Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 11, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 3/14/23

IV. REPORTS

V. OLD BUSINESS

A. DC#23-007 - 720 N. Dunton Ave. - SF/New
B. DC#22-099 - 116-120 W. Eastman St. / Multi-Family

VI. NEW BUSINESS

A. DC#23-002 - 1212 N. Dunton Ave. - SF/Teardown
B. DC#23-010 - 1544 N. Ridge Ave. - SF/Teardown
C. DC#23-008 - 907 N. Vail Ave. - SF/New
D. DC#23-012 - 419 S. Windsor Dr. - SF/New

VII. OTHER BUSINESS

A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
4/11/2023

Item: Minutes - 3/14/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 3/14/23	Minutes

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 14, 2023

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

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley John Fitzgerald Scott Seyer
Members Absent:	Jonathan Kubow, Chair
Also Present:	Gary Wronkiewicz, Stonefield Custom Homes for *947 N. Haddow Ave.* Rob Kirk, Group A Architects for *947 N. Haddow Ave.* Kevin Purdom, JRC Design Build for *1122 N. Mitchell Ave.* John Anstadt, JMB Architects for *124 S. Ridge Ave.* Mr. & Mrs. Divito, Owners of *124 S. Ridge Ave.* Cathleen & Vince Deligio, Mastercraft Builders for *720 N. Dunton Ave.* Joe Taylor, Compasspoint Development for *116-120 W. Eastman St.* Katie Lambert, OKW Architects for *116-120 W. Eastman St.* Kaleb Yanko, Linden Group Architects for *Nissan* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR FEBRUARY 28, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 28, 2023. ACTING CHAIR ECKHARDT ABSTAINED. MOTION CARRIED.

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ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEW

DC#23-001 – 947 N. Haddow Ave.

Gary Wronkiewicz, representing *Stonefield Custom Homes*, and Robert Kirk, representing *Group A,* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and a detached garage and build a new two-story residence with an attached two-car garage. This project was previously reviewed by the Design Commission on February 28th, but was continued as the Commissioners had some concerns about the design. Some of the concerns included the front door area under the front porch and how it is too dark, therefore it was recommended to change the full height brick to a partial height to lighten up the space under the porch. There was also concern about the mismatched window styles on the front elevation, and concerns that the sides and back of the home were lacking details as compared to the front elevation. It was recommended to add some of the board and batten detail from the front elevation onto the side elevations, possibly up in the gables, and add a roof covering above the rear patio door. One Commissioner felt the color scheme was too dark and heavy looking, while another Commissioner commented that the black trim was fine but recommended all of the trim should match to be either white or black. It was also suggested to reduce the pitch of the right gable to match the left gable, to help bring down the scale and top heaviness of the design. It was also suggested to simplify the front elevation that felt a little too busy.

In response to these comments, the petitioner made changes that include changing the full height brick wall under the front porch to partial height, changing the windows to all double-hung windows for a more coordinated appearance, adding board and batten siding in the gables on the sides and on the rear, and adding a small roof above the rear patio door to tie the whole design together. Staff felt these changes were all good improvements to the design and that most of the Commissioner's concerns have been addressed; however, the pitch of the roof was not changed, which Staff still recommends, the main roof ridge was not lowered to reduce the scale of the home, and a softer color scheme was not used to better fit with the character of the block.

Mr. Wronkiewicz said that a lot of changes were made that include changing the windows from casement to double-hung, lowering the brick, using brown colors to soften it up, using black trim on the gables and across the roof, using white on the underside eve and underside of the roof over the front entry, and bringing the board and batten detail into the gables around the sides and the back. Mr. Kirk addressed the different pitches on the front; they like that they are different because it adds a little bit of subtle design and gives more visual identity to the front elevation. Mr. Wronkiewicz said they did not want it to be symmetrical, and the windows on the right and left sides could not be the same size because the middle window needs to be wider for egress.

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

The commissioners summarized their comments. Commissioner Seyer was not at the previous review of this project; however, he felt the revised design is an improvement and he is in favor of it. Commissioner Kingsley thanked the petitioner for making all of the changes. She asked about the color of the trim on the sides, and Mr. Wronkiewicz said that all trim boards will be black and soffits will be white. Commissioner Kingsley recommended using a similar rhythm of windows on the right side and she agreed with Staff's suggestion to bring down the ridge. She also felt the color white would look better than the cedar being proposed for the columns. Commissioner Fitzgerald liked the home and appreciated the changes that were made, which make the home appear so much brighter and more welcoming. Acting Chair Eckhardt appreciated the changes that were made. He preferred the primary elevation be a little steeper, taller, and fenestrated different than the others. He like the home as designed.

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A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT *947 N. HADDOW AVENUE*. THIS RECOMMENDATION IS BASED ON THE REVISED ARCHITECTURAL PLANS RECEIVED 3/7/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PETITIONER LOOK AT THE HEIGHT AND BRING IT DOWN, AND CONSIDER PAINTING THE COLUMNS WHITE.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

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ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-004 – 1122 N. Mitchell Ave.

Kevin Purdom, representing *JRC Design Build*, was present on behalf of this project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and build a new two-story residence with an attached two-car garage. The project does comply with all of the R3 zoning requirements. This is a neighborhood with a variety of homes, including two-story and single-story, although the subject property is located on a block that has primarily single-story homes with a mix of attached and detached garages. However, there have been five other teardowns completed on this block. Overall, the proposed new home is nicely designed with a traditional style that will generally fit in well in this location. The single-story front porch is a nice detail to help relate to the adjacent single-story homes and the projecting porch in front of the garage makes it the focal point. There is a nice level of detail on all sides of the house, with a stone base on the front, board and batten siding on the first-floor, horizontal siding on the second-floor that is repeated on the sides and rear elevations for a cohesive design. The only concern with the design is the proposed white and black color scheme which is somewhat bold in this location. Staff recommends a more earth tone color scheme to better complement character of the surrounding homes. With this recommendation, Staff recommends approval.

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

Kevin Purdom said there are a lot of teardowns and new builds in this area, and the two-story home being proposed here is similar to the two new homes located a few sites down, and the next block over has a row of 6 homes that are white, and there is another 2-story white home located 3 doors down to the left (1110 N. Mitchell). To address some of the existing earth tones in the neighborhood, the stone base on the front of the home will help bring in some earthy tones to help blend in with the surrounding homes.

PUBLIC COMMENT

Bruce Mizuno, 1128 N. Mitchell. He lives next to the subject property and is concerned about the loss of sunlight in his backyard and that his home will be shadowed by the new home. He asked if anything could be done about this, and Acting Chair Eckhardt replied that the new home complies with all zoning regulations. Mr. Mizuno also asked if drainage or flooding studies will be conducted on this site, and Acting Chair Eckhardt explained the purview of the Design Commission is to review only the design of a new home, and concerns about drainage can be addressed with the Village Engineering Staff. Mr. Mizuno pointed out that the Plat of survey for the new home shows his fence posts to be on the property line, and Acting Chair Eckhardt said those concerns should be discussed with the petitioner/builder. Mr. Mizuno asked if construction fencing will stop at his fence or go all the way down the property line, and Mr. Purdom said that he would need to address this with the builder. Mr. Hautzinger added that this question can also be directed to the Village Building Department. Acting Chair Eckhardt said that construction fencing will typically enclose the active construction area of a site, as well as certain trees that could be harmed; however, the fencing may not include the entire property. Mr. Mizuno asked if the large, existing tree in the backyard will be removed and Mr. Purdom said their intent it to preserve the tree if possible. Mr. Mizuno asked if a builder is allowed to build a new home and then not finish it until it is sold so the future buyer can choose the finishes. Acting Chair Eckhardt explained that a building permit is good for one calendar year, and most builders do not want to take more than a year to construct a new home.

Bob Morrison, 1109 N. Mitchell, said there are quite a few teardowns on this block, and residents here have found that new 2-story homes end up being 30-feet high, which does not fit into the neighborhood. He asked if the commissioners would consider lowering the ridge on this new home so it can better fit with the homes next to it and with the rest of the block. Acting Chair Eckhardt explained that code allows 25-feet to the mid-point of the roof, therefore the actual height is the mean. He encouraged discussion about this with the other commissioners. Mr. Morrison was also concerned about drainage, which became a problem with the new 2-story home that was built next

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to his home at 1107 N. Mitchell, and the impact these large new homes have on neighborhoods like his that have a combined sewer. Acting Chair Eckhardt reiterated that although drainage is not this commission's purview, the commissioners are sympathetic to the residents and encouraged them to contact the Village Engineering Department. Mr. Morrison also said that the colors of the new home should try to better blend with the neighborhood, and he suggested earth tones.

The commissioners summarized their comments. Commissioner Fitzgerald said that generally, he felt the new home was designed well, and he was okay with the materials and colors being proposed. He also appreciated that the home is designed on all four sides. He suggested the gable on the right side match the gable on the left side to allow more sunlight between the new home and the adjacent home at 1128 N. Mitchell, and he asked the petitioner for their response to this. Mr. Purdom said that he would need to look further into this change. Commissioner Fitzgerald also suggested lowering the ridge, which could also bring the home down. Overall, he felt it was a nice home, and with so many other new homes in the neighborhood, aesthetically he found it hard to not support the design of it.

Commissioner Kingsley said the proposed design holds together well, which the commissioners like to see. She recommends adding a canopy over the back door to provide some protection, using smooth trim, and continuing the stone base on the front of the home to terminate past the corner boards. Mr. Purdom agreed to revise this detail. Commissioner Kingsley asked if the front yard setback for the new home is the same as the existing house or closer to the street. She wanted to make sure that it is in line with the adjacent homes. Moving the house forward would allow more light on the neighbor's patio. Mr. Hautzinger replied that the existing house is setback about 34' and the new house is proposed at 31' to the front porch. Commissioner Kingsley clarified that the face of the garage is at 36'-3". Mr. Hautzinger noted that the required front setback is only 20', so the house could be moved forward if desired to align the front wall of the house with the neighbors, with the front porch projecting out in front as a more open element. Commissioner Kingsley suggested the commissioners consider that the new home be brought forward towards to the street, to give more space to the backyard and more sun for the home to the north. She said the roofline on the new home is well designed; however, she recommended lowering the pitch to 8/12, which could help the homes on either side. She was in favor of protecting the existing tree in the backyard and said the proposed colors are nice; however, if the colors changed, then all the colors would need to change.

Commissioner Seyer said it is a nice design and he is okay with the color palette in this context. With regards to the concerns about sunlight, he pointed out that the northwest corner of the home has been brought down to a single-story; the portion that is tall will essentially cast shade on the majority of the roof, and the massing is done nicely to give more southern light on an elevation that is not that visible. Commissioner Seyer encouraged the neighbors to develop a relationship with either the new homeowner or the builder to discuss any issues or concerns that arise during the build process. He was unsure about Commissioner Kingsley's concerns regarding the stone base, but said he was in favor of returning the stone base to the second edge of a window, which is typical of what the commissioners request. Overall, Commissioner Seyer said it was a nice design and he was in favor of the project.

Acting Chair Eckhardt agreed with the comments from the other commissioners. He asked about the thickness of the stone detailing, and Mr. Purdom said it is a 2-inch thick stone. Acting Chair Eckhardt also asked for clarification of the column and how much it sticks out in front of the stone, and Mr. Purdom replied that the corner board would be slightly recessed behind the stone, and he agreed with the suggestion to wrap the stone around the corner. Acting Chair Eckhardt had no further comments.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT *1122 N. MITCHELL AVENUE*. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 1/19/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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1. A REQUIREMENT THAT THE STONE BASE ON THE FRONT ELEVATION TURN THE CORNER, AND THAT THE CORNER BOARDS DIE INTO THE LIMESTONE CAP.
2. A REQUIREMENT TO PROTECT THE EXISTING TREE IN THE BACKYARD DURING CONSTRUCTION, AS INDICATED ON THE DRAWINGS SUBMITTED.
3. A RECOMMENDATION TO ADD A CANOPY ABOVE THE REAR DOOR, USE SMOOTH TRIM ON THE HOUSE, MOVE THE HOUSE FORWARD TO ALIGN THE FRONT WALL WITH THE NEIGHBORING HOUSES, AND LOWER THE ROOF PITCHES FROM 10:12 TO 8:12.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley acknowledged the comments from Commissioner Seyer that the northwest corner of the home is a single-story so the portion that is tall will essentially cast shade on the majority of the roof. She added that the comments made about the front yard setback and the placement of the new home is something the petitioner should take into consideration. Acting Chair Eckhardt agreed with the comments from Commissioner Seyer.

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

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ITEM 3. SINGLE-FAMILY TEARDOWN REVIEW

DC#23-006 – 124 S. Ridge Ave.

John Anstadt, representing *JMB Architects*, was present on behalf of this project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with a one-car garage to build a new two-story residence with an attached three-car garage. This design does comply with all of the R-2 single-family zoning requirements. The proposed design is nicely done in a transitional style with predominately traditional massing and detailing, but it is highlighted with some contemporary features, including the unique window sizing, spacing and groupings, which give it more of a contemporary feeling. It does have somewhat of a large and grand appearance, but it is actually well under the maximum allowed square footage for this lot. The house does fit comfortably on this large and oversized lot, with an abundance of space between the neighboring homes. Staff has no concerns with the design and recommends approval as submitted.

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

John Anstadt introduced the homeowners who are also here tonight. Mr. Divito thanked the commissioners for considering their project and they look forward to being part of the community. Mr. Anstadt said they are trying to design a transitional style home with some traditional forms. Real stone and stucco are being proposed around the entire home, as well as metal roofing and asphalt shingle. Large windows are part of the design intent, but in proportion to the massing of the home. They took a very long look at how the home is sited, knowing it is a large home, to make sure the home is positioned in the middle of the two adjacent homes as best possible. The home is favored towards the south because there is a larger setback on that side. He welcomed any questions.

PUBLIC COMMENT

Peter Landwehr, 112 S. Ridge, said he is the neighbor to the north of this site and from his understanding, a creek once ran between his home and the subject property before the homes were built. This area has a very high water table and the area between the two homes is a swale that is about 2-feet and 20-feet across and runs from back to front. Often times he experiences drainage issues between the properties after a heavy rainfall. He is concerned with the amount of proposed impermeable paving, which will cause a major problem with the drainage, especially if the elevation is raised to the same level as the garage. He suggested facing the garage to the front, which will eliminate the need for all of the extra paving; however, the impervious surface is almost twice the size of his home, which concerns him. A partial alternative would be to use permeable paving, but he did not believe that it would by itself solve the water flow that naturally occurs through here. Acting Chair Eckhardt said there are engineering techniques that can be done to help move the water around, and he asked Staff about the front yard impervious surface amount. Mr. Hautzinger said that 50% is the maximum allowed for the lot, which would allow 14,000 square feet of impervious surface coverage, and the petitioner is well under the 50%. Acting Chair Eckhardt encouraged Mr. Landwehr to address this issue with the Village Engineering Department. Mr. Landwehr said he wanted to see a hydrology test done on it just to confirm the water table.

The commissioners summarized their comments. Commissioner Seyer said the home is very large, but it is broken up in its massing and there is a lot of room between the neighboring properties. He had no major comments about the project; however, maybe there is a little too much stucco, although it is part of the design, and he questioned if more stone base could be used at the garage. This is a very nice design and a good color palette that is very clean.

Commissioner Kingsley said it is nicely designed home and she concurred about how it is broken up, especially on the front elevation. She liked the stucco, which is not seen too often, and she asked about the material for the panels in between the windows on the front. Mr. Anstadt replied that the panels are wood and the intent of those panels is to make the element of the windows above and below read as one element. The panels will be smooth cedar or a Hardi product, and black. All the wood materials will be the same black color, including the soffits and fascia. Commissioner

Kingsley also asked about the window sill material, and Mr. Anstadt said they are stone on the bottom and a projected stucco detail everywhere else. With regards to the stone base on the garage, Commissioner Kingsley was okay with it either way, although she preferred it be stucco because then there is less emphasis on it.

Commissioner Fitzgerald really liked the home, which is very well designed from all four sides. He liked the materials and the massing; parts of it almost look like it could have been a big home that had some well done additions. His only comment was a recommendation to make the screen doors on the screened-in porch be the same height as the windows, from both the inside and the outside.

Acting Chair Eckhardt loved the new home. The front elevation is really well done, it is a big home broken down into pieces and it stacks very nicely. The screened-in porch on the rear elevation looks like an addition and he questioned if it should have a flat roof with a monumental parapet to make it look more historic in nature. Mr. Anstadt replied that the pitched roof being proposed is an effort to keep as much of the rain out as possible, and he prefers a pitched roof versus a parapet that can have issues if not built correctly. Acting Chair Eckhardt encouraged the petitioner to look at this area further.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT *124 S. RIDGE AVENUE.* THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 1/24/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO WRAP THE STONE BASE AROUND THE GARAGE.
2. A RECOMMENDATION THAT THE DOORS OF THE SCREENED-IN PORCH BE HIGHER OR ADD A TRANSOM.
3. A RECOMMENDATION TO STUDY THE SLOPE OF THE ROOF ON THE SCREENED-IN PORCH.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

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ITEM 4. SINGLE-FAMILY NEW REVIEW

DC#23-007 – 720 N. Dunton Ave.

Cathleen Deligio & Vince Deligio, representing *Mastercraft Builders*, were present on behalf of this project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story home with an attached two-car garage on an existing vacant lot. This project complies with all of the R-3 zoning requirements. The subject property is located in the Historic Arlington Neighborhood Association (HANA) area with surrounding context primarily historic character with a traditional style. The subject property is on a block with an alley and all of the adjacent existing homes have garages located in the rear and there are no driveways facing Dunton Ave. Overall, the proposed new house is nicely designed with a traditional style that will fit in well in this location. The proposed home includes a rear facing attached two-car garage that will be accessed from the alley. Surrounding homes have a mix of masonry and siding exteriors. This home is proposed with red brick, black windows, black trim and black roofing, which will give it a unique appearance in this location, although it should fit in very well with the existing context. Staff recommends approval as submitted.

Ms. Deligio said the proposed new home was designed with the homeowners, who have picked out all of the elements being proposed for the home.

PUBLIC COMMENT

Laurie Turpin-Soderholm, 717 N. Dunton, said she is here tonight as a concerned neighbor of the historic area of North Dunton Avenue. She made the following points: There is currently a garage on the subject property that must be demolished for any new build, so where will the new garage for 716 N. Dunton be built? This group of neighbors are concerned about the change being brought to this neighborhood, first by the removal of the open space on the lot south of 716 N. Dunton, and now by the loss of open space on the north lot that is 720 N. Dunton. The look and feel of this historic neighborhood is changing completely with these two new builds. She wanted to remind the commissioners of the 2015 Village of Arlington Heights Comprehensive Plan that specifically set goals for preserving physical resources of historic value, which exemplify the cultural, political, economic or social heritage of Arlington Heights, as well as to preserve and protect existing residential neighborhoods in the Village. This group of neighbors want to know how will an additional new build on Dunton Ave contribute to these goals. Lastly, she asked what the developer intends to do in regards to the 2 unmarked graves on the property, because it is well known that the previous owners used this property as a family cemetery at one time.

Mary Ann Anderson, 728 N. Dunton, said her home is on the corner of Dunton and Vine. The same builder proposing to build this new home at 720 N. Dunton is still in the process of building the new home at 710 N. Dunton, which has been under construction for 2 winters. There have been three major construction projects on this block in three years and the character of the block and the whole neighborhood is being threatened. She is very concerned about the existing house at 716 N. Dunton because it is clear that it will be the next teardown. She wanted to know how to get ahead, where that process starts, of any future construction, in case there is any threat to 716 N. Dunton. She added that there are no driveways on the west side of Dunton that exit onto the street, and squeezing all these homes in makes the neighborhood very congested with on-street parking.

Commissioner Kingsley explained that there is no certified local government for historic properties in Arlington Heights, so there is really nothing that can protect a home from being torn down, which she is sympathetic to because she felt there are a lot of homes in the Village that should be saved. She explained that unless you bought the home and restored it, but anyone could buy it and as long as they follow the ordinances and the design guidelines, then they can tear it down and build new. However, they cannot tear down the home until they receive Design Commission approval for the design of the new home. A public meeting sign would be posted at the property if a teardown is

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proposed. The historic area is self imposed by the neighborhood, which is awesome, but unfortunately there is nothing in Village code that can protect it, other than the Design Commission.

The petitioner responded to some of the questions that were asked by the residents who spoke. Ms. Deligio said this is the first time she has heard anything about unmarked graves on this site, there was nothing that showed on the title policy. Ms. Turpin-Soderholm said it is common knowledge in the neighborhood. The previous owner who died at 97 and moved into the home when she was 3 years old in 1923, knew about this from her grandparents who owned the home. She presented 2 photographs that were provided by the previous family, of grave stones that date back to 1871, which show an infant and a 58-year old man. Acting Chair Eckhardt said that Staff and this Commission will determine how to move forward with this information. With regards to the question about where the existing garage at 720 N. Dunton will go after it is demolished, Ms. Deligio said that she does not own 716 N. Dunton and the existing garage was being rented from her, but the renter understands that the garage will be demolished to allow for this new home to be built.

Commissioner Kingsley said that initially she was happy to see that the new home is not bigger than the other homes. She asked about some of the details being proposed. She confirmed that the windows will be black, and the sills will be limestone. She also asked about the window grilles and Ms. Deligio replied that the grilles are simulated divided lights, and the windows are the same Sierra Pacific brand used on the new home at 710 N. Dunton. Commissioner Kingsley suggested adding a center window above the peak of the front door, and Ms. Deligio said she was unsure if that is possible because it is the wall for the washer and dryer in the laundry room. Mr. Deligio explained that the eyebrow window in the roof gable on the front elevation allows for the ceiling in the laundry room to be raised up to allow light from that window to come in. Commissioner Kingsley reiterated that a small window on that wall would help a lot, and it seems like the window in the gable end does not match in style to the rest of the windows; she preferred either an eyebrow window or different grilles in there. On the north elevation, Commissioner Kingsley suggested adding some type of bracket to help finish the look of the second floor bumpout, along with a larger window. On the west elevation, she felt the brick masonry should wrap around to the back so it matches front and back. The sills and all the stone trim should be done in natural cut limestone versus cast stone because it will hold up better, be more traditional, and will fit better in the neighborhood. Ms. Deligio clarified that natural cut limestone is being proposed, not cast stone as noted. Commissioner Kingsley felt it should be a requirement that the trim be smooth, and she suggested a straight header across the garage, adding glass in the garage door, and removing the keys in the siding.

Commissioner Seyer said it is very common in the last two years for construction projects to take longer than one year. He said the proposed new home looks great, and he agreed with the concerns brought up by Commissioner Kingsley. He sees the new home as two massings; the main home and the garage, and he wanted to see each one wrapped in the same material. He has a huge concern with the bump-out on the north elevation that screams addition not new home, and felt there had to be a better way to detail that element. He could not support it as shown, being in a neighborhood where historic architecture is so valued; that element must get fixed. He agreed that brick should turn the corner under the porch on the west elevation, and he was concerned with the red brick color that is beautiful on its own but too close to the red brick color on the home next door. He liked the new home the way it looks, but did not want it to look like an addition to the other existing home. Commissioner Seyer was also concerned about replacing the existing, large tree in front of the existing garage. Mr. Deligio was not opposed to doing more with the bump-out on the north element, but pointed out that the home is already at the maximum for square footage.

Commissioner Fitzgerald agreed with comments from other Commissioners and he was unsure how he felt about the bump-out on the north elevation. He asked about the location of the dryer vent in the laundry room at the front of the home, and Mr. Deligio said it would vent out through the roof. Commissioner Fitzgerald also said that the outdoor light fixtures should be studied to determine the appropriate size for this size of home, as the fixtures seem a little small as shown.

Acting Chair Eckhardt concurred with the comments from the other commissioners. He questioned if the petitioner had discussion with their architect about the details of the eyebrow window on the front elevation, which he felt could

be designed differently. Mr. Deligio replied that the homeowners chose this design element in an attempt to create the appearance of a historic Chicago bungalow.

Acting Chair Eckhardt said that the comments, concerns, and recommendations made tonight by the commissioners with regards to the design of the new home should be addressed and resolved by the petitioner, and the issue brought up by the neighbor showing evidence of the unmarked graves on the property is troubling and requires more investigation. Mr. Hautzinger said that Staff will review the matter of the unmarked graves before a building permit is issued; however, since that is not a design related issue, he recommended the Design Commission proceed with their conclusion of their design review tonight based on the appearance of the proposed home.

Acting Chair Eckhardt was open to a motion tonight or the project coming back for another review based on the comments and concerns given. Because of the neighborhood, Commissioner Kingsley proposed to continue the review of this project. She felt the commissioners needed to see changes to the front elevation with regards to the window, the shape of the window in the gable end, and how those eaves finish. She also suggested the petitioner provide suggestions or historical imagery that shows the inspiration for the design being proposed, because right now there are elements that are stopping the commissioners from approving it tonight.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO CONTINUE THE REVIEW OF 720 N. DUNTON AVENUE (DC#23-007) TO THE APRIL 11, 2023 DESIGN COMMISSION MEETING.

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

DRAFT

ITEM 5. MULTI-FAMILY REVIEW

DC#22-099 – 116-120 W. Eastman St.

Joe Taylor, representing *Compasspoint Development*, and Katie Lambert, representing *OKW Architects*, were present on behalf of this project.

Acting Chair Eckhardt asked if there was any public comment on this project and there was response from the audience. He stated that any comments relative to stormwater or engineering can be made tonight, but are not under the purview of this commission and will be directed to the Village Engineering Department.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new multi-story apartment building in the downtown. The Design Commission's purview pertains to the architectural design and appearance of the building being proposed. This project does require Plan Commission review and Village Board approval. The petitioner is seeking zoning approval as a Planned Unit Development, as well as a Land Use Variation to allow the principal use as a residential use in the downtown district, and there are a few zoning variations associated with the proposal. When a project requires Plan Commission review and Village Board approval, the Design Commission's purview is limited to building design and signage design only. There will be separate public notification about the Plan Commission meeting tentatively scheduled for April 12, 2023, including a public hearing sign posted on the property, a legal notice in the newspaper and information on the Village website specific to this project. Mr. Hautzinger said that public comments are welcome tonight; however, he encouraged those who want to speak about this project to keep their comments focused on the aesthetic appearance of the building only. Height, density, parking, traffic, and drainage are all things that could be discussed at the Plan Commission hearing.

Mr. Hautzinger explained that this property is currently occupied by two three-story office buildings. The petitioner is proposing to demolish these buildings and completely redevelop the site with a new seven-story multi-family rental building. The plans include two levels of parking on the first and second floors, with residential units above. The new building conforms with the zoning requirements for height, setback and bulk in the downtown zoning district. The proposed structure is 85 feet in height, which is in compliance with the maximum allowed 90 foot height in the downtown. Zoning approvals are required for this project before a building permit can be issued, which will be reviewed by the Plan Commission and Village Board. In regards to the architectural design, Staff feels the proposed design is nicely done with a modern style that has a fresh and new appearance. Despite the modern appearance, Staff does not find it to be out of place or too modern and feels the Architect did a nice job finding a balance in introducing a more modern development in the downtown. Staff feels it fits quite well with the other buildings on the north side of the downtown. The massing of the design has numerous interesting setbacks, the jogs in the wall gives the building nice scale and proportions, and the exterior colors and materials of the building are nicely coordinated. The primary wall color is a cedar color wall siding, and in Staff's opinion, the color works very nicely with all of the adjacent buildings that are primarily brick and stone.

The Village has Downtown Design Guidelines and one of those guidelines is that the street level should have a distinctive appearance from the upper façade, which this building clearly accomplishes, and the upper facade composition is interesting with varied groupings of windows and a balanced mix of materials. There is a two-story glass curtain wall feature at the corner on the bottom of the building, which is a really nice focal point on the design, and Staff feels it is well done. From a design standpoint, Staff's only concern is the use of fiber cement siding, as opposed to brick, where all other multi-family buildings in the downtown are clad with brick and stone. In regards to the screening of mechanical and utility equipment, there are a number of individual condenser units located on the roof for the apartments below, but the Architect has done a nice job of grouping these together in the middle of the roof to keep them from being visible. It is a requirement that all mechanical equipment be screened from view and the building does have a parapet wall, which is an ideal way of screening rooftop mechanical equipment. There are a few other larger mechanical units, but based on the diagram provided, it does appear that they will be adequately screened as well. There plans include two loading berths that are nicely recessed into the design, which is where the electrical transformer and gas meters are located out of view. There is a fire department connection located on the front wall

facing the public sidewalk, which should be specified to be low-profile and flush mounted to avoid projecting into the public way. In regards to signage, the only sign is the street address, which is nicely designed and appears to comply with code. Overall, Staff recommends approval of the project.

Mr. Taylor said they created an unusual development in that this building is not only a private residence but a public place where people from the neighborhood can congregate. The 2-story glass curtain wall is actually where a full-service restaurant is located in the building, and many purposeful things were done here to address this building being both private and public. Ms. Lambert said they are very excited to talk about this project that will be an exciting addition to the downtown district of Arlington Heights. This building is designed to have a spirit of hospitality, almost like a hotel, with the primary residential entrance lobby being located mid-block on Eastman Avenue, which will be wide open to the restaurant space, and the restaurant has its own separate entrance at the corner. A warm palette of colors are proposed to soften the edges of a more modern aesthetic, with a modular brick on three sides of the building at the lower levels with a stone base. The large amount of glass will show a level of transparency and interest. The upper levels will consist of interlocking volumes, with materials that consist of wood and a medium density fiber cement product. Ms. Lambert concluded that they tried to create something that feels dynamic as experienced from the street, and the design has changed in response to comments early on from the residents in the neighborhood.

PUBLIC COMMENT

Tom Gaynor, 208 W. Fremont St, said he currently serves as the board president for the Historical Arlington Neighborhood Association (HANA), which is a self-declared preservation district. He said this project has the ability to be a terrific asset to the HANA neighborhood, but it also has the ability to really mess it up. The thoughtful design considerations going into the design are appreciated; however, there are still some concerns. These concerns include the height of the building, which they feel is too tall, and the impact it will have on the adjacent St. James Street neighbors. Impacts such as traffic, parking, noise, landscaping, and setback on their adjacent neighborhood to the north of this site are their top priority. From a design standpoint, you cannot pretend this new building will blend in with the neighborhood; it will be a giant apartment building across the street from 100 year old single-family homes. He said that it would be great if someday there could be a good brainstorming session with the Village about how this HANA neighborhood can be recognized for the historic gems that are here, and do something about that. The goal of this project should be to make the building as good as it can be and make it a terrific neighbor of the adjacent neighborhood to the north. This building should also comply with the Village's affordable housing criteria, as this neighborhood is very diverse and inclusionary, and it would be great if this property reflected that as well.

Justin Zeeb, 121 W. Fremont St., said his back door will look out at this new building. He has lived in the community for seven years and has noticed that every building in the downtown on the other side of the tracks is brick. Although the renderings look great, and it is a clean and modern design, he is concerned that this new building will not fit in with the adjacent neighborhood to the north that has 100 year old homes.

Tom Gaynor spoke again, this time on behalf of a lifetime Arlington Heights resident and HANA board member that could not attend tonight, who felt it would be a design miss not to acknowledge that this site is where The Cellar used to be located, which is a very historical property in the Village.

Jacob Staar, 208 W. St. James St., said his 1920's craftsman home is located directly across from this development and he will see this new building directly from his front porch. He is concerned with the upper-level party deck that will be across the street from single-family homes and in line with his home. Ms. Lambert said these are private balcony spaces, not a party deck, and the railing on this deck will be high enough to block the view of people in the space, with green space along the railing. Acting Chair Eckhardt pointed out that the building has been pushed back and efforts have been made to design the deck space to keep people away from the railing. Mr. Staar said that at the previous neighborhood meeting with the petitioner, they were told this space would not be used at all and it would be an empty flat roof; however, tonight something different is being said. Mr. Taylor said he is happy to discuss this issue at the Plan Commission review. Mr. Staar also asked about the entrance and exit to the parking garage and whether there will be the same type of flashing lights and buzzing noise that other multi-family residential buildings in the downtown have, because that elevation will face the single-family homes and will be very disruptive. Mr. Taylor said it will be a

singular entrance with a fast roll-up garage door with secured controlled access, and the warning lights for the entry/exist system is a code requirement.

Mr. Gaynor asked if photos of the surrounding neighborhood were prepared that include the homes along St. James that are adjacent to this property, not just the high-rise buildings up and down Northwest Highway. Mr. Hautzinger referred to the houses in the context photos provided by the architect for the project.

Celeste Cecchi, 200 W. St. James St, explained the position of her home in relation to the placement of the parking garage of the new building, and how every car that pulls into the garage will shine their headlights into her home, disrupting her quality of life. Acting Chair Eckhardt said this is a matter for the Plan Commission.

Todd Niemiec, 204 W. St. James St, said he is an Architect and he felt this project is a huge improvement to what is there now. He is in favor of some development that is responsible and he applauds the look of the building at the south end; however, the zero setback on St. James Street is just ridiculous. He understood that zoning does not require it, but there is no transitional zoning between this development and the existing homes along St. James, and it is a really harsh reality to be facing a 7-story building with less setback than their homes have. Although he is thankful that the loading dock is not located on St. James, his major concern is the shadow that will be cast by this 7-story building. What he bought into when he purchased his home here is very special and he does not want to give it up, but he also does not want to shut down new development because as a Village, we need to grow. However, there needs to be a significant setback off of St. James, the new building is too close to the street. He hopes this commission takes these concerns into consideration. Acting Chair Eckhardt said these comments should be expressed at the Plan Commission review of the project, specifically regarding setbacks.

A member of the public said that we are a community that works together, and when a new building is being designed it should be sensitive to what will fit into the surrounding neighborhood, which in this neighborhood are single-family homes.

Brendan Eitz, 321 W. Euclid Avenue. He asked what architectural style inspired this new building.

Acting Chair Eckhardt closed the public comment portion of the meeting. He thanked everyone for their comments and encouraged those residents who spoke tonight to attend the Plan Commission review of the project to express their concerns, since many of the comments are under their purview.

The commissioners summarized their comments. Commissioner Fitzgerald said it is a beautiful building and he likes a lot of the interest and materials; however, he did not necessarily like the materials for this location. It seems like there is a lot of brick in the Village, but right up along these single-family homes it will change to a modern material. Although the color looks good, he had concerns about how long it will be in style and not just a trend, and going with brick would help him a great deal. He asked for confirmation that no variations for height or setbacks are being requested and the petitioner confirmed that. Commissioner Fitzgerald was also concerned about the parking garage and headlights coming in and out of it, and the amount of traffic that will come up that street and the impacts it will have on the front of those homes. That neighborhood was designed for the people living there to enjoy their front yards and he would be bothered by that if he lived there. He asked if the garage entrance could be put somewhere else. He was comfortable with the terrace on the north side of the building because of the setback of the plantings; however, with neighborhood concerns about how tall the building is so close to their homes, he questioned if the pool could be moved to the north side of the building so the upper stories could be stepped back further from the street. His two biggest concerns are about brick and the garage.

Commissioner Kingsley said it is a nice design and it holds together well. She understood where the community is at and the issues they are facing, which are real, and she commended the neighbors for staying together and keeping everyone informed about these meetings. That being said, she explained that this commission cannot comment on the height of the building or the massing, so as architects it is hard for the commissioners to say whether or not this building is appropriate. Hearing what the community has said tonight, Commissioner Kingsley said it would be nice

if the design of the new building could reflect some of those comments and meet somewhere in between. Commissioner Kingsley was okay with the materials being proposed and pointed out that the rendering appears to show different colors than the material board. Ms. Lambert replied that there was a last minute color change with the Hardie-board to Woodstock Brown, and the texture is intended to be smooth. Commissioner Kingsley asked if the large 2-story columns would be in Woodstock Brown and Ms. Lambert said those would probably not be Hardie, and would most likely be a metal column cover or concrete. Commissioner Kingsley said she would be in favor of using something other than concrete and that it be very finished because this is the front of the building as well as those by the garage. Ms. Lambert said the soffits will be white and the coping will be a dark pre-finished metal. Commissioner Kingsley said there are a lot of really nice elements on the building, other than the comments brought up by the community that have to be addressed by the Plan Commission.

Commissioner Seyer understood the concerns about height and mass, so the majority of his comments are about the materiality and form of the new building. He liked the over-lapping forms that are very nicely designed, and the varied accents on the exterior. The design has a nice depth of materiality and there are a lot of positives here to work with. The proposed design has been very well thought out, as opposed to a lot of the multi-family buildings this commission has seen. That being said, Commissioner Seyer had concerns about the columns being drastically different from the south and the north, being round versus rectangular. He is assuming that they will be painted concrete, and unless they are going to be the same shape, he felt they should not be exposed. He suggested putting them behind the glass instead, because they are not coordinated as currently proposed. Ms. Lambert asked if he would be okay if the columns were more similar, and Commissioner Seyer said that he would. Commissioner Seyer was also concerned about the feel of the parking garage and that the open air and raw finish of the garage interior will be exposed. With all the cold lighting inside the garage, he felt the interior should have some cladding or some sort of a screen with depth, such as a series of vertical blades to help mitigate the concerns of the residents, as well as help warm up the area. A resident realized that the garage walls will be open and expressed objection to the visibility of all of the cars' headlights inside the garage. Mr. Taylor explained that there will be a solid parapet wall on the west and there will be a screen enclosure on the north. Commissioner Seyer suggested a mock-up be done of the screening. Commissioner Seyer also agreed with Commissioner Fitzgerald's suggestion to move the garage entrance to the farthest northeast corner, almost aligned with the ramp going up to the second floor. Mr. Taylor explained that the entrance was originally on St. James but it was moved in response to concerns from the neighbors at the public meeting that was held. He felt that the parking entrance could be moved closer to Eastman on Highland, as a way to mitigate the entrance/exit of cars so close to St. James Street.

Commissioner Seyer disagreed with the suggestion to move the pool. He felt that the pool is where it wants to be and he liked the form. If the pool is moved to the north, it will get no sun, which could negatively impact the success of the building amenities. He felt that a solar shade analysis could be helpful, during the summer and winter, at three different times of the day to show what the shadows are doing. With regards to the materials, Commissioner Seyer was concerned about the appearance of the wood look siding and suggested the petitioner provide examples, otherwise, he felt a nicer quality of material with a masonry aesthetic should be considered. He questioned if the railing on top of the north wall could be set back to align with the other mass on the west, for a continued theme of the overlapping forms, because right now they felt a bit disjointed. He expressed concern about the scale of the lighter color inner courtyard walls with the vertical windows which had a commercial scale instead of feeling residential. He suggested adding a single light element to showcase the floor to floor to improve the scale. Overall, Commissioner Seyer felt that the project has great potential to be a nice building at this location if the petitioner is able to address some of the resident's concerns, especially at the first two floors.

Acting Chair Eckhardt asked about the little fin elements and how the rhythm was determined and what they are. Ms. Lambert said the intent of the 'dancing' elements is an attempt to do something to make the facade appear less regimented; the fins are a metal extrusion manufactured by Longboard Siding that are approximately 3 inches wide by 9 inches deep. Acting Chair Eckhardt liked that these elements put a little vertical back into a very horizontal building. He encouraged the petitioner to study the location of the garage door and he asked if the garage will be ventilated. Mr. Taylor replied that the garage is open, and Ms. Lambert added that it will need partial mechanical ventilation. Acting Chair Eckhardt was concerned about the openness of this parking structure and the brightness of the lighting at the

pedestrian level; a study for some type of screening element is necessary. He also agreed with Commissioner Seyer's comments about the columns, and he liked the idea that the columns are expressed in the restaurant. With regards to the building setback, he liked the two-story element and how it sets back to the higher portion of the building, which is sympathetic to the neighborhood, although not the purview of this commission. Acting Chair Eckhardt questioned the solid wall at the northwest corner of the garage and wondered if there was another way to detail that corner, such as a punched opening, because it is a major corner of the building and right now it is a big solid dark mass. He was not suggesting to open it, but somehow delineate it. Ms. Lambert replied that there is parking behind that solid mass and their thought was to screen some of the cars; however, an element similar to the vertical fins could be studied for this corner instead. Acting Chair Eckhardt agreed about the courtyard walls which have a different window configuration, and he was unsure if it should be the same.

Acting Chair Eckhardt asked if the Commissioners had any comments at this time or wanted to move forward with a motion tonight. Commissioner Seyer felt that more design input with the garage is needed, and Commissioners Kingsley and Fitzgerald agreed. Acting Chair Eckhardt suggested a motion to continue the project for re-review.

Mr. Taylor said they are willing to address a lot of the issues and concerns given tonight by both the commissioners and the neighbors; however, the design aesthetic being proposed is something different than other buildings, which is what they prefer to do, specifically with respect to not using brick. He explained that the Ceraclad product being proposed is three times as thick as a Hardie panel, which is what most developments do in the suburbs to control costs, and they are upgrading that product to a very thick rainscreen product called Ceraclad. He wanted the opportunity to show the commissioners examples of how this product is used elsewhere because it is a very successful product used extensively in Seattle. Ms. Lambert added that this product was also used on the Triangle Square project on Elston Avenue in Chicago. Mr. Taylor was concerned about the project timeline with a continuance tonight, with the Plan Commission hearing on April 12 and the Village Board hearing in May. Discussion was had about when revisions would need to be submitted to Staff for the next Design Commission meeting on April 11, which the petitioners understood.

Commissioner Seyer said it would be helpful to have renderings of the project, something three dimensional to show the materiality and the depth of any screening, and whether or not it will feel more opaque or at least shielding of garage lighting from an angle.

Mr. Hautzinger requested a summary of the Design Commission's concerns to be addressed, which was summarized as follows:

- Concern regarding the proposed wood look "Ceraclad" fiber cement siding. It was suggested to provide manufacturer cut sheets, images, and examples of completed projects using this product including details for the reveals, end pieces, corners, and transitions.
- Concern about the view into the parking garage, as well as the light emitting from the garage.
- Concern about the proposed perforated screens at the parking levels on the north wall. A deeper screening material is required, such as a vertical louver to provide more substantial screening and shielding of the light from cars and interior lighting.
- Concern about the open west wall of the second-floor parking garage. A deep screen enclosure should be provided, same as the north wall.
- Concern about the mismatched two-story columns (round at the southwest corner, rectangular at the northwest corner), and the column material needs to be of a finished quality.
- A recommendation to move the garage door further south, which Mr. Hautzinger clarified is a Plan Commission matter.
- The lighter color interior courtyard facing walls are too vertical. They need to have some horizontal element to express the floors of the building to improve the scale.
- The railing on the top of the north parking garage wall should be set back about 5-feet to align with the mass on the northwest corner.

Mr. Hautzinger suggested not continuing the project to a specific date, to allow the petitioner flexibility to make

revisions and come back for another review with the Design Commission. The Village website will be updated when the re-review meeting date has been finalized, targeting April 11, 2023.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO CONTINUE THE REVIEW OF *116-120 W. EASTMAN ST.* (DC22-099), TO A FUTURE DESIGN COMMISSION MEETING.

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

DRAFT

ITEM 6. COMMERCIAL REVIEW

DC#23-009 – Nissan – 1100 W. Dundee Rd.

Kaleb Yanko, representing *Linden Group Architects*, was present on behalf of the project.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO EXTEND THE DESIGN COMMISSION MEETING PAST 10:30 PM TO ALLOW REVIEW OF THE LAST PROJECT ON THE AGENDA.

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

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for a façade renovation to the existing Nissan Dealership. This project was previously a Plan Commission project; however, this makeover being proposed does not require a Plan Commission re-review. Since it was previously approved by the Plan Commission, the Design Commission is looking at building and signage only tonight. The existing dealership was approved by the Design Commission back in 2005, and also at that time, there were sign variations approved to allow six wall signs on the front elevation of the building, where only one wall sign is allowed per code, which is not uncommon for car dealerships. Because these wall signs were approved by sign variations, any changes to these could trigger a requirement for new sign variations.

Mr. Hautzinger said that the existing building design approved in 2005 still looks fresh and has a high quality appearance. Staff does not object to the proposed new two-tone gray metal panels on the front of the building, but removing the metal siding and painting the CMU on the sides and rear of the building raises serious design concerns. Painted CMU would be a significant downgrade in terms of design quality from the existing silver metal siding. The exterior side and rear of the building are highly visible from Kennicott Ave, so the appearance is important. If the existing building color has to be changed, then it is recommended to provide new prefinished siding on all sides of the building. An alternative option suggested by the petitioner would be to paint the existing metal siding on the side and rear walls, which would be better than painted CMU, but still raises concerns over the appearance and maintenance of the painted siding. The petitioner has provided photos of other Nissan dealerships which have implemented these changes, and both options have a poor appearance. Also, the quality and condition of the existing CMU wall is unknown, and it may have a rough appearance since it was built as a backup material instead of a finished wall. Finally, the proposed design changes to the main entry are also disappointing. The existing design works well to highlight the entry doors, but the new design does not highlight the doors, which look more like a secondary side door than a main entrance. Staff suggests further design development of the entrance, with a suggestion to add a canopy or some other detail to highlight the entrance and add more interest.

In regards to signage, Mr. Hautzinger reported that the petitioner has stated that the new signs will be reviewed separately under a separate application, but he noted that the 2005 sign variation was specific to the existing signage quantity and sizes, and the new signs shown on the drawings are clearly larger. The new signs will either need to be revised to comply with the total square footage approved in 2005, or new sign variations will be required.

Staff recommends requiring revisions to the proposed design to require new pre-finished metal siding on the sides and rear of the building, as well as improving the design of the main entrance.

Mr. Yanko said he is the architect representing the Bob Rohrman Group. He does not necessarily disagree with the comments from Staff; however, these are prototype designs being dictated by the car manufacturer and he is tasked with implementing as much of this design as possible. Nissan wants all of the dealerships to look the same. The existing corrugated metal siding on the building is a prototype design from 10 to 15 years ago and Nissan no longer wants the corrugated metal siding on the buildings. Their first request is to remove the metal siding and paint the CMU

beneath it in the new color. Mr. Yanko understood that this is probably not the greatest solution, but this is Nissan's preference and they will not entertain another option unless it is not allowed. As a back-up plan, which is not preferred but has been previously approved by Nissan, he is proposing to paint the metal panel with a paint product that has a 7 to 10-year without maintenance.

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

Commissioner Kingsley understood that Nissan is dictating the design, and she asked for clarification that Nissan wants to remove the existing corrugated metal siding from the building and paint the CMU behind it; they do not want to put up new metal panels because of cost, which is where the option to paint the existing metal panels came from. Mr. Yanko confirmed this and added that as an alternative, Nissan would allow as an alternate to re-clad the entire building in the ACM panels; however, this is not their preference because it would probably cost $750,000. Commissioner Kingsley asked if it would always be this paint color, or could it be a lighter color, and Mr. Yanko replied that this is the current prototype design that Nissan wants; it is a two-tone color scheme on the front showroom, with the sides and rear as one color.

Commissioner Kingsley was okay with the new cladding on the showroom area. She clarified that the sides and rear currently have an exposed CMU base which she wondered if that could be covered with siding. Overall, she preferred that either the existing siding be painted, or replaced with new panels.

Commissioner Seyer agreed and was not in favor of the exposed smooth CMU. The existing split-face CMU looks good painted, but the other CMU will not. He was in strong favor of painting the existing metal siding and not having the exposed CMU, which is a secondary wall.

Commissioner Fitzgerald did not know the facts about repainting versus replacing, therefore, he would rely on the other commissioners to guide him on that. He liked the new branding, but said the front door does look like a side door and any cool, clear or metal, super modern canopy would help dress the entrance up. The red sign does not do enough to highlight the entry.

Acting Chair Eckhardt said he is familiar with and understood the difficulties of working with car manufacturers and their prototype designs. He asked if the existing metal panel is a screen, and Mr. Yanko said it is not; it is a solid ribbed metal. Acting Chair Eckhardt was in favor of painting the existing siding versus removing it. He noted that the CMU would require significant patching and with a semi-gloss sheen it would be very difficult to hide the patches, especially on masonry which would look terrible.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE *NISSAN* DEALERSHIP LOCATED AT 1100 W. DUNDEE ROAD. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 2/15/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE EXISTING METAL SIDING BE KEPT AND PAINTED, INSTEAD OF REMOVING IT AND EXPOSING THE CMU.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING

DRAFT

PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Acting Chair Eckhardt wanted the motion to include a requirement that the specifications for the paint be submitted to Staff. Mr. Yanko said that these specifications were already submitted with the application, which Mr. Hautzinger confirmed.

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

DRAFT

ITEM 7. OTHER BUSINESS

Public Comment

There was no comment from the audience.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 10:32 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

Design Commission
4/11/2023

Item: DC#23-007 - 720 N. Dunton Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 720 N. Dunton Avenue. This recommendation is subject to compliance with the revised architectural plans received on 3/20/23, and the following:

1. It is recommended that the louver on the front elevation be lowered to match the louver height on the rear wall.

2. It is recommended to add a decorative bracket or a row of brackets to the underside of the second floor bumpout on the north side elevation to add visual support and a more authentic historic appearance.

3. It is recommended that all exterior trim be smooth for a more authentic historic appearance.

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	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name:	720 N. Dunton Ave.
Project Address:	720 N. Dunton Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	March 8, 2023
Date Revised:	April 5, 2023

PETITION INFORMATION:

DC Number:	23-007
Petitioner Name:	Cathy Deligio
Petitioner Address:	Mastercraft Builders & Carpentry Inc. 1000 George Street Barrington, IL 60010
Meeting Date:	March 14, 2023
Re-Review Meeting Date:	April 11, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with a two-car attached rear loading garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,266 square feet and the proposed residence will have approximately 2,804 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 24.6 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.5 feet Side: 5.5 feet Side: 9.2 feet Rear: 35.9 feet
Building Height	25 feet to the midpoint	24.3 feet to the midpoint
FAR	2,819 SF	2,808 SF
Building Lot Coverage	2,193 SF	2,089 SF
Impervious Surface Coverage Total	3,133 SF	2,947 SF

3-14-23 Design Commission Comments:

This project was previously reviewed by the Design Commission on March 14, 2023, at which time the project was CONTINUED due to concerns regarding the proposed design. A summary of design issues discussed at the meeting is as follows:

- It was recommended that a window be added above the front door.
- It was recommended that the shape and detailing of the window in the gable end wall on the front elevation be revised to better fit with the design.
- Concern was raised about the appearance of the second floor bumpout on the north side elevation. It was commented that it looked like an addition. A larger window and a bracket to visually support the bumpout were suggested.
- It was recommended that the back wall of the house should be brick to match the front and sides.
- It was commented that the brick color is too close to the brick color on the neighboring house.
- Changes to the garage were recommended including changing the siding to brick, changing the garage door head from arched to straight, omitting the key detail in the head trim, and adding windows to the garage door.
- It was recommended that the exterior trim be smooth instead of textured.
- It was commented that the exterior light fixtures were too small.

Project Update:
In response to the comments from March 14, the petitioner has made changes to the design as follows:

- A window was added above the front door.
- The window in the gable end wall on the front elevation has been changed to a louver.
- The second floor bumpout on the north side elevation has been changed from siding to brick. The window was not made larger, and a bracket was not added.
- The back wall of the house has been changed to brick.
- The color of the brick has not been changed.
- The siding on the garage has not been changed to brick, but the garage door head has been changed from arched to straight, the key detail in the head trim has been omitted, and windows were added to the garage door.
- The exterior trim has not been specified to be smooth or textured.
- The exterior light fixtures have been enlarged.

Unmarked Graves:
During the Design Commission meeting on March 14, 2023, a neighbor claimed that there are two unmarked graves on the site. It was stated that it is well known and common knowledge in the neighborhood that the previous owners used the lot as a family cemetery. She provided photos of gravestones and stated that there is one infant and a 58-year old man buried on the property.

The Village of Arlington Heights Planning Department discussed this matter with our legal counsel, and we have been advised that this is not a Village regulated issue. It is a private matter that is the responsibility of the property owner to determine the applicable rules and procedures. Obtaining zoning approval and a building permit from the Village of Arlington Heights for the construction of a new house on this single-family lot does not relieve the owner of their obligation to properly address this matter. The Village recommended that the owner investigate this matter as necessary and obtain the appropriate documentation demonstrating compliance for their records.

Staff Comments:
The petitioner has addressed the majority of the Design Commission's concerns. However, Staff recommends that the following items be addressed:

- The louver on the front elevation looks too high. It is recommended that it be lowered to match the louver height on the rear wall.
- It is recommended to add a decorative bracket or a row of brackets to the underside of the second floor bumpout to add visual support and a more authentic historic appearance.
- It is recommended that all exterior trim be smooth for a more authentic historic appearance.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 720 N. Dunton Avenue. This recommendation is subject to compliance with the revised architectural plans received on 3/20/23, and the following:

1. It is recommended that the louver on the front elevation be lowered to match the louver height on the rear wall.
2. It is recommended to add a decorative bracket or a row of brackets to the underside of the second floor bumpout on the north side elevation to add visual support and a more authentic historic appearance.
3. It is recommended that all exterior trim be smooth for a more authentic historic appearance.
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 5, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-007

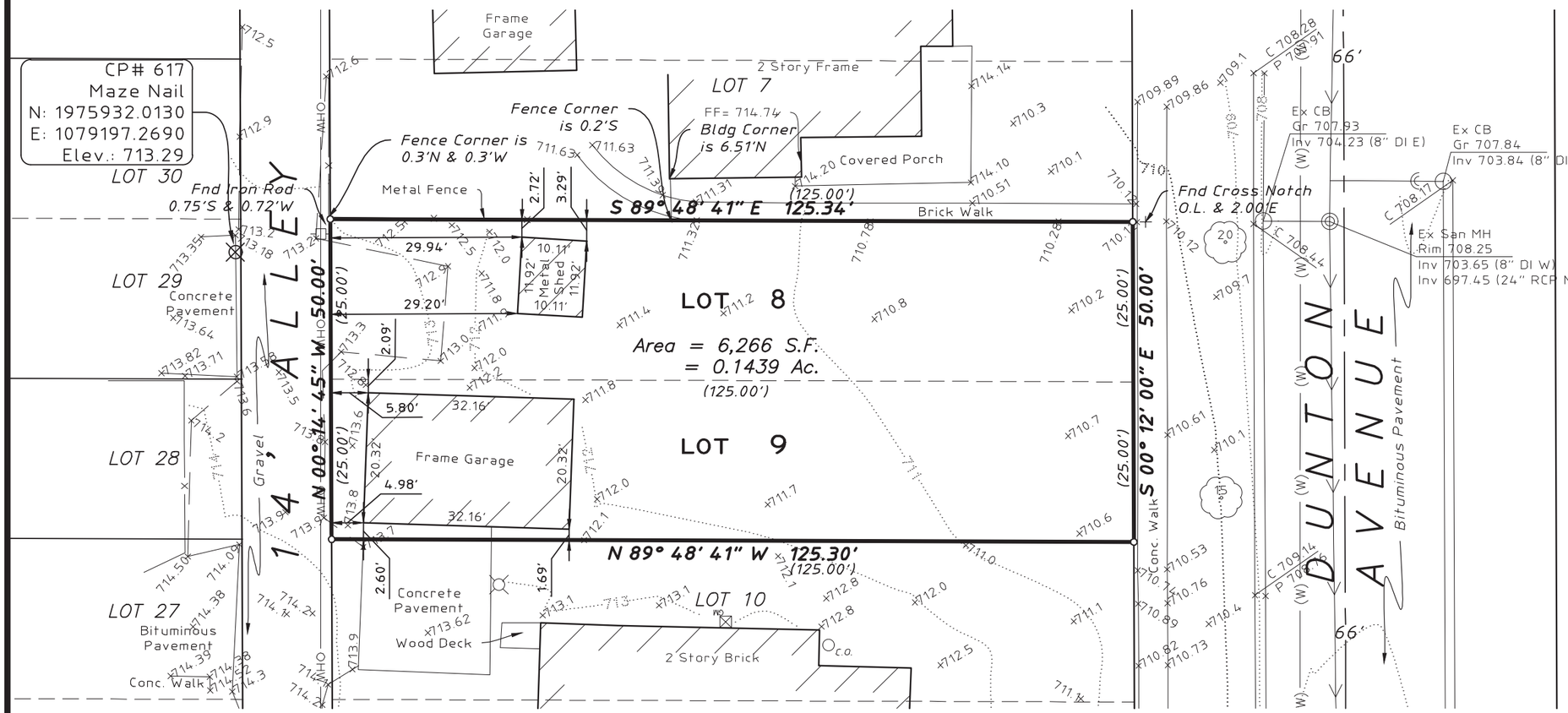
LEGAL DESCRIPTION

LOTS 8 AND 9 IN BLOCK 6 IN W. H. & J. DUNTON & OTHERS SUBDIVISION OF LOTS 4, 5, AND 6 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOTS 1, 2, 8, AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED APRIL 21, 1874 AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.

Benchmark

CP # 617 (see survey)
Description: Maze Nail
Elevation: 713.29 NAVD 88 (Geoid 12A)

CP # 600
Description: Cross Notch on Fire Hydrant Bolt
Elevation: 712.66 NAVD 88 (Geoid 12A)



LEGEND

- Manhole
- Catch Basin
- C.O. Clean Out
- Storm Sewer
- Combined Sewer
- (W) Atlas Water Main
- Light Pole
- Fence
- Sign
- GM Gas Meter
- OHW Overhead Utility Line
- Utility Pole
- Curb & Gutter
- C XXX.XX / P XXX.XX Curb Elevation and Pavement Elevation
- XXX.XX Pavement Elevation
- XXX.XX Sidewalk Elevation
- XXX.X + Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- ( ) Record
- O.L. On Line

NORTH
0 20
Scale: 1" = 20'

Surveyor's Notes:

1. Field work was completed on June 19, 2019.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-20

State of Illinois)
) SS:
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois July 3, 2019

By: _____
Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

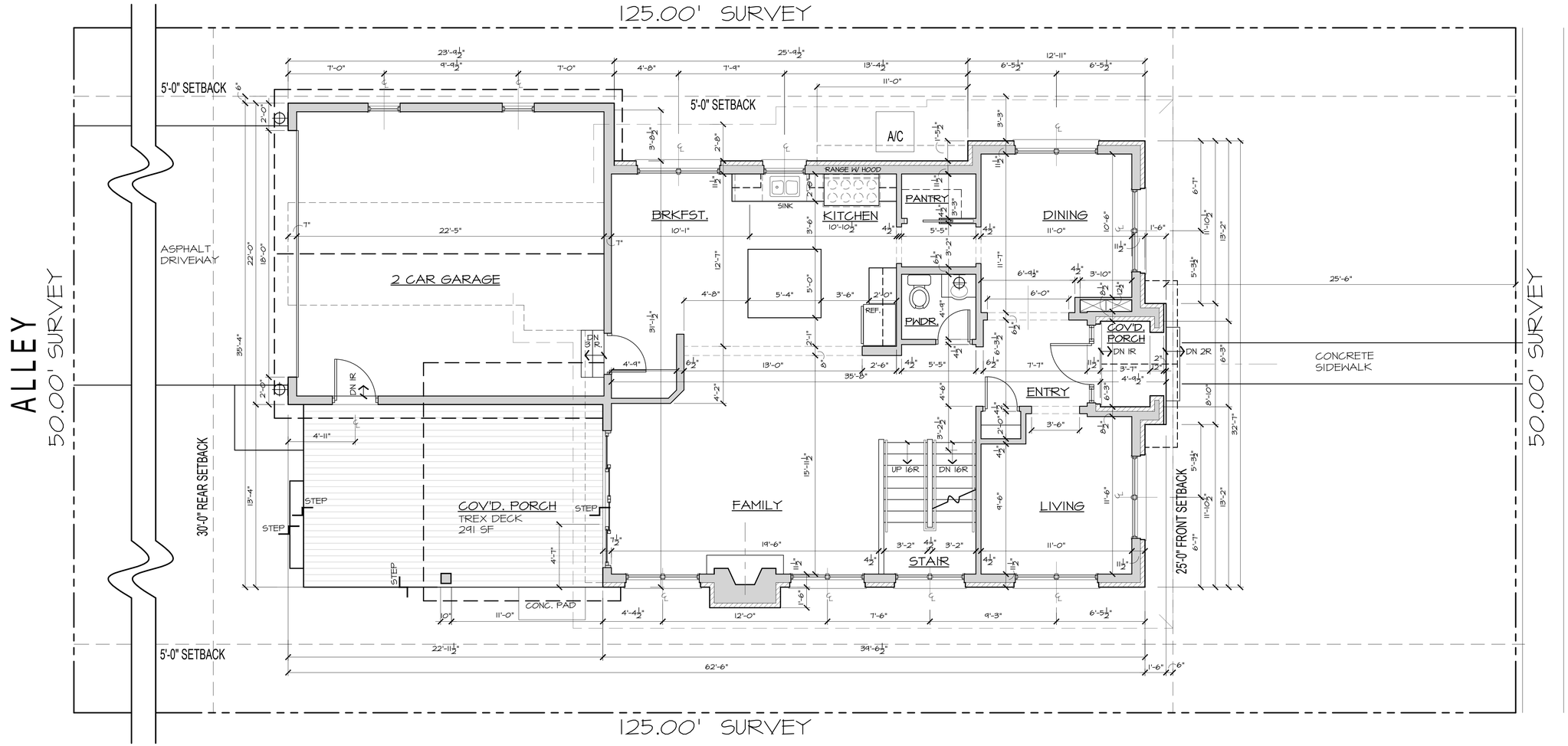
BOUNDARY & TOPOGRAPHIC SURVEY

716 N DUNTON AVENUE
50 FOOT PARCEL
ARLINGTON HEIGHTS, ILLINOIS

Project Manager:	MLA
Drafter:	NAL
Date:	2019-07-03
Project No.	19-120
Sheet	1 / 1

2019 Haeger Engineering, LLC

Plot Date: Jul 03, 2019 - 11:30am Plotted By: nicole-l
File Name: P:\2019\19120\Drawings\Final Survey\19120-Boundary & Topographic Survey.dwg



PROPOSED FIRST FLOOR PLAN

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

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS ORSPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;

720 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

DATE	
7/1/14	CLIENT REVIEW
4/4/22	CLIENT REVIEW
12/26/22	CLIENT REVIEW
12/29/22	CLIENT REVIEW
12/30/22	CLIENT REVIEW
1/19/23	CLIENT REVIEW
1/23/23	CLIENT REVIEW
2/22/23	APPEARANCE REVIEW
3/16/23	APPEARANCE REVIEW

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

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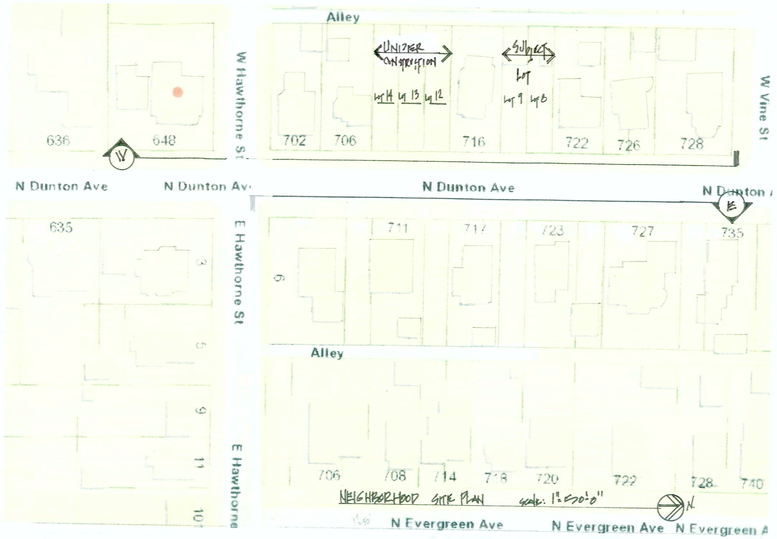
SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
OF: TOTAL SHEETS

A1



PROPOSED EAST ELEVATION

VIEW WEST ON NORTH DUNTON AVENUE

WARNING:
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1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

DATE: REV 6.19.20 12.10.22 Lot 9 & 8

DATE:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET TITLE:

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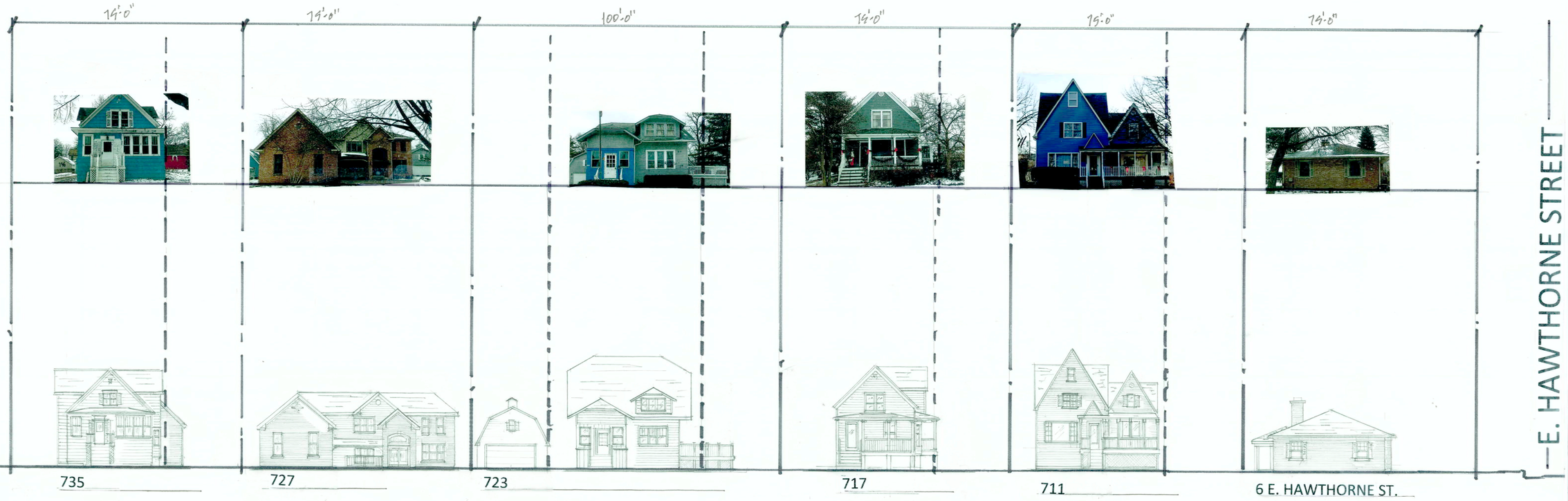

VIEW EAST ON NORTH DUNTON AVENUE

WARNING:
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1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

DATE
Lot split (Hawthorne Street) 12/1/22

DATE:
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CHECKED BY:
SCALE:

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SPECIFICATIONS

SHEET NUMBER:
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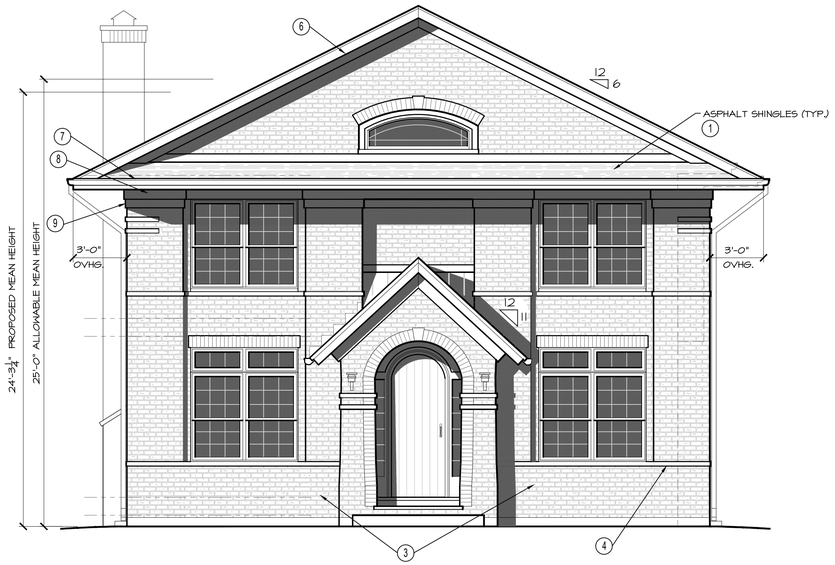
ORIGINAL DESIGN REVIEWED ON 3-14-23



PROPOSED EAST ELEVATION

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

PROPOSED NORTH ELEVATION

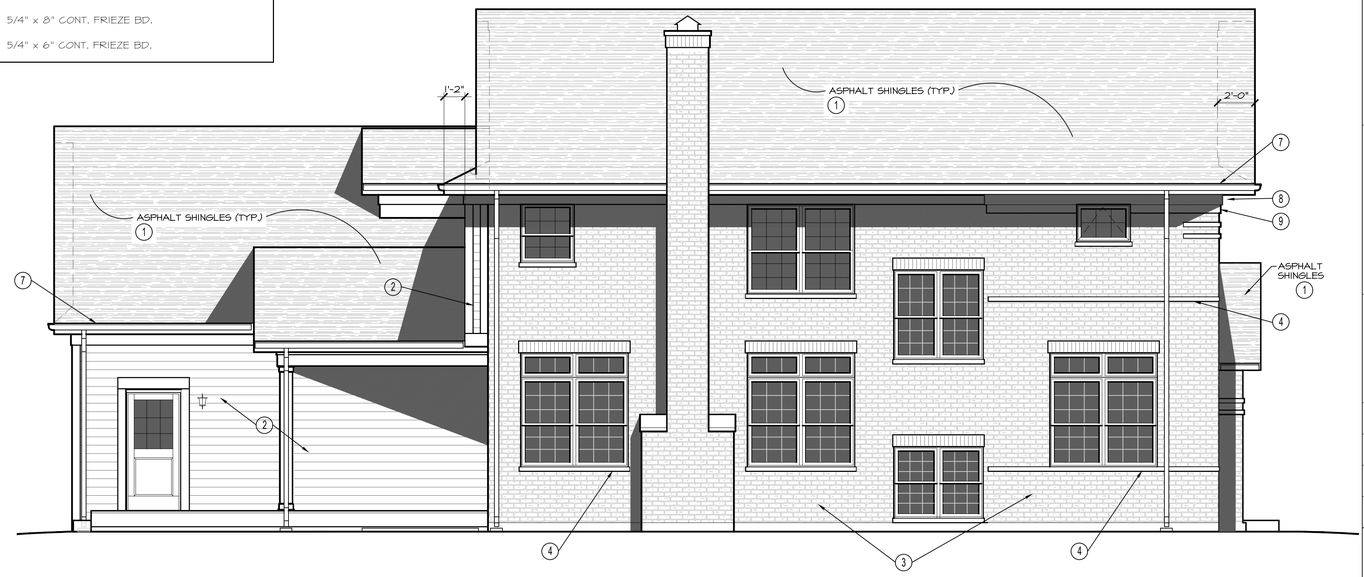
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. ARCHITECTURAL ASPHALT SHINGLES -
2. CEMENTITIOUS HORIZONTAL SIDING
3. BRICK VENEER - PROVIDE FLASHING, WEEPS & TIES AS REQUIRED.
4. CAST STONE SILL (2 1/2" thk.)
5. INSULATED OVERHEAD DOORS - FINAL STYLE SELECTION BY OWNER
6. 5/4" x 8" TALL RAKE BD. w/ 3" TRIM w/ 5/4" x 6" RAKE TRIM UNDER EAVE
7. 5/4" x 8" TALL FASCIA BOARD
8. 5/4" x 8" CONT. FRIEZE BD.
9. 5/4" x 6" CONT. FRIEZE BD.

PROPOSED WEST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;

720 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

DATE	
7/1/1	CLIENT REVIEW
4/9/22	CLIENT REVIEW
12/26/22	CLIENT REVIEW
12/29/22	CLIENT REVIEW
12/30/22	CLIENT REVIEW
1/19/23	CLIENT REVIEW
1/23/23	CLIENT REVIEW
2/22/23	APPEARANCE REVIEW

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

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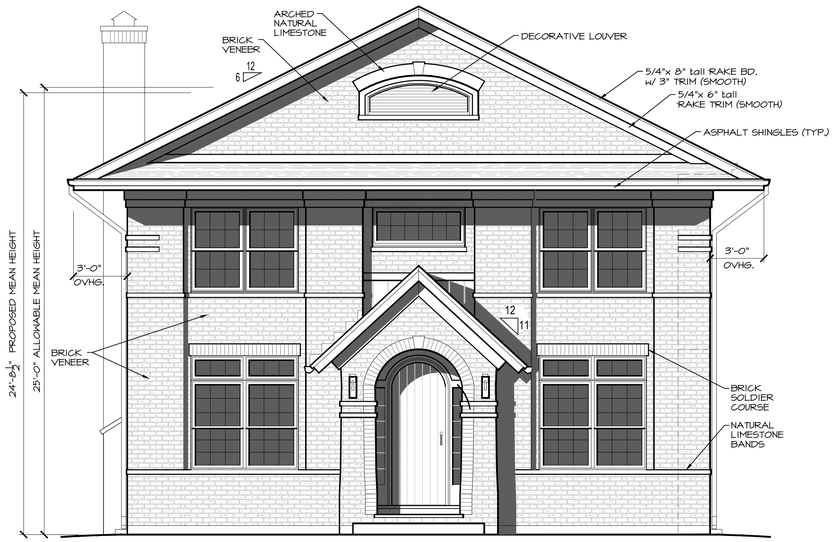
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS

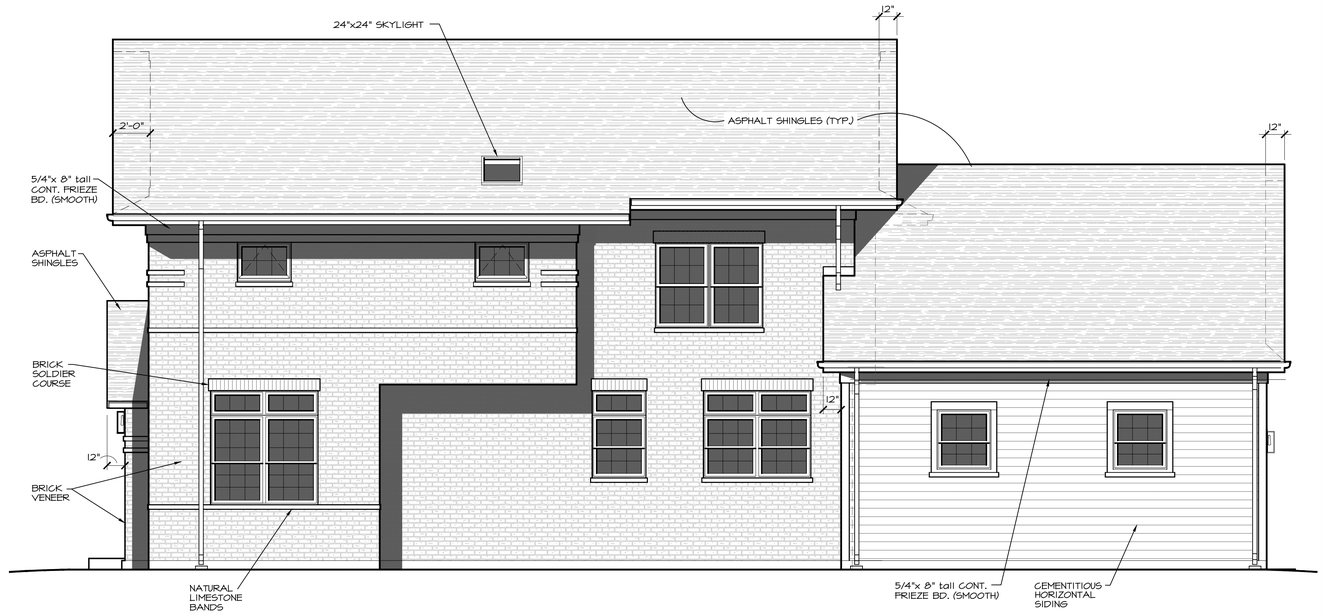
A3

CURRENT REVISED DESIGN



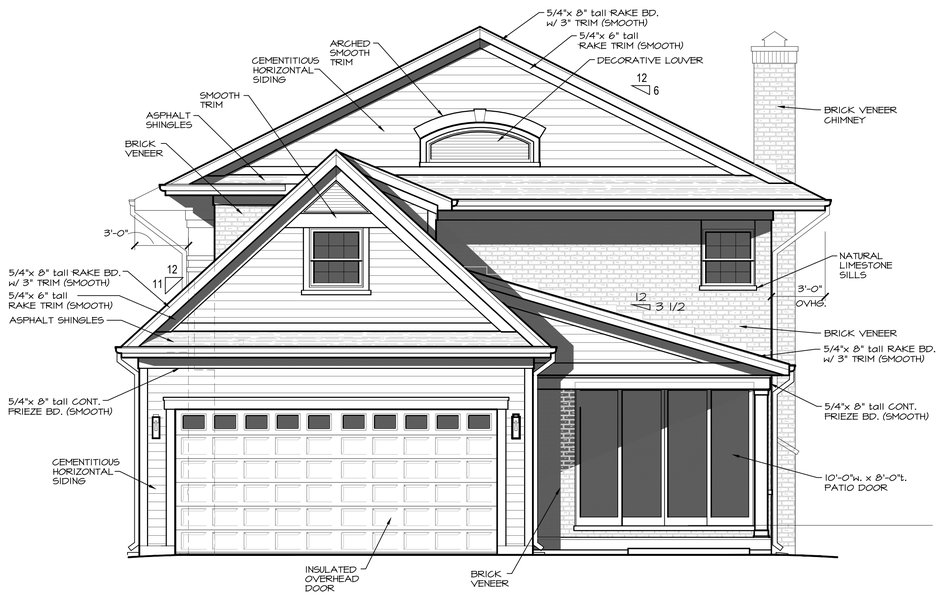
PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

PROPOSED SOUTH ELEVATION

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

WARNING:
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JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED NEW SINGLE FAMILY RESIDENCE FOR;

720 N. DUNTON AVE.
ARLINGTON HEIGHTS, IL

DATE	
7/1/14	CLIENT REVIEW
4/9/22	CLIENT REVIEW
12/26/22	CLIENT REVIEW
12/29/22	CLIENT REVIEW
12/30/22	CLIENT REVIEW
1/19/23	CLIENT REVIEW
1/23/23	CLIENT REVIEW
2/22/23	APPEARANCE REVIEW
3/16/23	APPEARANCE REVIEW

DATE:
DRAWN BY:
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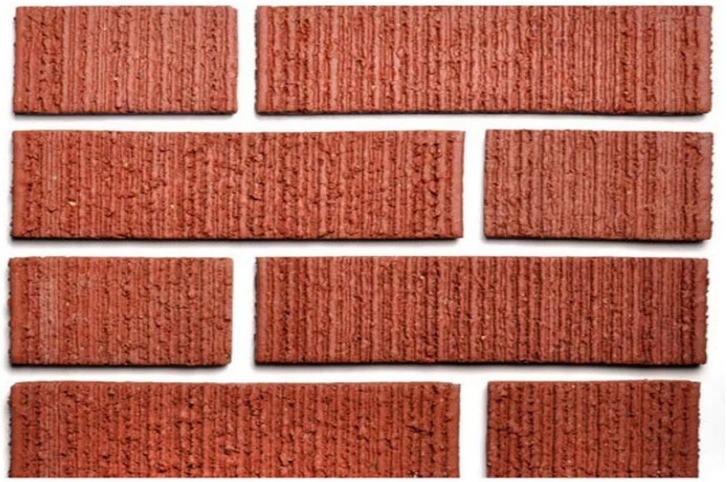
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
OF: TOTAL SHEETS

A3

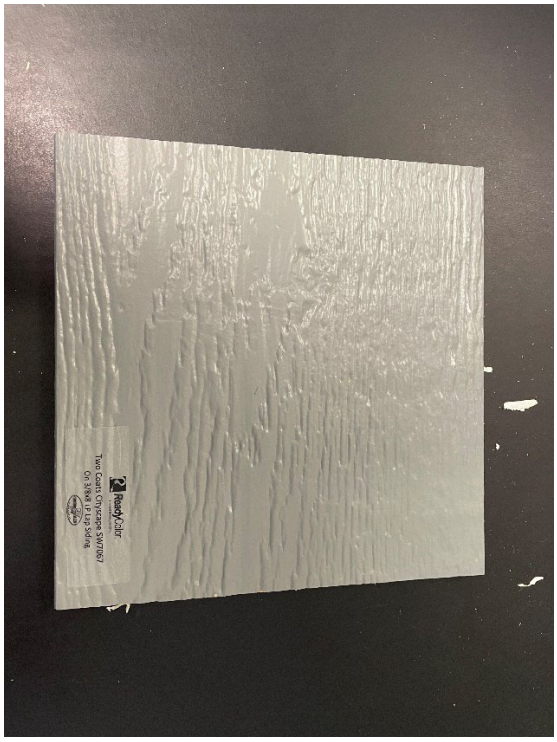
Material Board For: Lot 8-9 N. Dunton Avenue

Material: Asphalt
Manufacturer: Owens Corning
Color: Twilight Black

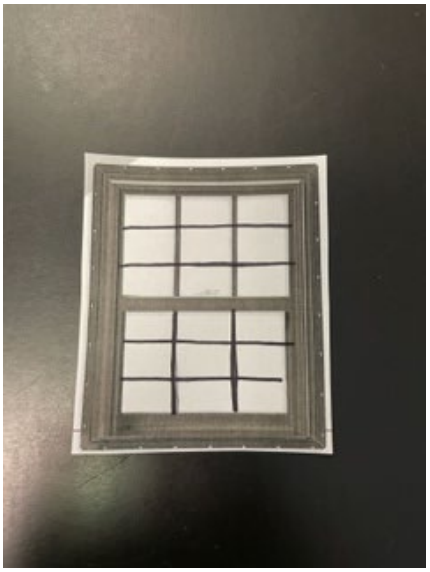


Material: Modular Brick
Manufacturer: Bowerston
Color: #145 Red Ver-Tex

Material Board For: Lot 8-9 N. Dunton Avenue



Material: Lap Siding
Manufacturer: LP
Color – Cityscape SW7067



Material Vinyl Window
Manufacturer: Sierra Pacific Windows
Color: Black

Material Board For: Lot 8-9 N. Dunton Avenue

Material: Fiberglass
Manufacturer: Therma-Tru
Color: Black

Material Board For: Lot 8-9 N. Dunton Avenue

Material: Wood Fascia/Trim
Manufacturer: LP
Color: Black

Material: Steel
Manufacturer: Clopay
Color: Black with 2nd row from top in clear glass

Material: Aluminum
Manufacturer: Alsco
Color: Black

Design Commission
4/11/2023

Item: DC#22-099 - 116-120 W. Eastman St. / Multi-Family

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design a new multi-story apartment building in the Downtown.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the revised plans received 3/31/23, 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. The proposed angled metal fins at the parking level wall openings are illustrated with quite a bit of space between them. The petitioner needs to clarify the exact spacing and orientation of the fins to confirm that the views into the garage, and the light emitting from the garage, will be adequately screened from the adjacent single-family homes. It is recommended that an enlarged plan detail be provided, drawn to scale and dimensioned.

2. The material of the two-story columns needs to be indicated to confirm that they will be of an acceptable finished quality.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits 4-11-23	Exhibits
Exhibits 3-14-23	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T
R E - R E V I E W

PROJECT INFORMATION:

Project Name:	116-120 W Eastman Street
Project Address:	116-120 W Eastman Street
Prepared By:	Steve Hautzinger
Date Prepared:	March 2, 2023
Date Revised:	April 4, 2023

PETITION INFORMATION:

DC Number:	22-099
Petitioner Name:	Bernard Citron
Petitioner Address:	Thompson Coburn LLP 55 E. Monroe, 37th Floor Chicago, IL 60603
Meeting Date:	March 14, 2023
Re-Review Meeting Date:	April 11, 2023

Requested Action(s):
Approval of the proposed architectural design a new multi-story apartment building in the Downtown.

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

This project requires Plan Commission review and Village Board approval for the following: Planned Unit Development (PUD) approval to allow a 154-unit multi-family residential building with ground floor/basement commercial spaces, a Land Use Variation to allow the principal use to be Residential in the B-5 Downtown Zoning District, and variations for lot size and loading berth size. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary and Background:
The subject property is 43,584 square feet in size (1 acre) and is currently occupied by two 3-story office buildings. To the west of the site is a multi-tenant office building including a real estate office and the Village Bank & Trust. To the east of the site is a two-and-a-half story office building occupied by AT&T. To the south is a single-story commercial building, and to the north are single-family homes and a Village-owned surface parking lot.

The petitioner is proposing to demolish the two existing old and dated office buildings and completely redevelop the site with a new seven-story multi-family rental building as a new investment to the north side of the Downtown. The new building will have 154 residential units as well as limited commercial space on the ground floor and basement. The plans include interior parking stalls located on the ground floor and second level of the structure. The proposed building conforms to all height, setback, and bulk zoning standards of the B-5 Downtown Zoning District. The proposed structure is 85' in height, which is in compliance with the maximum allowed 90' height in the Downtown, without qualifying for height bonuses.

3-14-23 Design Commission Comments:
This project was previously reviewed by the Design Commission on March 14, 2023, at which time the project was CONTINUED due to concerns regarding the proposed design. A summary of issues discussed at the meeting is as follows:

- Concern regarding the proposed wood look "Ceraclad" fiber cement siding. It was suggested to provide manufacturer cut sheets, images, and examples of completed projects using this product including details for the reveals, end pieces, corners, and transitions.
- Concern about the view into the parking garage, as well as the light emitting from the garage.

- Concern about the proposed perforated screens at the parking levels on the north wall. A deeper screening material is required, such as a vertical louver to provide more substantial screening and shielding of the light from cars and interior lighting.
- Concern about the open west wall of the second floor parking garage. A deep screen enclosure should be provided, same as the north wall.
- Concern about the mismatched two-story columns (round at the southwest corner, rectangular at the northwest corner), and the column material needs to be of a finished quality.
- A recommendation to move the garage door further south. Staff also requested that the petitioner evaluate this change as part of the Plan Commission review in regards to the impact of traffic and access.
- The lighter color interior courtyard facing walls are too vertical. They need to have some horizontal element to express the floors of the building to improve the scale.
- The railing on the top of the north parking garage should be set back about 5-feet to align with the mass on the northwest corner.

Project Update:

In response to the comments from March 14, the petitioner has made changes to the design as follows:

- Images of the proposed wood look "Ceraclad" fiber cement siding installed on other projects have been provided, including photos of soffit and trim details.
- The perforated screens at the parking levels on the north wall have been replaced with angled metal fins.
- Angled metal fins have also been added to the wall openings in the west wall of the parking garage.
- The round two-story columns at the southwest corner of the building have been changed to rectangular to match the columns at the northwest corner. The column material is not indicated.
- The garage door has been moved further south.
- Vertical and horizontal reveals have been added to the interior courtyard facing walls.
- The railing on the top of the north parking garage has been set back about 5-feet to align with the mass on the northwest corner.
- Some changes to the building massing have been made, but they are substantially similar to the original submittal.
- The second loading berth along the west wall has been omitted, and two larger electrical transformers have been placed in that location. The transformers are fully screened by a solid pre-finished aluminum fence.

Staff Comments:

The petitioner has done a nice job of addressing most of the Design Commission's concerns, but there are a few details that require further clarification:

- The proposed angled metal fins at the parking level wall openings are illustrated with quite a bit of space between them. The petitioner needs to clarify the exact spacing and orientation of the fins to confirm that the views into the garage, and the light emitting from the garage, will be adequately screened from the adjacent single-family homes. It is recommended that an enlarged plan detail be provided, drawn to scale and dimensioned.
- The material of the two-story columns needs to be indicated to confirm that they will be of an acceptable finished quality.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the revised plans received 3/31/23, 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. The proposed angled metal fins at the parking level wall openings are illustrated with quite a bit of space between them. The petitioner needs to clarify the exact spacing and orientation of the fins to confirm that the views into the garage, and the light emitting from the garage, will be adequately screened from the adjacent single-family homes. It is recommended that an enlarged

plan detail be provided, drawn to scale and dimensioned.

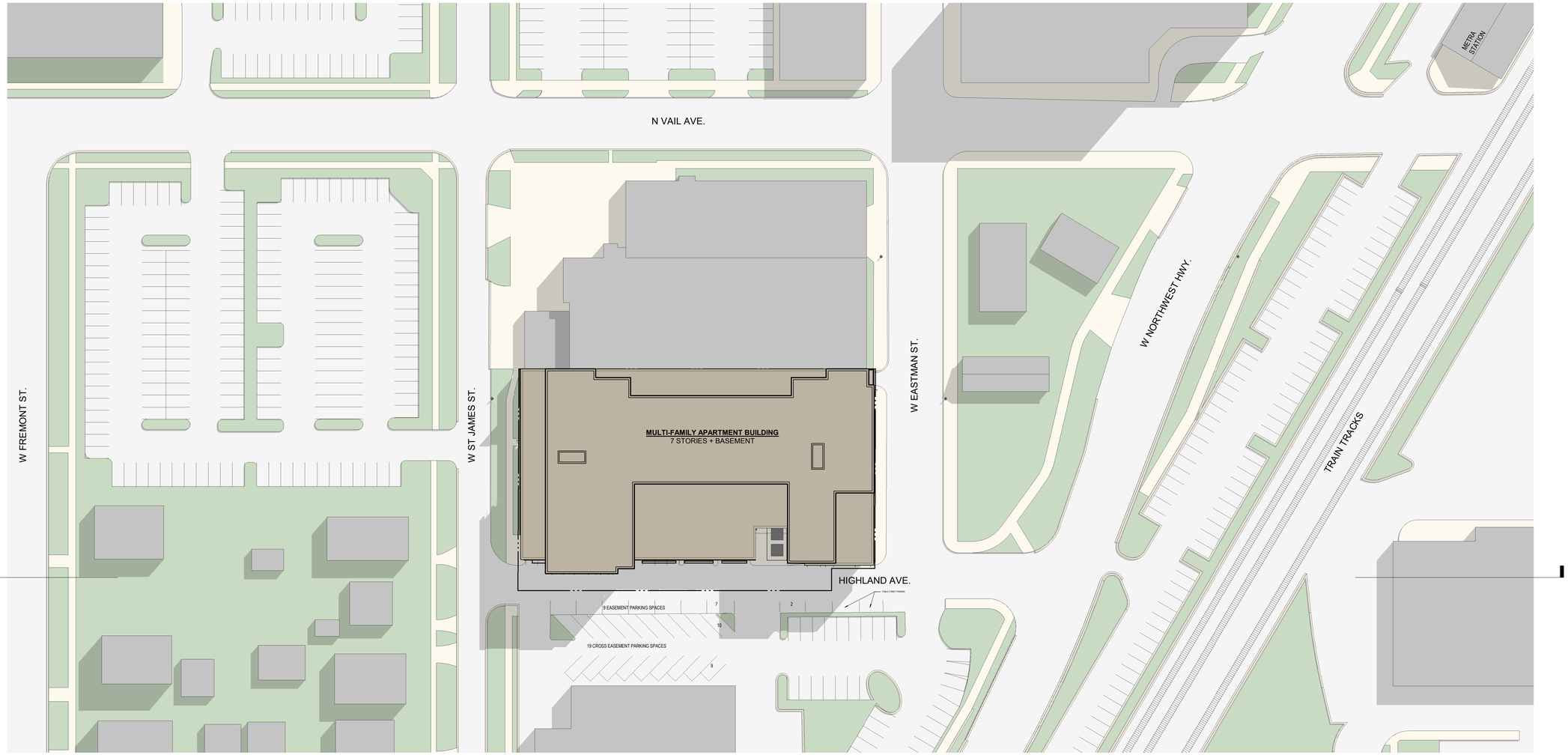
2. The material of the two-story columns needs to be indicated to confirm that they will be of an acceptable finished quality.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues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

April 4, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-099

2/01 SITE CROSS SECTION
SCALE: 1" = 40'-0"



1/01 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

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

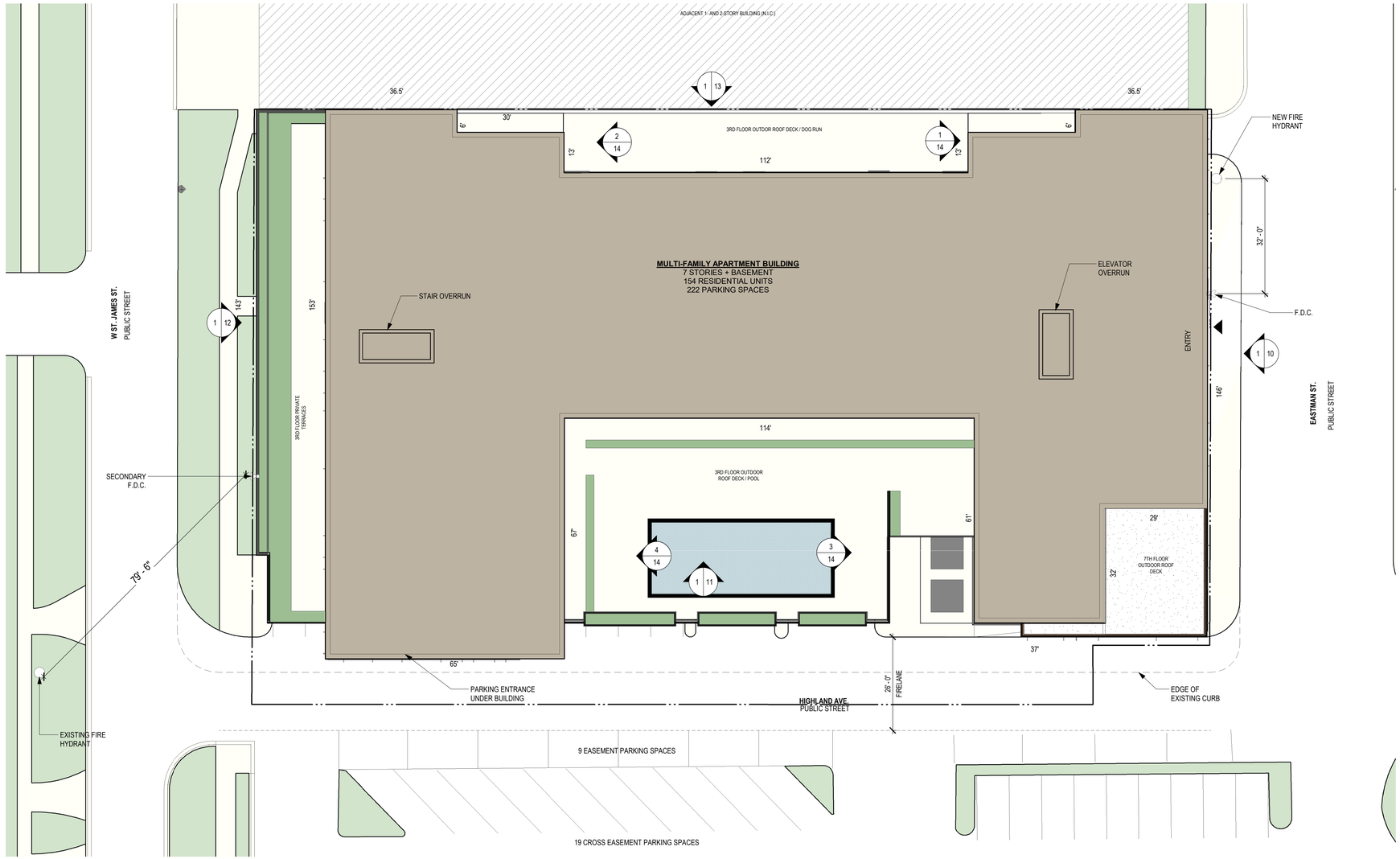
N
PROJECT

SCALE: 1" = 40'
0 10' 20' 40' 80'

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008



1/02 SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING SUMMARY

PROPOSED ZONING DISTRICT:	**B-5**	
ZONING DESCRIPTION:		
SITE AREA:	**43,584 SF**	
	ORDINANCE REQUIREMENT	**PROPOSED**
FAR	N/A	
AREA / DWELLING UNIT: 1 Bedroom 2 Bedroom	300 sf lot area / DU 400 sf lot area / DU	
FRONT YARD Adjacent Residential Minimum:5 FT. Adjacent Other Minimum: N/A	0'-0"	0'-0"
SIDE YARD (NEXT TO R-ZONE) Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft. if abutting street or alley	0'-0"	0'-0"
REAR YARD (NEXT TO R-ZONE) Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less. Adjacent Other Minimum: N/A	0'-0"	0'-0"
HEIGHT (W/ GROUND FLOOR RETAIL)	90'-0"	84'-0"
PARKING STUDIO & 1 BEDROOM UNITS	1 space / unit	
2-BR UNIT	1.25 space / unit	
LOADING	(1) 10'x35'x14'H	
TOTAL RESIDENTIAL PARKING SPACES	154	
RESTAURANT	1 space / 200sf seating 7 req'd spaces	
TOTAL:	161	224

DEVELOPMENT SUMMARY

BUILDING AREA

	GROSS	NET (RESIDENTIAL)	PARKING
TOTAL:			
LEVEL LL	6,321	--	
LEVEL 01	32,736	--	26,475
LEVEL 02	36,930	5,118	29,870
LEVEL 03	26,422	19,234	
LEVEL 04	26,422	23,264	
LEVEL 05	26,422	23,264	
LEVEL 06	26,422	23,264	
LEVEL 07	25,352	18,908	
TOTAL:	**207,027**	**114,052**	**56,345**

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LOWER LEVEL	39	0	39
LEVEL 01	67	14 + 9 PUBLIC SPACES	90
LEVEL 02	77 (+18 TANDEM)		95
TOTAL PROVIDED	201	23	224
TOTAL REQ'D	154	7	161

BIKE PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 01	15	0	15
TOTAL PROVIDED	15	0	15
TOTAL REQ'D	15	0	15

UNIT MATRIX

	STUDIO	1-BED	1-B+DEN	2-BED	TOTALS
LEVEL 2	1	5	1	--	7
LEVEL 3	6	14	6	1	27
LEVEL 4	4	15	7	4	30
LEVEL 5	4	15	7	4	30
LEVEL 6	4	15	7	4	30
LEVEL 7	3	13	8	2	26
TOTALS	22	77	36	15	150

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

N

PROJECT

SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

02

AERIAL VIEW

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ARLINGTON HEIGHTS MULTI-FAMILY

116 EASTMAN STREET
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MARCH 31, 2023 Project #: 22008

VIEW FROM NORTHWEST HWY

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ARLINGTON HEIGHTS, ILLINOIS 60004
MARCH 31, 2023 Project #: 22008

VIEW FROM ST. JAMES ST.

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VIEW FROM HIGHLAND AVE.

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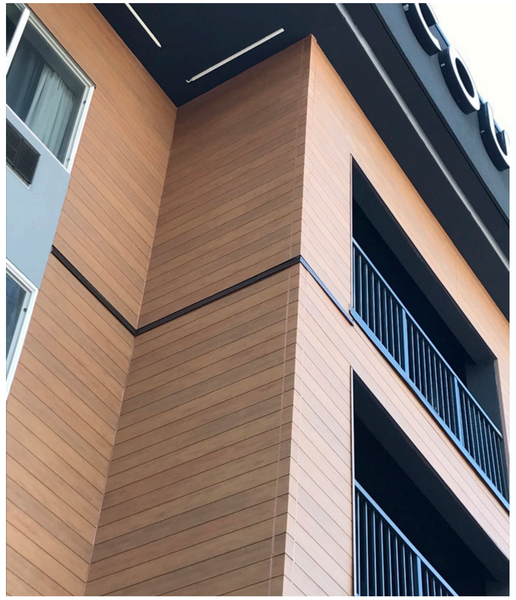
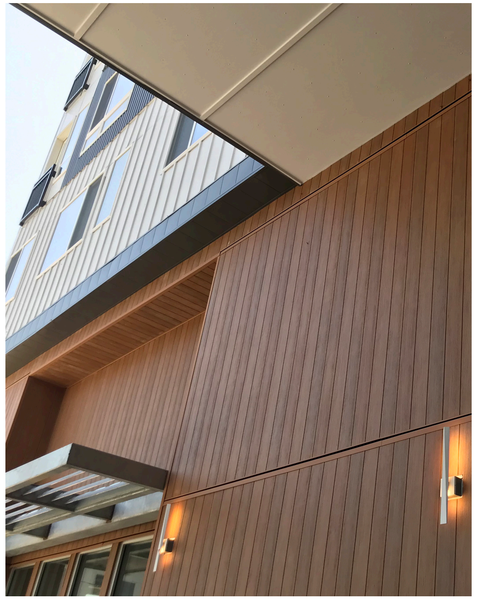
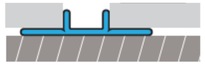


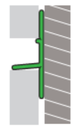


CERACLAD WOOD LOOK INSTALLATION PHOTOS

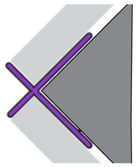
CERACLAD SOFFIT AND TRIM DETAILS



Recess Vertical Trim
Thickness: 16 gauge
Length: 8 ft



RECESS HORIZONTAL TRIM
Thickness: 16 gauge
Length: 8 ft



RECESS OUTSIDE CORNER TRIM
Thickness: 16 gauge
Length: 8 ft

HARDIE PANEL TRIM PROFILES

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116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
MARCH 31, 2023 Project #: 22008

Fiber Cement - Wood look:
Ceraclad, ‘Urban Cedar’

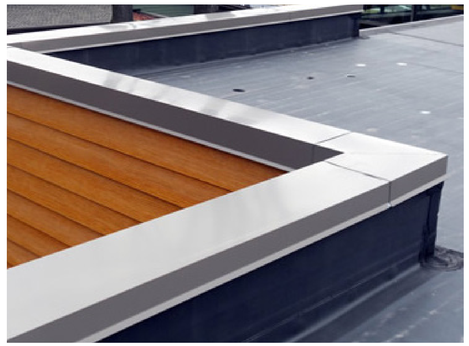
Fiber Cement - Light Gray:
Hardie Panel - ‘Monterey Taupe’

Fiber Cement - Dark Gray:
Hardie Panel, ‘Iron Gray’

Brick:
Interstate Brick, Modular, Blend of ‘Ash’ and ‘Pewter’

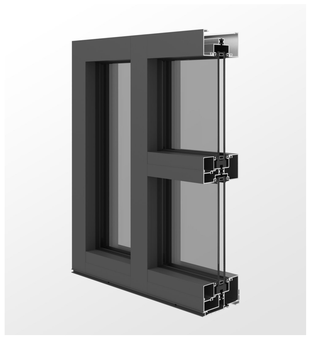
Stone Base:
Shouldice - Architectural, Colby

Garage screen - angled metal fins:
Pre-finished Alum. - Black



Wall Coping:
Pre-finished Alum.

Windows:
Vinyl - Black Finish



Storefront:
Pre-finished Alum. - Black

Balcony Railing:
Pre-finished metal - Black

Building Planters
Pre-finished Alum. - Black

Facade Fins
Pre-finished Alum. - White

OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY
116 EASTMAN STREET
ARLINGTON HEIGHTS, ILLINOIS 60004
February 28, 2023 Project #: 22008

MB-01

1/10 SOUTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Parking Alum. Fins	Prefinished 8" Alum. batten - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/11 WEST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Parking Alum. Fins	Prefinished 8" Alum. batten - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

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ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/12 NORTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
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Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

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ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/13 EAST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Monterey Taupe'
Fiber Cement (dark gray)	Hardie Panel, color: 'Black Brown'
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OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

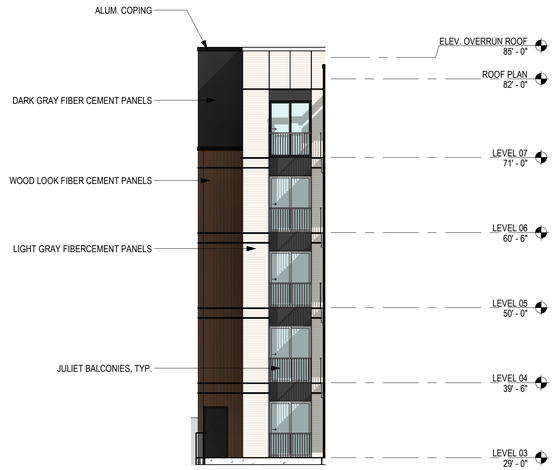
COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

3/14 SOUTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"



1/14 NORTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"

4/14 SOUTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

2/14 NORTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
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OKW Architects

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

SCALE: 1" = 10'

0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/15 NORTH-SOUTH BUILDING SECTION

SCALE: 1" = 10'-0"

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600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 10'

0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

1/16 EAST-WEST BUILDING SECTION
SCALE: 1" = 10'-0"

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Chicago, IL 60661

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
03/13/2023 Project #: 22008

LEGEND

- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water Buffalo Box
- Water Fire Hydrant
- Utility Pole
- Electric Light Pole
- Electric Mounted Wall Light
- Gas Buffalo Box
- Gas Meter
- Sign Post
- Bumper Post
- Unclassified Manhole
- Hose Connection
- JULIE Mark – Water

GRAPHIC SCALE

15 0 7.5 15

(IN FEET)
1" = 15'

GREMLEY & BIEDERMANN

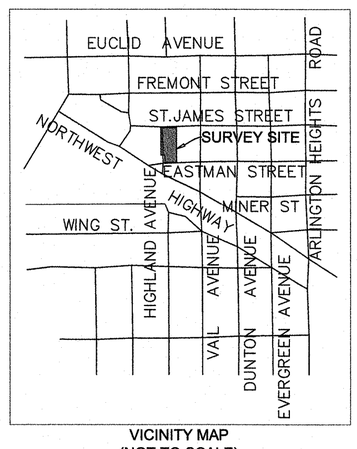
A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

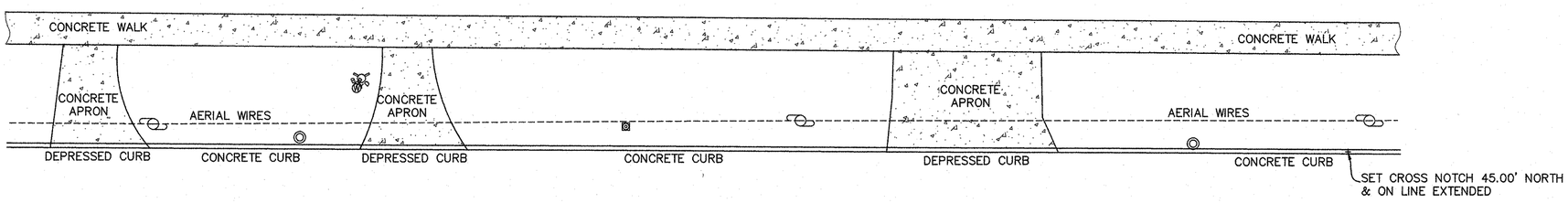
PARCEL 1:
LOTS 5, 6, 7 AND 8 IN BLOCK 9 IN TOWN OF DUNTON, COOK COUNTY, ILLINOIS, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 16.50 FEET OF LOT 1 AND THE EAST 16.50 FEET OF THAT PART OF LOT 11 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 1 IN BLOCK 6, IN ATKINS ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

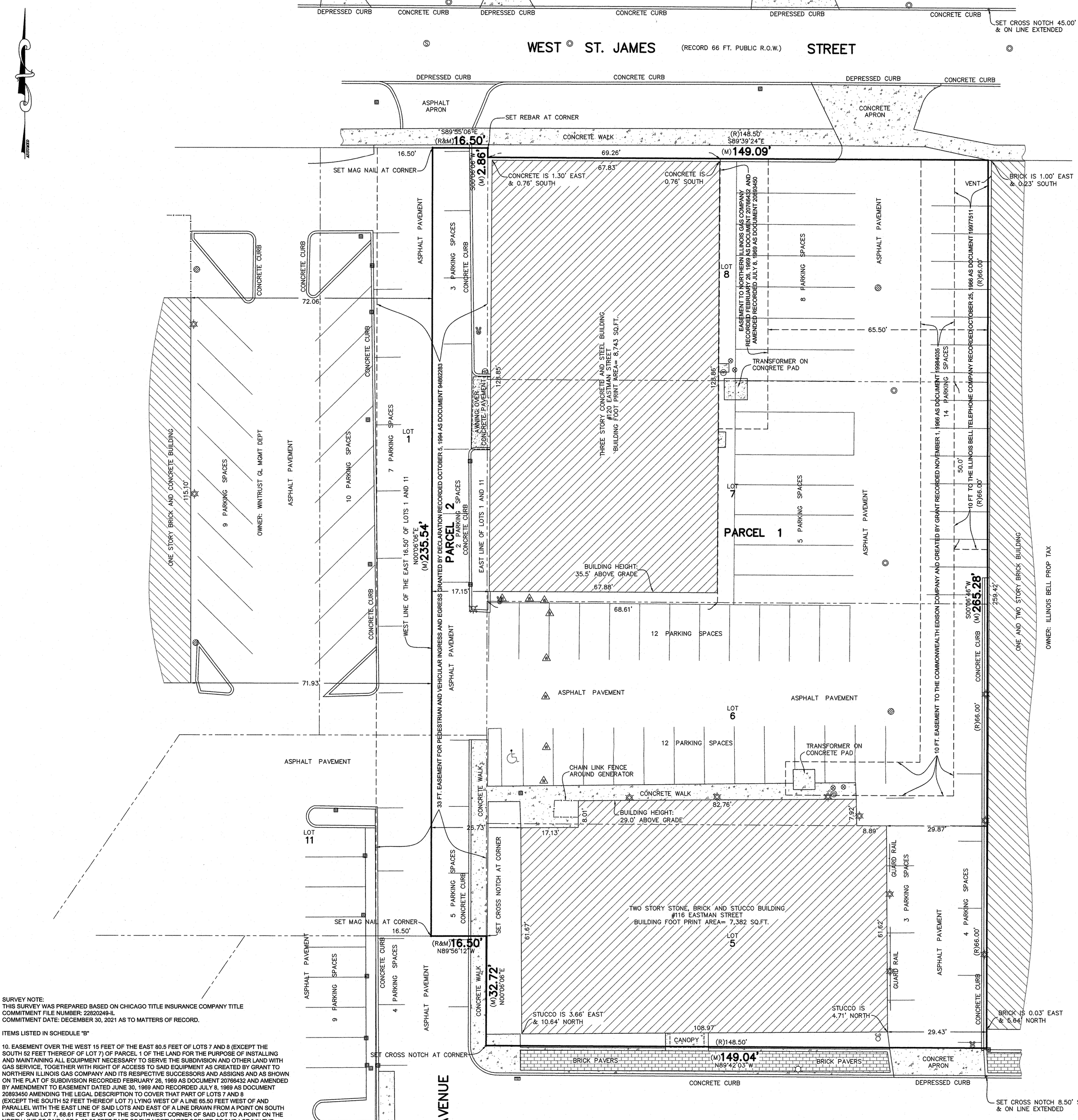
CONTAINING 43,438 SQUARE FEET OR 0.997 ACRES



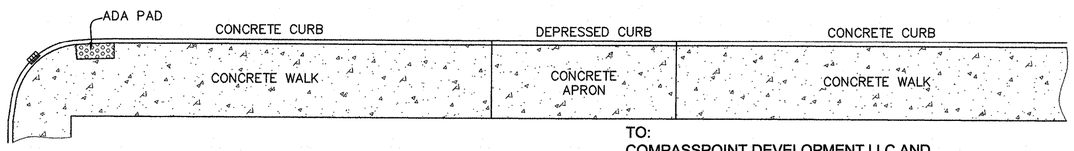
VICINITY MAP
(NOT TO SCALE)



WEST ST. JAMES (RECORD 66 FT. PUBLIC R.O.W.) STREET



WEST EASTMAN (RECORD 66 FT. PUBLIC R.O.W.) STREET



SURVEY NOTE:
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NUMBER: 22820249-IL
COMMITMENT DATE: DECEMBER 30, 2021 AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

10. EASEMENT OVER THE WEST 15 FEET OF THE EAST 80.5 FEET OF LOTS 7 AND 8 (EXCEPT THE SOUTH 52 FEET THEREOF OF LOT 7) OF PARCEL 1 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED FEBRUARY 26, 1969 AS DOCUMENT 20766432 AND AMENDED BY AMENDMENT TO EASEMENT DATED JUNE 30, 1969 AND RECORDED JULY 8, 1969 AS DOCUMENT 20893450 AMENDING THE LEGAL DESCRIPTION TO COVER THAT PART OF LOTS 7 AND 8 (EXCEPT THE SOUTH 52 FEET THEREOF LOT 7) LYING WEST OF A LINE 65.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS AND EAST OF A LINE DRAWN FROM A POINT ON SOUTH LINE OF SAID LOT 7, 68.61 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF SAID LOT 8, 69.26 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8 IN THE TOWN OF DUNTON (NOW ARLINGTON HEIGHTS) BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. [PLOTTED]

11. EASEMENT OVER THE EAST 10 FEET OF LOT 8 AND THE EAST 10 FEET OF THE NORTH 50 FEET OF LOT 7 IN BLOCK 9 FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OPERATING, UNDERGROUND TELEPHONE SYSTEM TOGETHER WITH RIGHT OF ACCESS THERETO IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY AS CREATED BY GRANT RECORDED OCTOBER 25, 1966 AS DOCUMENT 19977511 (AFFECTS PARCEL 1) . [PLOTTED]

12. EASEMENT OVER THE WEST 50 FEET OF THE EAST 60 FEET OF THE NORTH 10 FEET OF THE SOUTH 19 FEET AND ALSO THE WEST 10 FEET OF THE EAST 20 FEET TO NORTH 47 FEET OF LOT 6 IN BLOCK 9 AND OVER THE WEST 10 FEET OF THE EAST 20 FEET OF LOTS 7 AND 8 IN BLOCK 9 AFORESAID FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES TOGETHER WITH RIGHT OF ACCESS THERETO IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND CREATED BY GRANT RECORDED NOVEMBER 1, 1966 AS DOCUMENT 19984035. (AFFECTS PARCEL 1). [PLOTTED]

13. EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS GRANTED BY DECLARATION RECORDED OCTOBER 5, 1994 AS DOCUMENT 94862283, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. (AFFECTS PARCEL 2) [PLOTTED]

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

CERT NAMES ADDED FEBRUARY 25, 2022
PER EMAIL DATED FEBRUARY 25, 2022

ORDERED BY: 116-120 EASTMAN LLC		CHECKED: LB	DRAWN: RL
ADDRESS: 116-120 EASTMAN STREET			
GREMLEY & BIEDERMANN, A DIVISION OF PLCS, CORPORATION LICENSE No. 184-005332 *PROFESSIONAL LAND SURVEYORS* 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM			
ORDER NO. 2022-29831-001	DATE: FEBRUARY 9, 2022 SCALE: 1 INCH = 15 FEET		PAGE NO. 1 OF 1

G:\CAD\2022\2022-29831\2022-29831-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SURVEY NOTES:

PREMISES COVERED BY ICE & SNOW MAY OBSCURE ADDITIONAL IMPROVEMENTS.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0203J, EFFECTIVE DATE AUGUST 19, 2008.

TO:
COMPASSPOINT DEVELOPMENT LLC AND
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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9 AND 19 OF TABLE A THEREOF.

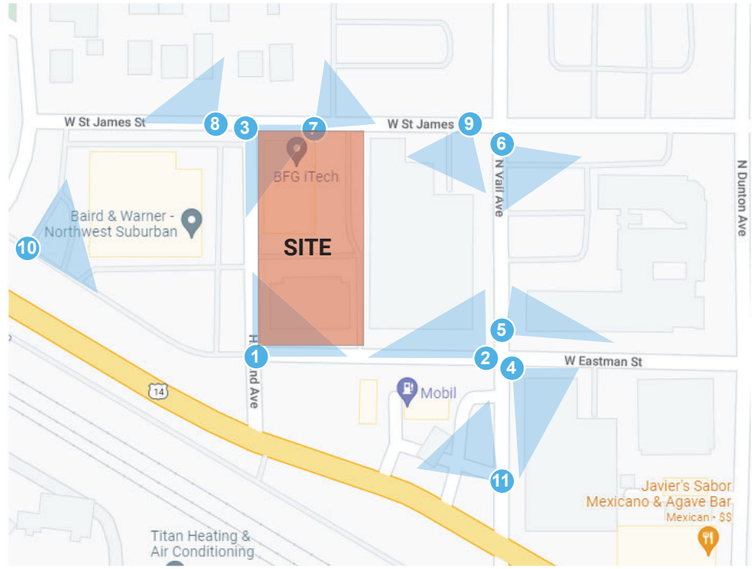
THE FIELD WORK WAS COMPLETED ON FEBRUARY 9, 2022.

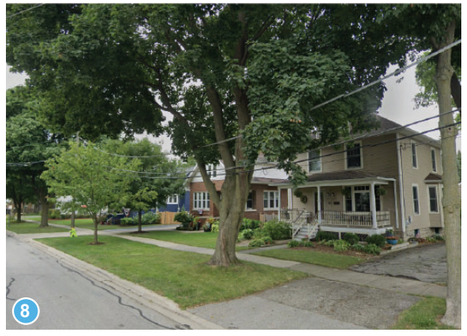
DATE OF PLAT FEBRUARY 28, 2022.

BY: Robert G. Biedermann

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS





OKW Architects

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

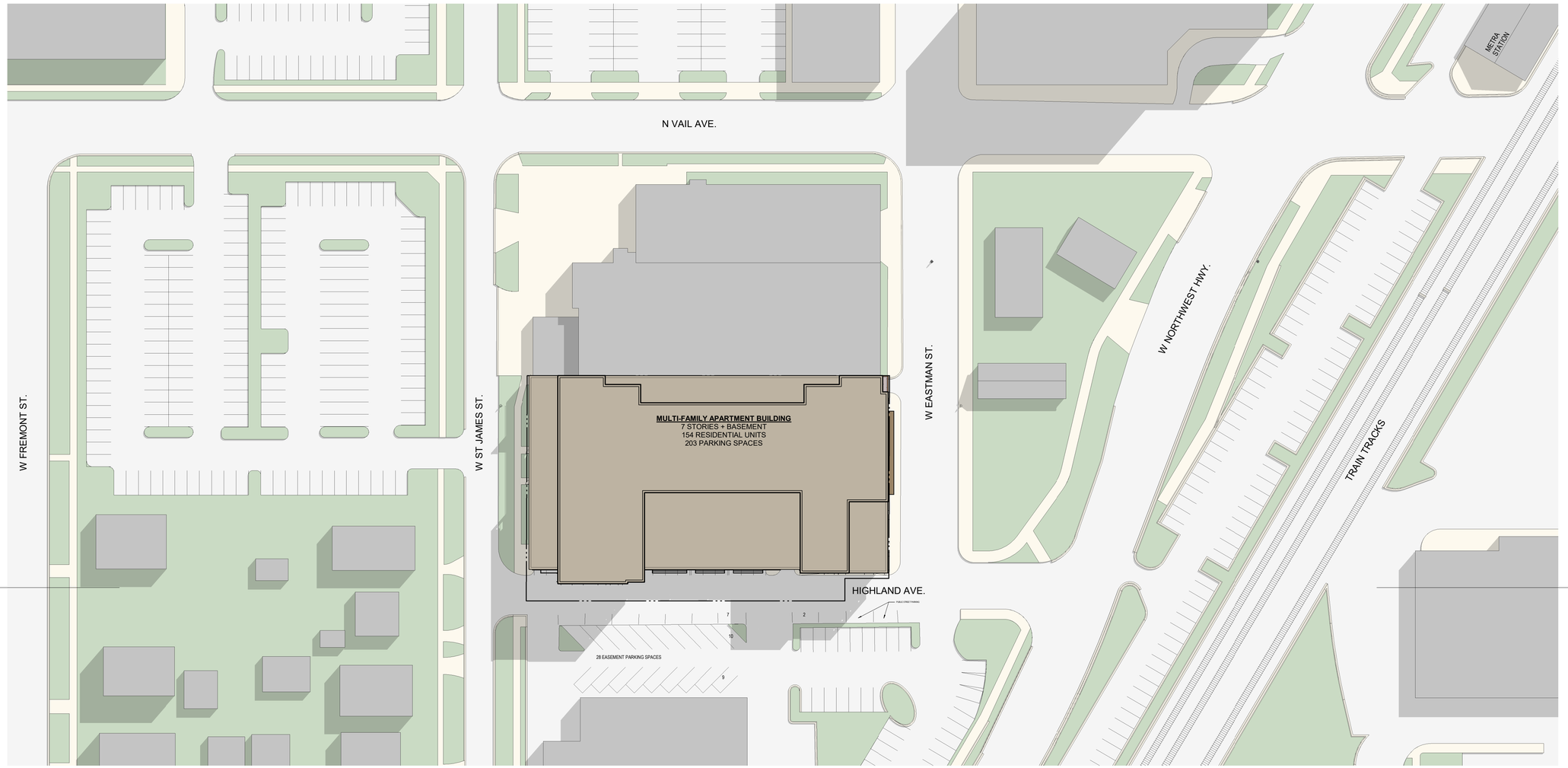
COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
01/17/23 Project #: 22008

2/01 SITE CROSS SECTION

SCALE: 1" = 40'-0"



1/01 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

OKW Architects

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

N

SCALE: 1" = 40'

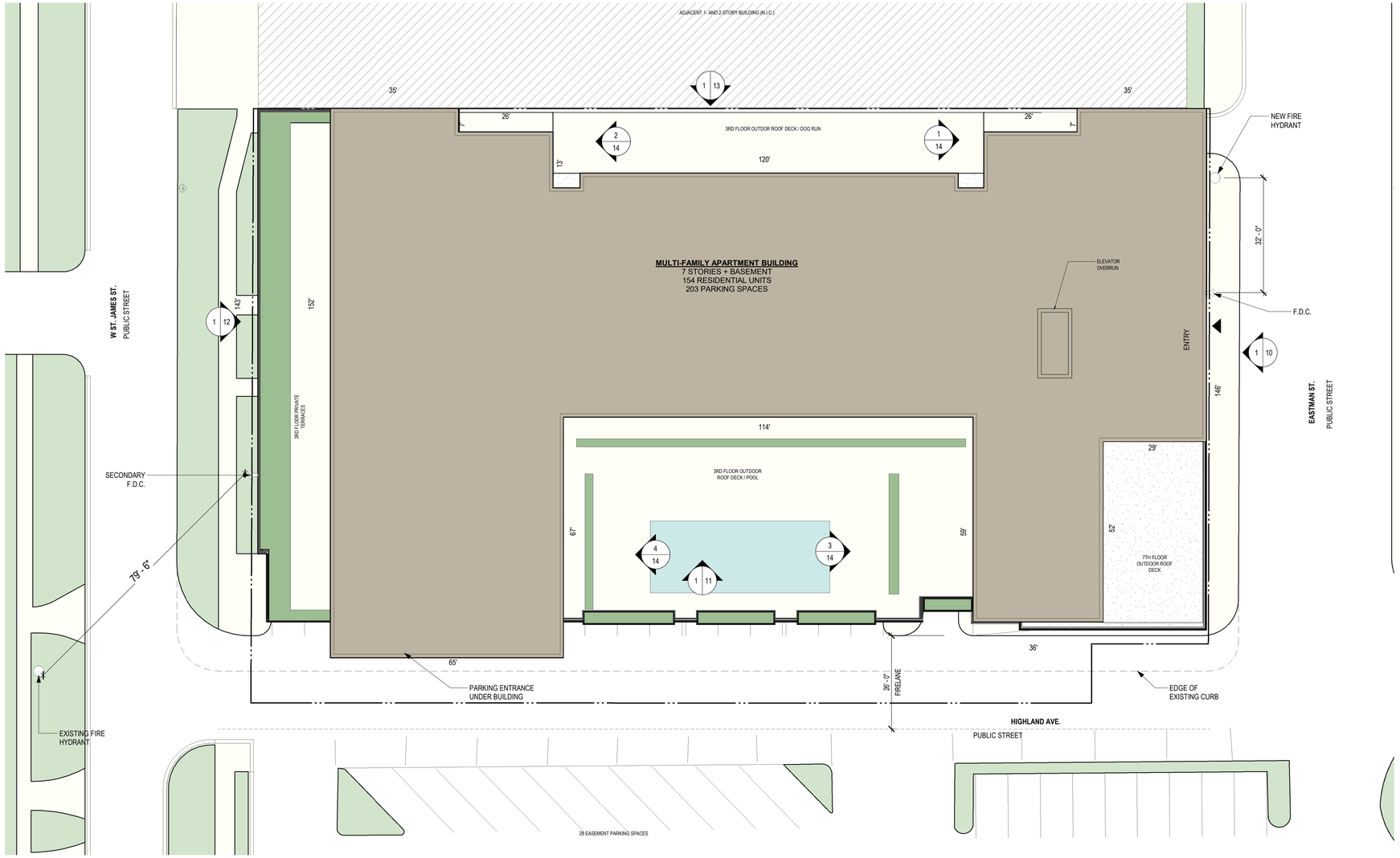
0 10' 20' 40' 80'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



1/02 SITE PLAN
SCALE: 1/16" = 1'-0"

ZONING SUMMARY

PROPOSED ZONING DISTRICT:	**B-5**	
ZONING DESCRIPTION:		
SITE AREA:	**43,584 SF**	
	ORDINANCE REQUIREMENT	**PROPOSED**
FAR	N/A	
AREA / DWELLING UNIT: 1 Bedroom 2 Bedroom	300 sf lot area / DU 400 sf lot area / DU	
FRONT YARD Adjacent Residential Minimum:5 FT. Adjacent Other Minimum: N/A	0'-0"	0'-0"
SIDE YARD (NEXT TO R-ZONE) Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft, if abutting street or alley	0'-0"	0'-0"
REAR YARD (NEXT TO R-ZONE) Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less. Adjacent Other Minimum: N/A	0'-0"	0'-0"
HEIGHT (W/ GROUND FLOOR RETAIL)	90'-0"	85'-0"
PARKING STUDIO & 1 BEDROOM UNITS 2-BR UNIT LOADING	1 space / unit 1.25 space / unit (1) 10'x35'x14'H	
TOTAL RESIDENTIAL PARKING SPACES	156	
RESTAURANT LOADING	1 space / 200sf seating 8 req'd spaces (1) 10'x35'x14'H	
TOTAL:	164	203 (+19 TANDEM)

DEVELOPMENT SUMMARY

BUILDING AREA

	GROSS	NET (RESIDENTIAL)	PARKING
TOTAL:			
LEVEL LL	7,372	--	
LEVEL 01	33,040	--	26,428
LEVEL 02	36,966	7,120	29,846
LEVEL 03	26,053	19,082	
LEVEL 04	26,053	22,932	
LEVEL 05	26,053	22,932	
LEVEL 06	26,053	22,932	
LEVEL 07	24,491	19,141	
TOTAL:	**206,081**	**114,159**	**56,274**

PARKING

	RESIDENTIAL	COMMERCIAL	TOTAL
LEVEL 01	81	14 + 28 EASEMENT SPACES	
LEVEL 02	80 (+19 TANDEM)		
TOTAL PROVIDED	161 (+19 TANDEM)	42	203 (+19 TANDEM)
TOTAL REQ'D	156	8	164

UNIT MATRIX

	STUDIO	1-BED	1-BD+DEN	2-BED	TOTALS
LEVEL 2	--	6	1	--	7
LEVEL 3	8	14	4	1	27
LEVEL 4	4	19	6	2	31
LEVEL 5	4	19	6	2	31
LEVEL 6	4	19	6	2	31
LEVEL 7	6	16	4	1	27
TOTALS	26	93	27	8	154

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

N

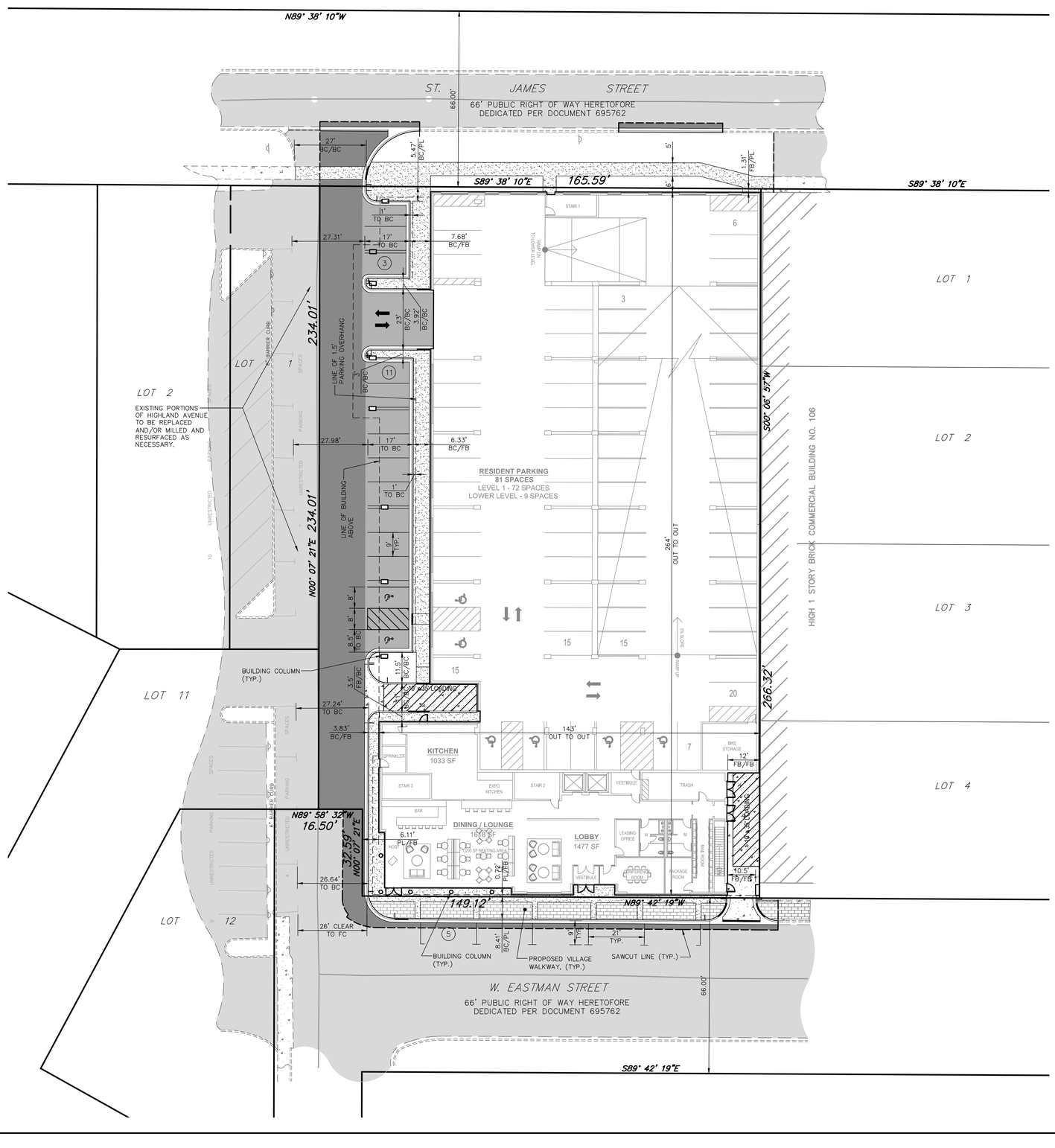
SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
4. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY GENTILE AND ASSOCIATES, INC. AND DATED APRIL 27, 2022.
5. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY–REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
8. ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.

SURFACE IMPROVEMENT LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- NEW ASPHALT PAVEMENT
- NEW HEAVY-DUTY ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALKS
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

SITE DATA:

TOTAL SITE SIZE	= 43,581 S.F. (1.0 AC)	
EXISTING SITE CONDITIONS:		
EXISTING BUILDING/PAVT/SW	= 41,544	S.F.
EXISTING GREENSPACE	= 2,037	S.F.
EXISTING CONDITION IMPERVIOUS AREA	= 41,544	S.F.
PROPOSED SITE CONDITIONS:		
PROPOSED BUILDING/PAVT/SW	= 43,215	S.F.
PROPOSED GREENSPACE	= 366	S.F.
PROPOSED CONDITION IMPERVIOUS AREA	= 43,215	S.F.

DRAWN BY | REVISIONS | DATE

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EASTMAN STREET APARTMENTS

116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL

PRELIMINARY SITE DEVELOPMENT PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 68512022
DATE 11/22/22
SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET 1 OF 2

November 22, 2022 1:38:57 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\68512022 – EASTMAN STREET APARTMENTS\300_ENGINEERING\310_CADD\PRELIM\685_BASE_PRELIM.DWG

PERSPECTIVE RENDERING - LOOKING NORTH-EAST

OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004

02/27/2023 Project #: 22008

PERSPECTIVE RENDERING - LOOKING SOUTH-EAST

OKW Architects

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

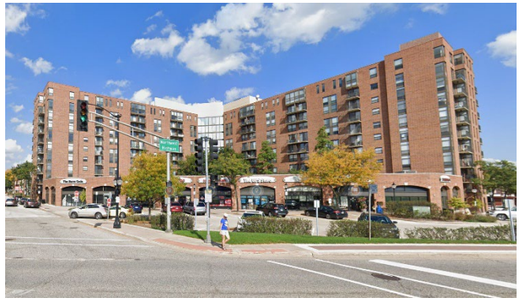
COMPASSPOINT
DEVELOPMENT, LLC

PROPOSED DESIGN

CONDOMINIUMS, 201 N VAIL AVE

PARKVIEW APARTMENTS

HANCOCK SQUARE APARTMENTS



HANCOCK SQUARE APARTMENTS

MULTI-FAMILY BUILDINGS ALONG NORTHWEST HIGHWAY

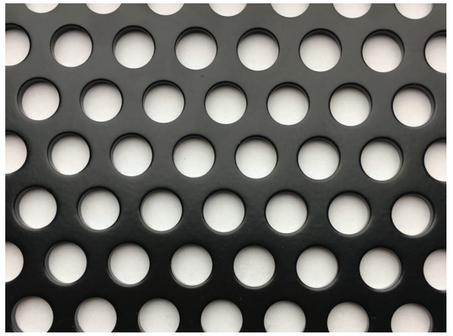
Fiber Cement - Wood look:
Ceraclad, ‘Urban Cedar’

Fiber Cement - Light Gray:
Hardie Panel - ‘Cobblestone’

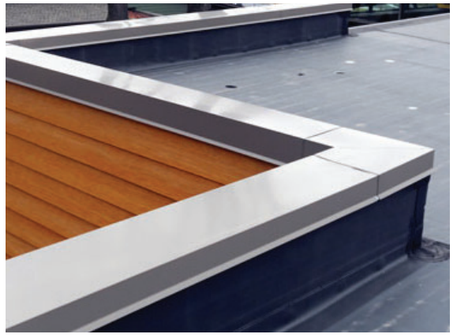
Fiber Cement - Dark Gray:
Hardie Panel, ‘Iron Gray’

Brick:
Interstate Brick, Modular, Blend of ‘Ash’ and ‘Pewter’

Stone Base:
Shouldice - Architectural, Colby

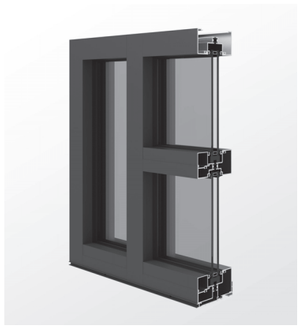


Perforated metal screens:
Pre-finished Alum. - Black



Wall Coping:
Pre-finished Alum.

Windows:
Vinyl - Black Finish



Storefront:
Pre-finished Alum. - Black

Balcony Railing:
Pre-finished metal - Black

Building Planters
Pre-finished Alum. - Black

Facade Fins
Pre-finished Alum. - White

OKW Architects

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

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY
116 EASTMAN STREET
ARLINGTON HEIGHTS, ILLINOIS 60004
February 28, 2023 Project #: 22008

1/10 SOUTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Cobblestone'
Fiber Cement (dark gray)	Hardie Panel, color: 'Iron Gray'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Perforated metal Screen	Prefinished Alum. Perforated Panel - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

OKW Architects

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008

1/11 WEST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Cobblestone'
Fiber Cement (dark gray)	Hardie Panel, color: 'Iron Gray'
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Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008

1/12 NORTH ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
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OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008

1/13 EAST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
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Wall coping	Pre-finished Alum. Coping

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

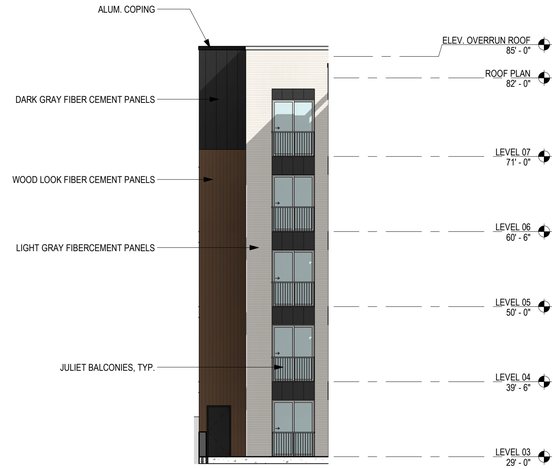
COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008

3/14 SOUTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"



1/14 NORTH COURTYARD EAST ELEVATION

SCALE: 1" = 10'-0"

4/14 SOUTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

2/14 NORTH COURTYARD WEST ELEVATION

SCALE: 1" = 10'-0"

MATERIAL LIST

Brick	Interstate Brick, modular, blend of 'Ash' and 'Pewter'
Stone Base	Shouldice - Architectural, color: Colby
Fiber Cement (wood-look)	Ceraclad, 'Urban Cedar'
Fiber Cement (light gray)	Hardie Panel, color: 'Cobblestone'
Fiber Cement (dark gray)	Hardie Panel, color: 'Iron Gray'
Glass/Alum storefront	Black finish
Vinyl Windows	Black finish
Balcony Railings	Prefinished Alum. Railing - Black
Perforated metal Screen	Prefinished Alum. Perforated Panel - Black
Alum. Fins	Prefinished 8" Alum. batten - Bone White
Parking garage planters	Pre-finished Alum. Planters - Black
Wall coping	Pre-finished Alum. Coping

OKW Architects

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

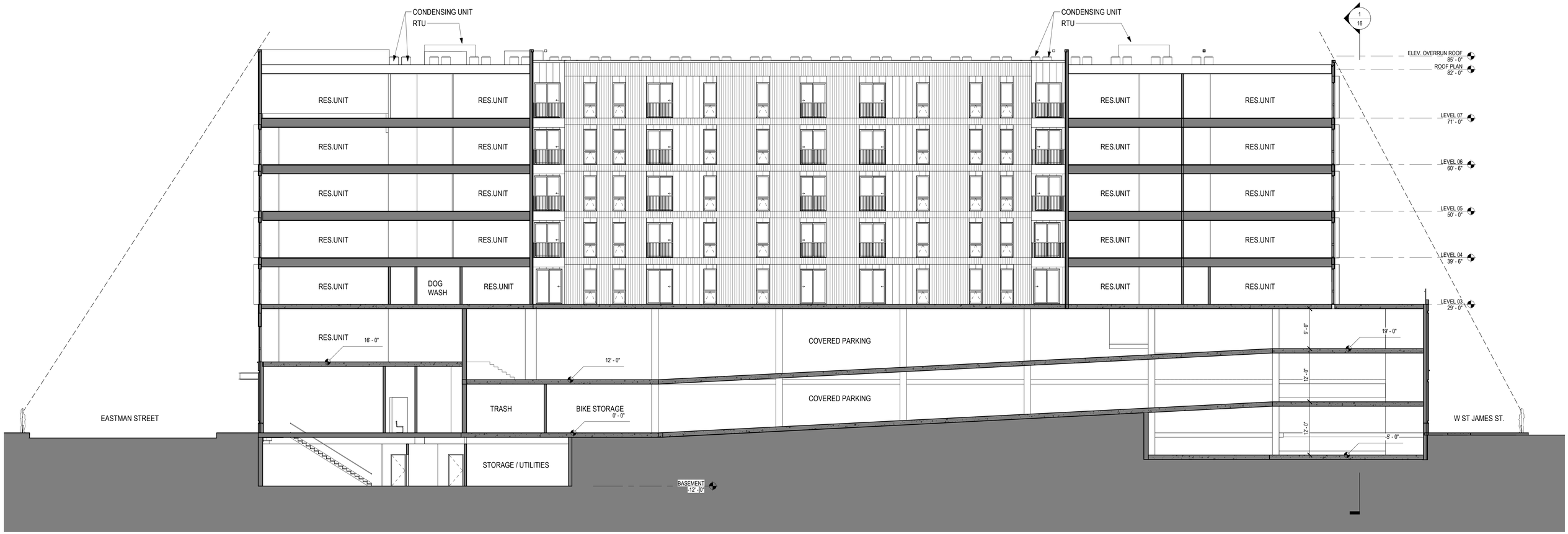
SCALE: 1" = 10'

0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008



1/15 BUILDING SECTION
SCALE: 1" = 10'-0"

OKW Architects

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008

1/16 BUILDING SECTION
SCALE: 1" = 10'-0"

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

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
02/28/23 Project #: 22008

Design Commission
4/11/2023

Item: DC#23-002 - 1212 N. Dunton Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1212 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 3/10/23, and the following:

1. Evaluate the proposed demolition of the existing historic house.

2. Evaluate the height of the garage roof, with a recommendation to lower the eave to align with the existing adjacent house.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Letter from Owner-Architect	Correspondence

Supporting Documents

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	1212 N. Dunton Ave.
Project Address:	1212 N. Dunton Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	April 5, 2023

PETITION INFORMATION:

DC Number:	23-002
Petitioner Name:	John Berta
Petitioner Address:	Capital Architects LLC 422 N Hough Street Barrington, IL 60010
Meeting Date:	April 11, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing two-story residence and detached two-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 8,976 square feet and the proposed residence will have approximately 2,800 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 26.5 feet Side: 6.8 feet Side: 6.8 feet Rear: 30 feet	Front: 26.5 feet Side: 7 feet Side: 8 feet Rear: 51 feet
Building Height	25 feet to the midpoint	22 feet to the midpoint
FAR	4,039 SF	2,800 SF
Building Lot Coverage	3,142 SF	2,206 SF
Impervious Surface Coverage Total	4,488 SF	3,453 SF

The existing house is a traditional style historic home built in 1904. Since the property is located north of Oakton Street, it was not included in the Community Preservation Report that was prepared for the Village of Arlington Heights by the Art Institute of Chicago in 2004, and it is also outside of the "Historic Arlington Neighborhood Association" (HANA) boundary. The surrounding context is a mix of historic, mid-century, and newer homes with a mix of styles, sizes, detached and attached garages. The existing home has architectural quality, and Staff encourages remodeling and expanding it instead of demolition. The petitioner has provided a letter outlining numerous deficiencies with the existing house that make it financially unfeasible to remodel and expand versus teardown and build new. However, cost estimates for renovation and photos of the existing house were not provided. The list of deficiencies reported includes:

- A failing brick foundation with no drain tile
- Old windows that need to be replaced
- Damaged exterior siding
- No upstairs bathroom
- No wall insulation
- Radiant heat, no air conditioning
- Old unsafe electrical wiring
- Crooked stairs
- Entire interior needs remodeling

In regards to the design of the proposed new house, it is nicely done in a traditional one-and-a-half story bungalow style that will generally fit well in this location. The attached garage is nicely setback from the front of the house, which keeps the focal point on the house and the front porch instead of the garage. The same level of detail is provided on all four sides of the house for a cohesive design. The only comment on the design is that the garage roof looks tall, and it would be nice if the garage roof eave could be lowered to align with the existing adjacent house.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 1212 N. Dunton Avenue. This recommendation is subject to compliance with the architectural plans received on 3/10/23, and the following:

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

April 5, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-002

March 9, 2023

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

Re: 1212 N. Dunton Ave - New Single-Family Residence

Steve,

The purpose of this letter is to provide information on why the existing wood framed house needs to be demolished to make room for a new single-family residence. The current house is constructed with wood framed walls over a brick masonry foundation wall. The prior owner of the house was renting the house for the past 16 years and did not keep up on regular maintenance of the home's interior and exterior.

The entire interior of the home needs to be remodeled with new wood flooring, trim, doors, windows, kitchen cabinets, and appliances including the remodeling of the only full bathroom located on the first floor. The plaster walls and ceilings are cracked and in need of repairs. The best solution is to remove all plaster finishes and replace with new drywall. This would allow for the exterior walls, which have no insulation to be insulated with batt insulation. The existing wood stairs to the second floor are not level with a slight pitch to one side, these will need to be rebuilt for safety reasons.

The electrical system is a combination of knob & tube electrical in some rooms with BX conduits in other areas, both not to code and not safe. The electrical system should be removed and replaced with new wiring in rigid conduit. Radiant heat is provided throughout the house but no air conditioning is present. A new gas fired furnace and ductwork will need to be installed throughout the house. There is no bathroom on the second floor, a new full bathroom will need to be installed on the second floor, to make this work, the bedrooms on the second floor would need to be reconfigured to allow for one bathroom. Two bathrooms on the second floor would be ideal and to make this work a second floor 0addition would be required to provide the additional space required to make this work.

The exterior windows all need to be replaced with new energy efficient windows and the two layers of siding need to be removed due to damaged areas and/or missing siding pieces. The foundation system is all brick that is currently failing with several cracks allowing water to entry into the basement. The north side of the foundation wall has a bow in the wall which we are concerned about for safety reasons. There is no drain tile around the footing which allows water to seep in under the slab. The brick foundation wall should be removed and replaced with a new concrete foundation wall with drain tile.

After reviewing the preliminary construction costs to repair the deficiencies and issues as listed above, it makes financial sense to build a new single-family residence that is more energy efficient and has an efficient layout than to try and repair the existing house that has many surprises waiting to be discovered.

Thank you.

John Berta

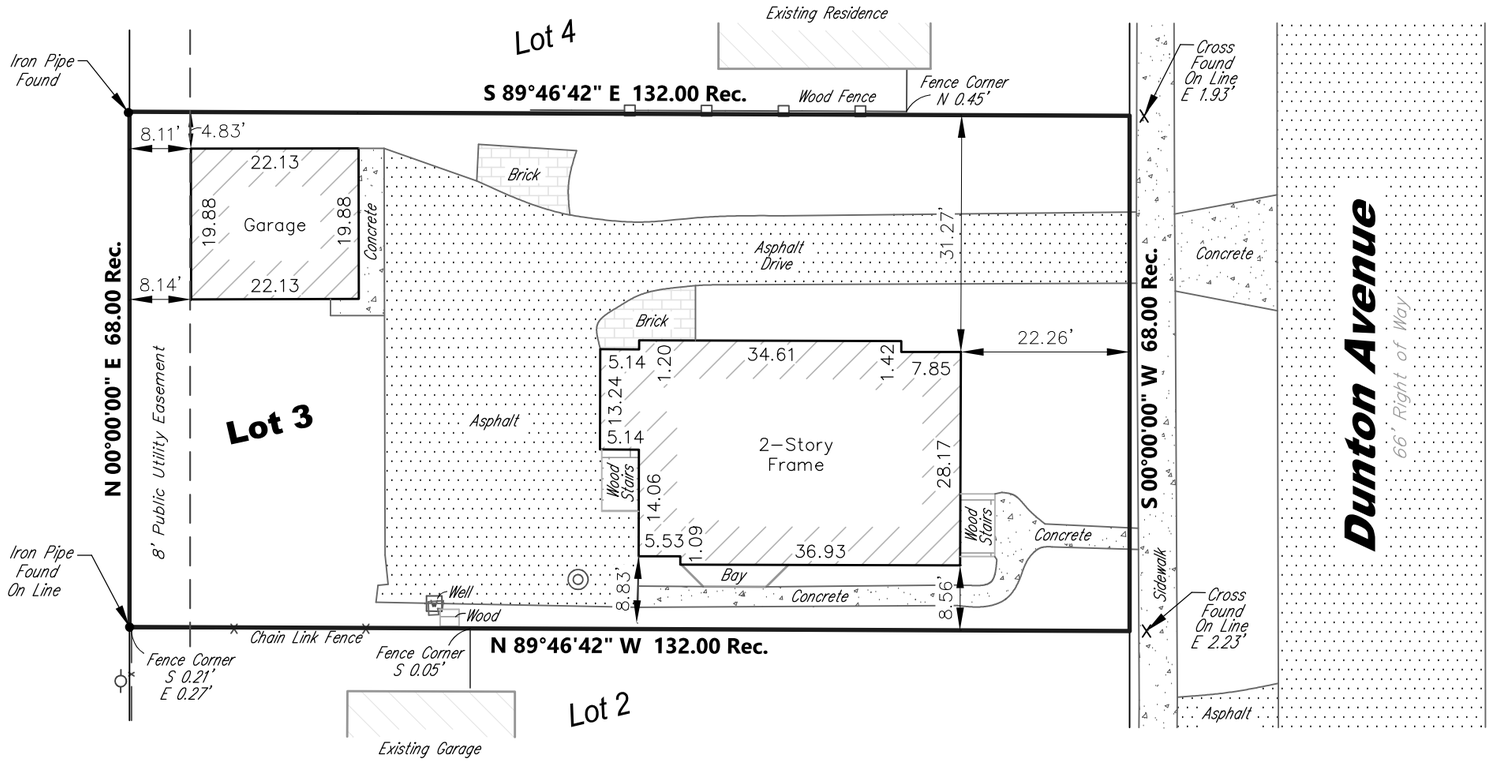
1228
N Highland Ave
1208
endon St
1126
1122
Private
1212
1216
1222
1226
1230
1238
N Dunton Ave
1208
1204
1136
1134
1130
1221
1217
1213
1209
1205
1201
1135
1131
1231
1225

PLAT OF SURVEY

LOT 3 IN WARTENBERG'S RESUBDIVISION OF EAST 165 FEET OF LOT 3 IN GEORGE H. ALLISON'S SUBDIVISION OF SOUTH HALF OF SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

N

Scale: 1" = 20'



Legend:

○-Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

Surveyor Notes:

1. Field Work Completed on 7-27-2022

2. Prepared for The Law Office of Patrick J. McAndrews, P.C., for real estate transaction.

3. Site Address: 1212 North Dunton Avenue, Arlington Heights, IL 60004

4. Pin No.: 03-20-300-094

5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.

6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

7. Auto Cad Files will not be released under this contract.

8. