



Agenda
Village of Arlington Heights
Design Commission
Buechner Room, 1st Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 26, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 4/12/16
- B. Electronic Signs - Position Statement & Recommendations - 4/12/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#16-034 - 1534 N. Walnut Ave. - SF/Teardown
- B. DC#16-035 - 1126 N. Dryden Ave. - SF/Addition
- C. DC#16-036 - 1515 N. Wilke Rd. - SF/Addition
- D. DC#16-031 - Kensington School - 840 E. Kensington Rd. - Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 4/12/16

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 4/12/16

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 12, 2016**

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald
Jonathan Kubow

Members Absent: Alan Bombick

Also Present: Tony VanDijk, DRH Cambridge Homes for 1207 N. Wilke Rd.
Robyn Swanson, Owner of 1301 E. Kensington Rd.
Sean McCormack, Architect for 1301 E. Kensington Rd.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 29, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MARCH 29, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt asked for a motion to move the Electronic Signs agenda item under 'Old Business' to the end of the agenda.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO MOVE THE AGENDA ITEM 'DC#09-025 VILLAGE-WIDE ELECTRONIC SIGNS' TO THE END OF THE AGENDA. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#16-028 – 1207 N. Wilke Rd.

Tony VanDijk, representing *DRH Cambridge Homes*, 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 one story home with a one car attached garage to allow the construction of a new two story residence with an attached three car garage. The project does comply with all R-3 zoning requirements. The proposed house is located on a street of primarily single story homes with a mix of attached and detached garages, although there is a two-story home on the adjacent property to the north. Overall, the front elevation is nicely designed with a variety of materials and details, and the single story porch roof helps the design to relate to the adjacent single story homes.

The proposed new home will be the first house on the block with an attached three car garage, but the third car space is nicely recessed from the front wall of the house to break up the appearance of the garage doors. However, the side and rear walls are large and void of details. The following revisions are recommended to enhance the design:

1. It is recommended that the stone base be continued on all sides of the house, or at least be returned down the side of the garage and a few feet on the south wall.
2. It is recommended to change the clipped gables on the side elevation to a full hipped roof in order to reduce the height of the side walls. Additionally, the one story garage roof should be hipped to match the main roof.
3. Window trim should be added around all of the windows to match the front elevation.
4. The proposed 38.25' front setback to the garage wall should be reduced to 32' to maintain the setback of the existing house and to align with the average setback of the block.

Mr. Hautzinger said that Staff recommends approval of the proposed new home with the revisions included in the Staff report.

Mr. VanDijk responded to Staff's suggestion to reduce the front yard setback to the garage wall. He clarified that 38.25' is the upper dimension of the third car bay; the front of the garage is 35.5'; and the front of the porch is only 32.5'. **Mr. Hautzinger** replied that Staff would still recommend the front of the garage be brought down to 32' with the porch extending slightly forward, as well as tapering down the circular driveway to reduce the Impervious Surface Coverage. **Mr. VanDijk** was okay with this suggestion.

Mr. VanDijk stated that this project is more cost sensitive than any other project he has done in Arlington Heights. The new home will be located on a busy street and he wants to provide enough aesthetics, especially on the front elevation, to make the home pleasing to both the Village and prospective buyers. He was not opposed to hipping the sides of the roof, although he preferred to keep the clipped roof as shown, and details such as window trim and stone on the side and rear elevations were eliminated in order to achieve a certain price point with the new home.

Commissioner Fasolo felt the front of the home looked great; the materials and details were very nice. He acknowledged that the drawing shows no siding line work on the side and rear elevations; however, he felt the side elevations needed more details, such as shake siding details similar to the front elevation and trim around the windows. He generally agreed with the Staff comments to clip the one-story garage roof and add a full hip on the sides.

Commissioner Kubow said that he was in between requirements and recommendations at this time, and wanted to hear what the other commissioners had to say. He understood the cost sensitivity with the home being located on Wilke Road; however, at a minimum, window trim should be added on all elevations, and a horizontal band should be

added around the home. He agreed with Staff's recommendations about the roof, which would help minimize the impact on the neighbors.

Commissioner Fitzgerald also agreed with Staff's comments. He felt the front of the home had so much detail and so much interest in both material and architecture, and the side and rear elevations did not look like they belonged on the same home. He was in favor of anything that would dress up the side and rear elevations, even if the front elevation was lessened slightly.

Chair Eckhardt asked for clarification of the materials and colors, which **Mr. VanDijk** reviewed. **Chair Eckhardt** stated that he preferred the clipped roofs as shown, although they did not need to be quite so high. He agreed with the suggestion to add detail in the gable of the garage on the left side elevation, and add a horizontal band around the entire home. In lieu of continuing the stone base on all sides of the home, he suggested adding foundation plantings instead. He agreed with Staff's suggestion to bring the home forward, which would save in paving costs of the driveway and not interfere with stacking cars on the driveway.

Mr. VanDijk understood the commissioners' comments. He was not opposed to adding a horizontal band around the home and adding trim around all the windows; however, he preferred to add foundation plantings on the sides of the home instead of carrying the stone base around. **Commissioner Fitzgerald** reiterated his previous comment that he would be in favor of lessening some of the materials on the front elevation if more detail could be brought around the sides and rear of the home.

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 1207 N. WILKE ROAD. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 3/11/16, 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 REQUIREMENT THAT WINDOW TRIM BE ADDED TO ALL WINDOWS ON THE HOME.
2. A REQUIREMENT THAT IN LIEU OF CONTINUING THE STONE BASE AROUND THE SIDE ELEVATIONS, THAT SOME TYPE OF LANDSCAPE FEATURE BE DONE.
3. A REQUIREMENT TO ADD A HORIZONTAL BAND AROUND THE HOME.
4. A RECOMMENDATION TO CHANGE THE CLIPPED GABLES ON THE SIDE ELEVATION TO A FULL HIPPED ROOF;
5. A RECOMMENDATION TO REDUCE THE FRONT YARD SETBACK AND WORK WITH STAFF ON THE IMPERVIOUS SURFACE.
6. A RECOMMENDATION TO WORK WITH STAFF ON LESSENING THE MATERIALS ON THE FRONT ELEVATION, WHETHER ITS REMOVING STONE OR REMOVING SHAKE, AND ADDING MORE ON THE SIDE AND REAR ELEVATIONS TO BE MORE CONSISTENT ON ALL FOUR SIDES.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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.
8. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Chair Eckhardt wanted to see some type of evergreen planting added on the sides of the home in lieu of the stone base.

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

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

- 9. A REQUIREMENT TO INSTALL SOME TYPE OF CONIFEROUS SHRUBS, A MINIMUM OF 10-FEET ON THE RIGHT SIDE ELEVATION, AND ALONG THE ENTIRE LENGTH OF THE GARGE ON THE LEFT SIDE ELEVATION.**

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#16-029 – 1301 E. Kensington Rd.

Robyn Swanson, the owner, and **Sean McCormack**, the architect, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing split level home with a new second floor addition. The existing detached garage will remain. This project requires a zoning variation to allow a side yard setback distance of 3 feet where 5 feet is required. The front of the home is a single story, and the back half of the house is raised up one half of a level. The proposed second floor addition has been placed above the back of the house resulting in a two and a half story house on the back and a single story house on the front. The resulting massing is awkward and not in context with the neighborhood. If a second floor addition is desired for this home, then it should be located above the front single story portion of the home, which he referred to the Staff report for an example of. The result would be the appearance of a typical two story home which would blend in very well with the existing adjacent two story homes.

Staff recommends that the design be revised and re-reviewed with a recommendation to locate the second floor addition above the front half of the home, resulting in a two-story appearance on the front elevation.

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

Ms. Swanson said that their primary objective with the addition is to provide better space for their 3 boys who are currently sharing a bedroom. In response to the comments in the Staff report, she said that a first-floor addition is not feasible for several reasons: the first-floor on the north side of the home is currently vaulted with 2 skylights that provide needed light; they want the bedrooms to have southern exposure for warmth and brightness; and the cost factor associated with a first-floor addition that might also cause damage to their remodeled kitchen.

Mr. McCormack said they reviewed the Design Guidelines and initially tried to downplay the mass of the addition, which led to the addition being proposed at the rear of the home so the roof could be raised and the addition downplayed. They also want to provide a sense of entry to the home, which they feel is very elegant as proposed and if the front were two stories it would compete with the human scale of the entry.

Ms. Swanson presented 3 letters from her neighbors expressing support for the addition, including the neighbor directly across the street. **Mr. McCormack** added that neighbors were shown both the proposed design as well as the revised design suggested by Staff in the Staff report.

Commissioner Fitzgerald loved the front entrance and acknowledged that the roof lines on the home are unusual. He felt the 2 existing skylights help to soften the roof, and he suggested putting decorative brackets on the recessed part of the second-story to help with the depth. He also suggested adding small ornamental trees in the front. **Ms. Swanson** said that they intend on adding trees and landscaping.

Commissioner Fasolo felt it was a nice addition, although he was initially concerned about the setback of the second floor being inconsistent with the neighborhood; however, the renderings provided by the petitioner tonight helped him better understand. He liked the front doors shown on the drawings, but questioned whether the style fit in with the architecture of the home.

Commissioner Kubow said that overall, he liked the home, which was a bit quirky, and felt that vertical windows in the front doors would make more sense. Since the neighbors expressed strong support for the addition, he was also in support of it, and he thanked the neighbors for coming out tonight.

Chairman Eckhardt agreed with the petitioner's comments about the importance of maintaining the front portion of the home instead of flattening out the ceiling to add a second-floor addition. He was fine with the front doors as shown and he thanked the petitioner for the renderings presented tonight that were invaluable in showing the addition. He completely supported the addition as proposed.

Commissioner Kubow commended Staff for the well thought out recommended drawings that are sometimes included in the Staff reports. He felt the recommended drawing for this project was fantastic, and if the petitioner had not done such a great job on their renovated kitchen, the commissioners might have felt differently about the proposed addition and considered staff's recommendation. **Mr. Hautzinger** commented that he was not aware of the first-floor vaulted ceiling space which did change the situation, and he acknowledged the difficulty of adding on to a split-level home. **Chair Eckhardt** thanked the neighbors for their efforts to show up tonight, which is important for the commissioners to see.

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 1301 E. KENSINGTON ROAD, AS SUBMITTED. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/29/16 AND RECEIVED 3/11/16, 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. **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.**
2. **COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

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

ITEM 3. OLD BUSINESS

DC#09-025 – Sign Code Modifications – Village-Wide Electronic Signs

Chair Eckhardt asked the commissioners for their comments after driving around to look at electronic signs throughout other communities.

Commissioner Kubow said that the more he drove around looking at electronic signs, especially through Mt. Prospect, the more he felt strongly in favor of Option #5 – Future Technology, as listed in Staff's Draft Recommendations; however, he would go with what the Design Commission as a body recommends. He was comfortable going in the direction of waiting for better future technology, such as electronic ink signage. He felt that the electronic ink signage was very clean, crisp and classy. After seeing the electronic LED signs that are out there, the worse he felt about them, and as of right now, he was not in the position to approve any electronic signage.

Commissioner Fasolo said he was not at the last meeting when this matter was discussed and Staff presented images and videos of electronic signage in other communities. He did recently visit a few communities to look at electronic signage, and felt that there are some electronic signs out there that are not so bad. He felt that monochromatic red and amber LED signs were not a good option and should not even be considered; however, some of the color LED signs that have more high definition images are pretty nice, although more expensive, and should be considered as options. He felt the electronic sign in downtown Mt. Prospect was not too bad, and he liked it better than Arlington Heights' electronic sign. He felt that the Village needed to better enforce electronic signs because he saw a couple of them inside storefront windows in town, even though they are not allowed by code. He noticed storefront LED signs near Arlington Heights Road and Central with the storefront windows trimmed out in chasing LED lights. **Mr. Hautzinger** acknowledged that this type of LED storefront lighting has been appearing more and more in the Village and needs to be addressed.

Commissioner Fasolo felt that something needed to be put in place regarding electronic signage because the topic has been out there for several years now. He was in favor of Option 2, because major venues such as the Racecourse and theaters should be allowed these types of signs if the signs are done right. He was still opposed to electronic signs in a neighborhood, such as a school or church; however, with the right technology and good aesthetics, it could work well. Existing manual change bulletin boards are pretty bright and he did not think LCD signs were much brighter, and if the operation of signs were limited to certain times, we should consider them. He felt that electronic signs on the highway were fine, although too many signs would resemble Las Vegas or Times Square.

Commissioner Fitzgerald said that he would follow word-for-word what Commissioner Kubow stated.

Chair Eckhardt said that he was only in favor of initially establishing code sections that would allow electronic signs for institutional, educational and religious uses, and each one of them would be reviewed by the Design Commission for size, scale, and appropriateness. The sizes of the permitted electronic signs should be strictly regulated, be small in scale, calm, and appropriate for each individual use. There should also be strict rules about the illumination and exposure to adjacent residential properties. He did not want to see the use of the 3-bulb (LED) color technology, and he was only in favor of black and white signage. The (electronic) ink on white is the only format that he would allow, and the message should be static or still, and not moving. No electronic signs should be allowed at commercial properties for purposes of advertising. The consideration of the number of permitted signs on a property needs to be established, and the number of signs on a single block or street needs to be limited. He is making a conservative initial recommendation. He also pointed out that Mt. Prospect allows electronic signage by special amendment, which does not seem to stop everyone in town from getting one. He does not want to be responsible for cluttering up Arlington Heights with electronic signs, especially since the nicer electronic signs are not yet affordable and the technology is still being developed.

Mr. Hautzinger referred to the DRAFT April 12, 2016 Electronic Signs Position Statement & Recommendation document prepared by Staff for the commissioners' review tonight. He reiterated that the goal is to develop a general overview of the issues related to electronic signage, report on a range of general approaches regarding electronic signs, and recommend an approach for the Village Board to discuss this matter by early June of this year. He reviewed the section called 'Types of Electronic Signs' that was added since the last meeting as a result of gathering more research from sign manufacturers. There are primarily three types of electronic signs: LED, LCD, and Electronic Ink. LED signs are the most common type of electronic sign because of many manufacturers and competitive pricing. They are available in monochromatic or full color and capable of video displays. LCD signs are less common and more expensive than LED signs. They are similar to a high definition television and typically used for close up viewing such as indoor fast food menu signage, outdoor drive-through signage, and bus shelters. Electronic Ink signs have the appearance of printed ink on paper similar to a Kindle e-reader. Electronic Ink technology is currently under development for more widespread use in outdoor signage applications.

Mr. Hautzinger presented a Kindle device as an example of electronic ink technology. He explained that manufacturers of this new technology have communicated to him that outdoor electronic ink signage is not currently a production/commodity product; however, the technology is currently being developed and is beginning to be used in outdoor signage such as gas station signage, primarily in Europe more so than in America. The manufacturer reported that it is only a matter of time until these products are available and they are definitely on the way. Staff is excited about this electronic ink technology and feels there is tremendous potential with it, and it is the solution for electronic signage in residential neighborhoods. He demonstrated that the Kindle does not emit any light and use very low power, and newer Kindle models include internal illumination that can be used for reading in the dark.

Mr. Hautzinger reviewed the three main options to consider:

1. Continue to not allow electronic signs Village-wide.
2. Allow electronic signs Village-wide.
3. Allow limited applications of electronic signage.

He also reviewed the General Approaches / Options for Specific Uses, Locations, and Types of Signs that included the following:

1. Community Wide Commercial Business Electronic Signage
2. Major Tourism Venues
3. Schools, Churches, Government and Park District Facilities
4. I-90 and Route 53
5. Future Technology

Based on discussions with and feedback from the commissioners, Staff is presenting a possible 'Position Statement' for the Design Commissions' review and consideration, although approval tonight was not required. This statement consists of two categories, per the request of the Village Board:

1. What are the issues related to electronic signs?
2. What are the recommendations on how to move forward with this?

Mr. Hautzinger reviewed the five issues relating to electronic signs that include:

1. Image
2. Nuisance
3. Traffic Safety
4. Code Enforcement
5. Environment

Recommendations from Staff, based on input from the Design Commissioners, are as follows:

1. Community-Wide Commercial Business Electronic Signage:
 - a. Continue to not allow electronic LED signs.
Commercial signs should be used for business identity, not advertising.
2. Major Tourism Venues
 - a. Continue to not allow electronic signs.
Major tourism venues may be a good application for electronic signage. However, it may be challenging to draft code language and to predict the possible impacts for these unique, individual electronic sign applications. Review of electronic sign requests for major tourism venues may be best handled through the sign variation process.
3. Schools, Churches, Government and Park District Facilities
 - a. Continue to not allow electronic signs.
Schools, churches, government and Park District facilities do have the need for community message board signage. However, since these uses are typically located within residential neighborhoods, electronic signs should continue to not be allowed. Alternate emerging non-light emitting electronic sign technology, such as electronic ink, should be closely monitored for this application.
4. I-90 and Route 53
 - a. Continue to not allow electronic signs.
Allowing electronic signage along major highways would not directly impact the character within Arlington Heights. However, it may have unintended consequences such as possibly creating a competitive advantage for those businesses with frontage along major highways over similar uses elsewhere in the community, and contributing to signage blight along the highways.
5. Future Technology
 - a. Continue to not allow electronic signs at this time, but monitor the developments in electronic sign technology in the future for new, aesthetically pleasing, environmentally friendly alternatives to current electronic signs, such as electronic ink signage.

Mr. Hautzinger welcomed the feedback from the Design Commissioners on the Issues and Recommendations.

Commissioner Kubow asked if the Sign Code would possibly be changed to reflect the Village's position to not allow electronic signage now, while being open to new technology. **Mr. Hautzinger** replied that at the outcome of this study, Staff will communicate the Design Commission and Village Board's position on electronic signage as individual requests are received. **Commissioner Kubow** said that this would be his recommendation tonight.

Commissioner Fasolo said that electronic ink signage was great; however, until it is available, he was unsure if it should be allowed. He also felt that LCD signs were a good option because they could have a similar appearance as an electronic ink sign. **Mr. Hautzinger** replied that the difference would be the brightness of an LCD sign. **Commissioner Fasolo** felt that LED signs were not the way to go; however, he was not opposed to allowing LCD signs as an option, especially for schools and churches, as long as the brightness and changeability of the message could be controlled. He also was not opposed to allowing uses that are zoned for entertainment such as Arlington Racecourse to have electronic signs, and he felt that electronic signs should be allowed along major highways, on a case-by-case basis.

Commissioner Fitzgerald said that after Staff presented this information in February, he left that meeting feeling mad to think that these signs might be allowed in town, and after driving through other communities to look at LED signs, he felt mad about it again, and he is feels the same way tonight. He agreed with all 5 of the issues presented

by Staff, especially the Environmental issues. He felt it was ridiculous in this day and age to approve signs that consume energy, even during the day. He would rather see Arlington Racecourse keep their existing entrance sign in flowers then allow an electronic sign, and he had the same feeling about the Metropolis Theater. He could not see allowing LED signs for these types of venues, and he has never been in favor of allowing electronic signs for schools, churches or government. He also was opposed to adding more light pollution along the highways with this type of sign.

Commissioner Fitzgerald was in favor of Recommendation #5, to not allow electronic signs at this time and continue to monitor the developments in electronic sign technology in the future. He reiterated that he has consistently felt this way since the first time this matter was reviewed, and although he is trying to keep an open mind, the more he learns about electronic signs the angrier he gets. He felt the Village Board needed to see the same presentation Staff gave to the commissioners, which was a powerful presentation, and **Mr. Hautzinger** agreed.

Chair Eckhardt concurred with Commissioner Fitzgerald. He was encouraged by future technology of electronic ink signage because he firmly believed that churches and schools need to get their messages out, although it must be done in a tasteful and quiet way, and electronic ink signage seems to be the solution. He was concerned that allowing LCD signs would result in a loss of control with the message changing. He hoped that the Design Commissioners as designers would maybe take a harder line than the Village Board takes because of pressures from businesses. He clarified that he is pro-business and he is okay with signs that promote a business; however, he was very concerned about all of the LED signs that exist in Mt. Prospect that look cheap, and he did not want Arlington Heights to be like that. He was putting the brakes on electronic signs for this reason.

Mr. Hautzinger asked if the commissioners were in agreement with the 5 issues relating to the Position Statement, and the commissioners unanimously agreed. He also reviewed the 5 Staff recommendations, and asked the commissioners for their feedback. The commissioners all agreed with Staff's recommendation for #1: Community-Wide Commercial Business Electronic Signage; #2: Major Tourism Venues; and #3: Schools, Churches, Government and Park District Facilities. With regards to Staff's Recommendation #4: I-90 and Route 53, **Commissioners Fitzgerald, Kubow and Chairman Eckhardt** were opposed to allowing LED signs along the highways, and **Commissioner Fasolo** was in favor of allowing them only through the variation process. The commissioners unanimously agreed with Staff's Recommendation #5: Future Technology.

Mr. Hautzinger reiterated that the goal is for the Design Commission to make a motion to approve a Position Statement and Recommendations to the Village Board on electronic signage. He asked if the commissioners were prepared to make a motion tonight based on their feedback.

Chairman Eckhardt wanted to amend Recommendation #3: Schools, Churches, Government and Park District Facilities, to allow only electronic ink signs. **Commissioner Fasolo** agreed and felt that electronic ink signs should be allowed for schools, churches, government and Park District facilities now and not when technology is further developed.

A MOTION WAS MADE BY CHAIRMAN ECKHARDT, TO AMEND STAFF RECOMMENDATION #3: SCHOOLS, CHURCHES, GOVERNMENT AND PARK DISTRICT FACILITIES AS FOLLOWS:

- 1. CONTINUE TO NOT ALLOW ALL ELECTRONIC SIGNS, EXCEPT FOR ELECTRONIC INK SIGNAGE, AS MAY BE APPROVED BY THE DESIGN COMMISSION.**

COMMISSIONER FITZGERALD SECONDED BY THE MOTION.

Mr. Hautzinger clarified that the motion should include the Position Statement that includes the issues related to electronic signs, and the 5 Staff recommendations.

Chair Eckhardt stated that there is nobody in the audience to comment on this matter.

A MOTION WAS MADE BY CHAIR ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN COMMISSION POSITION STATEMENT & RECOMMENDATIONS ON ELECTRONIC SIGNAGE, WITH THE FOLLOWING CHANGES:

- 1. RECOMMENDATION #3: SCHOOLS, CHURCHES, GOVERNMENT AND PARK DISTRICT FACILITIES.**
 - A. OPTION 1, CONTINUE TO NOT ALLOW ELECTRONIC SIGNS, EXCEPT FOR ELECTRONIC INK SIGNAGE, AS MAY BE APPROVED BY THE DESIGN COMMISSION.**

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

Commissioner Kubow said that this shows that the commissioners are willing to consider a new technology that is still unproven, like electronic ink, and that they like the technology enough to approve it. **Mr. Hautzinger** said that he would revise Recommendation #3 to reflect the motion made tonight in anticipation of the entire matter going before the Village Board. **Chairman Eckhardt** thanked Staff for creating a well drafted document that summarized the commissioners' previous comments and concerns, and the proposed language for the commissioners' review tonight.

ITEM 4. GENERAL MEETING

**A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO
ADJOURN THE MEETING AT 8:05 P.M.**

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



Item: Electronic Signs - Position Statement & Recommendations - 4/12/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Electronic Signs - Position Statement & Recommendations	Minutes

ELECTRONIC SIGNS

Design Commission Position Statement & Recommendations

Approved April 12, 2016

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO APPROVE THE DESIGN COMMISSION POSITION STATEMENT & RECOMMENDATIONS ON ELECTRONIC SIGNAGE. COMMISSIONER KUBOW SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED.

Task:

On February 19, 2016, Mayor Hayes sent a letter to the Design Commission regarding electronic signage requesting that the Design Commission complete the following tasks for Village Board review:

- Develop a general overview of the issues related to electronic signage.
- Report on a range of general approaches regarding electronic signage.
- Recommend an approach for the Village Board to discuss this matter by early June of this year.

History & Background:

The Design Commission first discussed the matter of electronic signage in 2007 relative to several specific sign variation requests, all of which were recommended for denial by Staff and the Design Commission, and one request denied by the Village Board. After detailed research by Staff, the Design Commission discussed the matter again in 2008 at a kick-off meeting and then in detail in 2009 where the Design Commission concluded to continue to not allow electronic LED signs. Since then, the Design Commission has discussed this matter in 2012 relative to the Visual Preference Survey undertaken and in 2015 regarding Patton School's request. As a result of the 2015 review, this topic was placed on the Design Commission agenda again in January 2016.

Process:

In response to Mayor Hayes' request, Staff and the Design Commission have completed an initial Village-wide study of electronic signage, and have discussed the matter at three recent Design Commission meetings:

- February 23, 2016. Kick-off meeting, preliminary discussion and thoughts.
- March 29, 2016. Staff presented a survey of other community's electronic sign requirements along with photos and videos of electronic signs from other communities for discussion.
- April 12, 2016. Review and approval of Position Statement and Recommendations.

Types of Electronic Signs:

1. LED (Light Emitting Diode) Signs

- a. The sign display is created by a series of light emitting diodes arranged on a panel.
- b. Available in monochromatic (red or amber) or full color.
- c. Available in low and high resolution. Best viewed from a distance.
- d. Generally, very bright and glaring.
- e. Capable of static, scrolling, and animated displays.
- f. High resolution displays are capable of full color video.
- g. Uses range from gas station pricing, small message boards, and highway billboards.
- h. It is the most common type of electronic sign due to many manufacturers and competitive pricing.

2. LCD (Liquid Crystal Display) Signs

- a. The sign display is similar to a high definition television.
- b. Capable of static images and full color video.
- c. Generally, very bright.
- d. Less common and more expensive than LED electronic signs.
- e. Typically used for close up viewing, such as indoor fast food menu signage, outdoor drive-through signage, and bus shelters.

3. Electronic Ink Signs

- a. Has the appearance of printed ink on paper, as seen in a Kindle reader.
- b. Does not emit light. No glare.
- c. Extremely low power consumption.
- d. The display can be changed, but not capable of scrolling, animation, or video.
- e. Is currently being used in limited outdoor signage applications such as gas station pricing and bus shelters, but is not currently a production/commodity product.
- f. Is currently under development for more widespread use in outdoor signage applications.

Questions to be Answered:

- 1. Is electronic signage something that the Village should continue to explore?
- 2. What is the image that the Village wants for its corridors?
- 3. Should electronic signage be allowed in residential districts for schools and churches across from residential homes?
- 4. Should electronic signage be allowed in business and manufacturing districts (with restrictions)?
- 5. Should electronic signage be allowed for specific uses such as major tourism venues such as Arlington International Racecourse, Metropolis Theater, Star Cinema Grill, or major developments such as Arlington Downs?
- 6. Should electronic signage be allowed in specific locations such as along I-90?
- 7. Should electronic signage be allowed as of right, or through an additional discretionary review process?
- 8. Should electronic signage continue to be deferred until more energy efficient and aesthetically pleasing technology is prevalent, such as electronic ink signs?

Summary of March 29, 2016 Design Commission Meeting:

On March 29, 2016, Staff and the Design Commission continued the review of electronic signs. A survey of other community's electronic sign requirements along with photos and videos of electronic signs from other communities were presented by Staff for discussion.

Highlights of the presentation were:

- 1. Photos and videos of electronic signs from surrounding communities such as Mt. Prospect, Prospect Heights, Palatine, and Rolling Meadows were presented.
- 2. Examples of signs from churches, restaurants, automotive repair, retail businesses, Village, library, fire department, and park district were provided.
- 3. The technology of these signs were either monochromatic (red or amber) or full color LED displays. Full color signs use a combination of red, blue, and green LEDs to create the full color displays.
- 4. Overall the electronic LED signs were bright and glaring, and the commissioners were encouraged to visit these signs in person to understand the full impact.
- 5. All of the signs had changing messages and most utilized flashing, scrolling, animation, and videos.
- 6. Many of the signs observed were located adjacent to residential properties, which is a concern.

7. Messages on the signs ranged from dancing Easter eggs to hot dog specials, and some signs had burnt out sections of LED lighting which added to the poor appearance of the signs.
8. The value of the advertisements being communicated on the signs for businesses was discussed, as opposed to the value of public information being communicated on the signs for municipalities, schools and churches.
9. Electronic Ink as an alternative to LED signs was discussed, possibly for use at schools and churches in residential neighborhoods.
10. Summary of concerns:
 - a. LED displays are bright and glaring.
 - b. Electronic LED signs in residential neighborhoods are not appropriate.
 - c. Dozens of electronic signs along commercial corridors create character concerns.
 - d. Nuisance to adjacent properties, especially residential.
 - e. Traffic distraction concerns.
 - f. Electronic Ink signage has great potential as an alternative to LED, especially for school and church message boards.
 - g. Electronic signs may be appropriate at major tourism venues, such as Arlington International Racecourse, or possibly along I-90.

Design Commission feedback and areas of concern:

1. The examples of signs presented raised concerns amongst the Design Commissioners.
2. None of the signs presented were favored by the Design Commissioners.
3. The Design Commission needs to consider the beauty of the Village.
4. Brightness is one of the primary concerns.
5. There would be no way to control the use of electronic signs.
6. Arlington Heights does not need more clutter along the commercial corridors.
7. Large pixel signs look crude and cheap.
8. The purpose of signs should be to locate a business, not to advertise products and services.
9. Until there are more cost effective options for high quality, high resolution or electronic ink signs, electronic signs should not be allowed.
10. Electronic signs should not be allowed along I-90 which is already cluttered with signage.
11. The needs for public information message boards for churches, schools or Park District facilities need to be considered, as compared to advertisements at a business or a fast food establishment.
12. The commissioners were interested in electronic ink signage as an alternative to electronic LED signs.
13. If electronic signs were to be allowed in Arlington Heights:
 - a. A special review process for all electronic signs should be considered.
 - b. Electronic signs should be visually quiet, calm, and small.
 - c. To minimize brightness, only electronic LED message signs with black backgrounds should be considered.
 - d. Only high quality, high resolution displays such as a high definition television screen should be considered.
 - e. If allowed along I-90, it will need to have high quality graphics and be large enough to be easily read.

Chairman Eckhardt requested that the commissioners drive through surrounding communities and be prepared to present 4 or 5 position statements regarding electronic signs at the next meeting.

Options:

1. Continue to not allow electronic signs Village-wide.
2. Allow electronic signs Village-wide.
3. Allow limited applications of electronic signage.

General Approaches / Options for Specific Uses, Locations, and Types of Signs:

1. **Community Wide Commercial Business Electronic Signage**
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
2. **Major Tourism Venues** (such as Arlington International Racecourse, Metropolis Theater, Star Cinema Grill, or major developments such as Arlington Downs)
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
3. **Schools, Churches, Government, and Park District Facilities**
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
4. **I-90 and Route 53.**
 - a. Option 1. Continue to not allow electronic signs.
 - b. Option 2. Allow electronic signs by right (with restrictions).
 - c. Option 3. Allow electronic signs with special review process.
5. **Future Technology**
 - a. Continue to not allow electronic signs at this time, but monitor the developments in electronic sign technology in the future for new, aesthetically pleasing, environmentally friendly alternatives to current electronic signs, such as electronic ink signage.

POSITION STATEMENT & RECOMMENDATIONS:

Issues related to electronic signs:

1. **Image**
 - a. Electronic LED signs are inherently bright and glaring with blinking, scrolling, animation, and video displays which can be obnoxious, portraying a negative image of the community.
 - b. Allowing electronic signs at numerous businesses along our commercial corridors could result in sign blight and create a negative image for the community.
2. **Nuisance**
 - a. Bright LED signs can create a nuisance to adjacent properties, especially residential uses.
3. **Traffic Safety**
 - a. Changing messages on electronic signs can be distracting to drivers creating a safety concern.

4. Code Enforcement

- a. The use of electronic signs would be difficult to enforce, and control of message content is legally limited.

5. Environment

- a. Electronic LED signs consume energy at all times to display their message, day and night.

Recommendations:

1. Community Wide Commercial Business Electronic Signage

- a. Option 1. Continue to not allow electronic LED signs.
Commercial signs should be used for business identity, not advertising.

2. Major Tourism Venues (such as Arlington International Racecourse, Metropolis Theater, Star Cinema Grill, or major mixed use developments such as Arlington Downs)

- a. Option 1. Continue to not allow electronic signs.
Major tourism venues may be a good application for electronic signage. However, it may be challenging to draft code language and to predict the possible impacts for these unique, individual electronic sign applications. Review of electronic sign requests for major tourism venues may be best handled through the sign variation review process.

3. Schools, Churches, Government and Park District Facilities

- a. Option 1. Continue to not allow electronic signs, except for electronic ink signs as may be approved by the Design Commission.
Schools, churches, Government and Park District facilities do have the need for community message board signage. However, since these uses are typically located within residential neighborhoods, electronic signs should continue to not be allowed. Alternate emerging non-light emitting electronic sign technology, such as electronic ink, should be closely monitored for this application.

4. I-90 and Route 53.

- a. Option 1. Continue to not allow electronic signs.
Allowing electronic signage along major highways would not directly impact the character within Arlington Heights. However, it may have unintended consequences such as possibly creating a competitive advantage for those businesses with frontage along major highways over similar uses elsewhere in the community, and contributing to signage blight along the highways.

5. Future Technology

- a. Continue to not allow electronic signs at this time, but monitor the developments in electronic sign technology in the future for new, aesthetically pleasing, environmentally friendly alternatives to current electronic signs, such as electronic ink signage.



Item: DC#16-034 - 1534 N. Walnut 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 approve the proposed new single-family residence to be located at 1534 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans dated 3/11/16 received on 3/23/16, and the following:

1. Resolve the driveway conflict with the parkway tree so that the parkway tree can remain. A minimum of ten feet clearance should be maintained.
2. Correct the Site Plan with the correct lot width.
3. Continue the stone base down the side wall of the garage.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents
Letter from Neighbor

Type

Board or Commission Report
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Evangelista Residence
Project Address: 1534 N. Walnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 20, 2016

PETITION INFORMATION:

DC Number: 16-034
Petitioner Name: Tom Abbatemarco
Petitioner Address: Prestigious Home Builders & Remodelers
237 W. Hillside Avenue
Barrington, IL 60010
Meeting Date: April 26, 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 one car garage to allow construction of a new two story residence with an attached, two car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 10,600 square feet and the proposed residence will have approximately 3,864 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 34.4 feet Side: 7.4 feet Side: 7.4 feet Rear: 30 feet	Front: 35.5 feet Side: 10.8 feet Side: 14.1 feet Rear: 32 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,678 SF	3,864 SF
Building Lot Coverage	3,710 SF	2,624 SF
Impervious Surface Coverage Total	5,300 SF	3,945 SF

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. A written complaint has been received from the neighbor at 1532 N. Walnut which is included in the packet.

Overall, the proposed design is consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. The 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 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. A minimum 10 foot clearance should be maintained.

