.

2423 N. Kennicott Drive
Arlington Heights, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Matt Sopchuk

DRAWN BY

Bill Marlow

DATE

11.23.15

SCALE

3/4" = 1'

SHEET NO.

1 of 1

WORK ORDER

74513

FILE NAME

GBH74513

REVISIONS:

- 1 12.03.15 - layout
- 2 12.14.15 - add backer panel / gold
- 3 2.01.16 - color change
- 4
- 5
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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GREENBRIER

CONDOMINIUMS

(Sign A.)

GREENBRIER

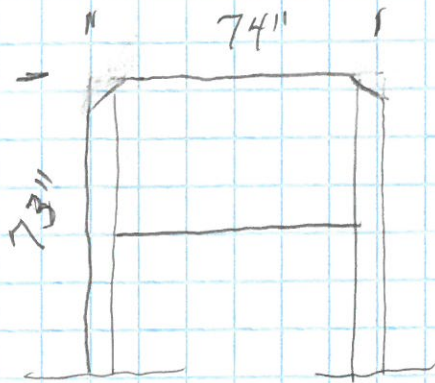
CONDOMINIUMS

(Sign B.)

**GREENBRIER
CONDOMINIUMS**

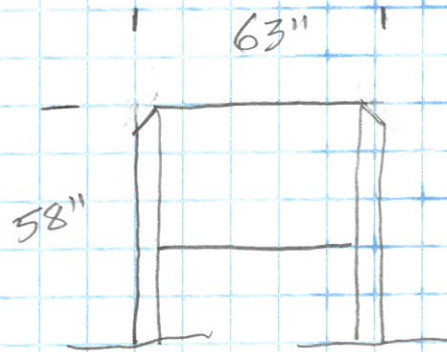
(SIGN C.)

GREEN BRIER CONDOMINIUMS SIGNS
EXISTING SIGNS (3)



SIGN A & SIGN C
SAME SIZE

GRADE



SIGN B

SCALE

$$\frac{1}{4}'' = 1 \text{ FOOT}$$

$$1'' = 1 \text{ FOOT}$$



SAMPLE WILL BE PROVIDED

Examples of Similar New Signs






Green Trails



PERNIX
GROUP®

CORPORATE CENTER

April 11, 2016

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Request for code Variance

Dear Village of Arlington Heights,

Greenbrier Condominium Association located at 2423 N. Kennicott. The community was constructed in the 1970's as an apartment community. In 2005, the community was converted from an apartment community to a Condominium Association. For as long as anyone can remember, this community had three monument signs showing the name of the community. The current Board of directors would like to replace those three existing monument signs with new, more attractive signs.

It is the Association's understanding that the Village no longer permits a multi-dwelling community to have more than two monument signs. The Greenbrier Condominium Association is officially requesting a variance.

The following facts are based upon the outline from the Village of Arlington Heights Article VII section 30-802:

Hardship

This community is located on both sides of a major residential thoroughfare, Kennicott. On the west side of Kennicott, the community is also divided by Alleghany. One of the existing signs is intended to announce the association to south bound Kennicott traffic for the West side of the community. The main Greenbrier building is the 2423 Building which has a circular driveway, the sign at this location is visible from both directions of Kennicott on the east side of the road. While there is a "design continuity" with all of the Greenbrier buildings, the 2423 building is the only 4 story building (the rest are two story buildings), this fact can confuse any passersby. The third sign is primarily used to face Rand Road, additionally to announce that the adjacent parking area is related to Greenbrier (and not public parking). Based on the way that the community is situated along Kennicott, we could make an argument for the need of two additional signs over the three existing signs.

No Hazzard or Detrimental effects.

Our request is to replace our three monument sigs that have existed in their current locations for over 40 years. In those forty years, we are not aware of any traffic hazard, health, safety, moral or welfare issues. The current signs are old and very out dated, we feel strongly that the new signs will improve the look of the entire neighborhood.

Competitive Advantage

Greenbrier is a not for profit condominium association. The association is in no direct competition with any commercial enterprise. The Association's only objective is to improve the community which, in turn should help to improve surrounding property values.

No Altering of the essential character

As previously stated, the existing three monument signs have existed for over 40 years. We do not feel that replacing these three signs will have any impact on the character or character of the surrounding neighborhood.

Reasonably Function

The intent of the three existing signs, is not for the purpose of direct marketing. They are intended to represent and announce the community as well to help people know where they are.

On behalf of the Greenbrier Condominium Association Board of Directors, we appreciate your consideration of our request for a variance. Any questions or concerns may be directed to Kathleen Romo at 847-749-2775.

Sincerely,

Joel Basil, President
Greenbrier Condominium Association