Additionally, the Site Plan is incorrectly drawn with a 60 foot wide front property line, where the actual width is 68 feet.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1534 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans dated 3/11/16 received on 3/23/16, and the following:

1. Resolve the driveway conflict with the parkway tree so that the parkway tree can remain. A minimum of ten feet clearance should be maintained.
2. Correct the Site Plan with the correct lot width.
3. Continue the stone base down the side wall of the garage.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

April 20, 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 16-034

PLAT OF SURVEY

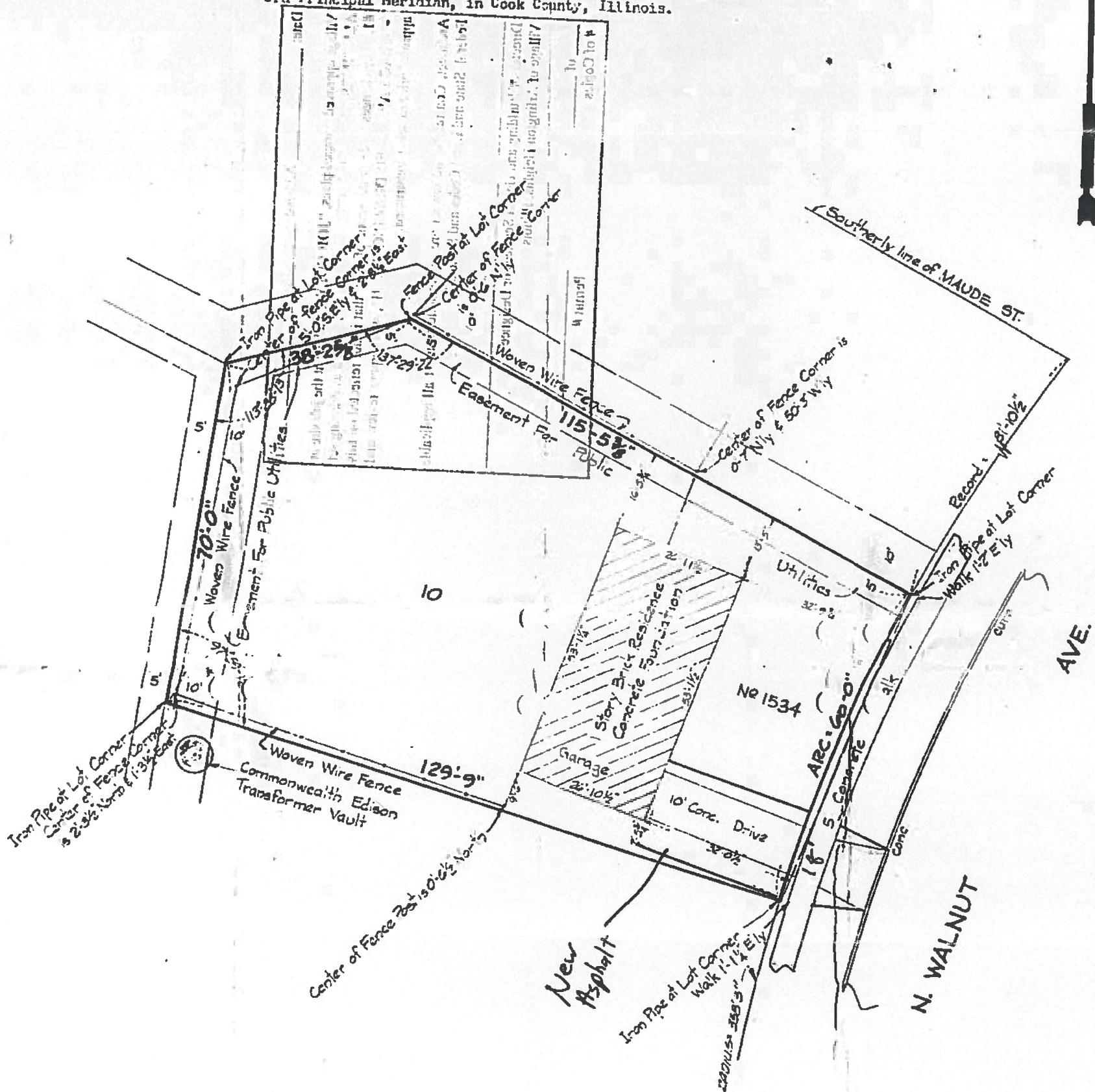
1st. Rodney J-6066

N

—BY—
NELSON, HARKER AND MOLLOY, Inc.
 REGISTERED LAND SURVEYORS

OF

Lot 10 in Block 5 in HASBROOK SUBDIVISION UNIT NO. 3, of part of the
 Northeast 1/4 of Section 19, Township 42 North, Range 11 East of the
 3rd Principal Meridian, in Cook County, Illinois.

For **WM J. COBB**SCALE: 1 inch equals **20** feet

Please use this Order No. in future reference to this survey.

Order No. **670269**Book No. **62-42-11 Page 134**

Building lines, if any, shown hereon are building lines shown
 on the recorded subdivision plat. Consult local authorities for
 building lines established by local ordinances.

Please check Legal Description with Deed; also compare all

State of Illinois }
 County of Cook } ss.
NELSON, HARKER & MOLLOY, INC. hereby certify that a
 survey has been made of the property described hereon and
 that the buildings constructed on said property are located as
 shown hereon.

Chicago, Illinois Dated this **20th** day of **March** A.D. 19**55**

State of Illinois }
 County of Cook } ss.
NELSON, HARKER & MOLLOY, INC. hereby certify that a survey
 has been made under its direction, by a Registered Illinois Land
 Surveyor, of the property described hereon and that the plat
 hereon drawn is a correct representation of said survey.

Chicago, Illinois Dated this **20th** day of **March** A.D. 19**55**

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

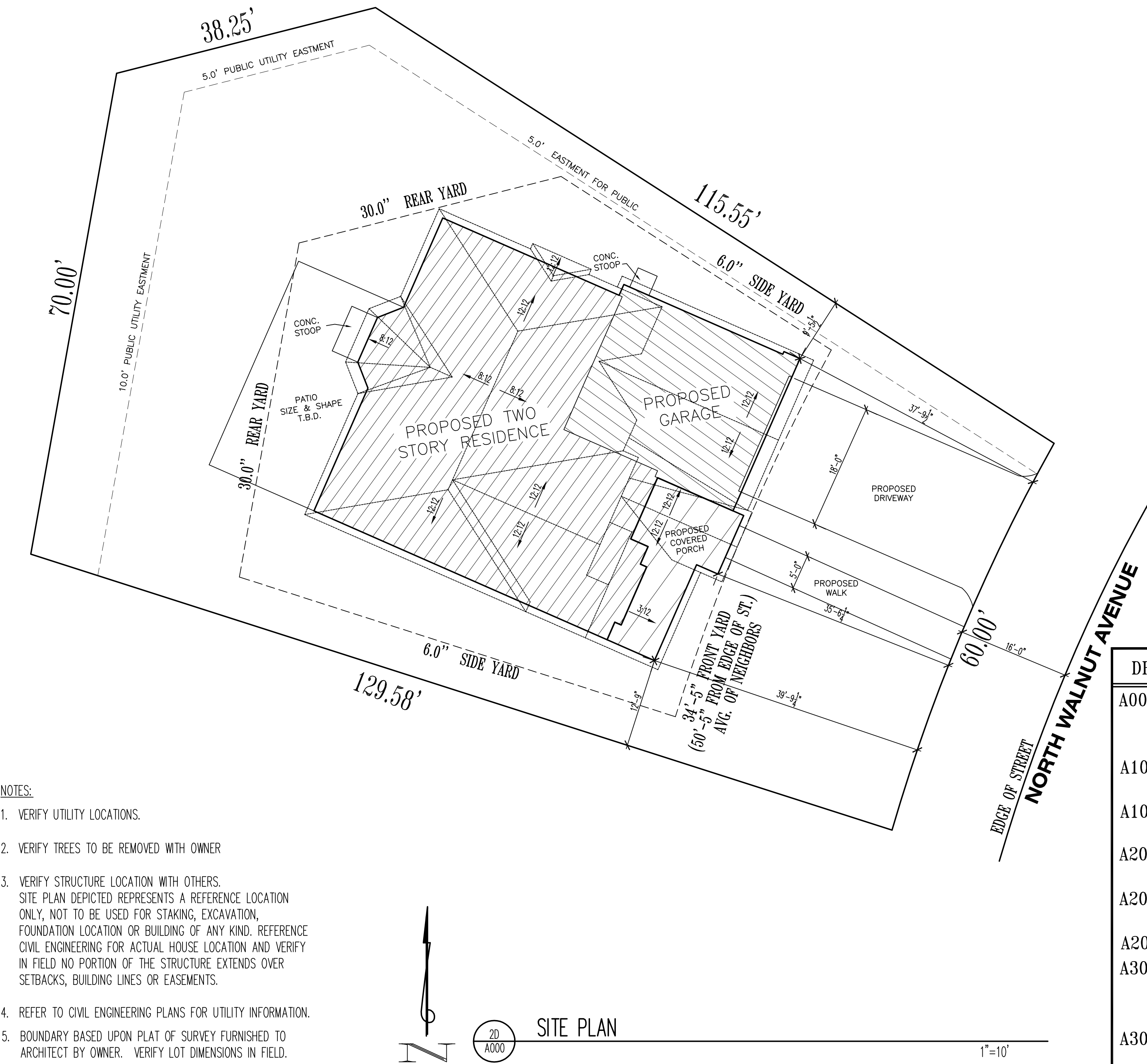
MAR 29 2016

RECEIVED

FILE

THE EVANGELISTA RESIDENCE

1534 N. WALNUT ARLINGTON HEIGHTS, IL



- NOTES:
1. VERIFY UTILITY LOCATIONS.
 2. VERIFY TREES TO BE REMOVED WITH OWNER
 3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
 4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
 5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.



20
A000

SITE PLAN

1"=10'

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
NOTE TO PLAN REVIEWERS, OFFICIALS AND CONTRACTORS
THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION FIGURE(1) IECC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.

AS SPECIFIED BY THE CODE, OPTION 1, WAVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK".

THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2012 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2012 IECC
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASSELS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-4. DUCTS, AIR HANDLERS, FILTER DRIVES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M160.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 FT² OF UNCONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF UNCONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER AND CLOSURE. ALL REGISTER BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
 - FURROW IN TEST (RECOMMENDED): TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 6 CFM PER 100 FT² OF UNCONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ROUGHED IN SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 FT² OF UNCONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT FOR CHILLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR FLOOR AND SHED OF FENESTRATION, AND TWO RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION
- INSULATE ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

GENERAL NOTES
NOTES SHOWN ARE TYPICAL AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:
2009 INTERNATIONAL RESIDENTIAL CODE
2005 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL FIRE CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2009 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE
VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE AMENDMENTS

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

001-018291 11/16
Cert. No. Exp. Date

DESIGN LOADING VALUES
ROOF: 30 PSF LIVE LOAD
FLOOR: 60 PSF LIVE LOAD
40 PSF LIVE LOAD FOR EXTERIOR BALCONY
40 PSF LIVE LOAD FOR FLOORS, DECKS, STAIRS
WALLS: 20 PSF WIND FOR 0-20 FT. HEIGHT
25 PSF WIND FOR 21-29 FT. HEIGHT
30 PSF WIND FOR 30 FT. AND ABOVE
3000 PSF ASSUMED MINIMUM BEARING CAPACITY. CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- VERY THICKNESS OF ALL FOUNDATION WALLS TO CONFORM WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- ALL EXTERIOR WALKOUT OR ENGLISH-BASEMENT-FRAME WALLS 6" WITH 1/2" SHEATHING
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE SLAB WORK AND EXTREME CONDITIONS
- ALL PORCELS, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED
- GENERAL CONTRACTOR SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT, CONTACT ARCHITECT IF LESS THAN 3,000 PSF.

WINDOW NOTES:

- TOP OF WALKOUT WINDOWS 4'-0" AT F.F.
- TOP OF WINDOWS 3/4 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS R2 3/4" ABOVE SUB-FLOOR
- TOP OF WINDOWS R2 3/4" ABOVE SUB-FLOOR
- TOP OF 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES. EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR.
- WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- ALL INTERIOR PARTITIONS 3-1/2" UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS 4-1/2" (2x4 WITH 1" SHEATHING)
- ALL EXTERIOR BRICK WALLS 8-1/2" (2x4 WITH 1" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR WALLS 6" (2x6 W/ 1/2" SHEATHING)
- ALL EXTERIOR BRICK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- PROVIDE 5/8" X 1/2" X 16" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9" WIDE WITH BRICK ABOVE
- PROVIDE 5/8" X 1/2" ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9" TO 16" WIDE WITH BRICK ABOVE
- PROVIDE 7/8" X 3/8" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BRICK ABOVE
- PROVIDE 8/8" X 3/8" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BRICK ABOVE
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
- STEEL FLUTCH PLATE BEAMS TO BE CONNECTED WITH 1/2" X 8-10-16-18-20-22-24-26-28-30-32-34-36-38-40-42-44-46-48-50-52-54-56-58-60-62-64-66-68-70-72-74-76-78-80-82-84-86-88-90-92-94-96-98-100-102-104-106-108-110-112-114-116-118-120-122-124-126-128-130-132-134-136-138-140-142-144-146-148-150-152-154-156-158-160-162-164-166-168-170-172-174-176-178-180-182-184-186-188-190-192-194-196-198-200-202-204-206-208-210-212-214-216-218-220-222-224-226-228-230-232-234-236-238-240-242-244-246-248-250-252-254-256-258-260-262-264-266-268-270-272-274-276-278-280-282-284-286-288-290-292-294-296-298-300-302-304-306-308-310-312-314-316-318-320-322-324-326-328-330-332-334-336-338-340-342-344-346-348-350-352-354-356-358-360-362-364-366-368-370-372-374-376-378-380-382-384-386-388-390-392-394-396-398-400-402-404-406-408-410-412-414-416-418-420-422-424-426-428-430-432-434-436-438-440-442-444-446-448-450-452-454-456-458-460-462-464-466-468-470-472-474-476-478-480-482-484-486-488-490-492-494-496-498-500-502-504-506-508-510-512-514-516-518-520-522-524-526-528-530-532-534-536-538-540-542-544-546-548-550-552-554-556-558-560-562-564-566-568-570-572-574-576-578-580-582-584-586-588-590-592-594-596-598-600-602-604-606-608-610-612-614-616-618-620-622-624-626-628-630-632-634-636-638-640-642-644-646-648-650-652-654-656-658-660-662-664-666-668-670-672-674-676-678-680-682-684-686-688-690-692-694-696-698-700-702-704-706-708-710-712-714-716-718-720-722-724-726-728-730-732-734-736-738-740-742-744-746-748-750-752-754-756-758-760-762-764-766-768-770-772-774-776-778-780-782-784-786-788-790-792-794-796-798-800-802-804-806-808-810-812-814-816-818-820-822-824-826-828-830-832-834-836-838-840-842-844-846-848-850-852-854-856-858-860-862-864-866-868-870-872-874-876-878-880-882-884-886-888-890-892-894-896-898-900-902-904-906-908-910-912-914-916-918-920-922-924-926-928-930-932-934-936-938-940-942-944-946-948-950-952-954-956-958-960-962-964-966-968-970-972-974-976-978-980-982-984-986-988-990-992-994-996-998-1000-1002-1004-1006-1008-1010-1012-1014-1016-1018-1020-1022-1024-1026-1028-1030-1032-1034-1036-1038-1040-1042-1044-1046-1048-1050-1052-1054-1056-1058-1060-1062-1064-1066-1068-1070-1072-1074-1076-1078-1080-1082-1084-1086-1088-1090-1092-1094-1096-1098-1100-1102-1104-1106-1108-1110-1112-1114-1116-1118-1120-1122-1124-1126-1128-1130-1132-1134-1136-1138-1140-1142-1144-1146-1148-1150-1152-1154-1156-1158-1160-1162-1164-1166-1168-1170-1172-1174-1176-1178-1180-1182-1184-1186-1188-1190-1192-1194-1196-1198-1200-1202-1204-1206-1208-1210-1212-1214-1216-1218-1220-1222-1224-1226-1228-1230-1232-1234-1236-1238-1240-1242-1244-1246-1248-1250-1252-1254-1256-1258-1260-1262-1264-1266-1268-1270-1272-1274-1276-1278-1280-1282-1284-1286-1288-1290-1292-1294-1296-1298-1300-1302-1304-1306-1308-1310-1312-1314-1316-1318-1320-1322-1324-1326-1328-1330-1332-1334-1336-1338-1340-1342-1344-1346-1348-1350-1352-1354-1356-1358-1360-1362-1364-1366-1368-1370-1372-1374-1376-1378-1380-1382-1384-1386-1388-1390-1392-1394-1396-1398-1400-1402-1404-1406-1408-1410-1412-1414-1416-1418-1420-1422-1424-1426-1428-1430-1432-1434-1436-1438-1440-1442-1444-1446-1448-1450-1452-1454-1456-1458-1460-1462-1464-1466-1468-1470-1472-1474-1476-1478-1480-1482-1484-1486-1488-1490-1492-1494-1496-1498-1500-1502-1504-1506-1508-1510-1512-1514-1516-1518-1520-1522-1524-1526-1528-1530-1532-1534-1536-1538-1540-1542-1544-1546-1548-1550-1552-1554-1556-1558-1560-1562-1564-1566-1568-1570-1572-1574-1576-1578-1580-1582-1584-1586-1588-1590-1592-1594-1596-1598-1600-1602-1604-1606-1608-1610-1612-1614-1616-1618-1620-1622-1624-1626-1628-1630-1632-1634-1636-1638-1640-1642-1644-1646-1648-1650-1652-1654-1656-1658-1660-1662-1664-1666-1668-1670-1672-1674-1676-1678-1680-1682-1684-1686-1688-1690-1692-1694-1696-1698-1700-1702-1704-1706-1708-1710-1712-1714-1716-1718-1720-1722-1724-1726-1728-1730-1732-1734-1736-1738-1740-1742-1744-1746-1748-1750-1752-1754-1756-1758-1760-1762-1764-1766-1768-1770-1772-1774-1776-1778-1780-1782-1784-1786-1788-1790-1792-1794-1796-1798-1800-1802-1804-1806-1808-1810-1812-1814-1816-1818-1820-1822-1824-1826-1828-1830-1832-1834-1836-1838-1840-1842-1844-1846-1848-1850-1852-1854-1856-1858-1860-1862-1864-1866-1868-1870-1872-1874-1876-1878-1880-1882-1884-1886-1888-1890-1892-1894-1896-1898-1900-1902-1904-1906-1908-1910-1912-1914-1916-1918-1920-1922-1924-1926-1928-1930-1932-1934-1936-1938-1940-1942-1944-1946-1948-1950-1952-1954-1956-1958-1960-1962-1964-1966-1968-1970-1972-1974-1976-1978-1980-1982-1984-1986-1988-1990-1992-1994-1996-1998-2000-2002-2004-2006-2008-2010-2012-2014-2016-2018-2020-2022-2024-2026-2028-2030-2032-2034-2036-2038-2040-2042-2044-2046-2048-2050-2052-2054-2056-2058-2060-2062-2064-2066-2068-2070-2072-2074-2076-2078-2080-2082-2084-2086-2088-2090-2092-2094-2096-2098-2100-2102-2104-2106-2108-2110-2112-2114-2116-2118-2120-2122-2124-2126-2128-2130-2132-2134-2136-2138-2140-2142-2144-2146-2148-2150-2152-2154-2156-2158-2160-2162-2164-2166-2168-2170-2172-2174-2176-2178-2180-2182-2184-2186-2188-2190-2192-2194-2196-2198-2200-2202-2204-2206-2208-2210-2212-2214-2216-2218-2220-2222-2224-2226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1526 N. WALNUT
3 HOUSES LEFT



1530 N. WALNUT
2 HOUSES LEFT



1532 N. WALNUT
1 HOUSE LEFT



1534 N. WALNUT
THE EVANGELISTA RESIDENCE



1565 N. WALNUT
1 HOUSE RIGHT



NORTH WALNUT AVENUE



1520 N. WALNUT

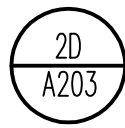


1531 N. WALNUT



1535 N. WALNUT

W. MAUDE AVE.



NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	03-04-16 SM	1				
PRELIMINARY DESIGN	03-04-16 SM	2				
DESIGN DEVELOPMENT	03-10-16 SM	3				
FINAL REVIEW	03-11-16 SM	4				
REVISION FOR PERMIT		5				
REVISION						

THE EVANGELISTA RESIDENCE
1534 N. WALNUT
ARLINGTON HEIGHTS, IL

NEIGHBORHOOD PHOTO BOARD

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

ALA

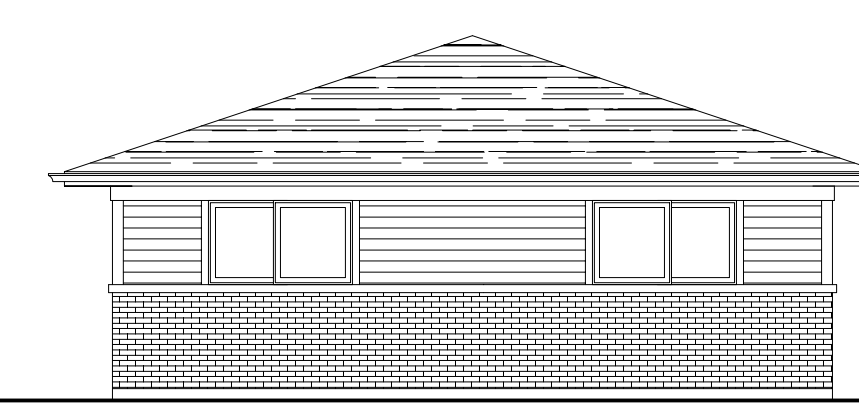
Job Number: 16046
Sheet Number: A203
File Name: 16046203



1B
A202
FRONT ELEVATION
1534 N. WALNUT AVE.
LEFT NEIGHBOR
1/8"=1'-0"



3B
A202
PROPOSED FRONT ELEVATION
1534 N. WALNUT AVE.
SUBJECT PROPERTY
1/8"=1'-0"



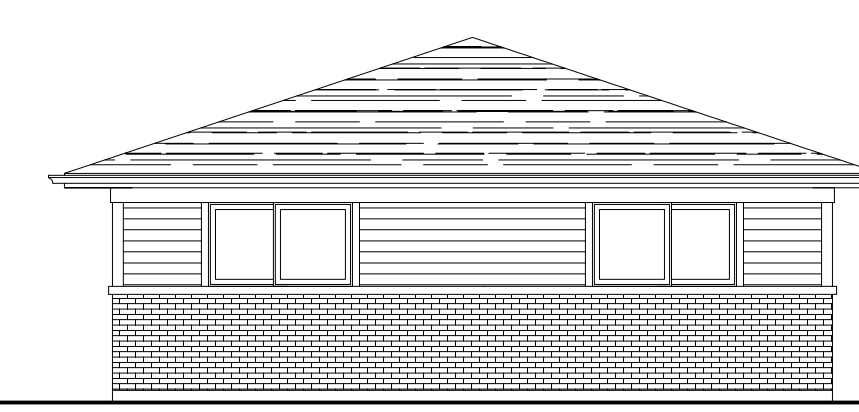
6B
A202
FRONT ELEVATION
1534 N. WALNUT AVE.
RIGHT NEIGHBOR
1/8"=1'-0"



1E
A202
FRONT ELEVATION
1534 N. WALNUT AVE.
LEFT NEIGHBOR
1/8"=1'-0"



3E
A202
PROPOSED FRONT ELEVATION
1534 N. WALNUT AVE.
SUBJECT PROPERTY
1/8"=1'-0"



6E
A202
FRONT ELEVATION
1534 N. WALNUT AVE.
RIGHT NEIGHBOR
1/8"=1'-0"

DESIGN STAGE		REVISIONS	
CONCEPTUAL DESIGN	03-04-18 NM	1	
PRELIMINARY DESIGN	03-04-18 NM	2	
DESIGN DEVELOPMENT	03-10-18 NM	3	
FINAL DESIGN	03-10-18 NM	4	
PERMIT FOR PERMIT		5	
REVISION			

THE EVANGELISTA RESIDENCE
1534 N. WALNUT
ARLINGTON HEIGHTS, IL

CONTEXT ELEVATIONS

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

A

B

C

D

E



1C
A200
REAR ELEVATION

1/4"=1'-0"

MATERIAL SCHEDULE

HORIZONTAL SIDING:

- * MANUFACTURER: SHERWIN WILLIAMS
- * COLOR: 6075 GARRET GRAY

SHAKE SIDING:

- * MANUFACTURER: SHERWIN WILLIAMS
- * COLOR: 67075 GARRET GRAY

STONE:

- * MANUFACTURER: STONEYARD
- * COLOR: BOSTON BLEND - ASHLAR THIN & BUILDING VINEER

TRIM/SOFFIT/FACIA:

- * MANUFACTURER: L.P. SMARTSIDE
- * COLOR: SOFT WHITE

CUTTERS:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE (K-LINE)

WINDOWS:

- * MANUFACTURER: T.B.D.
- * COLOR: WHITE FRAME

ROOFING ASPHALT SHINGLES:

- * MANUFACTURER: IKO
- * COLOR: ARCHITECTURAL DUAL BLACK

ROOFING METAL:

- * MANUFACTURER: BERRIDGE MFG.
- * COLOR: CHARCOAL GRAY

ELEVATION NOTES:

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

REMODELING OR ADDITION NOTES:

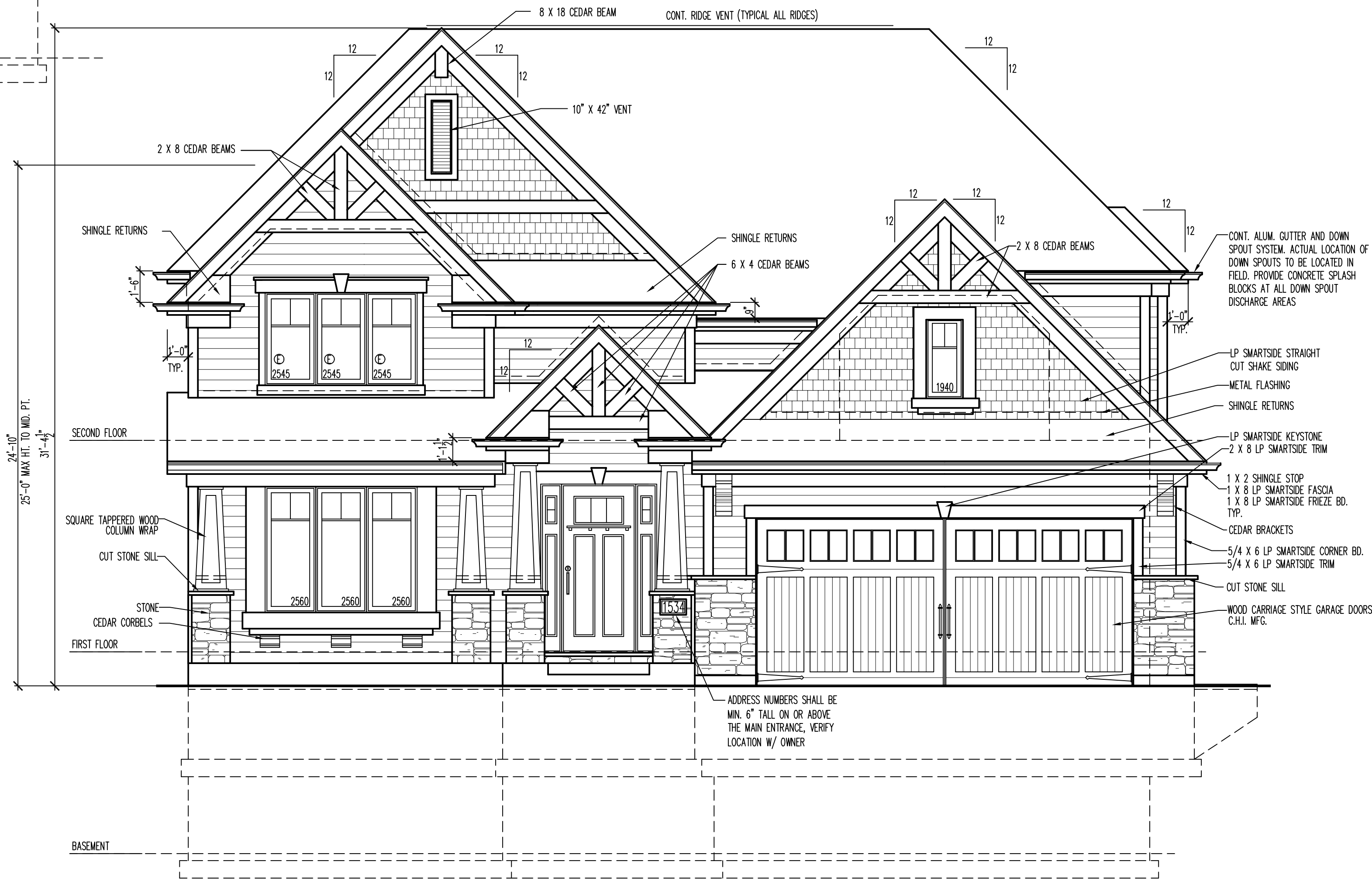
- * WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- * ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- * ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- * VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- * ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

WINDOW NOTES:

- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- * PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- * ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

- ① - EGRESS WINDOW
- ② - TEMPERED GLASS
- ③ - FIXED WINDOW



4E
A200
FRONT ELEVATION

1/4"=1'-0"

DESIGN STAGE	REVISIONS	DATE	BY	APP
CONCEPTUAL DESIGN	1	03-04-18 SM		
PRELIMINARY DESIGN	2	03-11-18 SM		
DESIGN DEVELOPMENT	3	03-11-18 SM		
PERMIT REVIEW	4			
RELEASE FOR PERMIT	5			

THE EVANGELISTA RESIDENCE
1534 N. WALNUT
ARLINGTON HEIGHTS, IL

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

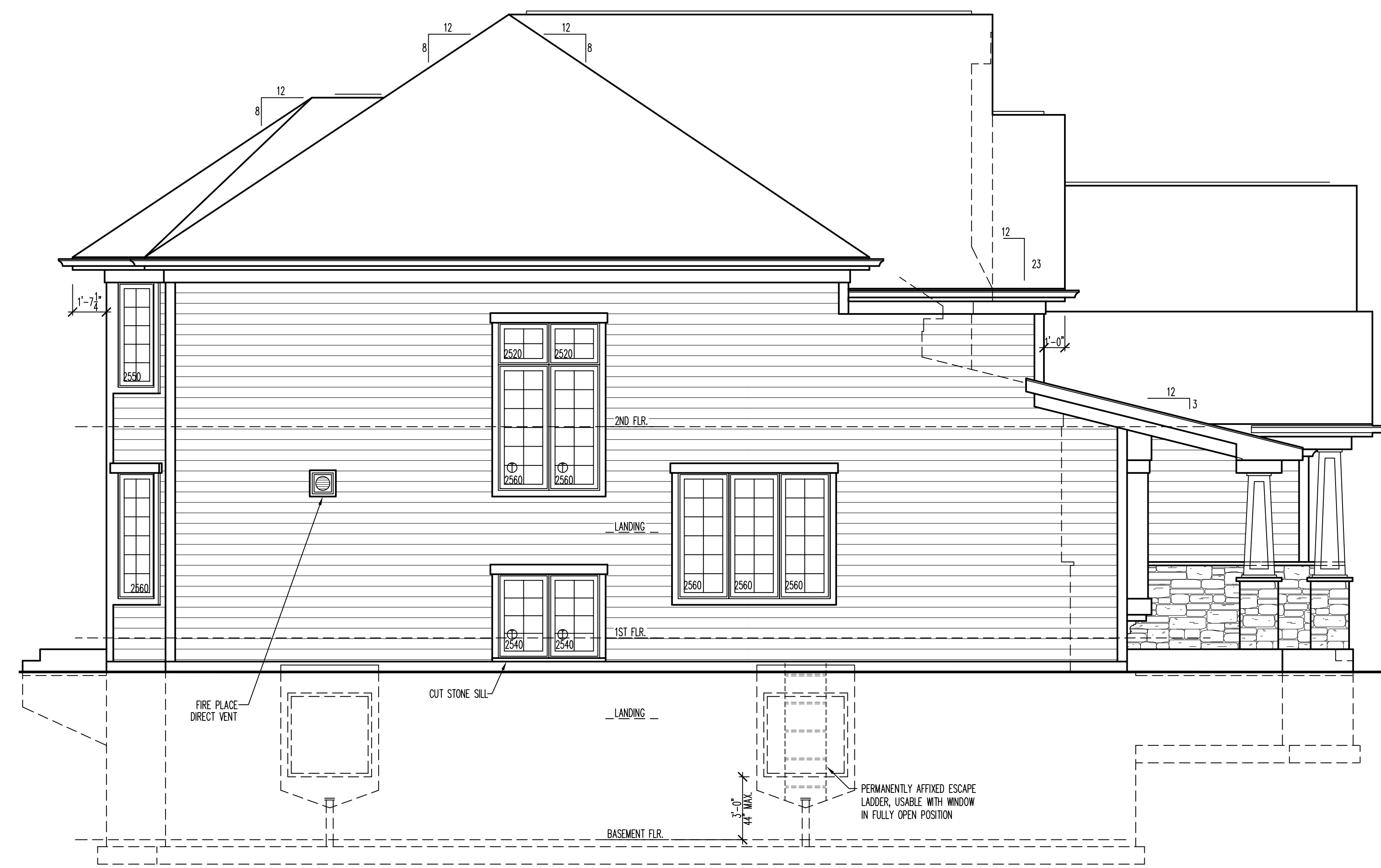
ALA

Job Number:
16046

Sheet Number:
A200

File Name: 16046200

A
B
C
D
E



1C
A201
LEFT SIDE ELEVATION
1/4"=1'-0"



4E
A201
RIGHT SIDE ELEVATION
1/4"=1'-0"

DESIGN STAGE		REVISIONS				
CONCEPTUAL DESIGN	03-04-16 SM	1				
PRELIMINARY DESIGN	03-11-16 SM	2				
DESIGN DEVELOPMENT	03-10-16 SM	3				
PERMITTING		4				
RELEASE FOR PERMIT		5				
REVISION						

THE EVANGELISTA RESIDENCE
1534 N. WALNUT
ARLINGTON HEIGHTS, IL

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ALA

Job Number:
16046

Sheet Number:
A201

File Name:
16046201

1534 N. Walnut – Proposed Exterior Materials (same as new house at 1130 N. Walnut)



Hautzinger, Steven

From: Hautzinger, Steven
Sent: Tuesday, April 19, 2016 12:18 PM
To: Hautzinger, Steven
Subject: House teardown. 1534 N. Walnut Ave., Arlington Heights, IL

From: Suzanne Zalecki [mailto:████████████████████]
Sent: Saturday, April 16, 2016 12:14 PM
To: Mertes, Michael S.
Subject: House teardown. 1534 N. Walnut Ave., Arlington Heights, IL

I live next door to the referenced house; for the past 7 years, every spring/summer resounds with the noise, dirt and traffic of a house tear down and a huge new house built. I suppose no one cares or has studied the environmental impact of these huge houses on what was once a quiet, ranch filled suburb. What about the impact on the infrastructure? i have not seen any new water/sewer pipes installed in the Hasbrook area since I have lived here--30 years. Our street and Maude Ave. floods with every heavy rain--this did not happen in the past. Contractors too lazy to walk a block line both sides of the street; this makes it impossible for more than one car to pass through their gauntlet at a time.

The noise is terrific and it begins at 6:30 to 7:00 am in the morning and doesn't stop until dusk. This makes it impossible to enjoy one's yard or even take a walk without earplugs (which do not drown out the noise). The distance between houses on this street is not great and a huge house shades light and blocks airflow to the houses on either side of it.

I suppose my objections mean very little to anyone at city hall, as the only criterion for Arlington Heights is how much money they will be able to charge for permits, etc., and how much taxes they will get from the huge houses. I used to love living in Arlington Heights; now I hate it.

Suzanne Zalecki
1532 N. Walnut Ave.
Arlington Heights, IL 60004



Item: DC#16-035 - 1126 N. Dryden Ave. - SF/Addition

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission evaluate the proposed addition to the existing single-family residence located at 1126 N. Dryden Avenue. This recommendation is based upon the architectural plans dated 3/16/16 and received 3/25/16, and the following:

1. Consider adding a different siding material in the gable ends above the second floor ceiling, or hipping 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Galla Residence
Project Address: 1126 N. Dryden Ave.
Prepared By: Steve Hautzinger

Date Prepared: April 20, 2016

PETITION INFORMATION:

DC Number: 16-035
Petitioner Name: Paul Rogner
Petitioner Address: Par Craft Ltd.
825 E. Rand Road
Arlington Heights, IL 60004
Meeting Date: April 26, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing 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, One Family Dwelling District. The property has a total land area of 6,750 square feet and the residence, with the proposed addition, will have approximately 1,818 square feet. This project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 34.1 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 36 feet Side: 6.9 feet Side: 8.9 feet Rear: 73 feet
Building Height	25 feet to the midpoint	22.8 feet to the midpoint
FAR	3,037 SF	1,818 SF
Building Lot Coverage	2,362 SF	1,334 SF
Impervious Surface Coverage Total	3,375 SF	2,685 SF

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 hipping the sides of the roof.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed addition to the existing single-family residence located at 1126 N. Dryden Avenue. This recommendation is based upon the architectural plans dated 3/16/16 and received 3/25/16, and the following:

1. Consider adding a different siding material in the gable ends above the second floor ceiling, or hipping 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 architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, April 20, 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 16-035

PLAT OF SURVEY

BY

JOHN M. HENRIKSEN

576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016

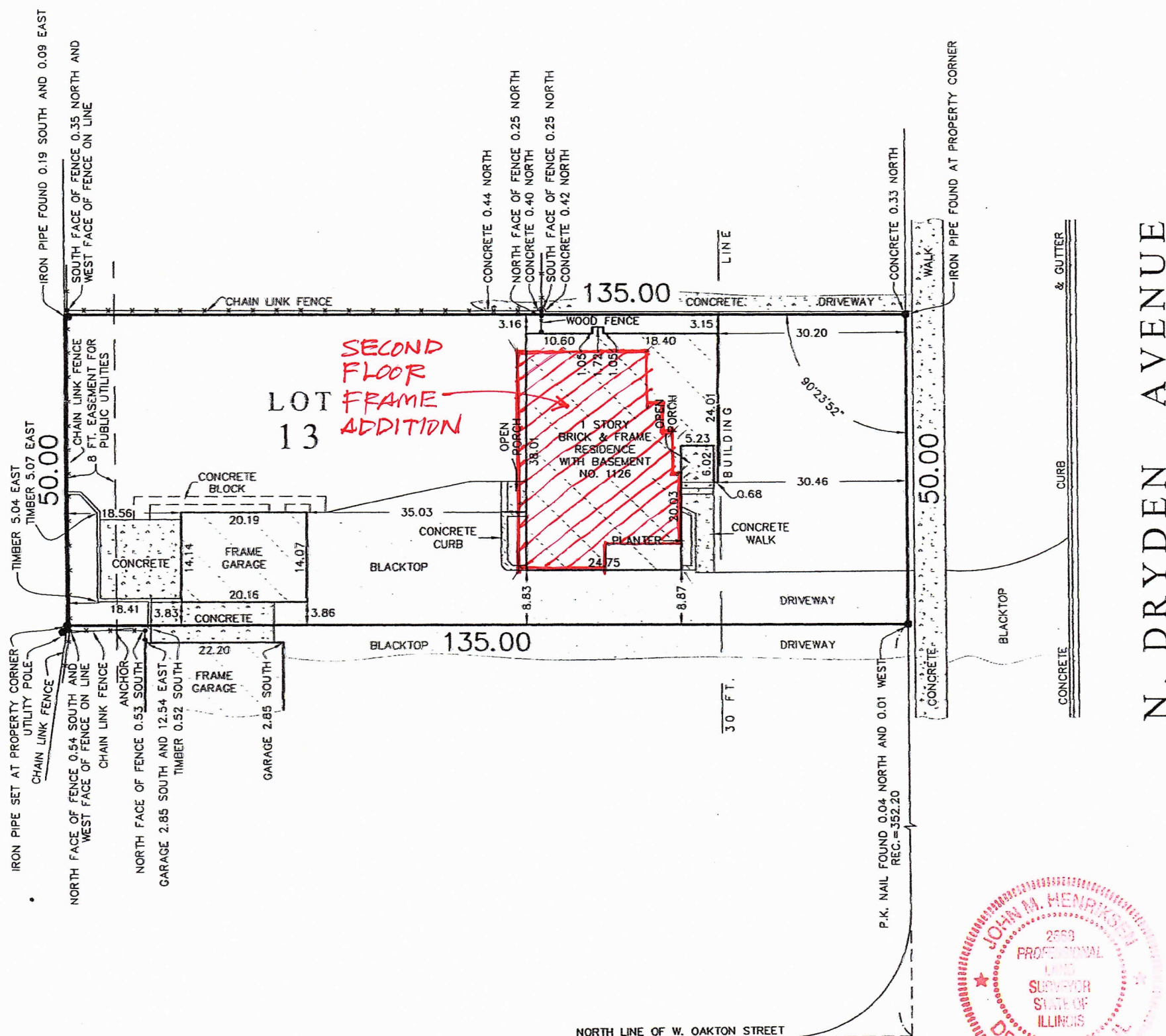
TEL. 847-795-0301 FAX. 847-795-0302

WWW.HENRIKSENSURVEY.COM

OF

LOT 13 IN BLOCK 4 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1408517, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1126 N. DRYDEN AVENUE
ARLINGTON HEIGHTS, IL 60005



ORDER NUMBER: **090052**

SCALE: 1 INCH = 20 FEET

ORDERED BY: **LARSEN AND EDLUND**

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1-3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

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

STATE OF ILLINOIS
COUNTY OF COOK

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS MAY 19, 2009.

John M. Henriksen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2010.





SUBJECT PROPERTY - PROPOSED



PROPERTY TO LEFT 3
1114 N. DRYDEN AVE.



PROPERTY TO LEFT 2
1118 N. DRYDEN AVE.



PROPERTY TO LEFT 1
1122 N. DRYDEN AVE.



SUBJECT PROPERTY
1126 N. DRYDEN AVE.



PROPERTY TO RIGHT 1
1130 N. DRYDEN AVE.



PROPERTY TO RIGHT 2
1134 N. DRYDEN AVE.



PROPERTY TO RIGHT 3
1138 N. DRYDEN AVE.

N. DRYDEN AVENUE

 **FILE**

RECEIVED

MAR 25 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



PROPERTY ACROSS 1
1121 N. DRYDEN AVE.



PROPERTY ACROSS 2
1125 N. DRYDEN AVE.



PROPERTY ACROSS 3
1131 N. DRYDEN AVE.



PROPERTY ACROSS 4
1135 N. DRYDEN AVE.

GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPENCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
3. PROVIDE 2" MIN. WOOD FIRESTOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND ATTIC, PER IRC 2012.
4. ALL COOKING AND HEATING DEVICES SHALL BE U.L. OR A.G. ASSOC. LABELED AND APPROVED OR EQUIVALENT.
5. HOT AND COLD AIR DUCTS TO BE NON-COMBUSTIBLE MATERIAL.
6. SILL SEALER UNDER ALL EXTERIOR WALLS.
7. ALL FURNACE ROOMS TO BE DRYWALLED AND TAPED PRIOR TO INSTALLATION OF FURNACE.
8. HOLES MAY BE BORED THROUGH JOISTS MAXIMUM 2 1/2" DIA. WITH EDGES MINIMUM 2" FROM BOTTOM OR TOP OF JOISTS.
9. ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED FOR ROT AND TERMITES.
10. ALL GLAZING SHALL BE PER IBC/IRC REQUIREMENTS.
11. ALL CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION; PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE. THE OWNER SHALL MAINTAIN FIRE EXTENDED COVERAGE AND BUILDER'S RISK INSURANCE.
12. PROVIDE 1/2" WATER-PROOF CEMENT BACKER BOARD IN TUB AND SHOWER WET WALLS WITH CERAMIC TILE.
13. PROVIDE MIN. 3/8" UNDERLAYMENT BOARD UNDER FLOOR AREAS THAT ARE TO HAVE TILE.
14. APPROVED JOIST HANGERS ARE REQUIRED AS CONNECTORS.
15. ALL DUCTWORK IN UNHEATED SPACES TO BE INSULATED.
16. TEMPERED GLASS REQUIRED ON WINDOWS AND DOORS PER 2012 IRC.
17. PROVIDE 1 HOUR FIRE SEPERATION BETWEEN GARAGE AND LIVING AREAS.
18. STAIRS, HANDRAILS, & GUARDRAILS TO COMPLY TO 2012 IRC.
19. 1/2" GYP. BOARD ON ALL WALLS & CEILINGS UNLESS OTHERWISE NOTED.
20. ALL WALLS AND CEILINGS TO RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF PAINT.
21. ALL MANUFACTURED PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. VERIFY WITH ALL APPLICABLE LOCAL CODES.
22. ALL CONSTRUCTION MATERIALS AND METHODS ARE TO BE FOLLOWED IN ACCORDANCE WITH THE REQUIREMENTS OF 2015 STATE OF ILLINOIS ENERGY CONSERVATION CODE (PUBLIC ACT 096-0776).
23. ALL CONSTRUCTION/DEMOLITION TO BE EXECUTED IN ACCORDANCE WITH THE EPA'S NATIONAL LEAD SAFE RENOVATION PROGRAM. INTERIOR AND EXTERIOR MATERIALS ARE TO BE TESTED FOR LEAD PRIOR TO DEMOLITION PHASE AND TEST RESULTS REPORTED TO OWNER.

GENERAL ELECTRICAL NOTES

1. ELECTRIC PANEL LOCATION, 3'-0" CLEAR EACH SIDE, 4'-0" CLEAR AT FRONT AND 6'-6" MINIMUM HEADROOM INCLUDING PIPING.
2. ALL CLOTHES CLOSETS, EXCEPT WALK-INS, SHALL HAVE RECESSED PULL CHAIN LIGHT FIXTURES. LIGHTING FIXTURES INSTALLED IN INSULATED JOIST SPACES SHALL BE PROTECTED BY ICT TYPE FIXTURES (INSULATED THERMAL PROTECTION).
3. ALL OUTLETS OF KITCHEN MUST BE G.F.C.I. PROTECTED.
4. EVERY ENTRANCE TO EVERY HABITABLE ROOM AND HALLWAY MUST HAVE AN ACCESSIBLE LIGHT SWITCH TO A PERMANENT LIGHT FIXTURE OR ELECTRICAL OUTLET PER 2011 NEC.
5. ALL FIXTURES IN CLOTHES CLOSETS MUST CONFORM TO 2011 NEC.
6. ALL PADDLE FAN INSTALLATIONS REQUIRE APPROVED TYPE CEILING BOXES.

GENERAL CONCRETE NOTES

1. ALL FOOTINGS TO BE KEYED 4 INCHES INTO UNDISTURBED SOIL OR COMPACTED FILL AT 95% COMPACTION PER ASTM D-1557.
2. ALL FOOTINGS TO BE DESIGNED FOR 3,000 PSF SOIL BEARING CAPACITY.
3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
4. ALL REINFORCING BARS ARE TO BE ASTM GRADE 40.
5. ALL WELDED WIRE MESH ARE TO CONFORM TO ASTM B15-61T.
6. ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
7. PROTECT ALL CONCRETE FROM ADVERSE WEATHER.
8. ALL EXPOSED CONCRETE TO HAVE 5% TO 7% AIR ENTRAINMENT.
9. CONCRETE TO BE READY MIXED, 3,500 PSI (MIN), 28 DAY STRENGTH (5 BAG MIX) TO BE POURED CONTINUOUSLY WHENEVER POSSIBLE.
10. NO CONCRETE IS TO BE POURED INTO STANDING WATER OR ONTO FROZEN SUB-GRADE.
11. INTERIOR FLATWORK TO RECEIVE SMOOTH STEEL TROWEL FINISH, EXTERIOR FLATWORK TO RECEIVE A BROOM FINISH ON ALL EXPOSED FACES.
12. PROVIDE CONTROL JOINTS RADIATING OUT FROM ALL INTERIOR STEEL COLUMNS AND AS REQUIRED IN ALL LARGE POURS.
13. PROVIDE ALL GRANULAR FILL UNDER EXTERIOR STOOPS.
14. PROVIDE 4-#4 HOOKED RODS IN WALLS WHERE FOOTING ELEVATIONS ARE NOT CONTINUOUS.
15. PROVIDE FIBERGLASS REINFORCED DAMPROOFING ON ALL FOUNDATION WALLS UNLESS OTHERWISE NOTED.
16. CONTROL JOINTS TO BE A MIN. 25% OF DEPTH OF SLAB
17. USE EXPANSION MATERIAL AT ALL FLOOR SLAB TO WALL CONNECTIONS.
18. ALL EXTERIOR FLATWORK TO BE POURED ON MIN. 5" COMPACTED GRAVEL. COMPACTED IN MAX. 3" LIFTS
19. PROVIDE CONTROL JOINTS ON ANY FLOOR SLABS & PATIOS GREATER THAN 120 SQUARE FEET IN AREA.

STRUCTURAL NOTES

1. DESIGN LIVE LOADS: FLOOR = 40 PSF
SLEEPING AREAS: FLOOR = 30 PSF
ATTICS: FLOOR = 20 PSF
ROOFS: = 30 PSF
2. FRAMING LUMBER TO BE OF THE FOLLOWING GRADES:
STUDS: SPF, STANDARD OR BETTER
JOISTS AND RAFTERS: DF-L #2 OR BETTER
MINIMUM STRESSES: F(b) = 675 PSI, E = 1,400,000 PSI
3. PROVIDE 2x12 HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
4. ALL INTERIOR BEARING WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
5. ALL JOISTS TO HAVE A MIN. 2" BEARING ON WOOD OR STEEL, MIN. 3 1/2" BEARING ON MASONRY.
6. ALL LUMBER SHALL HAVE AN AVERAGE MOISTURE CONTENT OF NOT MORE THAN 19%.
7. APPROVED JOIST HANGERS ARE REQUIRED AS CONNECTORS.
8. ENGINEERING SPECS. FOR PRE-ENGINEERED TRUSSES TO BE PROVIDED UNDER SEPERATE COVER.

GENERAL EXCAVATION NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL CODES AND ORDINANCES.
2. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EXCAVATION GRADES FROM A GRADE STAKE SHOWING TOP OF FOUNDATION ELEVATION. THIS GRADE STAKE SHALL BE OUTSIDE THE BUILDING AREA AND SHALL BE PROVIDED BY THE BUILDER.
3. STRIP BLACK DIRT FROM BUILDING ZONE.
4. MACHINE EXCAVATE TO AN ELEVATION 6 INCHES BELOW THE PROPOSED TOP OF FOOTING ELEVATION TO ALLOW FOR THE FINAL 4 INCHES TO BE KEYED INTO UNDISTURBED SOIL BY HAND BY OTHERS.
5. ALL MATERIAL GENERATED FROM EXCAVATION SHALL BE SEPERATED INTO HOMOGENEOUS STOCKPILES.
6. EXCAVATE AS REQUIRED TO PROVIDE 8 INCHES OF GRADE 9 STONE UNDER THE CMP CULVERT (IF ANY). INVERTS OF CULVERT SHALL CONFORM TO THE EXISTING FLOW LINE IN THE DITCHLINE, AND SHALL BE 18 INCHES (MIN.) BELOW THE CROWN ON THE ROAD. SUBCONTRACTOR SHALL CHECK FOR PROPER PITCH AND DEPTH PRIOR TO FILLING STONE OVER THE PIPE. INSTALLATION OF A DRIVEWAY WITH A HUMP OVER THE CULVERT PIPE SHALL BE PROHIBITED.
7. PRESUMPTIVE SOIL BEARING CAPACITY IS 3,000 PSF ON UNDISTURBED SOIL. IF AT PLAN DEPTH A QUESTIONABLE SOIL CONDITION IS ENCOUNTERED, SUBCONTRACTOR SHALL CONSULT BUILDER OR BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH EXCAVATING DEEPER THAN PLAN.
8. NO EXCAVATIONS SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.
9. ALL BACKFILL AT STOOPS, SLABS, STEPS AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL. PLACE IN 8 INCH LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557, OR PROVIDE ALL SELF-COMPACTING PEA GRAVEL MATERIAL.
10. ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE OR SELF-COMPACTING PEA GRAVEL CAPABLE OF SUPPORTING 1,000 PSF.
11. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS AND EQUALLY AROUND ALL SIDES OF THE BUILDING. DO NOT BACKFILL UNTIL FOUNDATION WALLS HAVE ADEQUATELY CURED.
12. ONLY RUBBER TRED MACHINES MAY DRIVE ON EXISTING PAVEMENT AT STREET. LOADING AND UNLOADING OF METAL TRUCK MACHINES SHALL BE MADE ON-SITE. OR THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES WHICH OCCUR.
13. SUBCONTRACTOR AND/OR BUILDER SHALL CALL JULIE AT LEAST 48 HOURS PRIOR TO THE START OF ANY DIGGING OPERATIONS, OR BE HELD RESPONSIBLE FOR ANY REPAIRS TO UNDERGROUND UTILITY LINES DAMAGED OR DESTROYED IN THE PROCESS.
14. ANY EXISTING FIELD TILES, WHETHER FLOWING OR NOT, SEVERED DURING THE EXCAVATION PHASE SHALL BE IMMEDIATELY MARKED SO AS TO ALLOW FOR PROPER RE-CONNECTION AROUND THE FOUNDATION IN CONFORMANCE WITH STATE DRAINAGE LAW.
15. TAKE CARE WHEN DIGGING FOR FOOTINGS. THE USE OF ROCK UNDER THE FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE BASEMENT FLOOR SLAB AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.

GENERAL STEEL NOTES

1. STEEL WORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C.
2. CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL CONFORM TO ASTM A325 AND BE 3/4 INCH DIAMETER UNLESS OTHERWISE.
3. ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM SPECIFICATIONS A-501.
4. ALL STEEL FLITCH PLATES SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36, AND BE SHOP DRILLED FOR STAGGERED BOLTING.
5. ALL STRUCTURAL STEEL BEAMS, COLUMNS, FLITCH PLATES, BOLTS AND SHIMS SHALL HAVE A SHOP APPLIED COAT OF RUST-INHIBITING PAINT.
6. STEEL FABRICATOR TO SUPPLY ALL NECESSARY BOLTS, FLANGES, SEAT ANGLES AND SHIMS NECESSARY FOR PROPER INSTALLATION.
7. STEEL BASEMENT COLUMNS SHALL REST ON STACKED STEEL SHIMS NOT TO EXCEED 2 INCHES IN HEIGHT. SETTING STEEL COLUMNS ON CHUNKS OF BRICK SHALL BE PROHIBITED.
8. ALL HOLES IN ALL CONNECTIONS SHALL RECEIVE A BOLT AND NUT AND ALL NUTS SHALL BE FIRMLY TIGHTENED PRIOR TO IMPOSING LOADING FROM ABOVE. MIS-ALIGNED CONNECTIONS SHALL BE FIELD-DRILLED AS REQUIRED TO INSERT ALL BOLTS, OR BE FIELD-WELDED TO REPLACE SUCH BOLTS.

PRESSURE TREATED MATERIALS

ALL HANGERS AND FASTENERS USED ON DECK TO BE SPECIFIED STAINLESS STEEL, G185, AND OR HOT DIPPED GALVANIZED FOR USE WITH ACO AND COPPER AZOLE TREATED LUMBER.

SPECIAL SAFETY NOTE

ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYERS SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS UNDER INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

SPECIAL NOTICE

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.

PLANS BASED ON ASSUMPTION OF ADEQUATE SOIL BEARING CAPACITY. OWNER IS RESPONSIBLE FOR PROVIDING A SOIL TEST BY AN APPROVED SOILS ENGINEER.

THE GENERAL CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

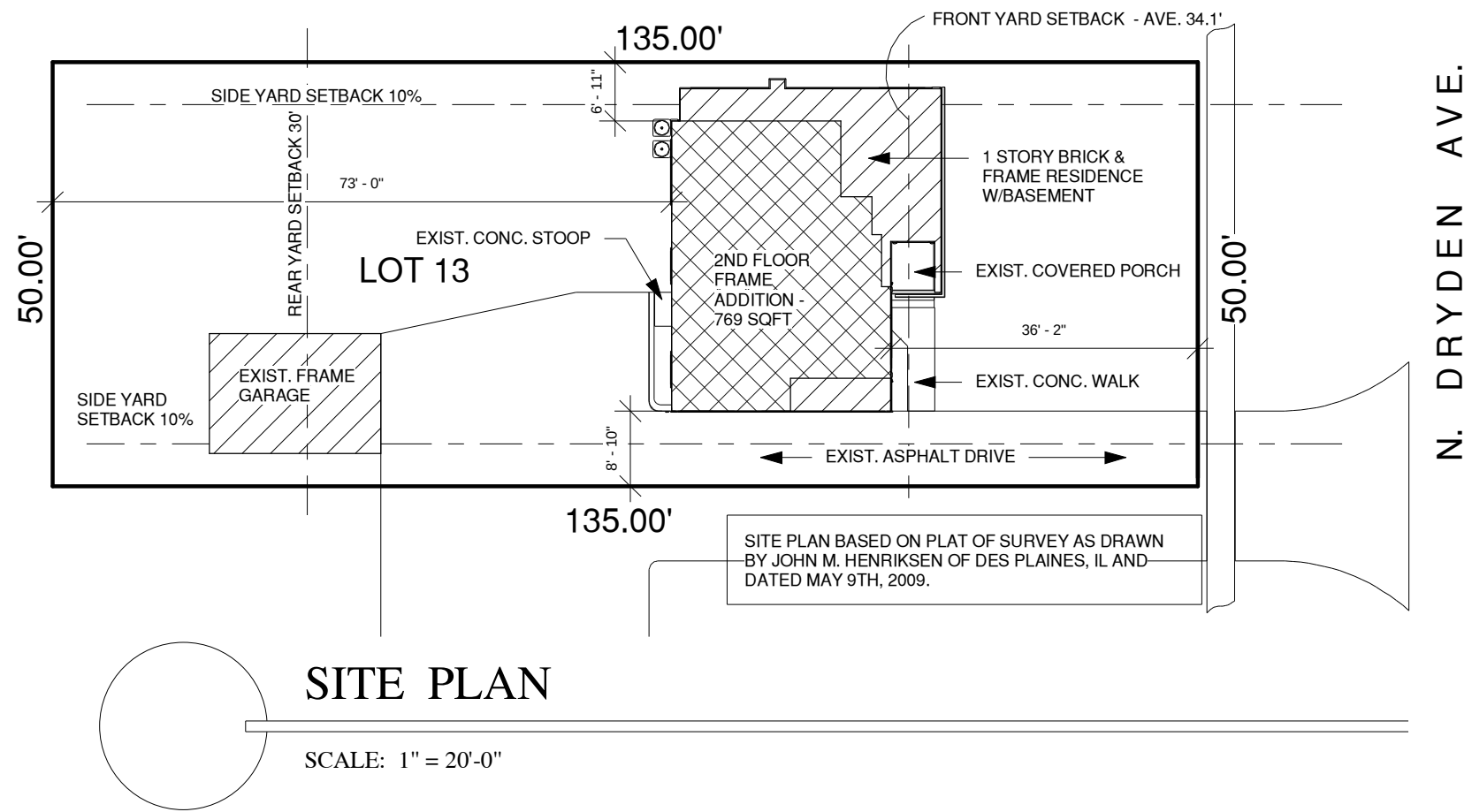
THE GENERAL CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL PRE-EXISTING SITE CONDITIONS PRIOR TO SUBMITTING PROPOSAL FOR NEW WORK.

GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ALLOWING ACCESS TO THE HOME FOR THIS TYPE OF INSPECTION BY THE SUBCONTRACTOR.

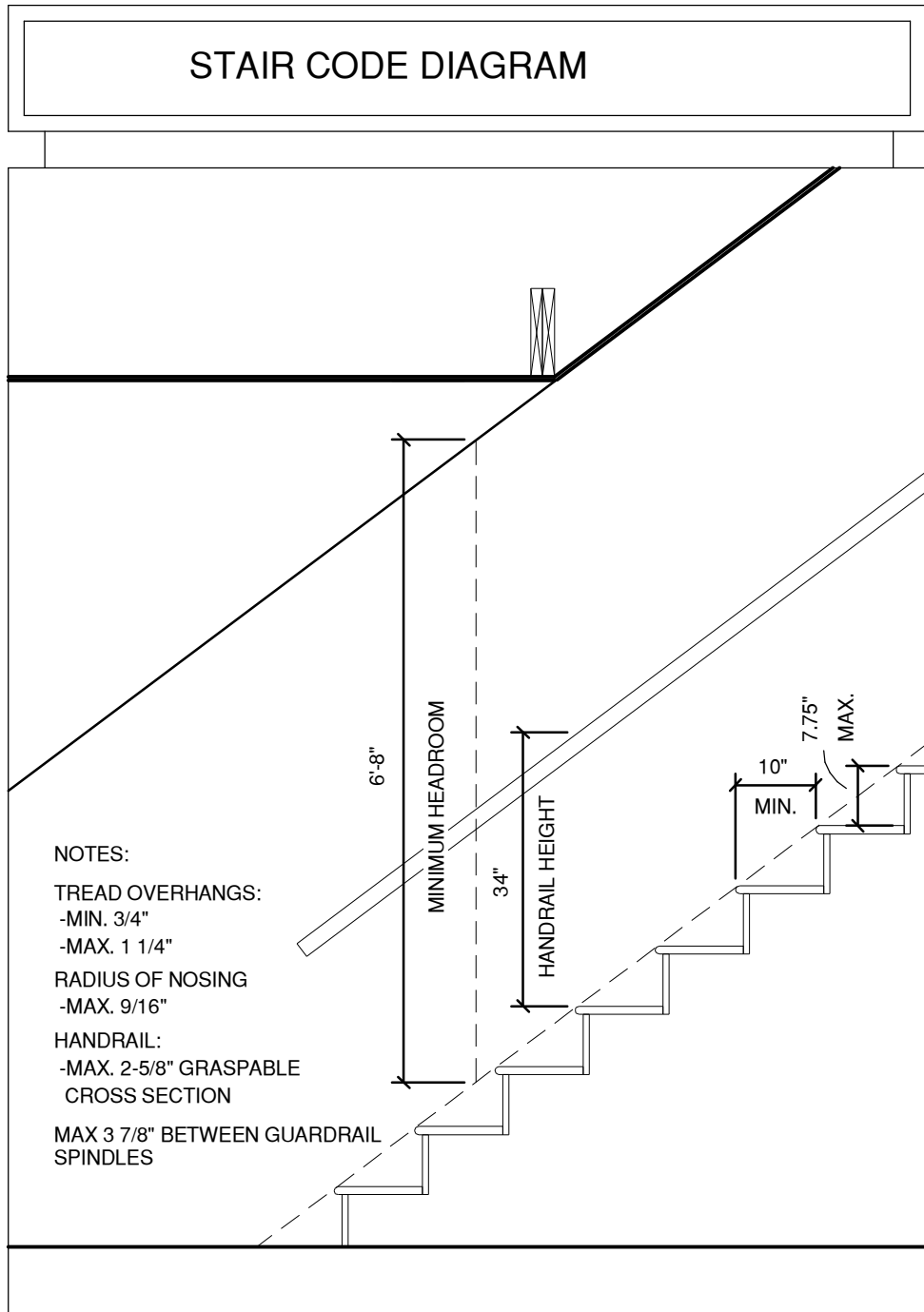


EXTERIOR PERSPECTIVE - NTS



SITE PLAN

SCALE: 1" = 20'-0"



NOTES:
TREAD OVERHANGS:
-MIN. 3/4"
-MAX. 1 1/4"
RADIUS OF NOSING
-MAX. 9/16"
HANDRAIL:
-MAX. 2-5/8" GRASPABLE
CROSS SECTION
MAX. 3 7/8" BETWEEN GUARDRAIL
SPINDLES

ARLINGTON HEIGHTS BUILDING CODE COMPLIANCE

VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE
ILLINOIS ACCESSIBILITY CODE 1997
NATIONAL ELECTRICAL CODE 2005 (NEC)
STATE OF ILLINOIS ENERGY CONSERVATION CODE - 2015 IECC
INTERNATIONAL FIRE CODE 2009
INTERNATIONAL MECHANICAL CODE 2009
STATE OF ILLINOIS PLUMBING CODE 2014
INTERNATIONAL RESIDENTIAL CODE 2009

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
T1	SITE PLAN, GENERAL NOTES, ARLINGTON CODE COMPLIANCE LISTING, IECC CODE COMPLIANCE, LIGHT & VENT SCHEDULE, STAIR CODE DIAGRAM, SHEET INDEX
D1	DEMOLITION PLANS AND ELEVATIONS
A1	FIRST FLOOR PLAN, SECOND FLOOR PLAN, EXISTING BASEMENT PLAN, ROOF PLAN, WALL DETAILS
A2	BUILDING SECTIONS, WALL SECTION
A3	ELEVATIONS, CONTEXT ELEVATIONS
M1	FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN, BASEMENT ELECTRICAL PLAN



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132

www.parcraft.com

RESIDENTIAL
ADDITION &
REMODEL FOR:

TOM AND SARAH
GALLA

1126 N. DRYDEN AVE.
ARLINGTON HEIGHTS, IL

	ISSUE	DATE
	PRELIMINARY	2/9/16
	DESIGN DEV.	3/4/16
	BID SET	3/16/16
	PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

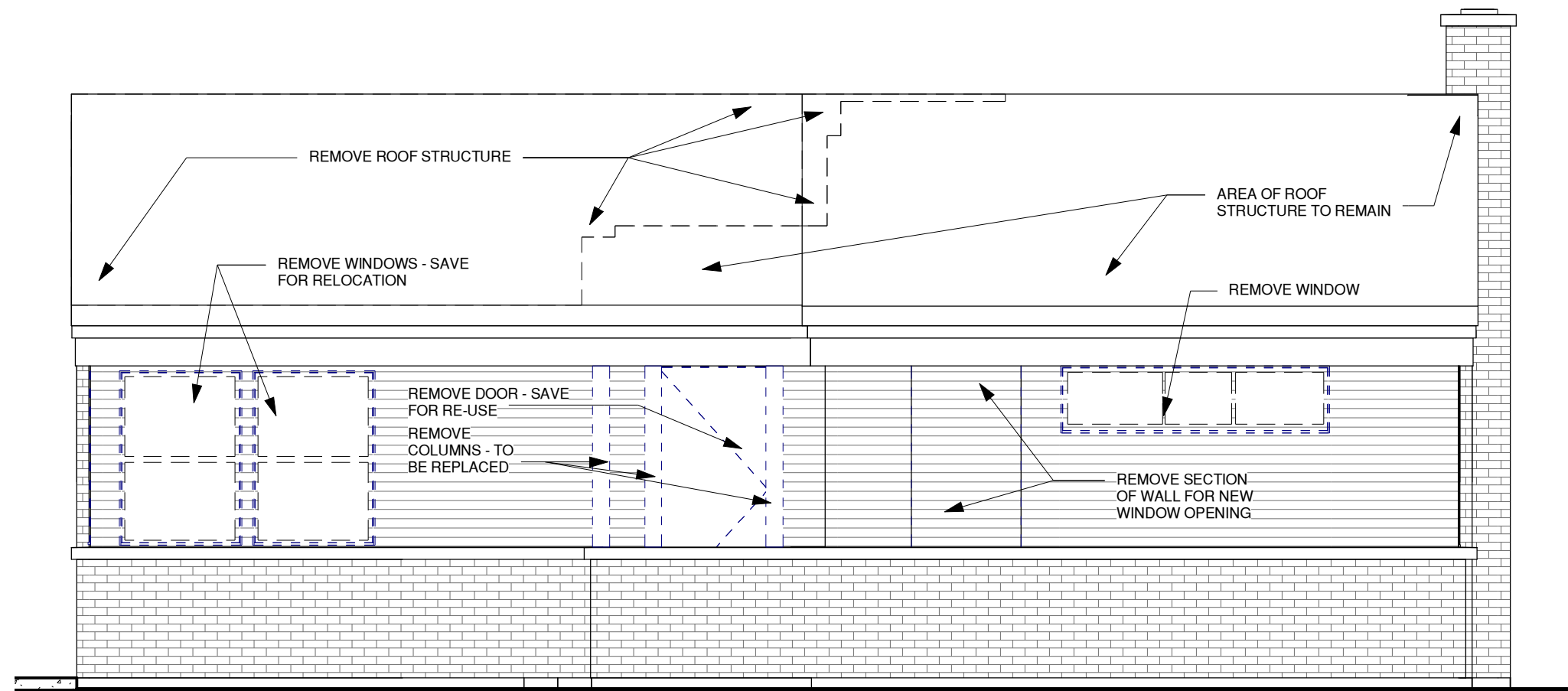
SIGNATURE:
DATE: _____
EXPIRES: 11/30/2016

JOB NO.: GALLA

SHEET:

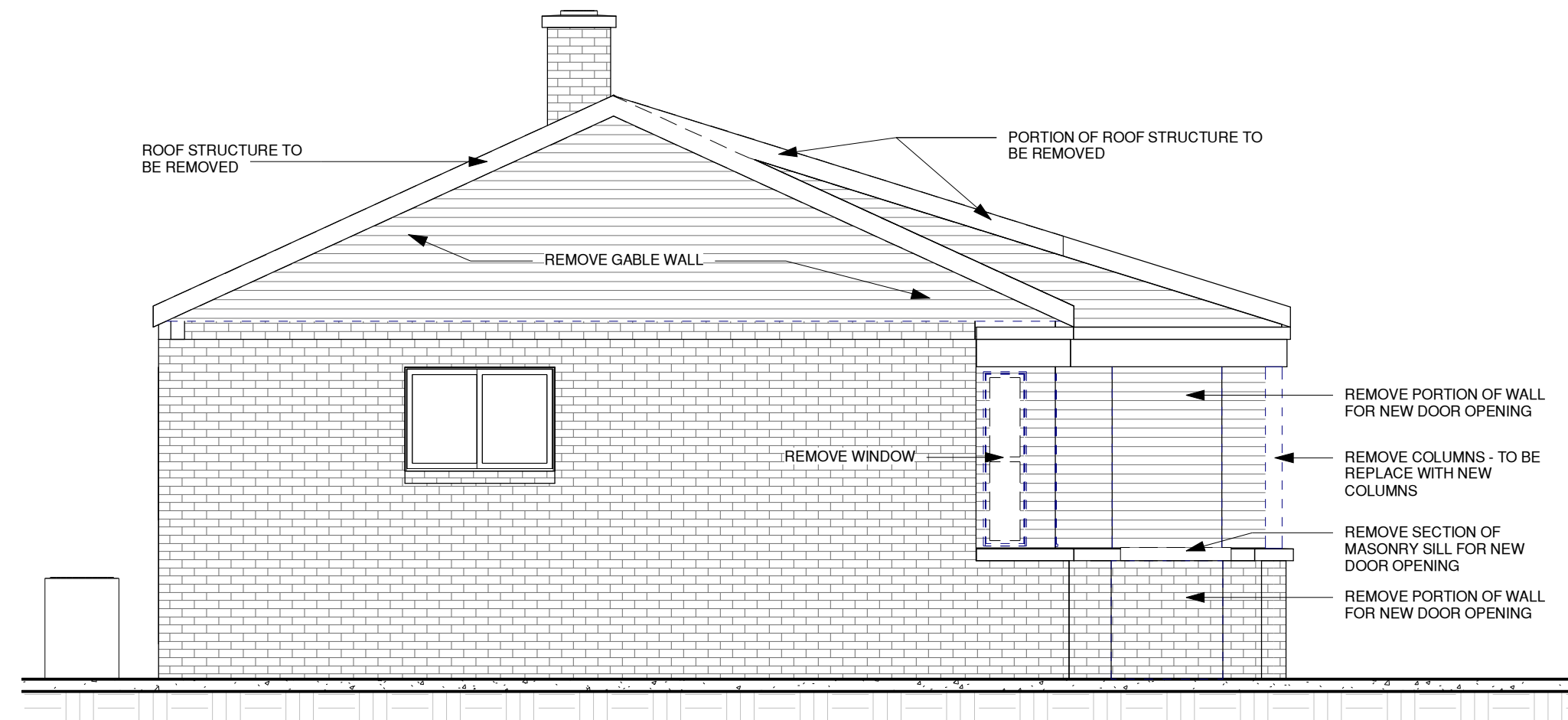
T1

OF:



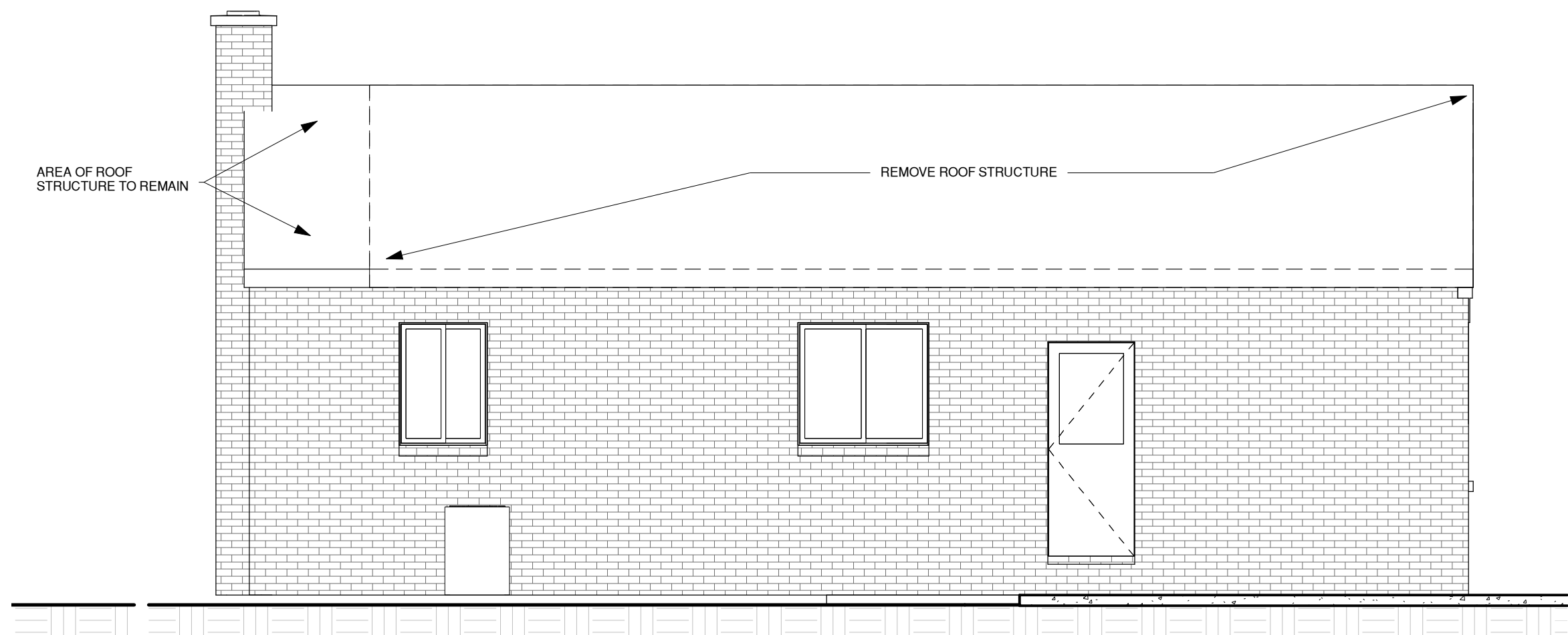
DEMOLITION ELEVATION - front

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



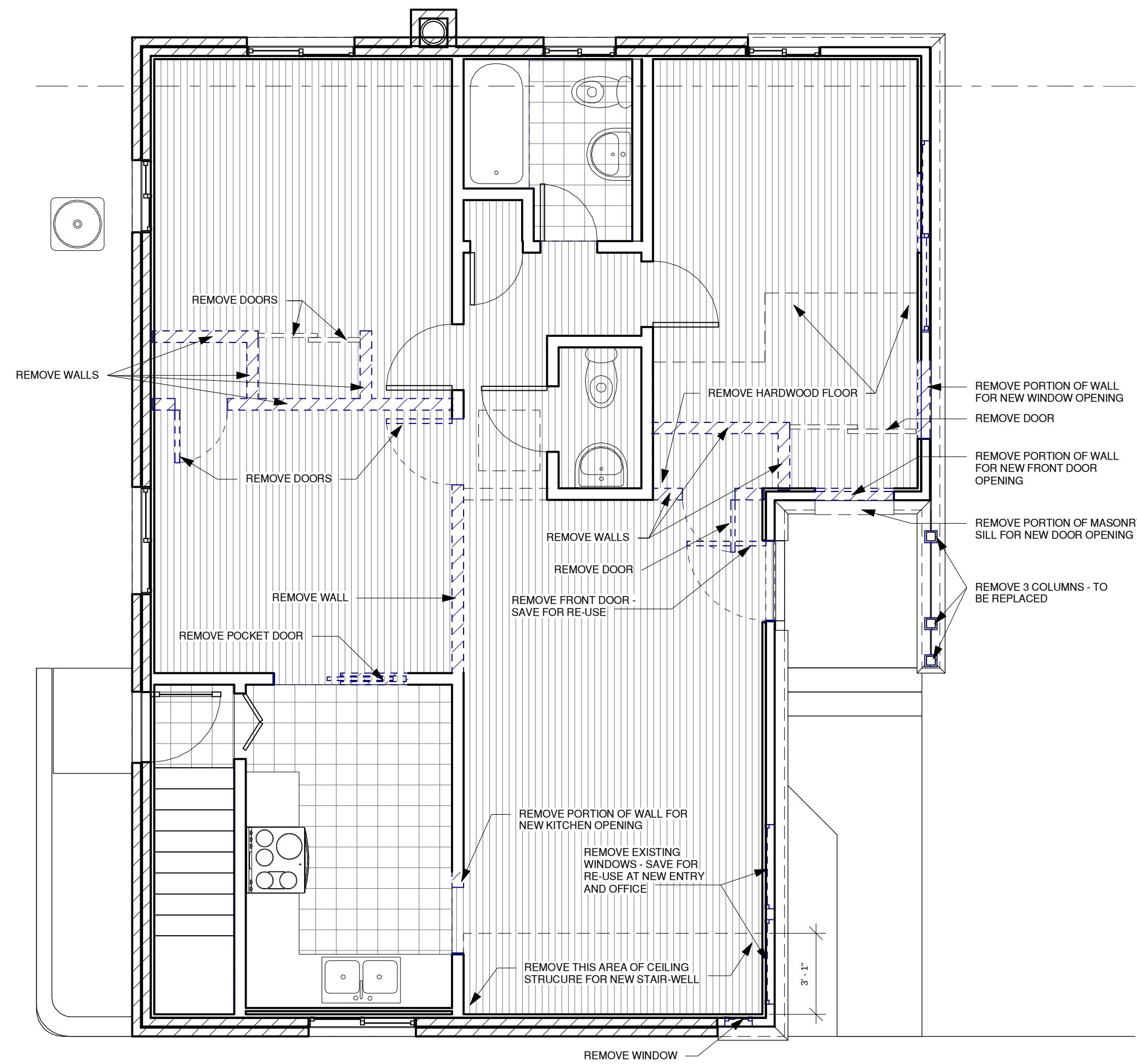
DEMOLITION ELEVATION - left side

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



DEMOLITION ELEVATION - rear

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



FIRST FLOOR DEMOLITION PLAN

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



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

RESIDENTIAL
ADDITION &
REMODEL FOR:

TOM AND SARAH
GALLA

1126 N. DRYDEN AVE.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	2/9/16
DESIGN DEV.	3/4/16
BID SET	3/16/16
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE:
DATE: _____
EXPIRES: 11/30/2016

JOB NO.: GALLA

SHEET:

D1

OF:



NOTICE OF PUBLIC MEETING

MEETING FOR: DESIGN COMMISSION REVIEW

MEETING LOCATION:

**ARLINGTON HEIGHTS MUNICIPAL
33 S. ARLINGTON HEIGHTS ROAD**

DATE: APRIL 26, 2016

TIME: 6:30 PM

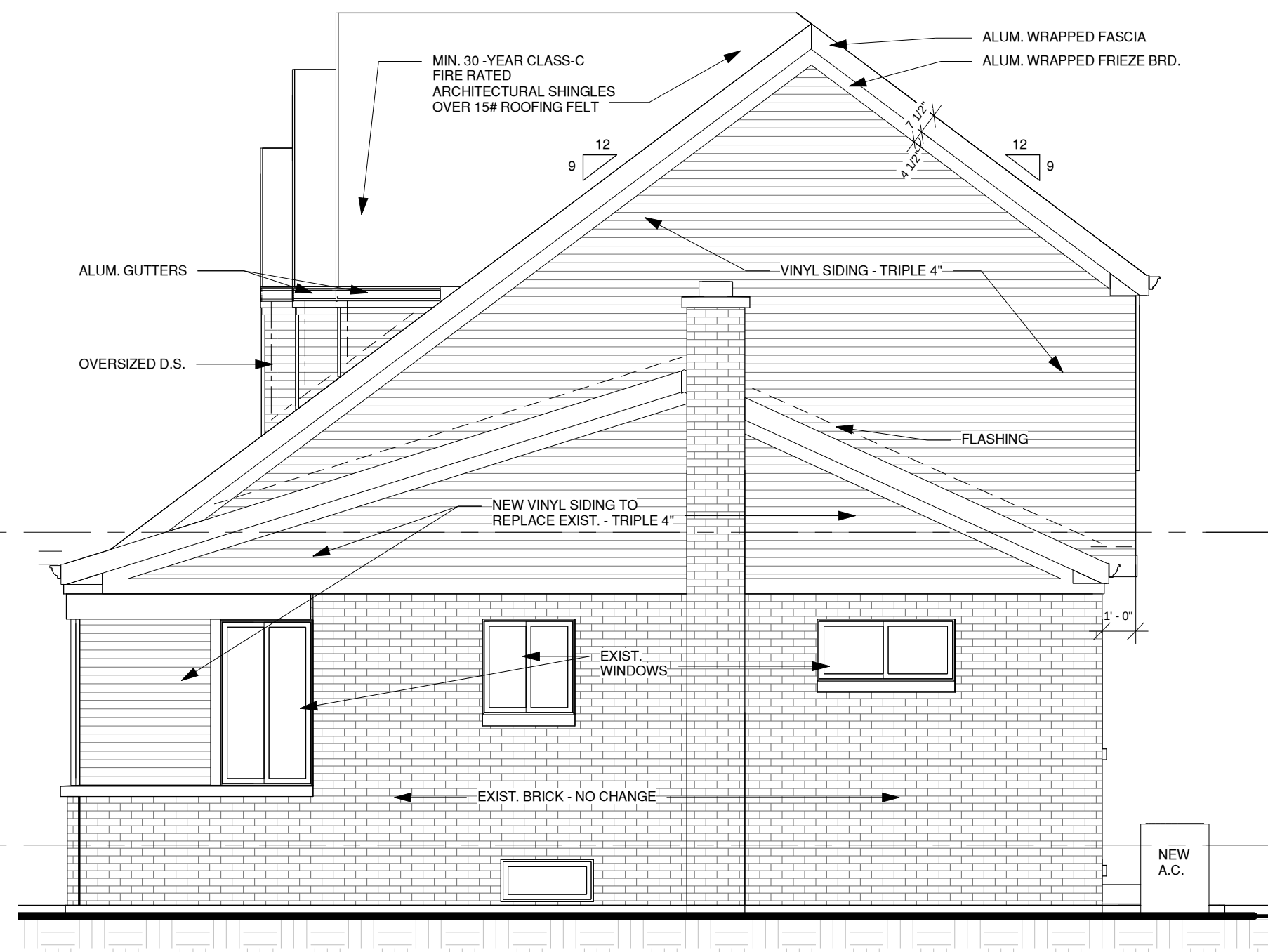
PUBLIC ATTENDANCE & COMMENTS INVITED

FOR DETAILS CALL:

**Paul A. Rogner, AIA
847-394-4131**

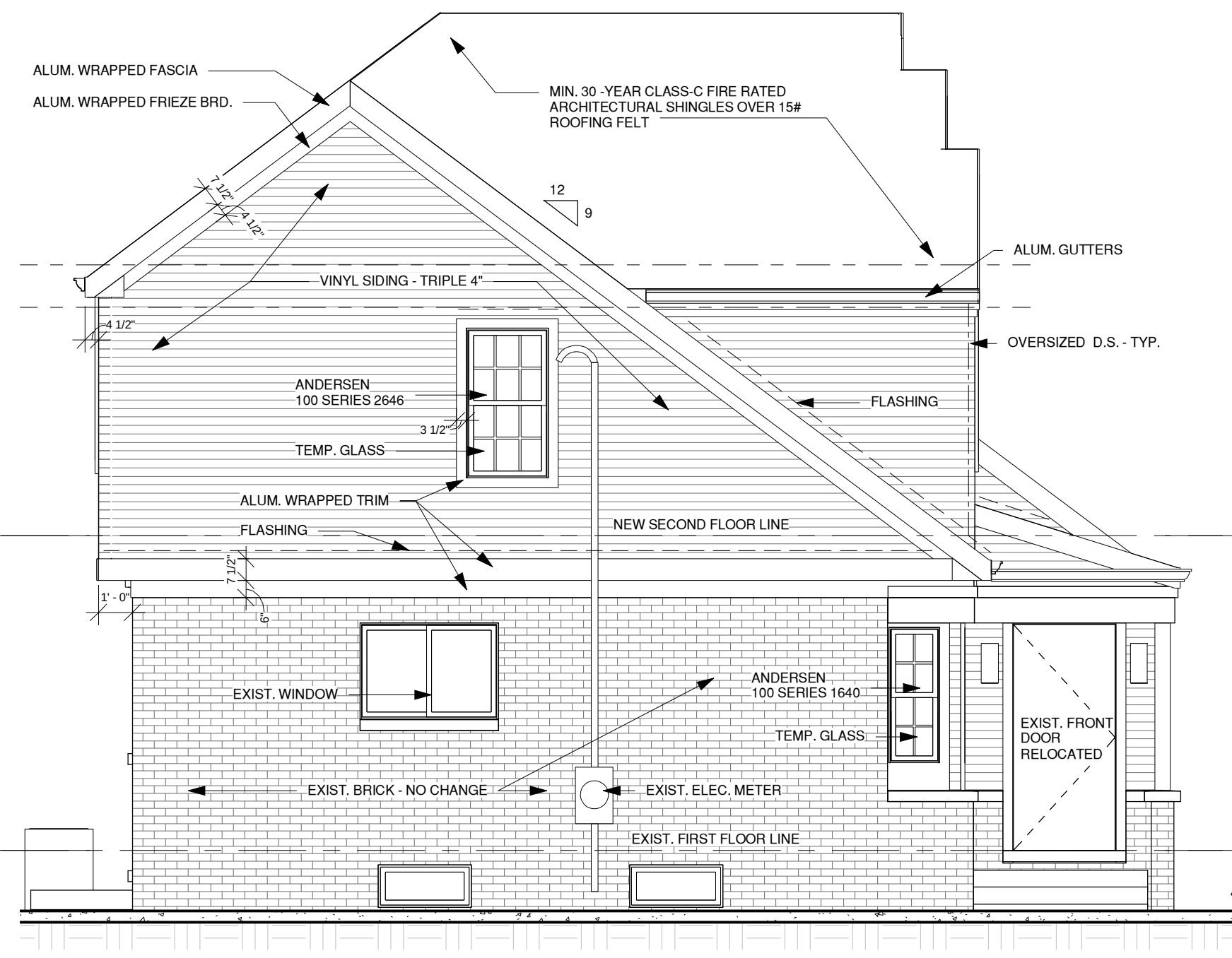
OR:

**THE VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT AT
847-360-5200**



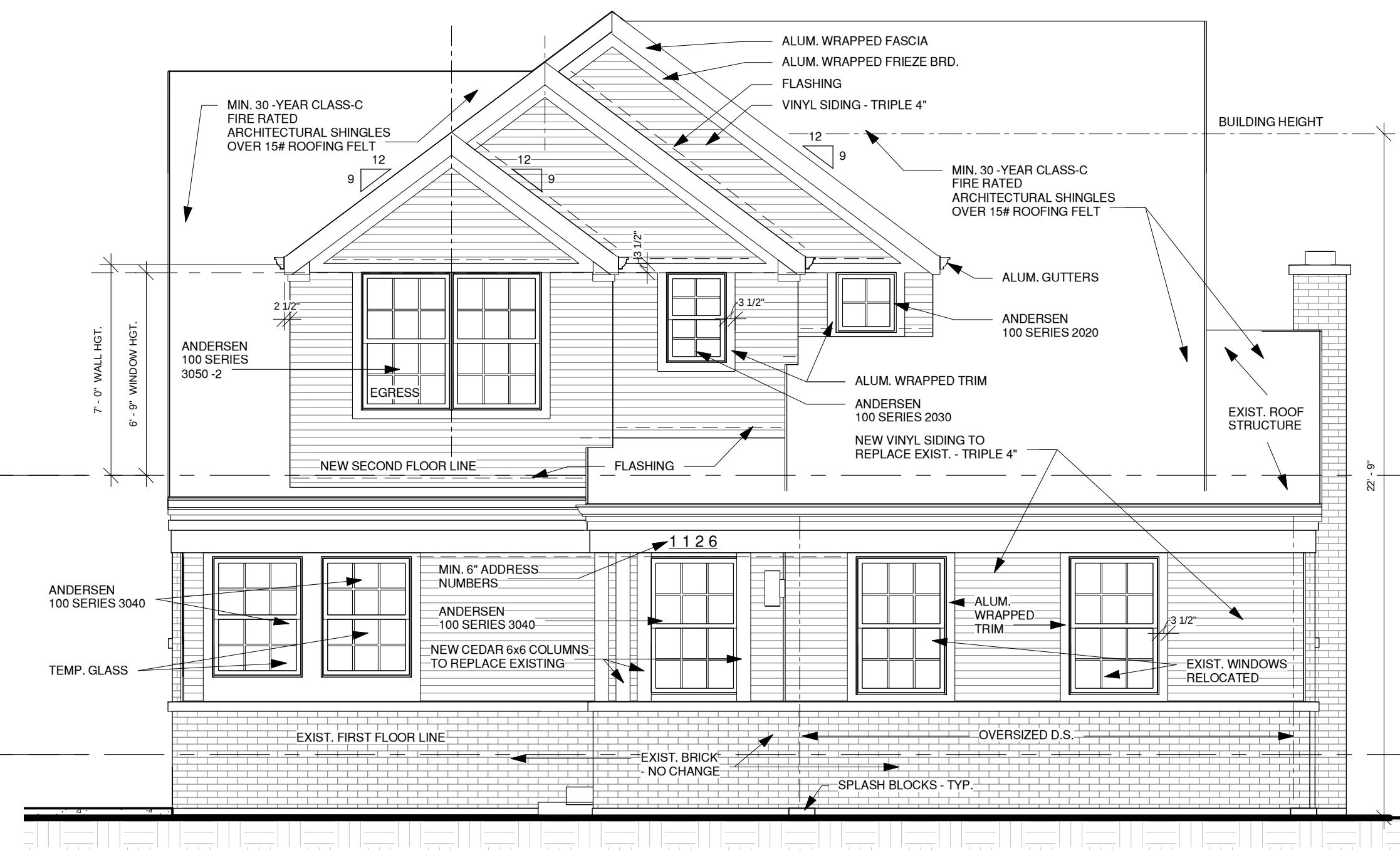
RIGHT SIDE ELEVATION

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



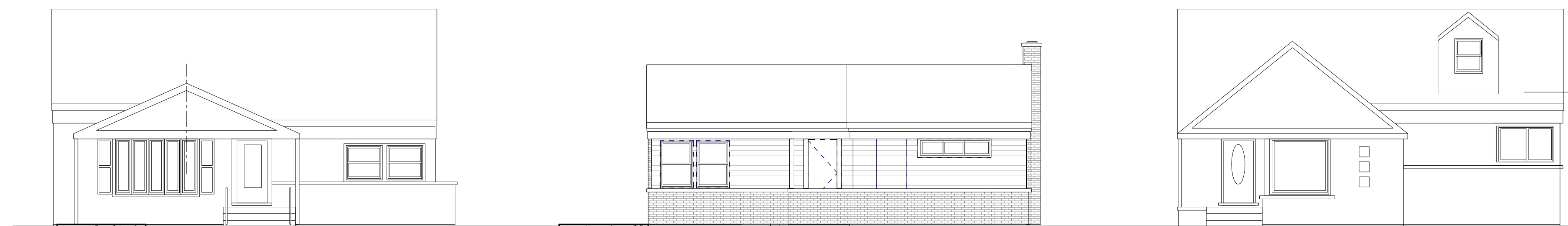
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



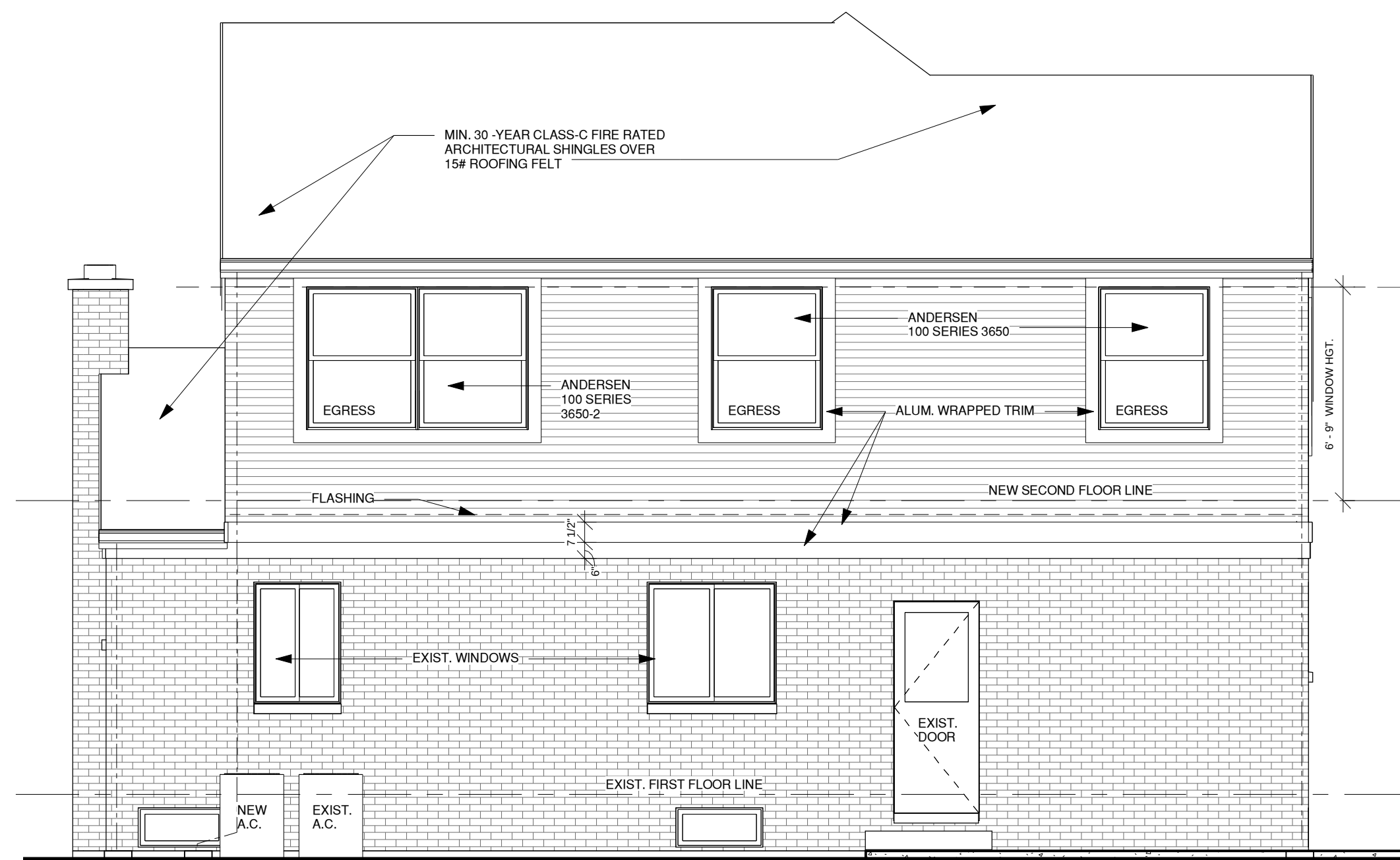
CONTEXT ELEVATION - existing

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



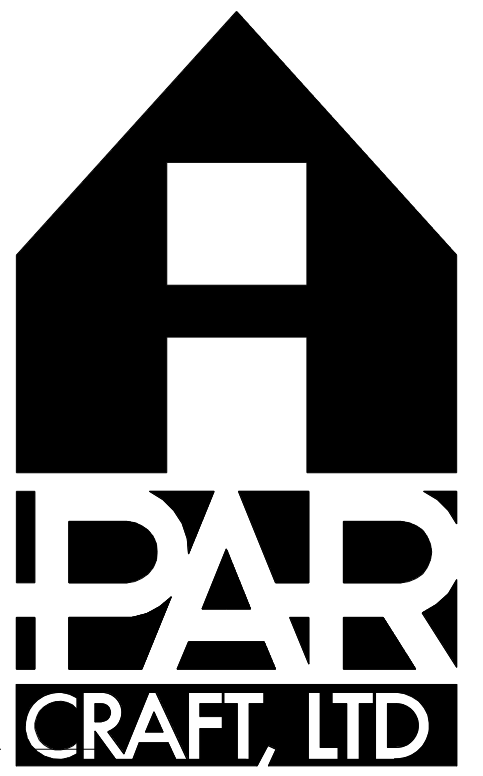
CONTEXT ELEVATION - proposed

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



REAR ELEVATION

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



ARCHITECTS

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RESIDENTIAL
ADDITION &
REMODEL FOR:

TOM AND SARAH
GALLA

1126 N. DRYDEN AVE.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	2/9/16
DESIGN DEV.	3/4/16
BID SET	3/16/16
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE: _____
DATE: _____
EXPIRES: 11/30/2016

JOB NO.: GALLA

SHEET:

A3

OF:



SOUTHWEST PERSPECTIVE VIEW



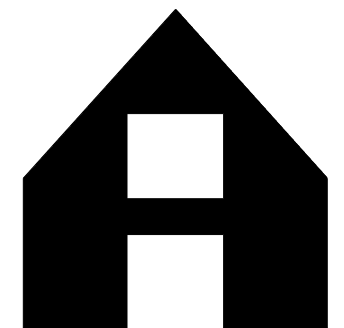
SOUTHEAST PERSPECTIVE VIEW



NORTHEAST PERSPECTIVE VIEW



EAST PERSPECTIVE VIEW



PAR Craft, Ltd.

825 East Rand Road, Suite 230

Arlington Heights, IL 60004

Phone: (847) 394-4131

Fax: (847) 394-4132

www.parcraft.com

RESIDENTIAL DESIGN
FOR:

TOM AND SARAH
GALLA

Materials List – Galla Residence

1. Paul A. Rogner (architect)
Tom and Sarah Galla (owner)

2. March 22, 2016

3. Addition and Remodel

4. 1126 N. Dryden Ave.

Siding: Vinyl bevel siding: 4" reveal
Manufacturer: Mastic
Color: English Wedgewood

Roof: Asphalt 3-tab shingles
Manufacturer: GAF
Color: Weathered Wood

Trim: White aluminum clad
Manufacturer: Alcoa
Color: White

Windows: Fibrex white clad
Manufacturer: Andersen
Color: White

Brick: Existing brick – original tan color

 **FILE**

RECEIVED

MAR 25 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: DC#16-036 - 1515 N. Wilke Rd. - SF/Addition

Department: Planning & Community Development

BACKGROUND

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

RECOMMENDATION

It is recommended that the Design Commission approve the proposed addition to the existing single-family residence located at 1515 N. Wilke Road. This recommendation is based upon the architectural plans received 3/25/16, 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: Missele Residence
Project Address: 1515 N. Wilke Road
Prepared By: Steve Hautzinger

Date Prepared: April 20, 2016

PETITION INFORMATION:

DC Number: 16-036
Petitioner Name: Jereme Smith
Petitioner Address: 507 W. Marion St.
Prospect Heights, IL 60070
Meeting Date: April 26, 2016

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

ANALYSIS:

Summary

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

The petitioner is proposing to expand an existing one and a half story home with a new full second floor addition. The existing detached garage will remain. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 27,900 square feet and the residence, with the proposed addition, will have approximately 2,353 square feet. This project does comply with the R-E zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 50 feet Side: 10 feet Side: 10 feet Rear: 30 feet	Front: 78 feet Side: 14 feet Side: 44 feet Rear: 173 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	8,378 SF	2,353 SF
Building Lot Coverage	8,378 SF	1,681 SF
Impervious Surface Coverage Total	13,950 SF	4,584 SF

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.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed addition to the existing single-family residence located at 1515 N. Wilke Road. This recommendation is based upon the architectural plans received 3/25/16, and the following:

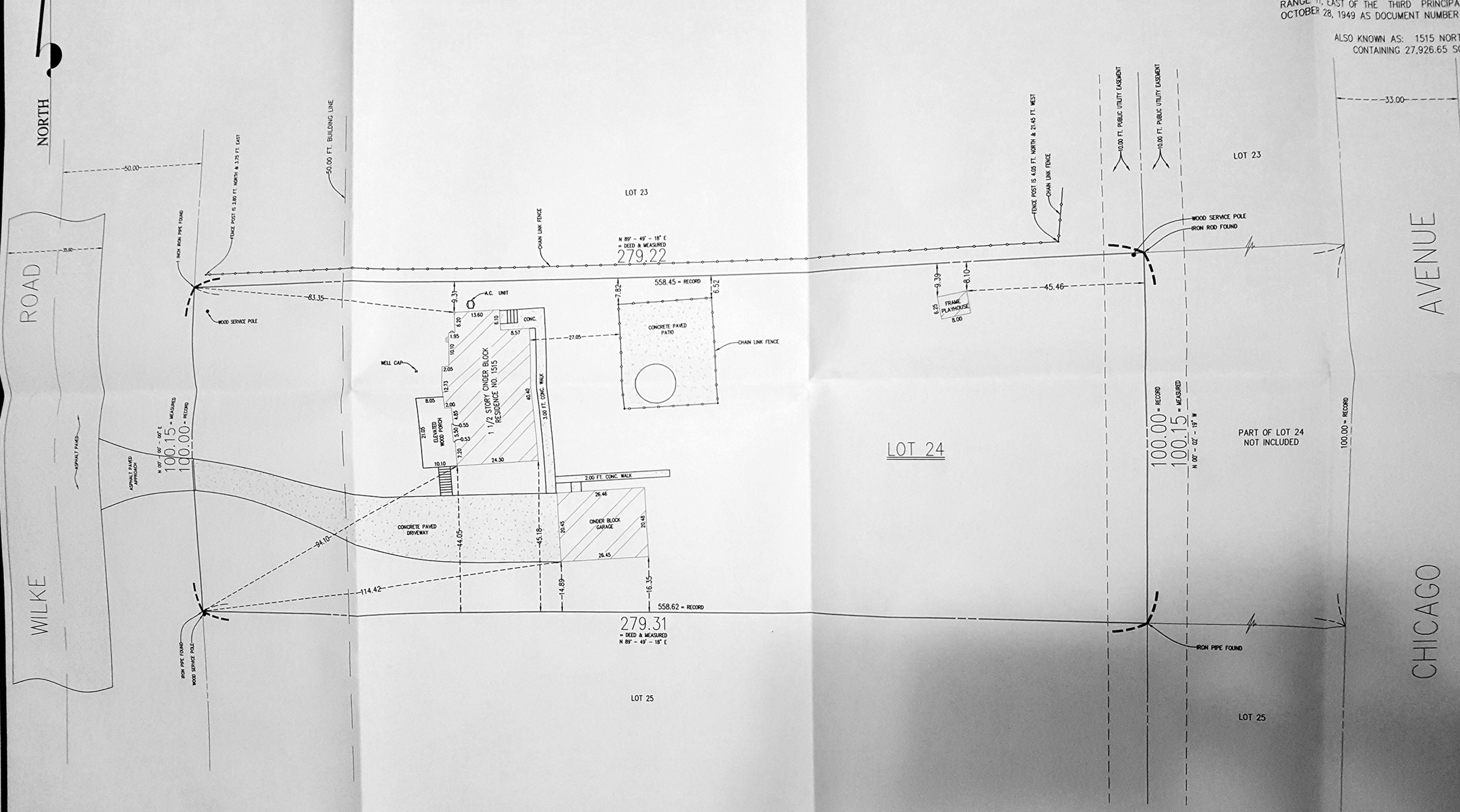
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2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

April 20, 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 16-035

ALSO KNOWN AS: 1515 NORTH WILKE
CONTAINING 27,926.65 SQUARE



CHICAGO AVENUE

WILKE ROAD

NORTH

WILKE ROAD

CHICAGO AVENUE

LOT 23

LOT 24

LOT 25

LOT 23

PART OF LOT 24
NOT INCLUDED

LOT 25

N 89° - 49' - 18" E
= DEED & MEASURED
279.22

279.31
= DEED & MEASURED
N 89° - 49' - 18" E

100.00 = RECORD
100.15 = MEASURED
N 00° - 02' - 19" W

100.00 = RECORD

33.00

558.45 = RECORD

558.62 = RECORD

FENCE POST IS 4.05 FT. NORTH & 21.45 FT. WEST

IRON PIPE FOUND

WOOD SERVICE POLE
IRON ROD FOUND

6.25
9.39
8.10
8.00
FRAME PLAYHOUSE

WELL CAP

1 1/2 STORY CINDER BLOCK
RESIDENCE NO. 1515

CINDER BLOCK
GARAGE

CONCRETE PAVED
PATIO

CONCRETE PAVED
DRIVEWAY

A.C. UNIT

CONC.

3.00 FT. CONC. WALK

2.00 FT. CONC. WALK

ASPHALT PAVED
APPROACH

N 00° - 00' - 00" E
100.15 = MEASURED
100.00 = RECORD

IRON PIPE FOUND
WOOD SERVICE POLE

FENCE POST IS 3.80 FT. NORTH & 3.75 FT. EAST

50.00 FT. BUILDING LINE

1 INCH IRON PIPE FOUND

WOOD SERVICE POLE

I, Jereme Smith, license
#001-020542; expiring 11-30-16
maintain that these drawings were
prepared under my supervision and,
to the best of my knowledge, meet all
building codes and other applicable
ordinances.

SHEET INDEX:

A: SITE PLAN / MATERIAL SCHEDULE /
SETBACK CALCULATIONS
B: PLAT OF SURVEY
C1: EXISTING & PROPOSED
ELEVATIONS

C2: EXISTING & PROPOSED
ELEVATIONS
D: EXISTING & PROPOSED FLOOR
PLANS
E: PROPOSED ROOF PLAN
F: PHOTOGRAPHIC SURVEY
G: ELEVATION STUDY

NOTE: PLANS SHALL COMPLY WITH THE
FOLLOWING ADOPTED CODES: 2009
INTERNATIONAL RESIDENTIAL CODE, 2005
NATIONAL ELECTRIC CODE, 2012
INTERNATIONAL ENERGY CODE.

LIGHT & VENT SCHEDULE

Room			Ordinance Required				Plan Provided			
			Nat Light & Vent		Mechanical Vent		Nat Light & Vent		Mechanical Vent	
No.	Name	Area	Gl sf (min. req.)	Vent sf (min. req.)	CFM Sup	CFM Exh	Gl sf	Vent sf	CFM Sup	CFM Exh
101	BEDROOM 1	174	13.92	6.96	75	50	27.95	13.975	100	100
102	BEDROOM 2	185	14.8	7.4	75	50	27.95	13.975	100	100
103	BEDROOM 3	150	12	6	75	50	27.95	13.975	100	100
104	MASTER BEDROOM	144	11.52	5.76	75	50	58.4	36.5	125	200
105	BALCONY	50	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.	N.R.
106	FUTURE MASTER BATH	67	N.R.	N.R.	75	50	23.44	10.24	75	100

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED IN
ACCORDANCE WITH ALL THE LATEST
APPLICABLE VILLAGE OF ARLINGTON
HEIGHTS BUILDING CODES AND
ORDINANCES.

CONTRACTOR SHALL BE RESPONSIBLE
FOR MEANS, METHODS, TECHNIQUES,
PROCEDURES, AND FOR COORDINATING
ALL PORTIONS OF THE WORK.

CONTRACTOR AND HIS/HER
SUBCONTRACTORS SHALL HOLD
HARMLESS THE ARCHITECT AND HIS
AGENTS AGAINST LOSS, DAMAGES,
LIABILITY, OR ANY EXPENSE ARISING IN
ANY MANNER FROM THE WRONGFUL OR
NEGLIGENT ACTS OF THE CONTRACTOR,
THE SUBCONTRACTORS, OR THEIR
RESPECTIVE EMPLOYEES AND AGENTS.
INCLUDED SHALL BE THE LATEST ILLINOIS
SCAFFOLDING ACT.

ALL TRADES SHALL BE COORDINATED
WITH EACH OTHER AND FULLY INFORMED
AND AWARE OF THE WORK OF OTHERS.

DO NOT SCALE DRAWINGS.
SUBCONTRACTORS SHALL VERIFY ALL

DIMENSIONS BEFORE CONSTRUCTION
AND BRING ANY DISCREPANCIES TO THE
ATTENTION OF THE PROJECT MANAGER
BEFORE PROCEEDING.

LARGER SCALE DRAWINGS SHALL TAKE
PRECEDENCE OVER DRAWINGS OF A
SMALLER SCALE.

FRAMING DIMENSIONS IN PLAN ARE TO
FACE OF WALL FINISH AND MASONRY.
MASONRY DIMENSIONS IN PLAN ACTUAL
UNLESS NOTED OTHERWISE.

SITE SHALL BE KEPT CLEAN AND FREE OF
EXCESS DEBRIS. TO BE KEPT IN A SAFE
CONDITION, AND SHALL BE BARRICADED
AS NECESSARY TO PREVENT
TRESPASSING. EACH SUBCONTRACTOR
SHALL CLEAN THE ENTIRE JOB SITE AT
THE END OF EACH DAY OF ITS OWN
DEBRIS, MATERIALS, TRASH AND TOOLS.

ALL SUBCONTRACTORS ARE
RESPONSIBLE FOR THE IMMEDIATE
INSTALLATION OF PROTECTIVE
MATERIALS AND SUPPLIES INSTALLED BY
THEIR WORKMEN.

ALL SUBCONTRACTORS ARE
RESPONSIBLE FOR THE REPLACEMENT

OF PROTECTIVE MATERIALS INSTALLED
BY OTHERS IF REMOVED BY THEIR
WORKMEN.

INTERIOR FINISH NOTES:

ALL INTERIOR WALL AND CEILING
FINISHES TO MEET CLASS 1, 0-25
FLAME-SPREAD RATING. ALL FLOOR
COVERINGS SHALL HAVE A
FLAME-SPREAD RATINGS OF 75 OR
BETTER.

INTERIOR WALL FINISH SHALL BE 5/8"
TYPE 'C' GYPSUM BOARD, GLUED AND
SCREWED TO STUDS, TAPED AND
SANDED. 5/8" GREEN BOARD SHALL BE
INSTALLED IN ALL BATHROOMS. 5/8"
FIBER CEMENT OR SIMILAR APPROVED
BACKER BOARD SHALL BE INSTALLED AT
ALL FLOOR AND WALL TILE LOCATIONS,
AND SHALL BE FASTENED WITH TEFLON
SCREWS. NO TAPING COMPOUND SHALL
BE PLACED ONTO DUROCK.
SUBCONTRACTOR SHALL FAMILIARIZE
HIMSELF WITH LOCATIONS TO BE TILED.

ALL DOOR, SKYLIGHT, AND SHOWER
DOOR GLAZING SHALL BE TEMPERED.

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
Roof - Shingles	Owens Corning - "TruDefinition"	Amber
Wall - Siding	Cedar Creek	White 4" Vinyl
Bays - Vertical vinyl board & batten	Timber Creek	Heritage Grey
Soffit / Fascia / Gutters / Downspouts - Aluminum	Aluminum	Color to match Heritage Grey
Windows	Advanced Windows	Black vinyl



FRONT & SIDE YARD CALCULATIONS

1515 N. WILKE ROAD

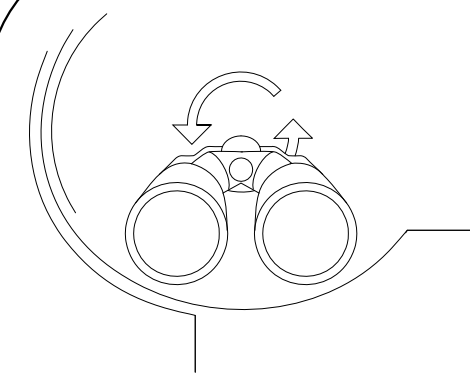
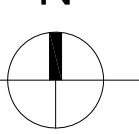
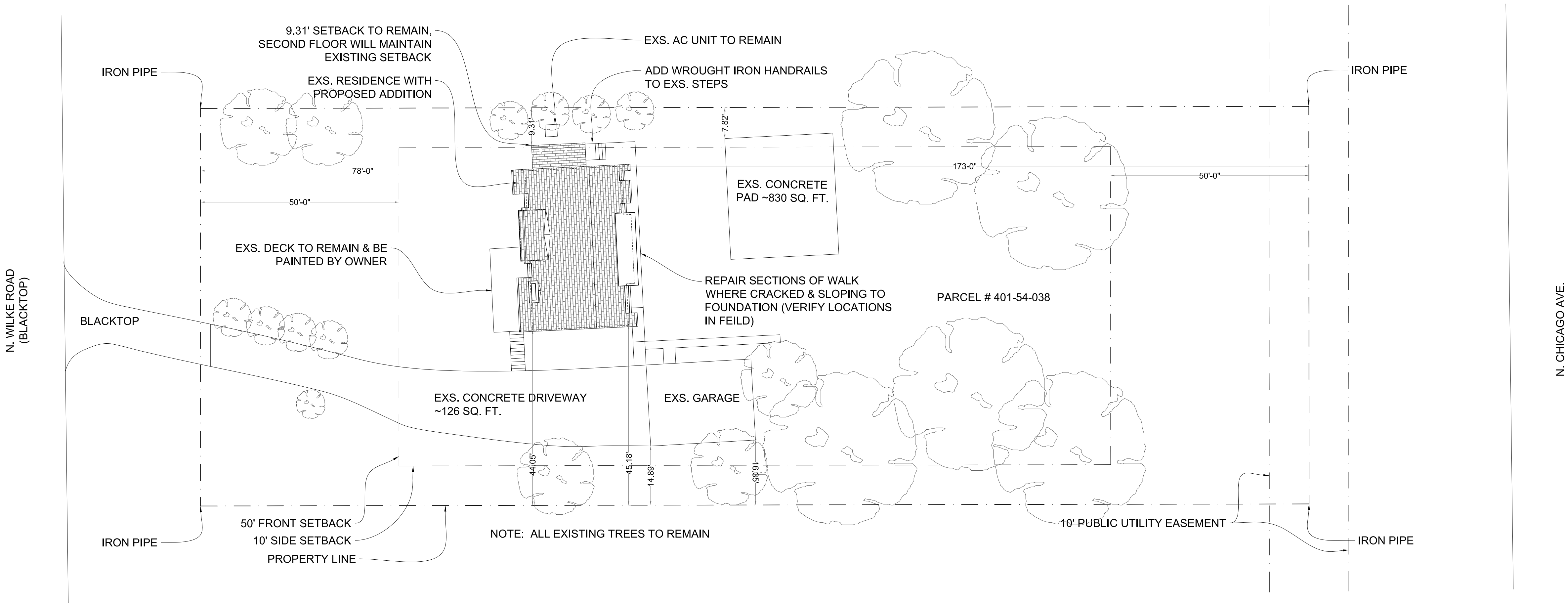
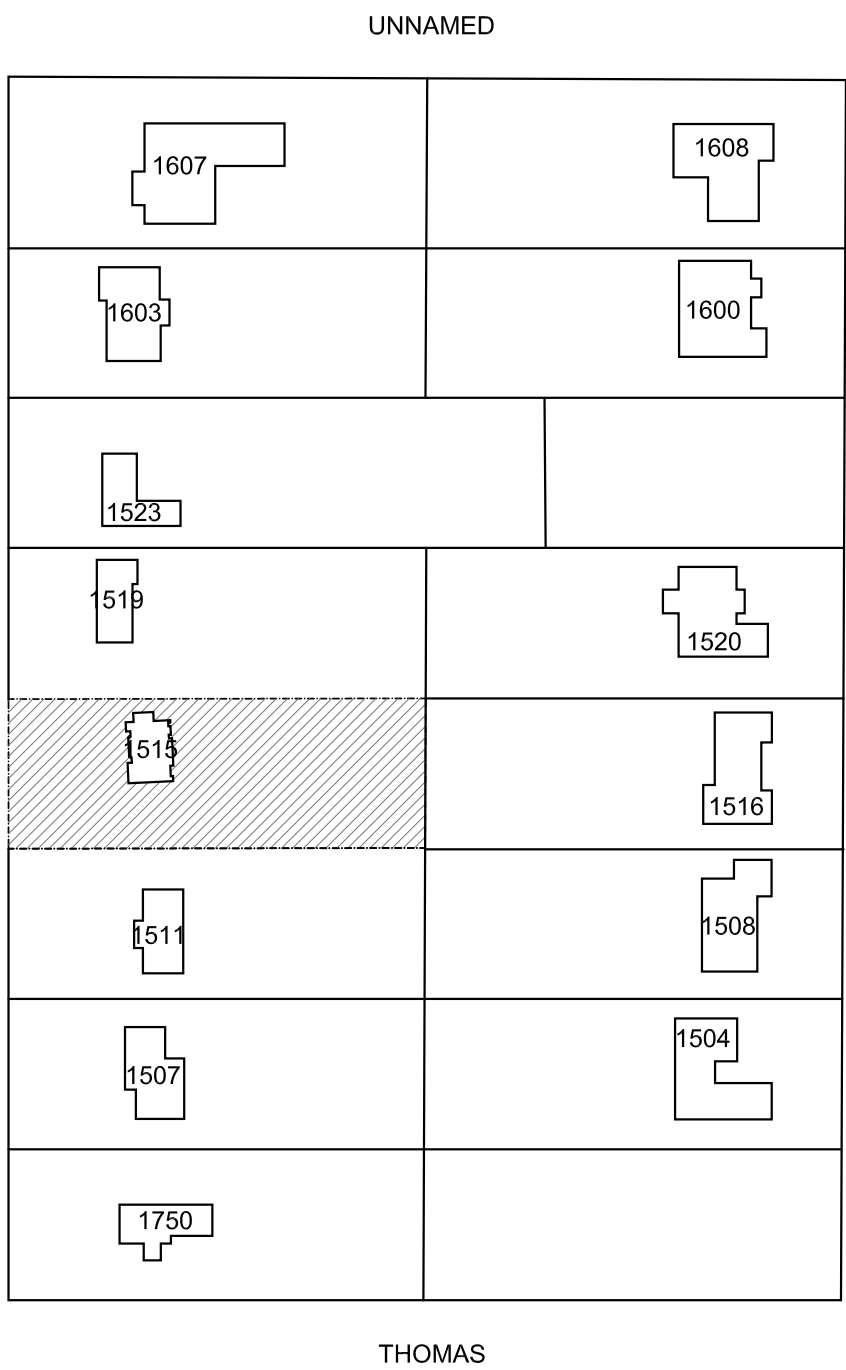
Front Yard Setback

1504 Chicago Ave.	50 feet
1508 Chicago Ave.	48 feet
1516 Chicago Ave.	48 feet
1520 Chicago Ave.	50 feet
1600 Chicago Ave.	52 feet
1608 Chicago Ave.	48 feet
1607 N. Wilke Rd.	83 feet
1603 N. Wilke Rd.	60 feet
1523 N. Wilke Rd.	63 feet
1519 N. Wilke Rd.	59 feet
1515 N. Wilke Rd.	under average
1511 N. Wilke Rd.	84 feet
1507 N. Wilke Rd.	78 feet
1750 N. Wilke Rd.	74 feet

Total 797 feet

Divided by Total number of Properties (14)

Average Setback 56.93 feet



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60047
(773) 209-1488
info@designinsightinc.com

DRAFTER

JESSE J. HAAS

390 CEDAR ST. #19
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(217) 621-4882
jessejhaas@gmail.com

CONTRACTOR

CONSTRUCTION PEOPLE CORP.

JOHN ANIOL

8700 SUNSET RD.
NILES, IL 60714
(773) 416-3333
aniolakj1@gmail.com

CLIENT

CARRIE & BEN MISSELE

1515 N. WILKE ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

WILKE ROAD REMODEL /
ADDITION

1515 N. WILKE ROAD
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-007

REVISION TYPE

1 DESIGN COMMISSION REVIEW

SHEET INFO

COVER PAGE & SITE PLAN

DRAWN BY: JJH
ISSUE DATE: 3.21.16
REVISION DATE: 3.21.16

PHOTOS OF SURROUNDING PROPERTIES
1515 N. WILKE ROAD



Property to Left 3
1603 N. Wilke Road



Property to Left 2
1523 N. Wilke Road



Property to Left 1
1519 N. Wilke Road



Subject Property
1515 N. Wilke Road



Property to Right 1
1511 N. Wilke Road



Property to Right 2
1507 N. Wilke Road



Property to Right 3
1750 N. Wilke Road

N. WILKE ROAD



Property Accross 1
365 S. Crown Ct.

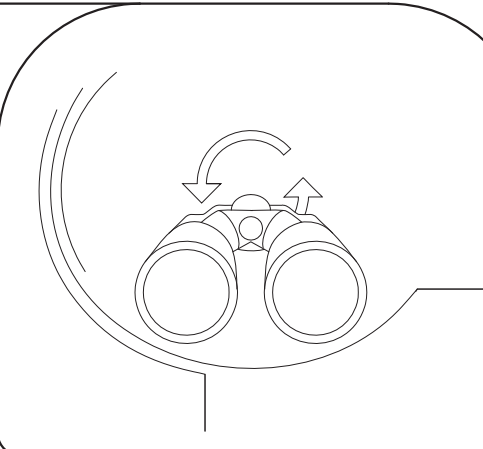


Property Accross 2
Not a Lot



Property Accross 3
343 S. Valor Ct.

I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

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507 W. MARION ST.
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ARLINGTON HEIGHTS, IL 60004

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WILKE ROAD REMODEL /
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ARLINGTON HEIGHTS, IL 60004

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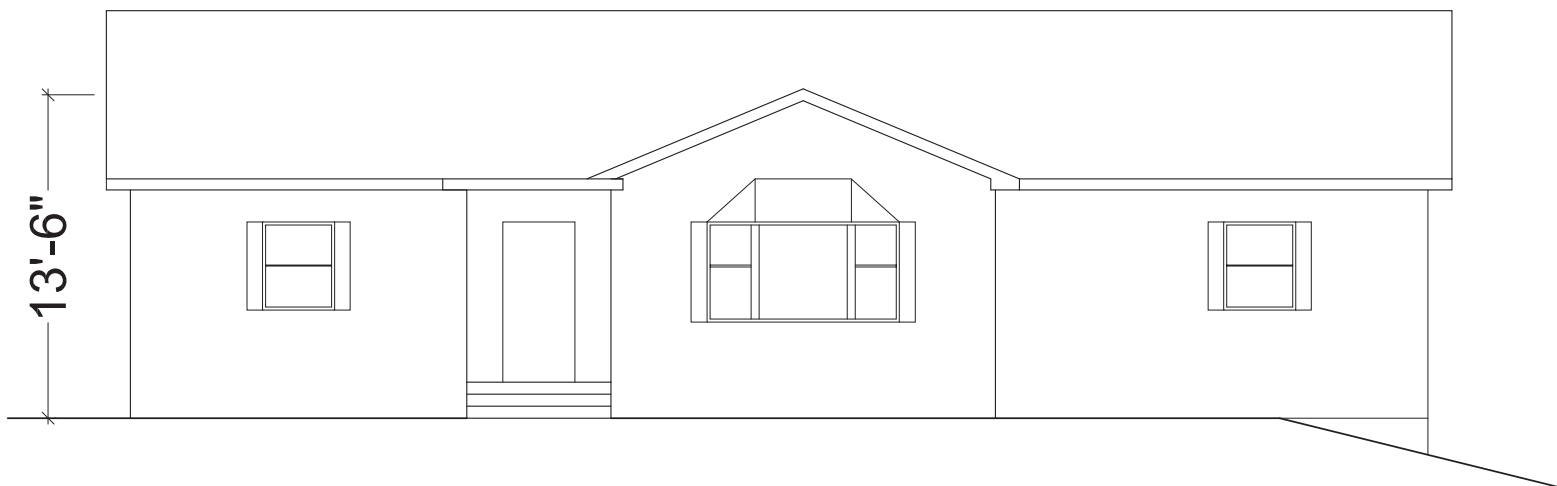
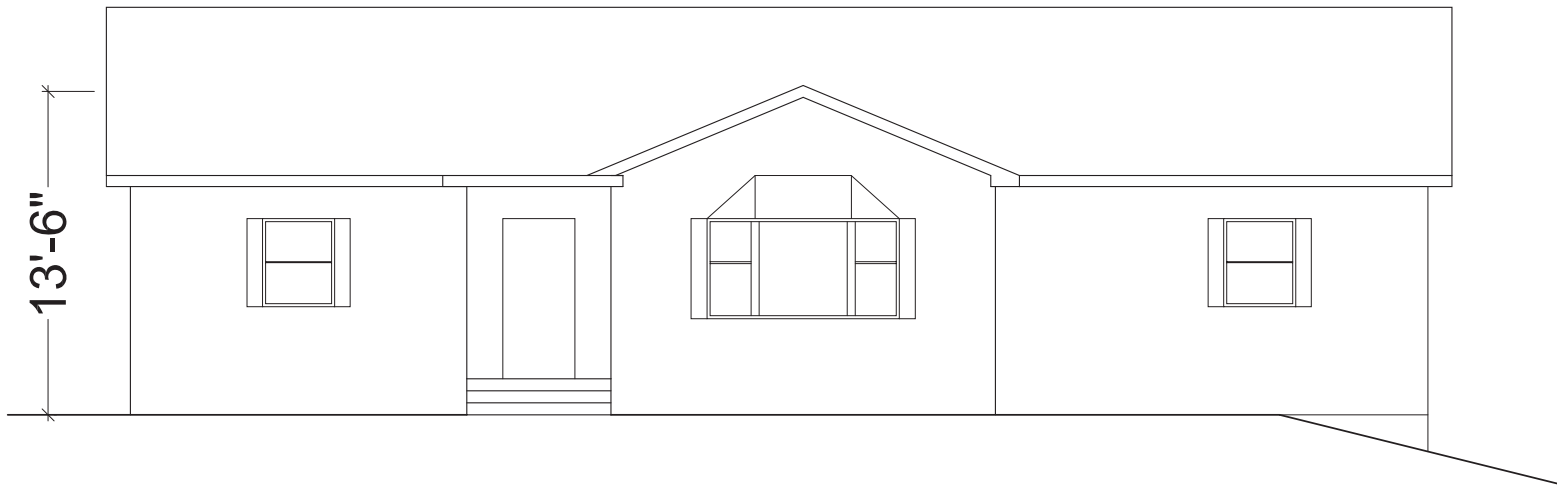
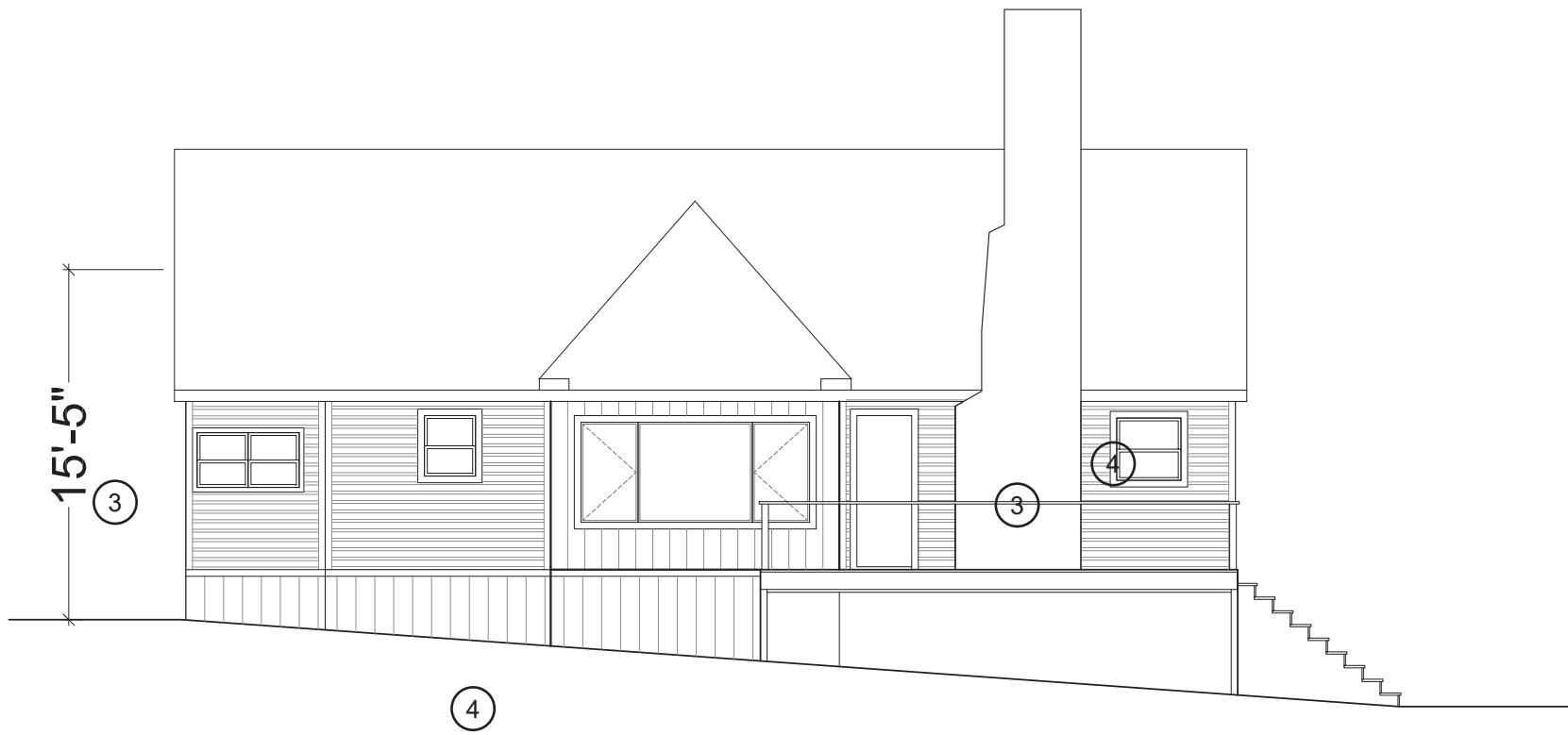
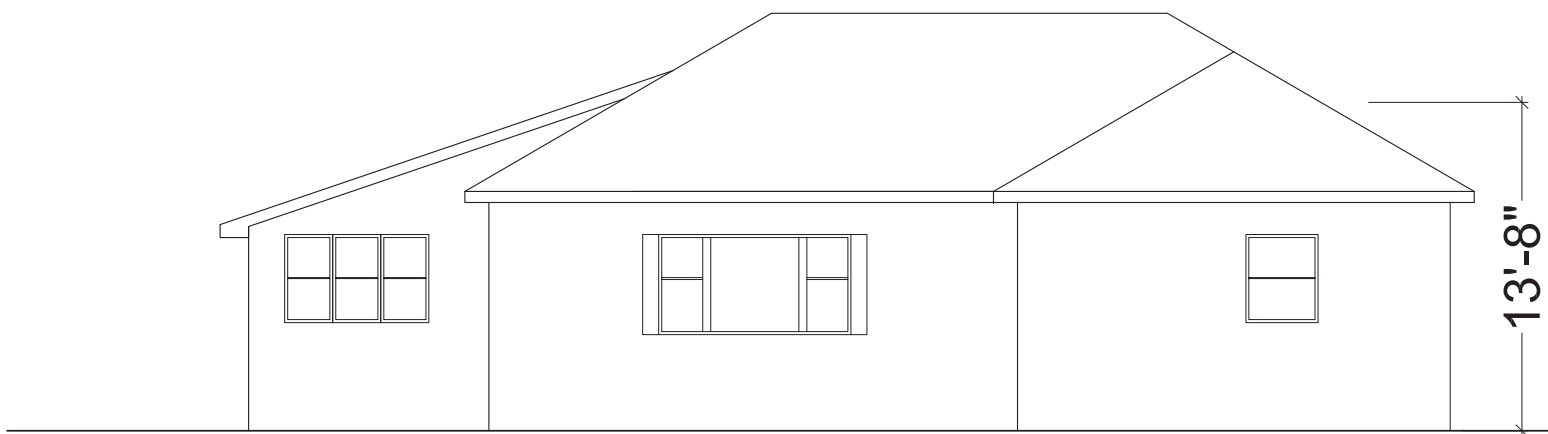
1 DESIGN COMMISSION REVIEW

SHEET INFO

ELEVATION STUDY

DRAWN BY: JJH
ISSUE DATE: 3.21.16
REVISION DATE: 3.21.16

G



SOUTH PERSPECTIVE



SOUTH-WEST PERSPECTIVE



NORTH-WEST PERSPECTIVE



NORTH-EAST PERSPECTIVE



NOTICE OF PUBLIC MEETING

Meeting for: New 2nd Floor Addition, windows & siding

Meeting Location: Arlington Heights Municipal Building
33 S. Arlington Heights Road

DATE: April 26th **TIME:** 6:30pm

PUBLIC ATTENDANCE & COMMENTS INVITED

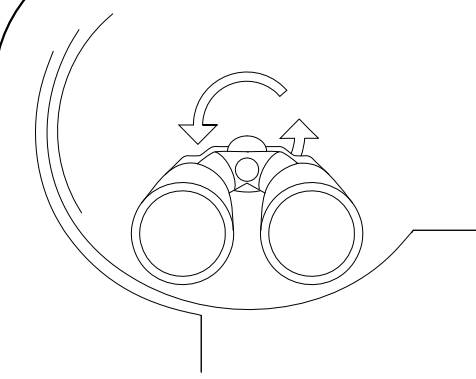
For details call:

Or:

Jereme Smith 773-209-1488
(Petitioner's Name & Phone #)

Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200

I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

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CLIENT

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ARLINGTON HEIGHTS, IL 60004

PROJECT

WILKE ROAD REMODEL / ADDITION

1515 N. WILKE ROAD
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-007

REVISION TYPE

1 DESIGN COMMISSION REVIEW

SHEET INFO

EXISTING & PROPOSED ELEVATIONS - SHEET 2 OF 2

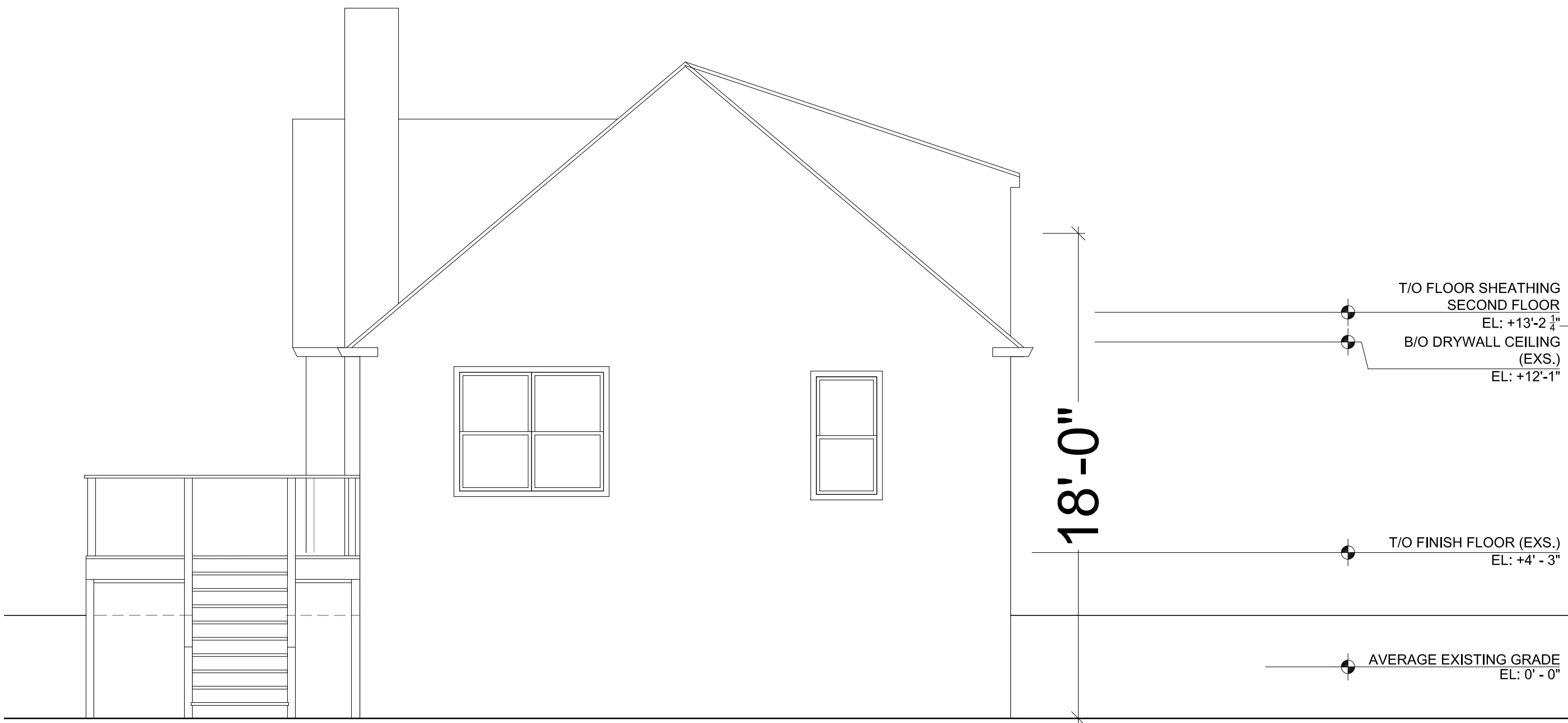
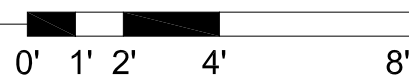
DRAWN BY: JJH
ISSUE DATE: 3.21.16
REVISION DATE: 3.21.16

C-1



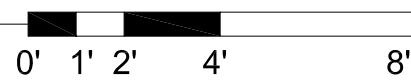
2 EXISTING WEST ELEVATION

Scale: 1/4" = 1'



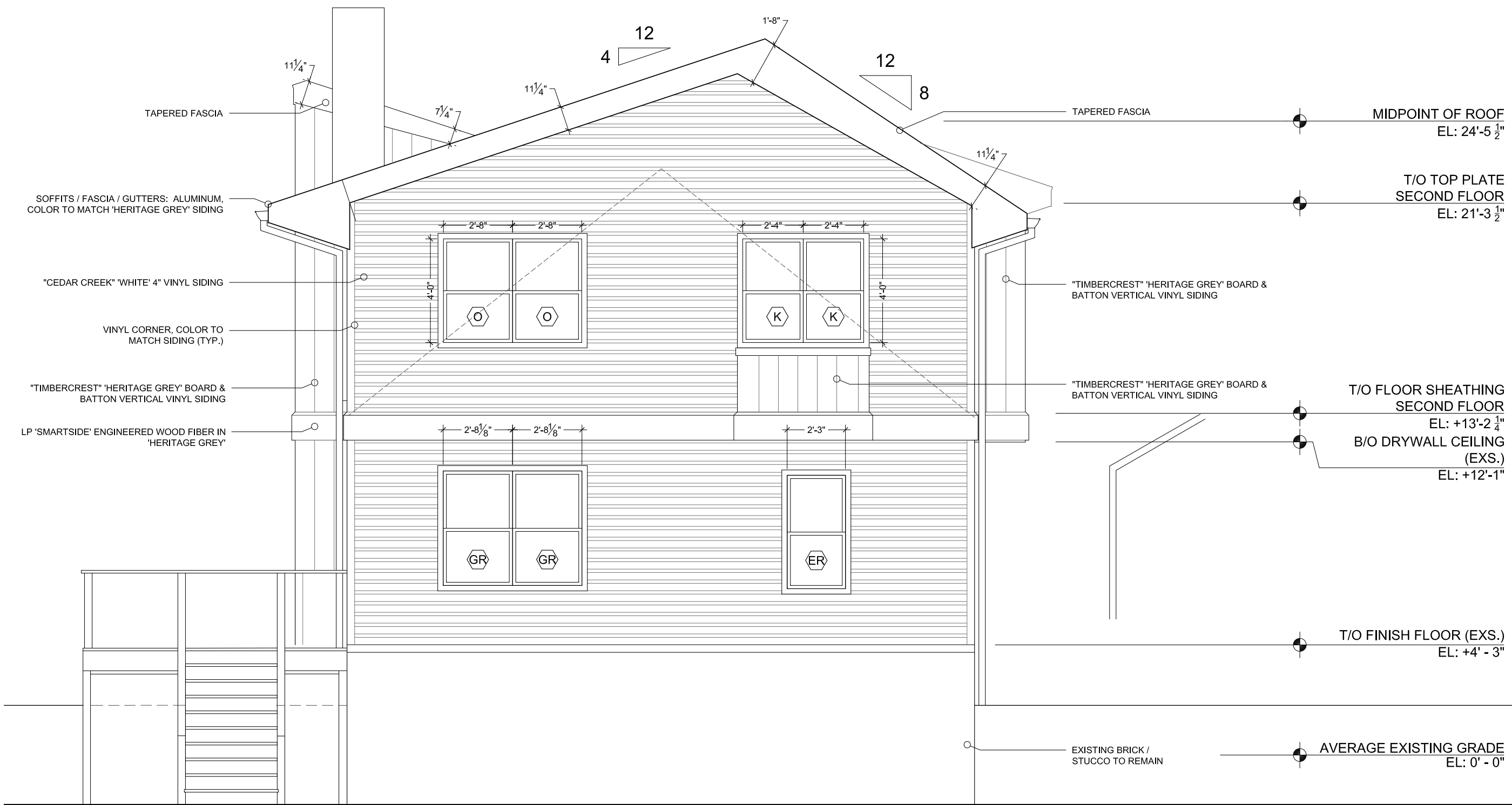
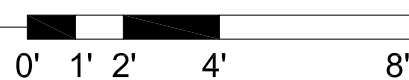
4 EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'



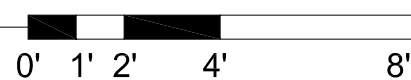
1 PROPOSED WEST ELEVATION

Scale: 1/4" = 1'

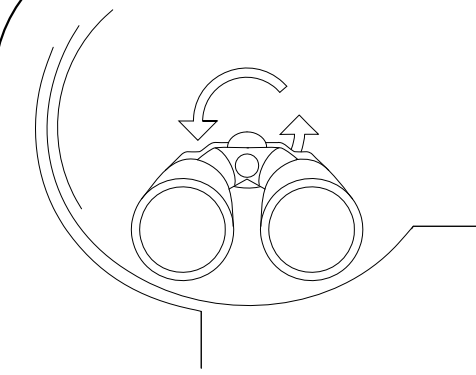


3 PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'



I, Jereme Smith, license #001-020542; expiring 11-30-16 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



ARCHITECT

DII ARCHITECTURE

JEREME SMITH, AIA

507 W. MARION ST.
PROSPECT HEIGHTS, IL 60647
(773) 309.1488
info@designinsightinc.com

DRAFTER

JESSE J. HAAS

390 CEDAR ST. #19
SEDONA, AZ 86336
(217) 621.4882
jessejhaas@gmail.com

CONTRACTOR

CONSTRUCTION PEOPLE
CORP.

JOHN ANIOL

8700 SUNSET RD.
NILES, IL 60714
(773) 416.3333
aniolekj1@gmail.com

CLIENT

CARRIE & BEN MISSELE

1515 N. WILKE ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

WILKE ROAD REMODEL /
ADDITION

1515 N. WILKE ROAD
ARLINGTON HEIGHTS, IL 60004

LOT # 238
PIN # 03-32-206-012

PROJECT # 2015-007

REVISION TYPE

1 DESIGN COMMISSION REVIEW

SHEET INFO

EXISTING & PROPOSED
ELEVATIONS - SHEET 2 OF 2

DRAWN BY: JJH
ISSUE DATE: 3.21.16
REVISION DATE: 3.21.16

C-2

19'-0"

14'-2"

2 EXISTING EAST ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'

4 EXISTING NORTH ELEVATION

Scale: 1/4" = 1'

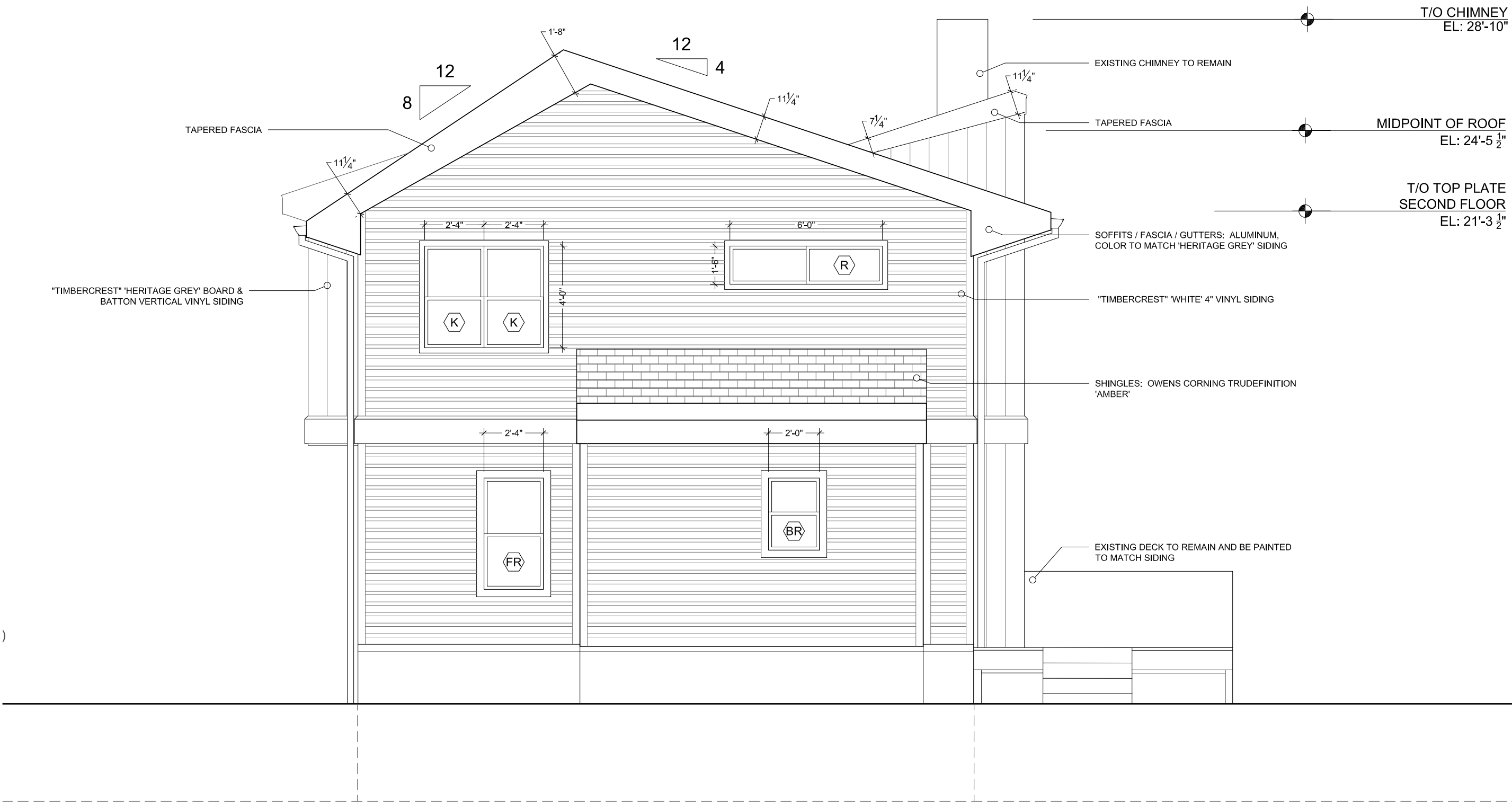
0' 1' 2' 4' 8'



1 PROPOSED EAST ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'



3 PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'

0' 1' 2' 4' 8'



Item: DC#16-031 - Kensington School - 840 E. Kensington Rd. - Commercial

Department: Planning & Community Development

BACKGROUND

Approval of the proposed architectural design for a new preschool / children's day care center.

RECOMMENDATION

It is recommended that the Design Commission evaluate and require revisions to the proposed design for Kensington School to be located at 840 E. Kensington Road. This recommendation is based on the plans dated 3/9/16 and received 3/18/16, 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. **Building Architecture.** Per the Hickory Kensington Design Guidelines, the proposed design needs to be revised to complement the adjacent retail buildings. Options to consider include:
 - Change the asphalt shingle roof to a green standing seam metal roof to match the adjacent retail building.
 - Change the white trim and white windows to darker colors for a less colonial appearance and to better complement the adjacent retail building.
 - Continue the brick up into the gables.
 - Add fabric awnings above the windows.
2. **Landscaped Plaza.** Re-introduce a landscaped pedestrian plaza within the 25' x 144' pedestrian access easement at the northwest corner of the site.
3. **Dryden/Kensington Focal Feature.** Incorporate a design feature at the corner of Dryden and Kensington including an "Arlington Market" monument style ground sign with tenant panels for Kensington School and the retail tenants with similar character as the Mariano's sign on the corner across the street.
4. **Trash Dumpster Enclosure.** Relocate the dumpster enclosure away from the front yard. Consider possibly incorporating the trash storage area into the design of the building or attaching the dumpster enclosure to the building.
5. **Fence.** Change the white picket fence to a black metal fence with a "wrought iron"

appearance and set it back at least 5 feet from the north and east property lines to allow landscaping along the fence.

6. Landscaping. Improve the landscape design:

- Provide additional landscaping throughout the site.
- Provide landscape screening for all outdoor playground equipment.
- Provide additional landscaping along the north property line adjacent to the residential district. The landscaping along the north property line should consist of a mix of evergreen trees, ornamental trees and shrubs and provide a dense buffer.

7. Specialty Paving. Provide specialty paving at the entrance and within the crosswalks.

8. All signage must meet code, Chapter 30.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & Documents	Exhibits
Hickory/Kensington Design Guidelines	Exhibits
Photos of Surrounding Properties	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Kensington School
Project Address: 840 E. Kensington Road
Prepared By: Steve Hautzinger

Date Prepared: April 18, 2016

PETITIONER INFORMATION:

DC Number: 16-031
Petitioner Name: Charles Marlas
Petitioner Address: Kensington School
743 McClintock Drive
Burr Ridge, IL 60527
Meeting Date: April 26, 2016

Requested Action(s):

1. Approval of the proposed architectural design for a new preschool / children's day care center.

ANALYSIS

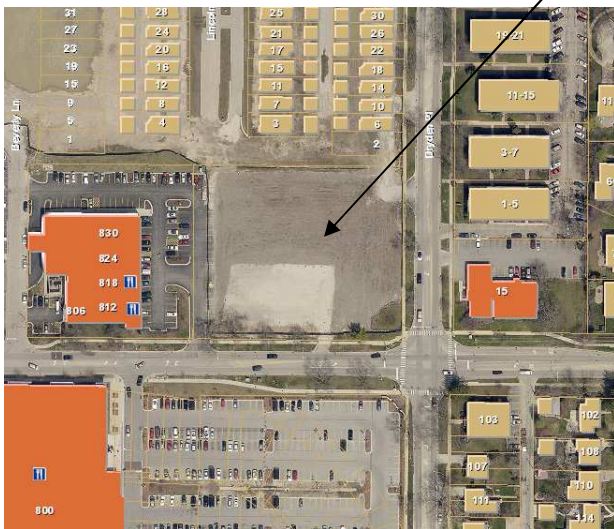
Summary:

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

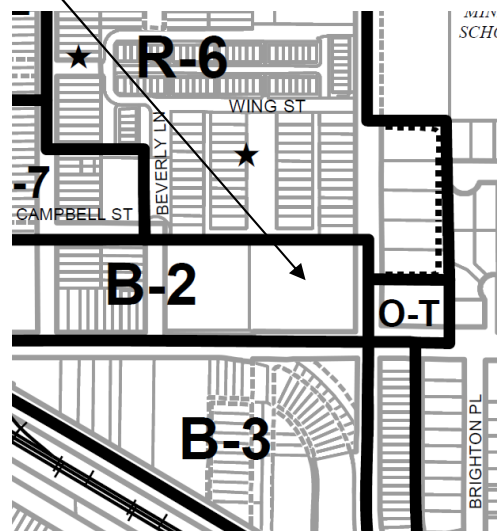
The petitioner is proposing to build a new 15,000 square foot, single-story preschool / children's day care center. The proposed development includes 54 on-grade parking spaces and a large fenced in playground area around the sides and rear of the building. The two acre site is currently vacant and it 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. A copy of the approved PUD site plan for the commercial portion is attached to this report as Exhibit A.

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
North	R-6, Multiple Family Dwelling District	Arlington Market Single Family Residences
East	O-T, Office Transitional District R-6, Multiple Family Dwelling District	Medical Office Building Dryden Apartments
South	B-3, General Service, Wholesale and Motor Vehicle District	Mariano's Grocery Store
West	B-2, General Business District	Multi-Tenant Retail Building

Architectural Design:

The proposed design has a traditional appearance and colonial style with red brick, black roof, white windows, white trim, and a white picket fence. The style of this building 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.

The Hickory Kensington Design Guidelines have been developed 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.

Per the Design Guidelines, architectural design features shall include:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Additionally, in 2006, the Design Commission approved a retail building for this site that was designed with the same architectural details as the existing adjacent multi-tenant retail building. A corner element facing the street intersection was one of the design elements encouraged by the Design Commission, and a pedestrian plaza connection from the residences to the north was required as shown in Exhibit A.

The proposed design is a prototype building that was not specifically designed to fit in this location, and it does not comply with the requirements of the Hickory Kensington Design Guidelines. The design needs to 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 below).

Some options to consider when revising the design are:

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.



Image 1. Existing multi-tenant retail building as viewed from Kensington Road.



Image 2. Existing multi-tenant retail building as viewed from Dryden Place.

Key Site Features:

1. **Landscaped Plaza.** The original PUD approval included a landscaped pedestrian plaza at the northwest corner of this site to connect the commercial properties to the residential neighborhood to the north. To accommodate this plaza, the Plat of Subdivision includes a 25 foot wide pedestrian access easement which is setback 31 feet from the west property line, and runs 144 feet north to south from the north property line (refer to Exhibit A). This feature is a significant component of the overall master plan for the Arlington Market development, and the Kensington School site design needs to be revised to include it as a focal point for the retail, residential, and subject property.
2. **Dryden/Kensington Focal Feature.** A design feature should be included at the corner of Dryden and Kensington. An "Arlington Market" monument style ground sign with tenant panels for Kensington School and the retail tenants should be provided with landscaping to create a focal point at the corner. This sign will serve as the only ground sign for the

development. The PUD ordinance allows only one sign along Kensington Road to be shared by the subject property and the retail building. Two signs along Kensington are not allowed. The sign and landscape should complement the existing Mariano's sign on the corner across the street (refer to Image 3 below).



Image 3. Mariano's sign and landscape feature at corner of Dryden and Kensington.

3. **Trash Dumpster Enclosure.** A dumpster enclosure is proposed at the east end of the parking lot which will be highly visible from Dryden Place. The dumpster enclosure is considered an accessory structure, and is therefore required to be located within the rear yard of the property (west of the building). The current location is in the front yard which is not allowed. Alternative locations should be explored, including possibly incorporating the trash storage area into the design of the building or attaching the dumpster enclosure to the building.
4. **Fence.** The proposal includes a continuous, 4' high, white picket, scallop design, PVC fence around the sides and rear of the building. The white picket fence contributes to the colonial character of the design, and it is not in character with the surrounding commercial uses. It is recommended that the white picket fence be changed to a black metal fence with a "wrought iron" appearance. Additionally, the fence should be setback a minimum of 5 feet from the north and east property lines to allow additional landscaping in front of the fence. A black metal fence will have a lighter appearance and a more modern aesthetic that will fit in much better in this location. Privacy can be established with landscaping along the fence as needed, and should be required to screen any outdoor playground equipment. A zoning variation is required to allow a 4 foot tall fence in the front yard facing Dryden Place.
5. **Landscaping.** As part of the zoning review process, Staff and the Plan Commission will perform a detailed review of the landscaping which will include requirements for landscaped parking islands and landscape screening of the parking area. Overall the landscaping is minimal. The previously approved plan for the site included an abundance of landscaping on each elevation and on the perimeter of the site. Also, additional landscaping must be provided along the north property line adjacent to the residential district. The landscaping along the north property line should consist of a mix of evergreen trees, ornamental trees and shrubs and provide a dense buffer.
6. **Specialty Paving.** Specialty paving should be provided at the building entrance and within the crosswalks.
7. **Mechanical Unit Screening.** The design includes a continuous mansard roof around all sides of the building which will screen all of the rooftop mechanical equipment from public view.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate and require revisions** to the proposed design for *Kensington School* to be located at 840 E. Kensington Road. This recommendation is based on the plans dated 3/9/16 and received 3/18/16, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

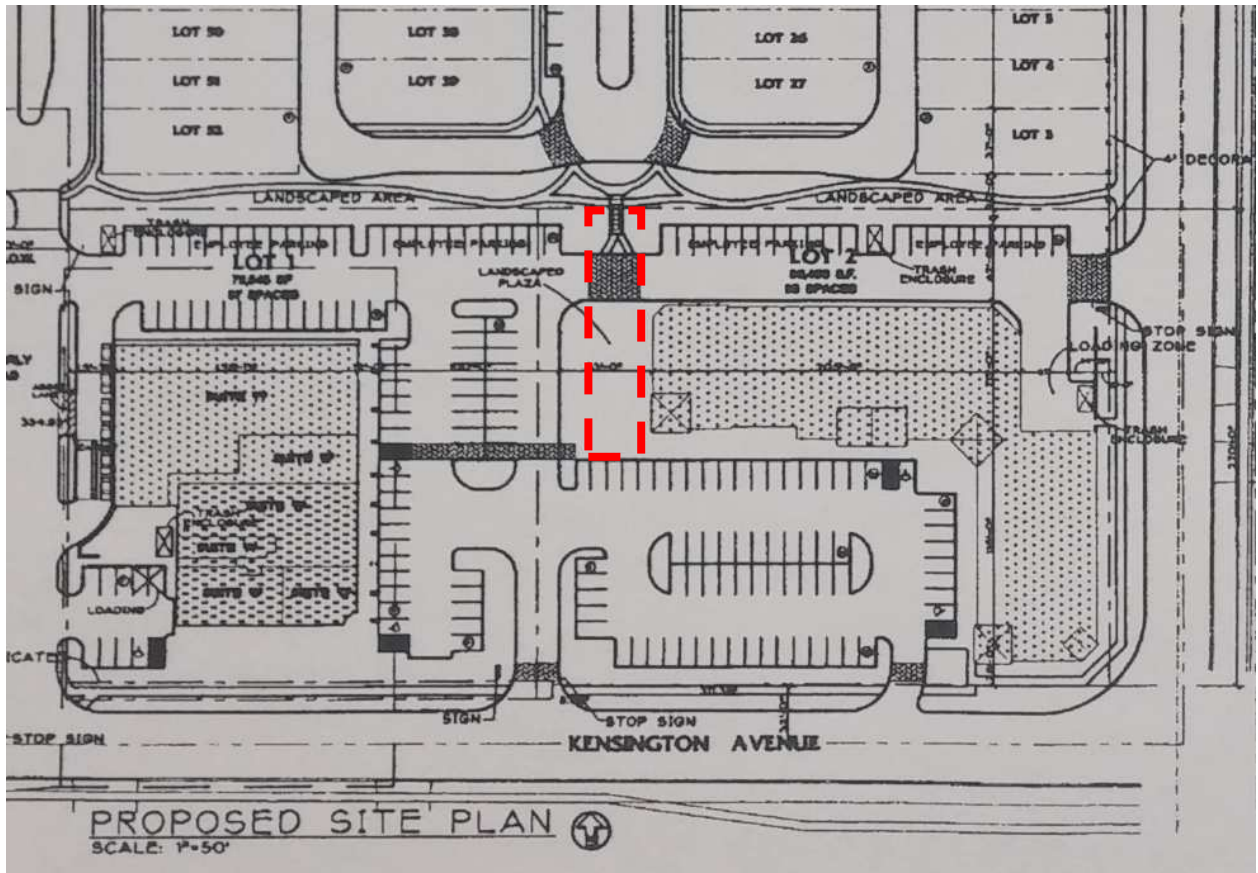
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 - b. Change the white trim and white windows to darker colors for a less colonial appearance and to better complement the adjacent retail building.
 - c. Continue the brick up into the gables.
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6. **Landscaping.** Improve the landscape design:
 - a. Provide additional landscaping throughout the site.
 - b. Provide landscape screening for all outdoor playground equipment.
 - c. Provide additional landscaping along the north property line adjacent to the residential district. The landscaping along the north property line should consist of a mix of evergreen trees, ornamental trees and shrubs and provide a dense buffer.
7. **Specialty Paving.** Provide specialty paving at the entrance and within the crosswalks.
8. All signage must meet code, Chapter 30.
9. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

____ April 19, 2016

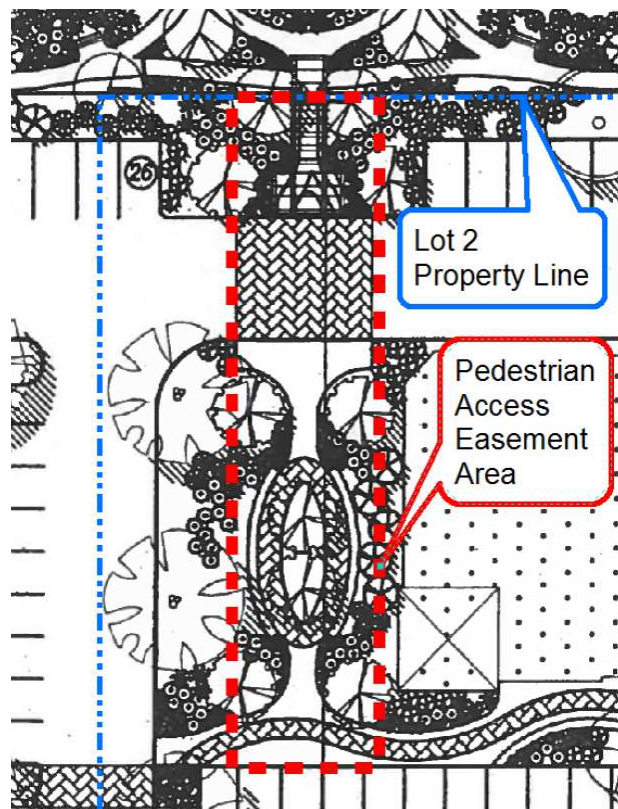
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 16-031

EXHIBIT A – Approved PUD Site Plan and Landscaped Plaza



Pedestrian Access Easement /
 Landscaped Plaza Detail



**VILLAGE OF ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS
PROJECT NO: 6124.07**

KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527
PHONE: (312) 907-7979

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, IL 60305
PHONE: (708) 771-3900

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

DESCRIPTION: SEE SHEET E1 FOR BENCHMARK INFORMATION

**SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS**

[illegible][illegible]

LOCATION MAP

The map illustrates the proposed site location for the 8' x 8' box culvert. Key features include:

- Streets:** Euclid Ave, Miner St, Mink St, M. Hickory Ave, S. Reynolds Trl, Dryden Place, Kensington Road, Northcrest Highway, E. Davis Street, Arthur Ave, Central Rd, and Helas Park.
- Infrastructure:** Existing 8' sanitary connection to 16' combined sewer, 78' V.A.H. combined sewer, and the proposed 8' x 8' box culvert.
- Site Location:** Indicated by a shaded area near the intersection of Kensington Road and Dryden Place.
- North Arrow:** Located in the bottom right corner, pointing towards the top of the map.
- Scale:** N.T.S. (Not To Scale).

KEY MAP

Lincoln Lane

Dryden Place

Kensington Road

N

N.T.S.

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT
THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

SEAI

**FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION**

**KENSINGTON SCHOOL
ARLINGTON HEIGHTS, ILLINOIS**

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



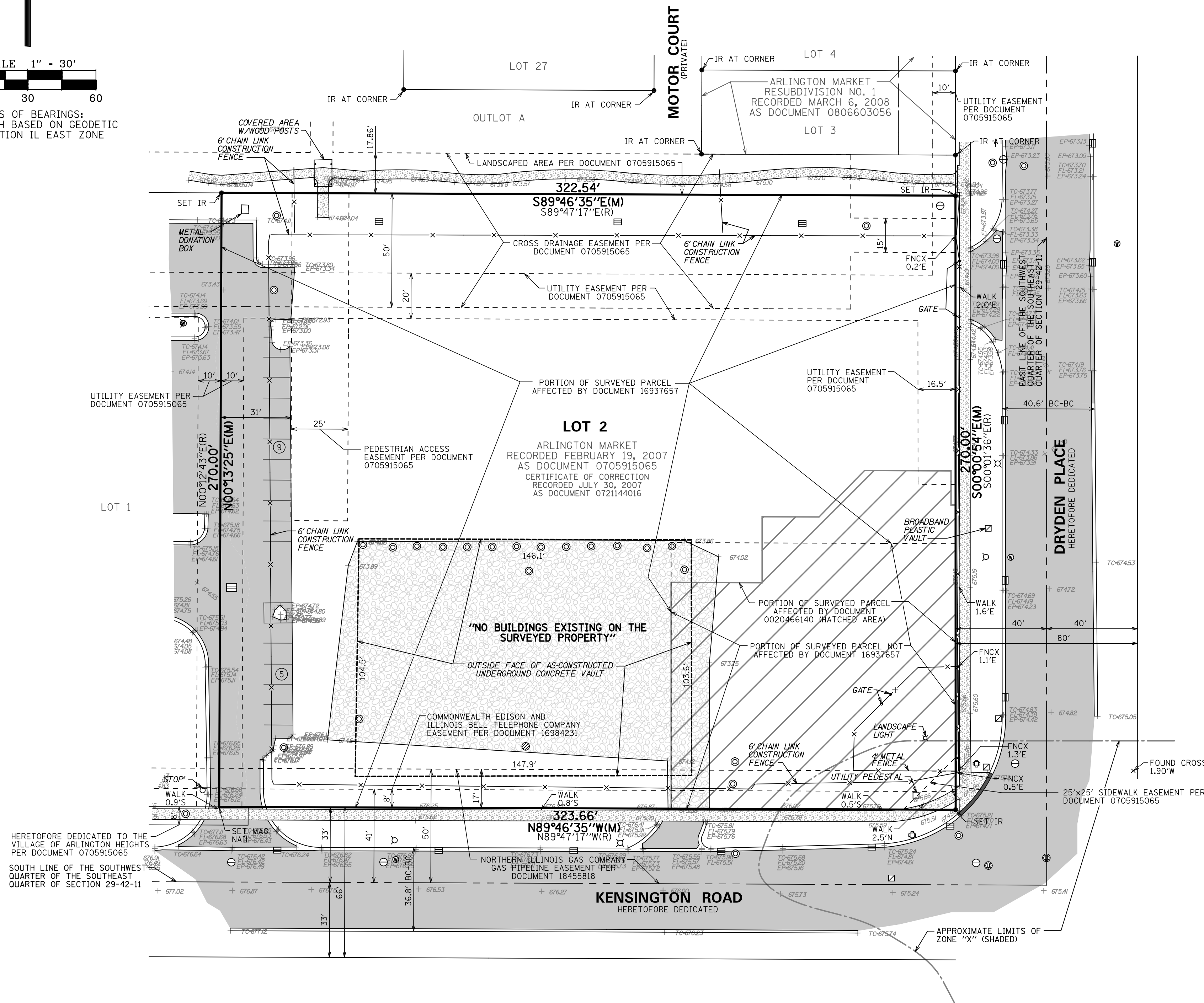
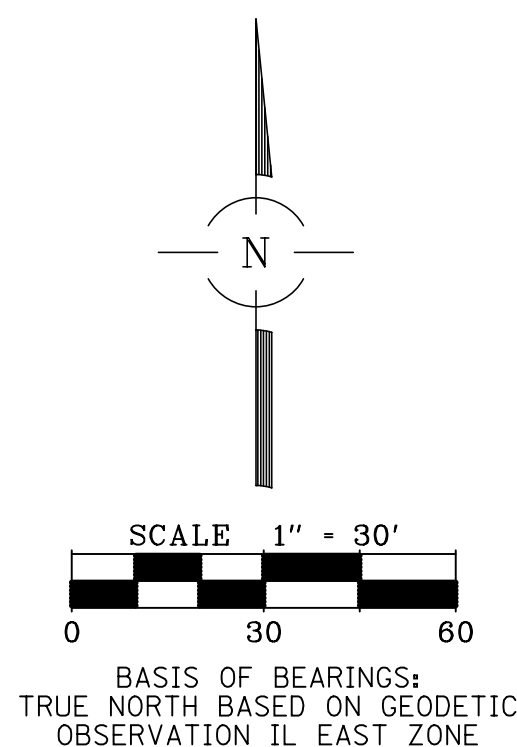
SPACECO INC.

SHEET

C1

1 OF 13

ALTA /ACSM LAND TITLE SURVEY



PROPERTY DESCRIPTION:

LOT 2 IN ARLINGTON MARKET, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007 AS DOCUMENT NUMBER 0705915065, AND AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED JULY 30, 2007 AS DOCUMENT NUMBER 0721144016 IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 1401 008978175 D2 WITH AN EFFECTIVE DATE OF APRIL 22, 2015.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATION IS APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE, OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL 811. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.L.N. (PER TITLE COMMITMENT): 03-29-411-018-0000

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

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

NO ADDRESSES FOR THE SUBJECT PARCELS WERE DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY. (TABLE A, ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 17031C0203J DATED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X (UNSHADED)" AND "ZONE X (SHADED)" AS IDENTIFIED BY SAID F.I.R.M. MAP. "ZONE X (UNSHADED)" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "ZONE X (SHADED)" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROPERTY SURVEY CONTAINS 87,237 SQUARE FEET, OR 2,003 ACRES, MORE OR LESS. (TABLE A, ITEM 4)

THERE ARE 14 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 0 OF WHICH ARE MARKED HANDICAPPED (DOES NOT INCLUDE PARTIAL STALLS). (TABLE A ITEM 9)

NOTES FROM TITLE COMMITMENT:

N 20. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 09CH51534 FILED DECEMBER 2, 2009 BY TRAPANI CONSTRUCTION CO. INC. FOR FORECLOSURE OF MECHANICS LIEN DOCUMENT NUMBER 0934249046. NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDINGS HAS NOT BEEN MADE. (SURVEYOR'S NOTE: SAID LIEN DOCUMENT AFFECTS THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

O 21. PROCEEDING PENDING IN CASE NUMBER 09MC3003014 FILED BY VILLAGE OF ARLINGTON HEIGHTS AGAINST ARLINGTON MARKET LLC FOR ENTER UPON THE LAND, INSPECT THE LAND, REQUIRE DEFENDANT TO TACKLE AND FOR FINES AND COSTS. LITS PENDING RECORDED SEPTEMBER 9, 2009 AS DOCUMENT NUMBER 092525036. NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE. (SURVEYOR'S NOTE: SAID LITS PENDING DOCUMENT AFFECTS THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

P 22. EASEMENT FOR GAS MAIN TO NORTHERN ILLINOIS GAS COMPANY DATED MARCH 21, 1962 AND RECORDED APRIL 23, 1962 AS DOCUMENT 18455818 UPON, ALONG AND ACROSS THE FOLLOWING: THAT PART OF UNDERLYING PARCEL A LYING BETWEEN THE CENTER LINE OF FOUNDRY ROAD AND A LINE DRAWN 50 FEET NORTH OF AND PARALLEL WITH SAID HIGHWAYS CENTERLINE. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

O 23. EASEMENT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY DATED AUGUST 6, 1957 AND RECORDED AUGUST 13, 1957 AS DOCUMENT 16984231. (SURVEYOR'S NOTE: AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

R 24. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE DECLARATION FOR EASEMENTS OVER THE LAND, AS CREATED BY INSTRUMENT RECORDED AS DOCUMENT 16937657. (SURVEYOR'S NOTE: SAID DECLARATION AFFECTS MOST OF THE SURVEYED AND OTHER PROPERTY. THE PORTION AFFECTED BY SAID DECLARATION HAS BEEN SHOWN HEREON. SAID DECLARATION GRANTS THE FOLLOWING RIGHTS AND EASEMENTS:

- TO LAY, CONSTRUCT, IMPROVE, MAINTAIN AND OPERATE ON THE PROPERTY SUCH ROADWAYS, STREETS, DRIVEWAYS, WALKWAYS, MALLS, PARKING AREAS, LIGHTING SYSTEMS, LANDSCAPING, CONDUITS AND SERVICES LINES AS ARLINGTON MARKET, INC. FROM TIME TO TIME SHALL ELECT.
- TO USE ALL ROADWAYS, STREETS AND DRIVEWAYS AT ANY TIME LOCATED ON THE PREMISES FOR INGRESS AND EGRESS OF PERSONS AND MOTOR VEHICLES. OVER AND THROUGH THE PREMISES AND TO AND FROM ADJACENT PUBLIC STREETS AND HIGHWAYS.
- TO USE ANY AND ALL AREAS AT ANY TIME LOCATED ON THE PREMISES FOR PARKING AND MOTOR VEHICLES AND FOR THE PASSAGE OF PERSONS, OVER THE PREMISES AND TO AND FROM ADJACENT PUBLIC STREETS AND HIGHWAYS.
- TO USE ANY LIGHTING SYSTEM AT ANY TIME LOCATED ON THE PREMISES.
- TO MAINTAIN ANY AND ALL LANDSCAPED AREAS AT ANY TIME LOCATED ON THE PREMISES FOR THE PURPOSE OF IMPROVEMENT THE APPEARANCE OF THE PREMISES PROVIDED THAT NO ADVERTISING SIGNS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR PLACED ON ANY OF SUCH LANDSCAPED AREAS OR UPON ANY PART OF THE PREMISES EXCEPT WITH WRITTEN CONSENT.
- TO USE ANY AND ALL SANITARY AND DRAINAGE SEWERS, UTILITY SERVICES LINE, WIRES AND LINES CONNECTED WITH UTILITY FACILITIES (INCLUDING BUT NOT LIMITED TO THOSE REQUIRED FOR TELEPHONE, TELEGRAPH, GAS AND ELECTRIC AND WATER SERVICE) AT ANY TIME EXISTING ON, ACROSS OR UNDER THE SURFACE OF THE PREMISES AND TO LAY, CONSTRUCT, MAINTAINING AND USE UNDER THE SURFACE OF THE PREMISES OR ANY PART THEREOF ANY AND ALL SANITARY AND DRAINAGE SEWERS, UTILITY PIPES, WIRED AND LINED CONNECTING WITH UTILITIES OUTSIDE THE PREMISES.
- TO USE ANY AND ALL OTHER FACILITIES OF ANY KIND PRESENTLY EXISTING OR HEREINAFTER INSTALLED DESIGNED FOR THE COMMON USE OF PERSONS HAVING PROPER ACCESS TO THE PREMISES.

SAID EASEMENTS AND RIGHTS ARE BLANKET OR THE LOCATION IS FLUID NATURE AND THEREFORE CANNOT BE PLOTTED.

S 25. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE ORDINANCE RECORDED OCTOBER 17, 1980 AS DOCUMENT 25628132 FOR THE PURPOSES OF REGULATING AND ENFORCING ALL VEHICULAR TRAFFIC AND PARKING OF AUTOMOBILES WITHIN THE ARLINGTON MARKET SHOPPING CENTER. (SURVEYOR'S NOTE: SAID ORDINANCE AFFECTS ALL OF THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.)

T 26. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS AS CONTAINED IN ORDINANCE GRANTING A SPECIAL USE FOR A RESTAURANT, A COPY OF WHICH WAS RECORDED JULY 21, 1988 AS DOCUMENT 88321637. (SURVEYOR'S NOTE: SAID ORDINANCE AFFECTS ALL OF THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.)

U 27. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED APRIL 3, 1998 AS DOCUMENT 98267746. (SURVEYOR'S NOTE: SAID ORDINANCE AFFECTS ALL OF THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.)

V 28. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED OCTOBER 6, 1997 AS DOCUMENT 97742854. (SURVEYOR'S NOTE: SAID LETTER AFFECTS THE ENTIRE SURVEYED PARCEL AND OTHER PROPERTY)

W 29. TERMS, CONDITIONS AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED APRIL 23, 2002 AS DOCUMENT 02040610. (SURVEYOR'S NOTE: SAID LETTER AFFECTS A PORTION OF THE SURVEYED PARCEL AND THE LIMITS AFFECTED HAVE BEEN SHOWN HEREON.)

Y 30. EASEMENTS AS SET FORTH ON THE PLAT OF ARLINGTON MARKET SUBDIVISION RECORDED FEBRUARY 28, 2007 AS DOCUMENT 0705915065, TOGETHER WITH THE EASEMENT PROVISIONS CONTAINED THEREON. (SURVEYOR'S NOTE: SAID EASEMENT PROVISIONS ARE NOT PLOTTABLE. FOR PARTICULARS SEE DOCUMENT.)

NOTES FROM TITLE COMMITMENT:

(CONTINUED)

Z 31. CROSS DRAINAGE EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065. (SURVEYOR'S NOTE: SAID CROSS DRAINAGE EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AA 32. PEDESTRIAN ACCESS EASEMENT AS SHOWN ON THE PLAT OF ARLINGTON MARKET RECORDED AS DOCUMENT 0705915065. (SURVEYOR'S NOTE: SAID PEDESTRIAN ACCESS EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AB 33. UTILITY EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065. (SURVEYOR'S NOTE: SAID UTILITY EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AC 34. SIDEWALK EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT 0705915065. (SURVEYOR'S NOTE: SAID SIDEWALK EASEMENT AFFECTS THE SURVEYED PARCEL AND HAS BEEN SHOWN HEREON.)

AD 35. NOTATIONS CONTAINED ON THE PLAT OF SUBDIVISION OF ARLINGTON MARKET RECORDED AS DOCUMENT NUMBER 0705915065.

ADDITIONAL EASEMENT PROVISIONS:

PEDESTRIAN BRIDGE ACCESS EASEMENT (ACCESS PATH FROM RESIDENTIAL TO COMMERCIAL PROPERTY) THE OWNER AND OCCUPANTS OF LOTS 3 THROUGH 58, INCLUSIVE (COLLECTIVELY THE "RESIDENTIAL LOTS"), INCLUDING THE APPLICABLE HOMEOWNERS ASSOCIATION (THE "ASSOCIATION") REPRESENTING SUCH OWNERS, AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ARLINGTON MARKET RESIDENTIAL DEVELOPMENT, SHALL GRANT TO THE ASSOCIATION, ITS SUCCESSORS, ASSIGNS, LICENSEES, INVITEES, SUCCESSORS AND ASSIGNS, ARE HEREBY GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND UNDER THE PEDESTRIAN BRIDGE AND THE PEDESTRIAN ACCESS EASEMENT AREA FOR THE PURPOSE OF PROVIDING PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE RESIDENTIAL LOTS FROM AND TO LOTS 1 AND 2 AS SHOWN ON THE THIS PLAT. (SURVEYOR'S NOTE: SAID PEDESTRIAN BRIDGE ACCESS EASEMENT BURENS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON.)

CROSS DRAINAGE EASEMENT AND MAINTENANCE OF IMPROVEMENTS: PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DRAINAGE, DETENTION, AND/OR RETENTION OF STORM WATER RUNOFF, IS HEREBY DECLARED, CREATED, RESERVED AND GRANTED OVER, UNDER, AND UPON THE PORTIONS OF THE PROPERTY (EACH A "DRAINAGE EASEMENT PARCEL") SHOWN AND LABELLED ON THIS PLAT AS BEING SUBJECT TO "CROSS DRAINAGE EASEMENT" THE FOLLOWING DRAINAGE EASEMENT BURENS EACH LOT COSTAINING ONE OF MORE DRAINAGE EASEMENT PARCELS OR ANY PORTION THEREOF. THE BENEFITS OF THE OWNERS AND OCCUPANTS OF THE ENTIRE PROPERTY SHOWN ON THIS PLAT AND THE ASSOCIATION, THE "DRAINAGE FACILITIES" SHALL MEAN AND CONSIST OF ANY UNDERGROUND DETENTION FACILITIES AND STORM SEWER PIPES AND OTHER RELATED FACILITIES LOCATED THROUGHOUT THE PROPERTY IN DRAINAGE EASEMENT PARCELS. (SURVEYOR'S NOTE: SAID CROSS DRAINAGE EASEMENT BURENS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON.)

MAINTENANCE AND COST SHARING: THE OBLIGATION TO PERFORM ALL MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE FACILITIES SHALL BE THAT OF THE OWNERS OF LOTS 3 THROUGH 58, INCLUSIVE (TO BE PERFORMED ON THEIR BEHALF BY THE ASSOCIATION); PROVIDED, HOWEVER, THAT OWNERS OF LOTS 1 AND 2 SHALL REIMBURSE THE ASSOCIATION WITH THE OWNER OF LOTS 1 AND 2 EACH ALLOWED 5% UNLESS THEY AGREE OTHERWISE AND SO NOTIFY THE ASSOCIATION (SURVEYOR'S NOTE: SAID COST SHARING PROVISIONS BURENS THE SURVEYED PROPERTY, BUT ARE NOT PLOTTABLE.)

RIGHT TO PERFORM: IF THE ASSOCIATION FAILS TO PERFORM ITS OBLIGATIONS OF MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE FACILITIES, THE OWNERS OF LOT 1 AND/OR 2, AFTER GIVING THE ASSOCIATION WRITTEN NOTICE AND A REASONABLE OPPORTUNITY TO CURE SUCH FAILURE WITHIN 30 DAYS AFTER SUCH NOTICE (OR LESS TIME IN THE EVENT OF AN EMERGENCY), MAY PERFORM THE REQUIRED MAINTENANCE, REPAIR OR REPLACEMENT, IN WHICH EVENT THE ASSOCIATION SHALL PROMPTLY REIMBURSE SAID OWNER(S) FOR 80% OF THE REASONABLE AMOUNT EXPENDED, TOGETHER WITH INTEREST ON THE AMOUNT DUE OF 12 PER MONTH (OR ANY PORTION OF A MONTH) UNTIL PAID. (SURVEYOR'S NOTE: SAID RIGHT TO PERFORM PROVISIONS BENEFIT THE SURVEYED PROPERTY, BUT ARE NOT PLOTTABLE.)

CROSS PARKING EASEMENT BETWEEN RETAIL LOT OWNERS ALL OWNERS, OCCUPANTS, TENANTS AND LICENSEES BETWEEN THEIR RESPECTIVE INVITEES, SUCCESSORS AND ASSIGNS, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PARKING AUTOMOBILES AND OTHER VEHICLES ON ANY PARKING FIELD NOW OR HEREAFTER EXISTING ON LOTS 1 AND 2. SUCH PARKING RULES AND REGULATIONS ESTABLISHED BY THE OWNER(S) OF SUCH LOTS (SURVEYOR'S NOTE: SAID CROSS PARKING EASEMENT BENEFITS AND BURENS THE SURVEYED PROPERTY, BUT ARE NOT PLOTTABLE.)

RIGHT FOR FUTURE EASEMENTS

1. ACCESS TO NORTH LINCOLN LANE. IF, AT ANY TIME IN THE FUTURE, THE VILLAGE OF ARLINGTON HEIGHTS MANDATES VEHICULAR ACCESS FROM LINCOLN AVENUE TO AND THROUGH THE PRIVATE ROADWAY SYSTEM LOCATED ON (LOTS A, B, 57 AND 58), INCLUSIVE, OR ANY PART OF SUCH ROADWAY SYSTEM, THEN THE OWNERS OF LOTS 3 THROUGH 58 (AND THE ASSOCIATION) AGREE TO GRANT A NON-EXCLUSIVE EASEMENT TO THE VILLAGE OF ARLINGTON HEIGHTS, TO THE EXTENT REQUIRED BY THE VILLAGE, FOR THE PURPOSES OF SUCH VEHICULAR ACCESS. ANY SUCH EASEMENT SHALL CONTAIN APPROPRIATE PROVISIONS FOR CROSS EASEMENTS, AS APPLICABLE, AND SHARING OF COSTS AND OTHER PROVISIONS. (SURVEYOR'S NOTE: SAID ACCESS TO NORTH LINCOLN LANE PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

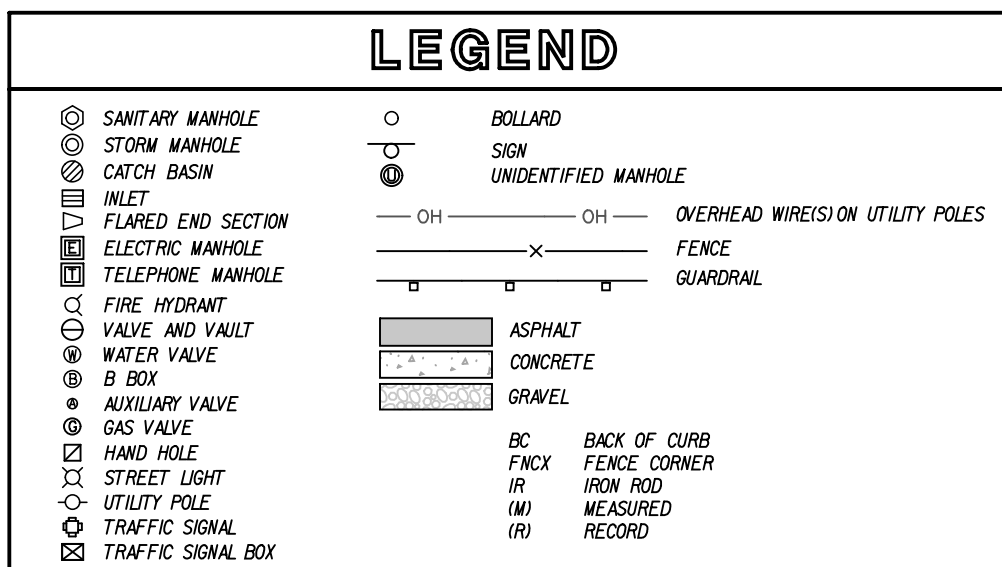
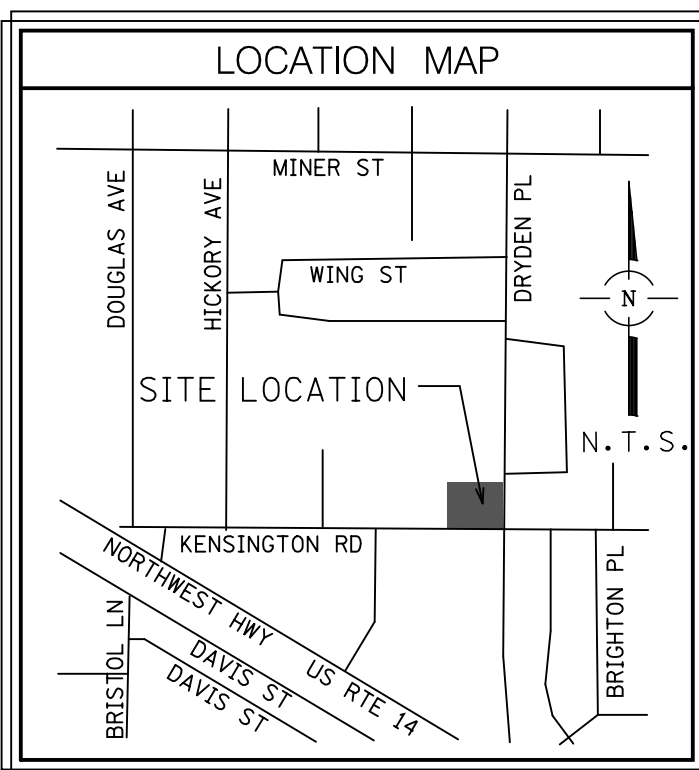
ACCESS FOR RESIDENTIAL DEVELOPMENT TO THE WEST. IF, AT ANY TIME IN THE FUTURE, THE VILLAGE OF ARLINGTON HEIGHTS GRANTS APPROVAL FOR ANY NEW RESIDENTIAL DEVELOPMENT IMMEDIATELY ADJACENT TO, AND WEST OF, THE RESIDENTIAL LOTS, AND AS PART OF SUCH APPROVAL, AFRAN APPROVAL, FOR A CURB CUT AND MANDATES THAT SUCH NEW RESIDENTIAL DEVELOPMENT SHALL BE CONNECTED TO, AND HAVE VEHICULAR ACCESS OVER, THE EXISTING VEHICULAR SYSTEM LOCATED ON LOTS A, B, 57 AND 58, INCLUSIVE, OR ANY PART OF SUCH ROADWAY SYSTEM, THEN THE OWNERS OF LOTS 3 THROUGH 58 (AND THE ASSOCIATION), AGREE TO GRANT FOR THE BENEFIT OF THE OWNERS OF SUCH NEW RESIDENTIAL DEVELOPMENT A NON-EXCLUSIVE EASEMENT OVER ALL SUCH PRIVATE ROADWAYS, TO THE EXTENT REQUIRED BY THE VILLAGE FOR THE PURPOSES OF SUCH VEHICULAR ACCESS. ANY SUCH EASEMENTS SHALL CONTAIN APPROPRIATE PROVISIONS FOR CROSS EASEMENTS, AS APPLICABLE, AND SHARING OF COSTS AND OTHER PROVISIONS. (SURVEYOR'S NOTE: SAID ACCESS FOR RESIDENTIAL DEVELOPMENT TO THE WEST PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

ACCESS FOR BUSINESS ALONG HICKORY. ACCESS EASEMENTS FOR VEHICULAR, PEDESTRIAN AND MAINTENANCE PURPOSES SHALL BE PROVIDED FOR THE BENEFIT OF THE EXISTING BUSINESSES LOCATED AT 15, 25 AND 29 HICKORY STREET, TO THE EXTENT REQUIRED TO PROVIDE THEM WITH ACCESS TO THEIR REAR SERVICE AREAS. SUCH EASEMENTS WILL BE PROVIDED OVER THE MOTOR COURT AND ROADWAYS ON THE PLATTED PROPERTY THAT ARE ADJACENT TO SAID BUSINESSES. (SURVEYOR'S NOTE: SAID ACCESS FOR BUSINESS ALONG HICKORY PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

EMERGENCY ACCESS EASEMENT PROVISIONS. A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, AND ITS SUCCESSORS AND ASSIGNS, OVER ALL THAT AREA DESIGNATED ON THE ATTACHED PLAT AS "INGRESS/EGRESS" FOR EMERGENCY VEHICLE ACCESS TO THE PROPERTY WITHIN AND ADJOINING THIS SUBDIVISION. (SURVEYOR'S NOTE: SAID EMERGENCY ACCESS EASEMENT PROVISIONS DOES NOT APPEAR TO BURDEN THE SURVEYED PROPERTY.)

X 36. AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT, PRELIMINARY APPROVAL OF A PLAT OF RESUBDIVISION, SPECIAL USE PERMITS AND VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE, RECORDED NOVEMBER 3, 2006 AS DOCUMENT 0630722028, AN ORDINANCE GRANTING FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT RECORDED APRIL 26, 2007 AS DOCUMENT 0710609049, AN ORDINANCE APPROVING A PRELIMINARY PLAT OF RESUBDIVISION, AMENDING PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 06-043 AND GRANTING CERTAIN VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED FEBRUARY 15, 2008 AS DOCUMENT 08043051, AN ORDINANCE APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT, GRANTING A PRELIMINARY PLAT OF RESUBDIVISION AND CERTAIN VARIATIONS FROM CHAPTERS 28 AND 29 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED MAY 30, 2014 AS DOCUMENT 1415029008. (SURVEYOR'S NOTE: SAID ORDINANCES AFFECT THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

AJ 37. AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESIGNATING THE HICKORY/KENSINGTON AREA A REDEVELOPMENT PROJECT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENTAL ALLOCATION REDEVELOPMENT PROJECT ACT RECORDED AUGUST 20, 2014 AS DOCUMENT 1423245035, AN ORDINANCE ADOPTING TAX INCREMENTAL ALLOCATION FINANCING ORDINANCE RECORDED AUGUST 20, 2014 AS DOCUMENT 1423245036, AN ORDINANCE APPROVING A TAX INCREMENTAL REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE HICKORY/KENSINGTON AREA RECORDED AUGUST 20, 2014 AS DOCUMENT 1423245037. (SURVEYOR'S NOTE: SAID ORDINANCES AFFECT THE SURVEYED PROPERTY, BUT CONTAINS NO PLOTTABLE EASEMENTS AND/OR RESTRICTIONS. FOR PARTICULARS SEE DOCUMENT.)

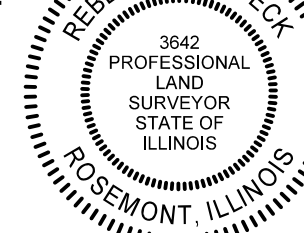


STATE OF ILLINOIS) SS
COUNTY OF COOK)
TO: CAPRI DEVELOPMENT LLC
AND TO: PR AND J.V. LLC
AND TO: PARKWAY BANK AND TRUST COMPANY
AND TO: CHICAGO TITLE INSURANCE COMPANY

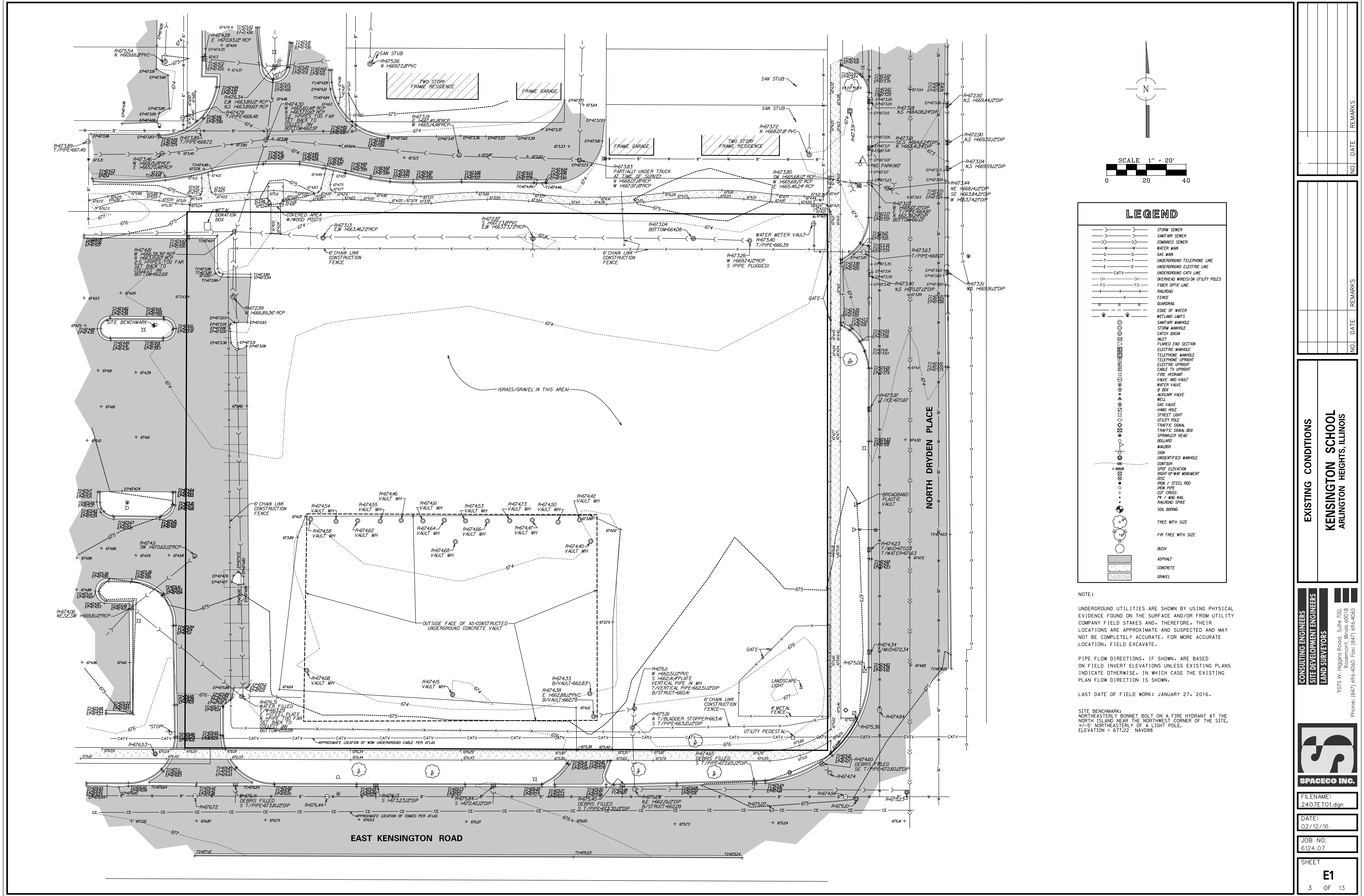
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, 9 AND 11(a) OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 7, 2015.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF OCTOBER, 2015 IN ROSEMONT, ILLINOIS.

REBECCA Y. POPECK, I.P.L.S. No. 035-3642
LICENSE EXPIRES: 11-30-2016
rpopeck@spacecoinc.com
(INVALID ONLY IF EMBOSSED SEAL AFFIXED)

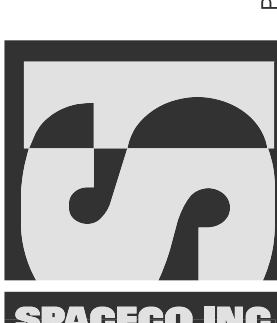


REVISIONS:	DATE: 10/21/2015
	JOB NO: 6124.07
	FILENAME: 6124.07ALTA-L2
	SHEET 1 OF 1
CONSULTING ENGINEERS	
SITE DEVELOPMENT ENGINEERS	
LAND SURVEYORS	
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065	



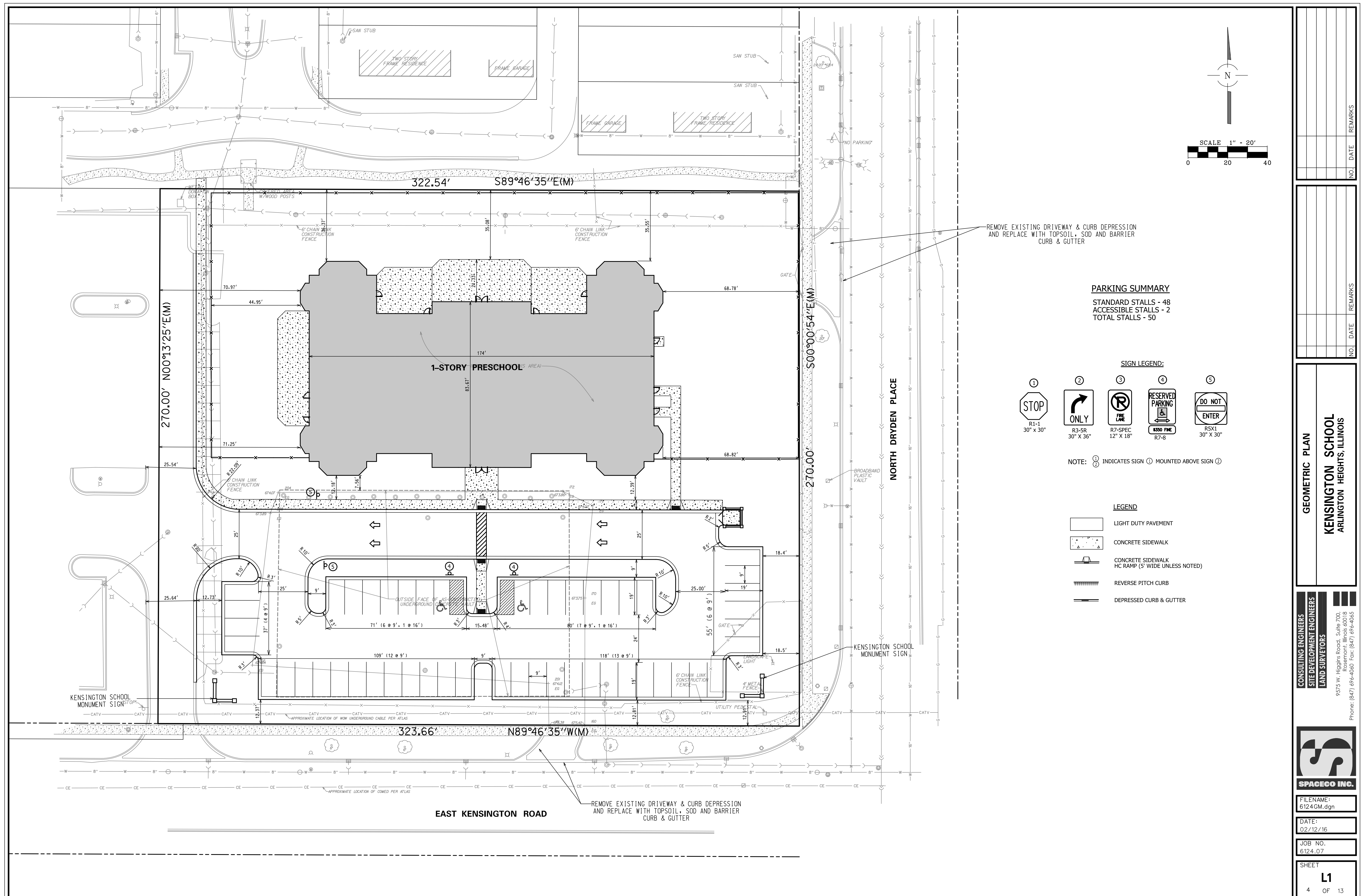
EXISTING CONDITIONS
KENSINGTON SCHOOL
ARLINGTON HEIGHTS, ILLINOIS

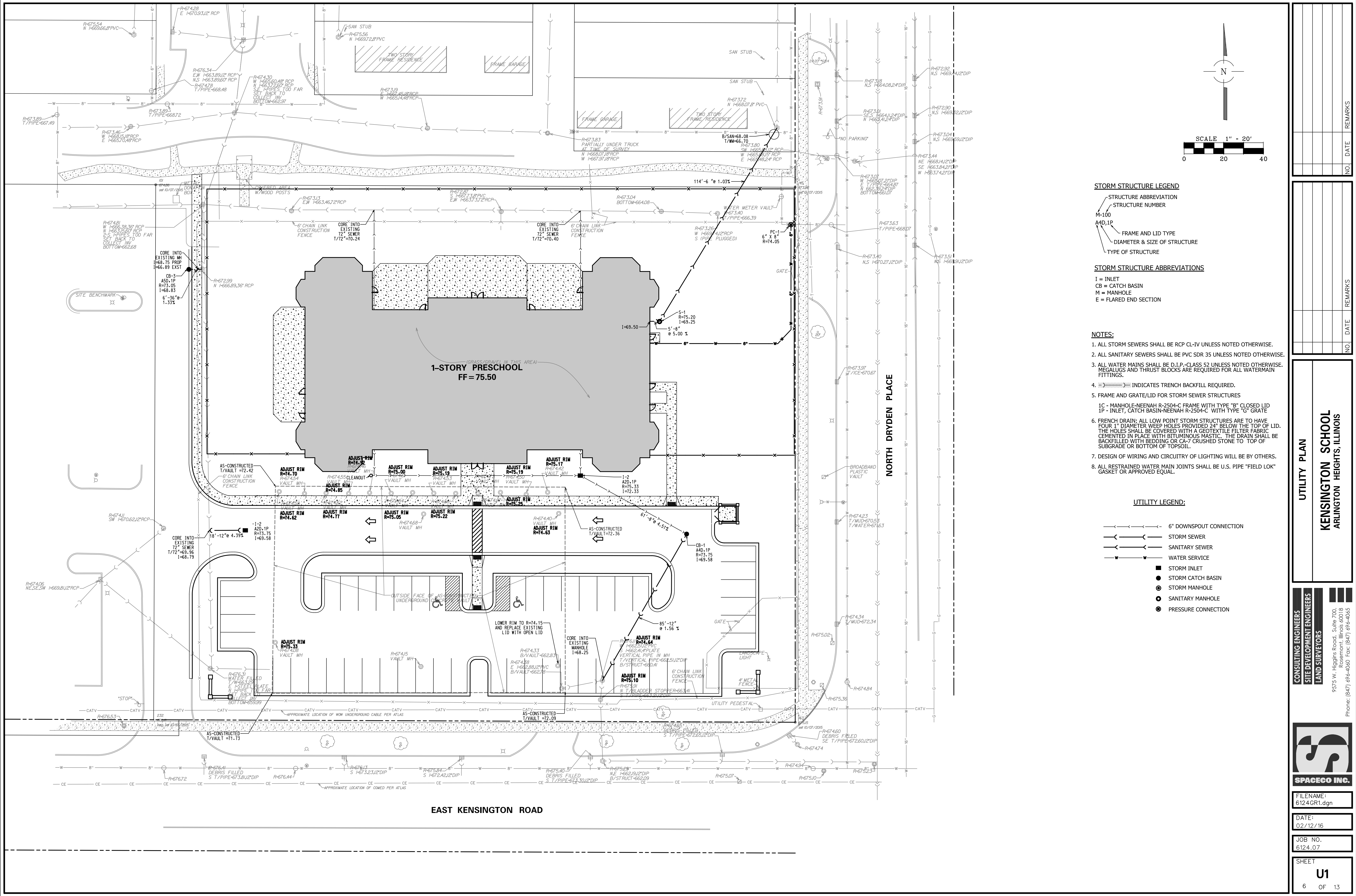
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
2407ET01.dgn
DATE:
02/12/16
JOB NO.
6124.07
SHEET
E1
3 OF 13

NOTE:
UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.
PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.
LAST DATE OF FIELD WORK: JANUARY 27, 2016.
SITE BENCHMARK: NORTHEASTERLY BONNET BOLT ON A FIRE HYDRANT AT THE NORTH ISLAND NEAR THE NORTHWEST CORNER OF THE SITE. ELEVATION = 677.22 NAVD83





STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- M-100
- A4D,1P
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

- I = INLET
- CB = CATCH BASIN
- M = MANHOLE
- E = FLARED END SECTION

NOTES:

- ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
- ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEAGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
- INDICATES TRENCH BACKFILL REQUIRED.
- FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
- FRENCH DRAIN: ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.
- DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
- ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.

UTILITY LEGEND:

- 6" DOWNSPOUT CONNECTION
- STORM SEWER
- SANITARY SEWER
- WATER SERVICE
- STORM INLET
- STORM CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- PRESSURE CONNECTION

UTILITY PLAN
KENSINGTON SCHOOL
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
6124GR1.dgn

DATE:
02/12/16

JOB NO.
6124.07

SHEET
U1

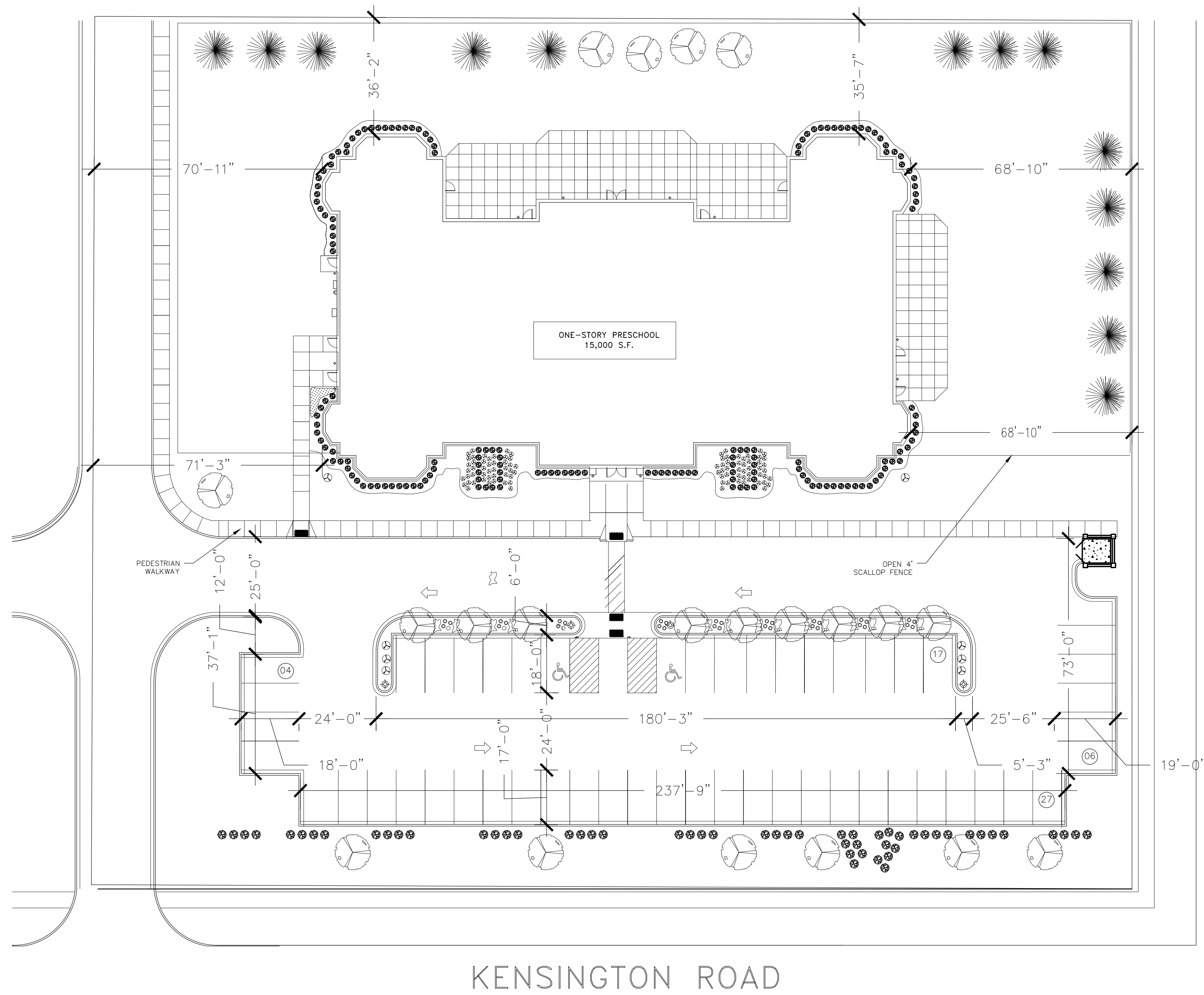
6 OF 13

[illegible]

DRAWN BY: PW
CHECKED BY: JH

ARCH. SITE PLAN

SHEET NUMBER: **A-03**





**KENSINGTON SCHOOL
NEW CONSTRUCTION**

840 E. KENSINGTON RD.
ARLINGTON HEIGHTS, ILLINOIS

CLIENT: KENSINGTON SCHOOL

[illegible]

DATE: 03.09.2016

PROJECT NUMBER: 2776.00

DRAWN BY: PW
CHECKED BY: JH

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SHEET TITLE: **LANDSCAPE
PLAN**

SHEET NUMBER: _____


AUTUMN BLAZE MAPLE

 BLUE SPRUCE

 CHANTICLEER PEAR

HYDRANGEA ANNABELLE

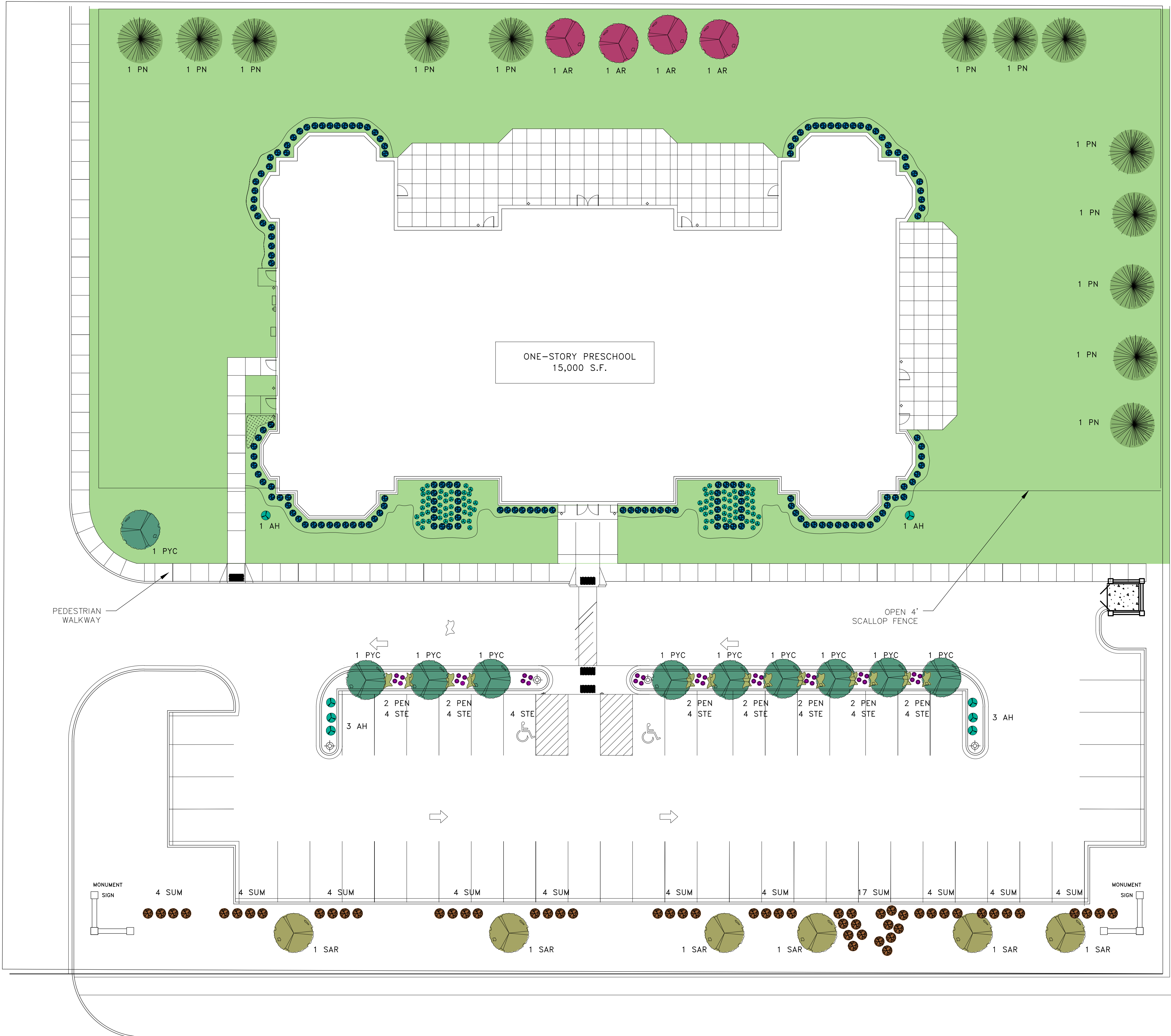
 GRO-LOW SUMAC NORTHERN CHARM BOXWOOD

● STELLA DE ORO

 PENNISETUM

DRYDEN PLACE

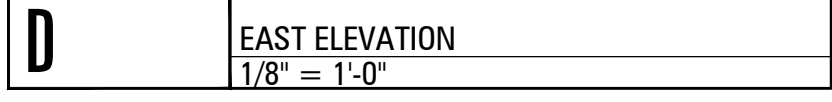
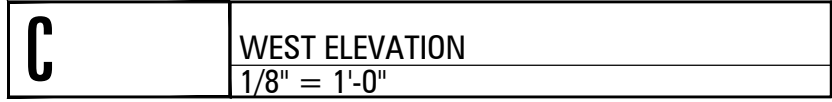
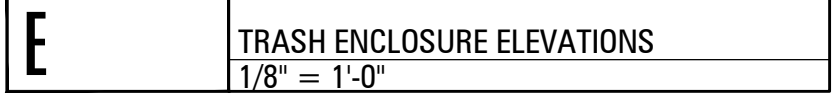
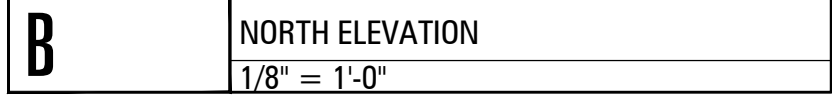
Key		Botanical name	Common name	Qty	Size
TREES					
	PN	PICEA PUNGENIS	BLUE SPRUCE	13	8'
	AR	ACER X FREEMANII	AUTUMN BLAZE MAPLE	4	3" cal.
	PYC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	10	8-10'
	SAR	MALUS SARGENTII	SARGENT CRABAPPLE	9	6'
SHRUBS					
	BUM	BUXUX MICROPHYLLA	NORTHERN CHARM BOXWOOD	154	12-24"
	AH	ANNABELLE HYDRANANS	ANNABELLE HYDRANGEA	102	12"
	SUM		GRO-LOW SUMAC	57	6'
	PEN	PENNISSETUM	GRASSES	14	30"
	STE	STELLA DE ORO	DAYLILY	7	24"



KENSINGTON ROAD

01

LANDSCAPE PLAN
1" = 15'-0"

[illegible]SHEET TITLE: **PLAN**

A-21



HARDIBOARD SMOOTH FACED TRIM &
CROWN: ARCTIC WHITE



HUD CASEMENT WINDOWS: WHITE



EXTERIOR BUILDING LIGHT FIXTURE:
EF CHAPMAN - SUSSEX CHO2032

EXTERIOR PARKING LOT LIGHT FIXTURE:
CYCLONE - HISTORIA CY25T4



CERTAINTED ASPHALT SHINGLES GRAND MANOR - GATEHOUSE SLATE

BORAL: NEW ORLEANS BRICK



REV	DATE	DESCRIPTION	ISS. FOR COMMISSION REVIEW
03.09.14			
DATE:	03.09.2016		
PROJECT NUMBER:	2776.00		
DRAWN BY:	PW		
CHECKED BY:	JH		
Copyright (c) by HAGUE ARCHITECTURE. All Rights Reserved.			
SHEET TITLE:	EXTERIOR MATERIALS		
SHEET NUMBER:	A-22		

A-20



KENSINGTON SCHOOL FRONT ENTRY SIGNAGE



KENSINGTON SCHOOL OF ELMHURST – ARLINGTON HEIGHTS WILL BE IDENTICAL



KENSINGTON SCHOOL OF ELMHURST FENCE DETAIL EAST ELEVATION



KENSINGTON SCHOOL OF ELMHURST NORTH ELEVATION



KENSINGTON SCHOOL SIGN DETAIL

Hickory / Kensington Area Design Guidelines



Village of Arlington Heights

Prepared by the Department of Planning and Community Development

June 2014

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1. Introduction

In 1991, the Village Board amended the Comprehensive Plan and designated the Hickory/Kensington area as a redevelopment project area as part of the Comprehensive Planning Program. The Hickory/Kensington area is defined by Dryden Avenue on the east, Miner Street on the north, Northwest Highway on the south, and Belmont Avenue on the west (refer to Figure 1).

In November, 1993 the Village Board adopted Ordinance 93-096, approving the Hickory/Kensington Redevelopment Plan. Since that time, much of the area has either redeveloped or is in the process of redeveloping, with the exception of the middle or Core area as illustrated below. In 2013, the Village Board adopted the Hickory/Kensington Area Plan, which outlined several goals and objectives for the area including rezoning properties and developing Design Guidelines. Subsequently, a portion of the area has been rezoned to allow for mixed use and residential development.



Figure 1. Map of Plan Area

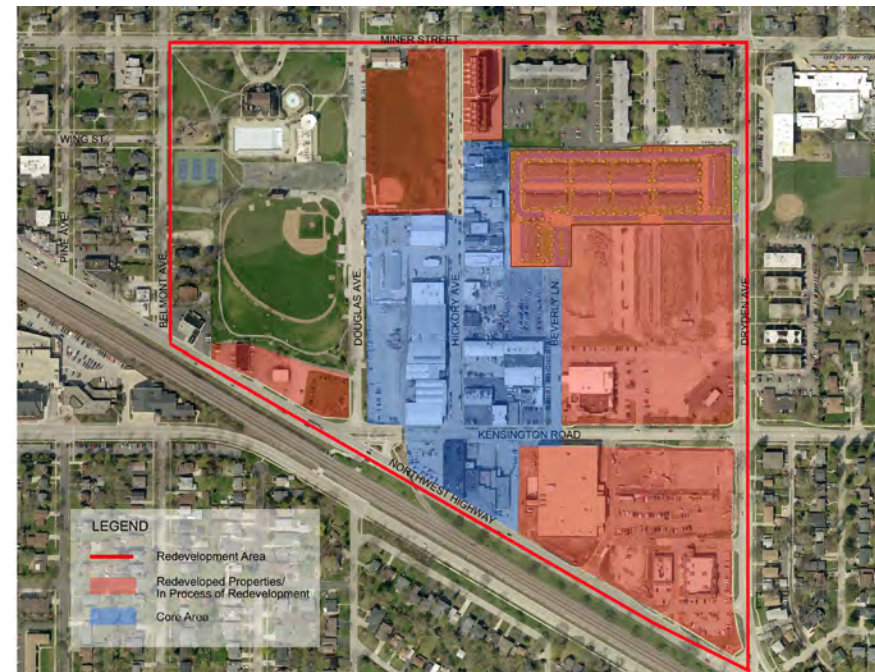


Figure 2. Map of Core Area

Hickory/Kensington Area Plan - Core Area

The Core area is designated to be redeveloped as mixed use commercial and residential with the intent to create a new, vibrant mixed use neighborhood. The plan below illustrates the established zoning throughout the overall development and core areas. New developments will be required to comply with the appropriate zoning requirements (R-6, R-7, B-2 / B-3) as well as the requirements of the Hickory/Kensington Overlay Zone.

Zoning Districts per Chapter 28 Zoning Regulations

Section 5.1-6:

R-6, Moderate Density Multiple Family Dwelling District

Section 5.1-7:

R-7, High Density Multiple Family Dwelling District

Section 5.1-11:

B-2: General Business / Mixed Use District

Section 5.1-12:

B-3: General Service, Wholesale and Retail District

Section 5.1-23:

Overlay Zoning District – Hickory Kensington Area

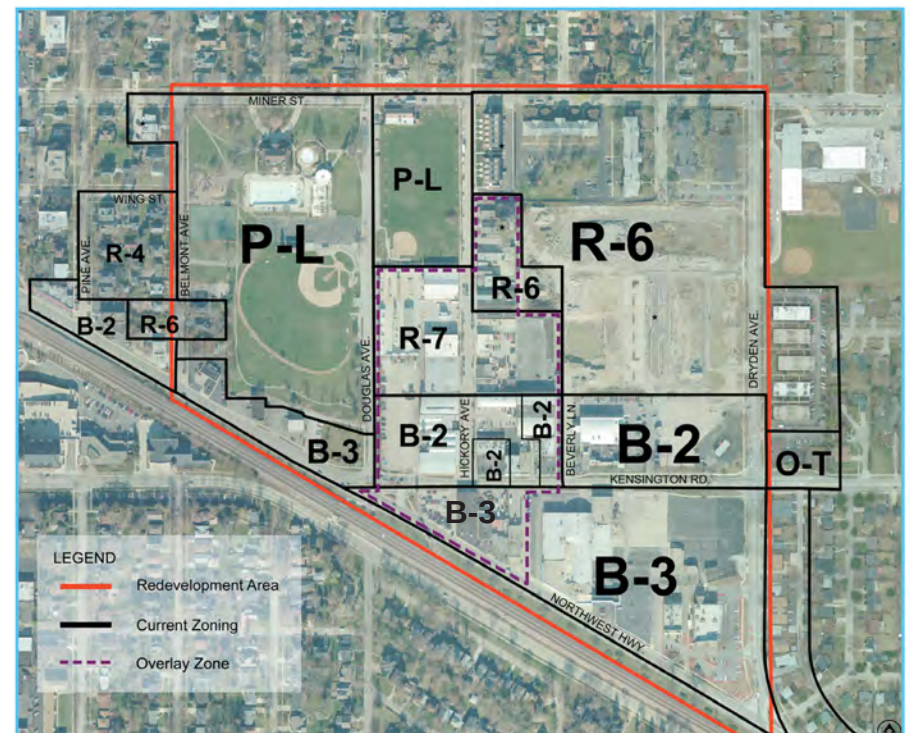


Figure 3. Zoning Map

2. Design Guidelines, Intent and Purpose

Per the direction of the Village Board, these Design Guidelines have been developed by the Village of Arlington Heights Planning and Community Development Department, and are approved by the Arlington Heights Design Commission.

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. As each portion of the Hickory/Kensington area is developed, the individual proposals will be evaluated against the standards established by these guidelines. These guidelines are intended to be used as a tool, early in the design process, to guide the design of each project being proposed within the development area.

Design Guidelines, by definition:

- Design, “the way in which something is planned and made.”
- Guidelines, “an official recommendation indicating how something should be done...”

3. Design Goals and Objectives

The focus of these Design Guidelines is on the architectural and streetscape requirements **for the Core Area**. The overall character and style envisioned for the Core area will be a **clean and modern** aesthetic. However, to ensure a cohesive overall character throughout the entire Hickory/Kensington area, context and compatibility of the Core area with the completed portions of the development area will be an important consideration of these guidelines.

Hickory/Kensington Area Plan

Vision Statement

A vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable, pedestrian friendly environment.

Design Goals and Objectives

- Develop a modern architectural aesthetic that is unique to Arlington Heights.
- Establish a modern streetscape aesthetic that is inviting and interesting.
- Implement exceptional architecture and urban design to create a unique, interesting, and vibrant place
- Create a walkable, pedestrian friendly neighborhood.
- Establish continuity throughout the development area by expanding upon completed portions of the development.
- Encourage sustainable development including, but not limited to, the use of bioswales for storm water management, green buildings, and energy efficient street lighting.

The Core Area is divided into four main zones:

- Mixed Use Zone
- High Density Residential Zone
- Moderate Density Residential Zone
- Commercial Zone

The Design Guidelines are arranged according to these four main zones in order to address the unique design requirements for each zone. Streetscape design standards are another focus of these design guidelines. The streetscape standards established in these Design Guidelines will apply throughout the Core Area and will serve as a common thread to tie all of the zones together.



Figure 4. Current Comprehensive Plan

The Core Area plan envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings of 3 to 5 stories along Hickory Avenue from just north of Wing Street to Campbell Street. South of Campbell Street to Kensington Road would include mixed use development with commercial on the first floor and residential above, 4 to 5 stories. South of Kensington Road through to Northwest Highway would remain as commercial, with the western portion within the core area as a potential redevelopment site for new commercial.

The site plan and renderings below illustrate the type and scale of development envisioned.



Figure 5. Conceptual Build Out Plan



Figure 6. Conceptual Site Plan



Figure 7. Conceptual Street View of Hickory Looking South

4. Mixed Use Zone (B-2) & High Density Residential Zone (R-7)

The Mixed Use and High Density Residential zones are located along Hickory Avenue, starting at Kensington Road going north (refer to Figure 4 on page 5). The architectural style for these zones shall be fresh, clean, and modern. A modern aesthetic will be unique to Arlington Heights and will establish a distinctive identity for the Hickory/Kensington neighborhood core. Buildings fronting Kensington Road shall include first floor commercial space. Restaurants and service uses compatible with a mixed use neighborhood are encouraged.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- Mixed Use zone **B-2**: 4 – 5 stories, 40' minimum height, and 60' maximum height.
- High Density Residential zone **R-7**: 3 – 5 stories, 35' minimum height, and 55' maximum height.

Architectural Design Features:

- Flat roofs with deep horizontal projected cornices (Figures 8 & 10).
- Exposed metal features, such as balconies, canopies, and awnings, are encouraged to recall the former industrial use of the neighborhood (Figures 10 & 12).
- Clean details.
- Expansive use of glass.
- Simple geometric forms (Figure 9).
- Combinations of recessed and projected balconies for visual interest.
- Building Materials should have a crisp and clean appearance such as: glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figures 8 & 9).

Street Level, Commercial space:

- The first floor shall have a distinctive appearance from the floors above.
- Expansive use of glass to promote pedestrian interaction with the business storefronts.
- Adequate wall area for signage shall be provided above the storefronts (Figure 11).

Character Images



Figure 8. Flat roofs and projected horizontal cornices establish a modern aesthetic.



Figure 9. Simple geometric forms and extruding volumes provide a visual hierarchy.



Figure 10. Non-traditional window patterns and metal framed canopies & balconies create a clean, modern appearance.

Street Level Character Images



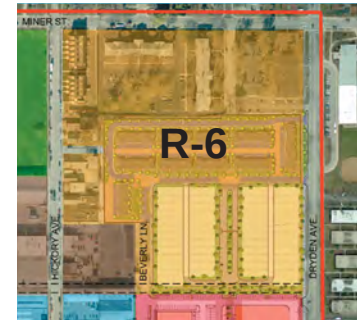
Figure 11. Example of signable wall area integrated into the building design. Recessed storefronts create a pedestrian scale and enhanced pedestrian experience.



Figure 12. Exposed steel framing evokes an industrial, but modern feel.

5. Moderate Density Residential Zone (R-6)

The Moderate Density Residential zone is located between the high density residential zone and the existing moderate density residential area along Hickory Avenue to the north (refer to Figure 4 on page 5). The moderate density residential zone will serve as a transition in architectural style from the modern high density residential zone to the existing, traditionally designed residential areas.



Building Height (as adopted in the Overlay Zone per Ordinance 13-031):

- 3 stories, 30' minimum height, and 40' maximum height.

Architectural Style / Character:

- Blend of modern and traditional forms (Figures 17-20).
- Can be traditional in form, but with a clean modern appearance (Figure 17-20).
- 4-sided architecture. Side and rear elevations shall be developed to a similar level of detail as the front elevations.

Suggested Design Features:

- Primarily flat roofs.
- Simple geometric massing.
- Exposed metal bays with simple, modern geometries.
- Regular window spacing to complement the existing adjacent traditional style developments.
- Building Materials should have a crisp and clean appearance, such as glass, stucco, brick, and dressed stone masonry.
- Corner features are encouraged to create focal points of interest on the building design (Figure 20).

Existing Residential Context



Figure 13. 177-197 N. Hickory Rowhomes



Figure 14. 177-197 N. Hickory Rowhomes



Figure 15. Arlington Crossings Townhomes, along Dryden Avenue



Figure 16. Arlington Market Single Family Residences (proposed)

Character Images for the R-6 Core Area



Figure 17. Blending traditional gable roofs with flat roofs provides an aspect of comfort to the modern aesthetic.



Figure 18. A mix of brick and stone masonry with simplified modern detailing complements the adjacent traditional homes.



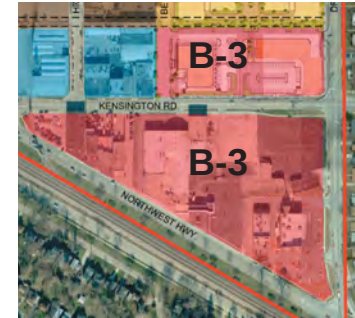
Figure 19. Flat roofs and simple geometric massing create an overall modern look.



Figure 20. Simple, modern geometry combined with traditional brick offers a sense of comfort to the area.

6. Commercial Zone (B-3)

The Commercial Zone is located along Kensington Road, between Dryden Street and Northwest Highway (refer to Figure 4 on page 5). A large portion of the commercial zone has already completed redevelopment. The guiding requirement for the architectural style of the remaining sites shall be to coordinate with and complement the existing context of the completed buildings.



Building Height:

- 1 or 2 stories

Architectural Design Features:

- Roof forms and building massing to complement the adjacent existing retail buildings.
- Colorful blend of materials.
- Expansive glass storefronts.
- Adequate wall area for signage shall be provided above the storefronts.
- Corner features are encouraged to create focal points of interest on the building design.

Existing Commercial Context



Figure 21. Mariano's Fresh Market, 802 E. Northwest Highway



Figure 22. Multi-tenant Retail along Kensington Road



Figure 23. Walgreens and Multi-Tenant Retail at Northwest Highway and Dryden Avenue

7. Sustainability / Green Technology

Per the Village Board goal to “promote green based policies and services”, sustainable design and construction methods are encouraged throughout the development area. There are numerous sustainable design strategies to consider which offer many benefits such as enhancing building occupants’ comfort and convenience, reducing energy and water consumption, aiding in the management of storm water, reducing air pollution, and minimizing construction waste.

Alternative Transportation:

- Promote the use of public transportation.
- The Arlington Heights Metra commuter rail station and Pace Bus stops are 1/2 mile from the Hickory / Kensington site.
- Encourage covered bicycle storage facilities on site for building occupants.



Green (vegetated) Roofs offer many benefits:

- Improves roof insulation which reduces energy consumption and improves occupant comfort.
- Extends the life of roofing membranes
- Helps manage storm water
- Reduces local heat island effects



Optimize Building Energy Performance:

- Efficient Mechanical Systems
- Energy Efficient Appliances and Lighting Fixtures
- Enhanced Building Envelope Insulation

Construction Materials:

- Consider environmentally friendly building products which contain at least 25% postconsumer recycled content.
- Use construction materials that are extracted, processed, and manufactured within 500 miles of the site.
- Responsibly manage construction waste to divert materials taken off of the site from landfills.

Reduce Water Consumption:

- Specify low consumption plumbing fixtures in kitchens and bathrooms.

ENERGY **OPTIMIZATION**



8. Streetscape

Streetscape improvements will be incorporated throughout the Hickory/Kensington area. The improvements will include items such as special paving, benches, trash receptacles, street trees, lighting and tree grates. The streetscape is designed to reduce maintenance by using materials such as concrete for the walkways with stamped concrete at key intersections. The overall style of the streetscape will be a clean and modern aesthetic. Below is a map identifying the area where the streetscape elements will be implemented, as well as a conceptual street view.



Figure 24. Map of pending streetscape application

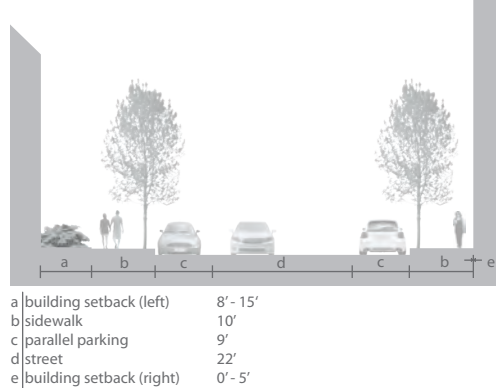


Figure 25. Conceptual street view of Hickory looking south

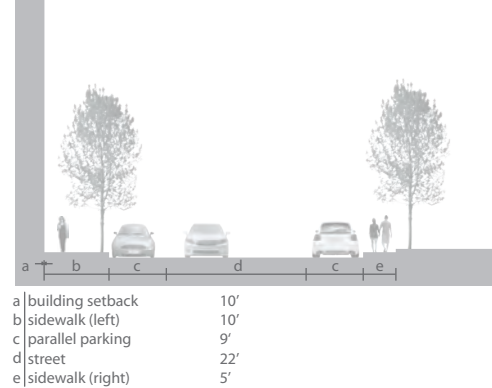
Street Sections

Cross sections for Campbell Street, Hickory Street, Douglas Avenue and Kensington Road have been designed to guide development and establish dimensions for landscaping and walkways. New development shall provide for sidewalks pursuant to the cross sections for each street delineated.

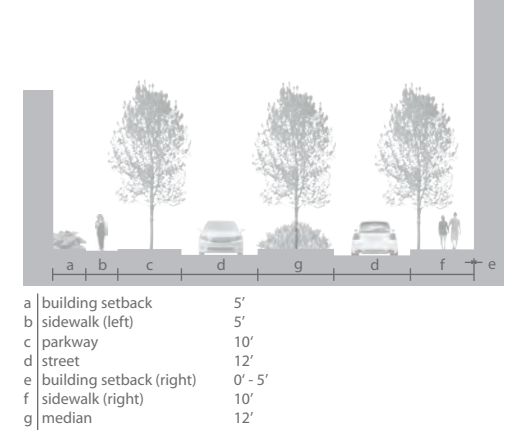
Hickory Avenue, Campbell Street



Douglas Avenue



Kensington Road



Streetscape Elements

The street network is on a grid with the key intersection located at Hickory Avenue and Campbell Street. The detail below includes curb bump outs, with stamped concrete at the bump outs only, along with stained concrete in the crosswalks. Concrete should be utilized for the walkways with decorative stamped concrete and curb bump outs at key intersections. These details are required at all intersections throughout the Hickory/Kensington core area. The Hickory/Kensington plan calls for extending Campbell Street from Douglas Avenue to Dryden Avenue.

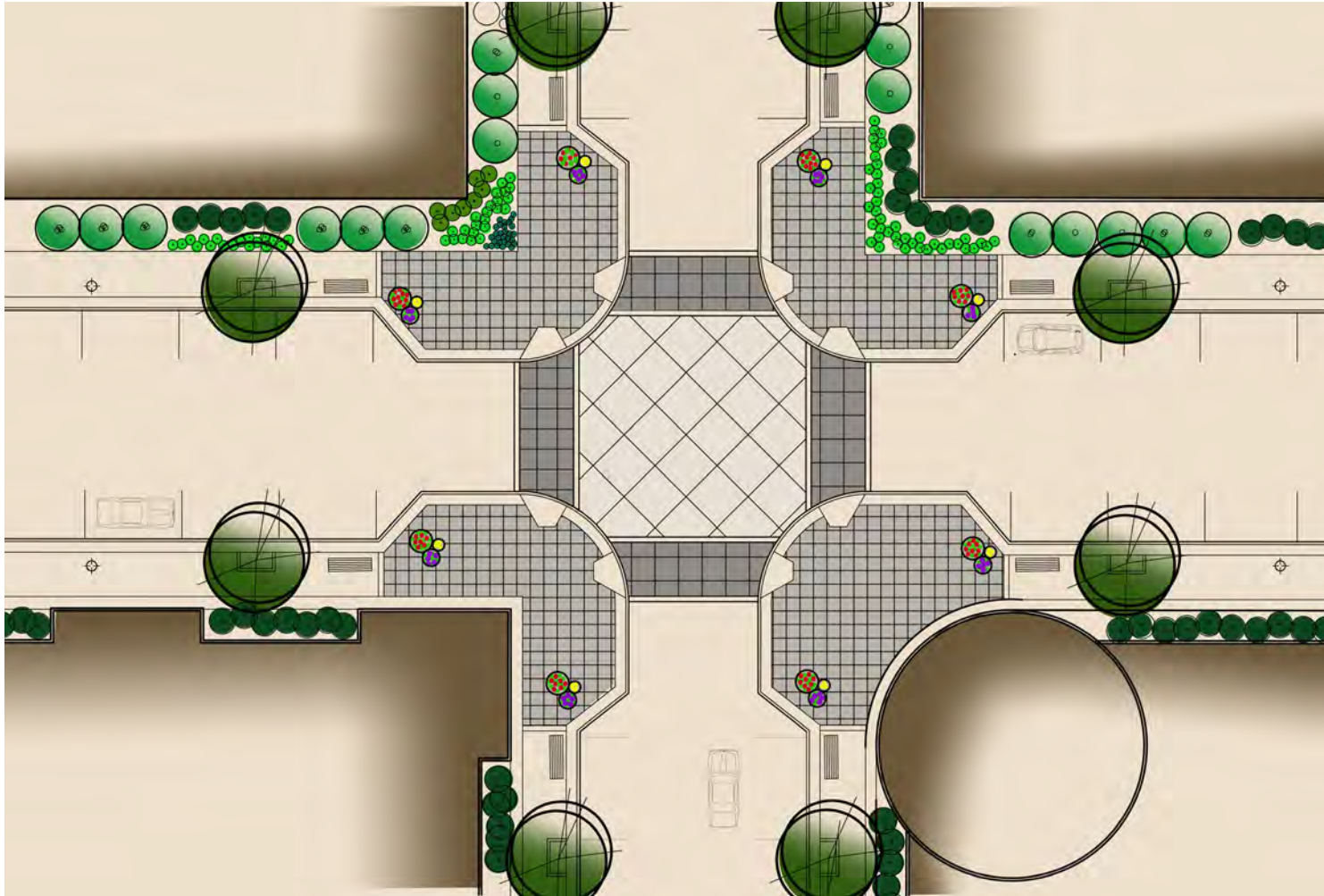


Figure 26. Curb bump out of Hickory Avenue and Campbell Street

Design Features

The use of street trees and other types of plant material along each corridor are important elements to help define the street edge and help soften the building mass as well as complement the architecture. Landscaping, along with lighting and street furniture will reinforce the modern design theme of the area. Landscaping will be used to add texture, color, form and seasonal interest and will be used to provide visual screening of undesirable views such as parking lots. The use of streetscape elements such as light fixtures, benches, trash receptacles and stamped concrete at key intersections will enhance and articulate the area. The streetscape is designed to be **low maintenance and cost effective**. Streetscape furnishings shall consist of contemporary furnishings in order to carry out the modern aesthetic.

- Install colored stamped concrete at the corners of key intersections along with curb bumpouts
- Paving colors will be tones of gray to establish a fresh modern look
- Utilize concrete for the walkways
- Implement decorative lighting within or along the right-of-way
- incorporate shade trees on public right-of-way that are spaced 35-40 feet apart
- Incorporate street furnishings that include benches, trash cans and raised planters

Kensington Road Improvements

Along Kensington Road, landscaped medians should be incorporated where feasible. Medians will help provide visual connectivity for the south commercial district and the north commercial/mixed use. A few of the benefits that medians can provide include:

- **Environmental**—landscaped medians incorporate trees and other plantings that help reduce the urban heat island effect.
- **Stormwater management**—medians collect and store stormwater, reducing the amount that enters storm sewers.
- **Aesthetics**—median plantings contribute to the “greening” and beautification .

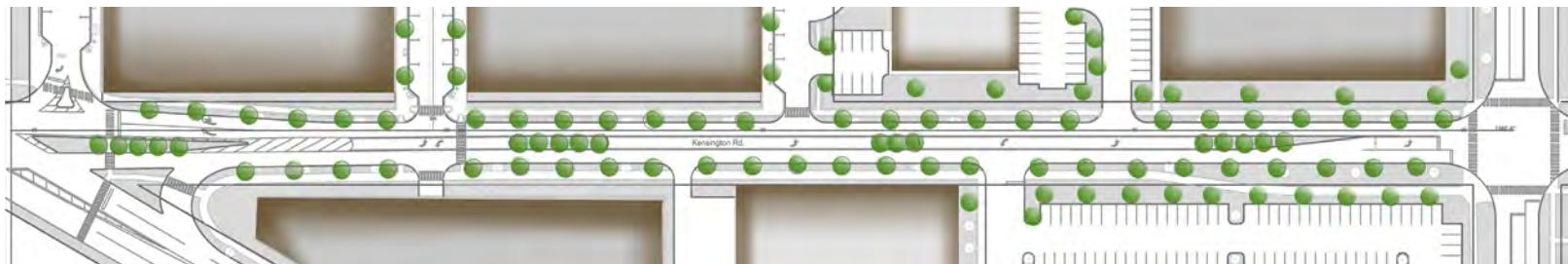


Figure 27. Kensington Road

Site Furnishings

The overall style of the site furnishings will complement the architecture and will consist of a clean and modern aesthetic.

Benches

- Clean, modern geometry
- Steel finish
- Should be carefully and conveniently located



Trash Receptacles

- Clean, modern geometry
- Steel finish
- Complement bench and site furnishings package



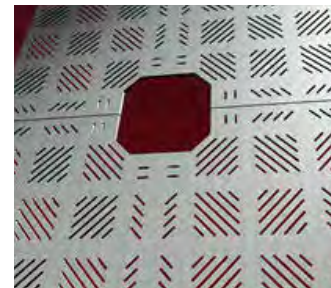
Colored Stamped Concrete

- Grey color
- Located at key intersections



Tree Grates

- Simple modern design
- Complement site furnishings package



Street Lights

- Modern, sculptural style
- Energy efficient LED light fixture
- Dark sky compliant



Bike Racks

- Simply designed with minimal visual impact
- Design consistent with bench and trash receptacle
- Shall be conveniently located but separate from pedestrian walks



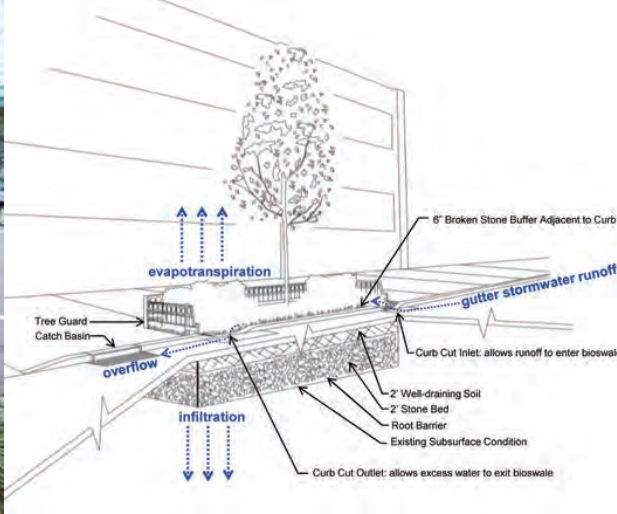
Pervious Pavement

- Explore the use of pervious pavement for parking lots
- Reduce water run-off
- Environmental benefits



Bio-Swales

Bio-swales are planting beds designed to remove silt and pollution from surface runoff water. They consist of a swaled drainage course with gently sloped sides and are filled with vegetation. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids in the trapping of pollutants. In addition to filtering runoff, bio-swales will absorb some of the water which will reduce run-off. Bio-swales will be incorporated into the streetscape within the core area.



The application of the recommended design treatments and details defined in this document can help establish a unified modern theme and unique visual image of the Hickory/ Kensington area. The use of the brick pavers at key intersections, light poles, and other site elements are essential in achieving a consistent level of corridor detail and beautification.

9. Summary

The design standards set forth in these Design Guidelines will serve to direct the overall aesthetic quality of the development of the Hickory/Kensington area towards the creation of a vibrant, mixed use neighborhood with a fresh and modern aesthetic that will be unique to Arlington Heights, and will provide new housing and commercial opportunities in a walkable, pedestrian friendly environment.



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VIEW LOOKING SOUTH ACROSS FROM SITE ON KENSINGTON



VIEW LOOKING SOUTH ACROSS FROM KENSINGTON SCHOOL ON KENSINGTON



VIEW SOUTH EAST OF KENSINGTON SCHOOL ON KENSINGTON AND DRYDEN



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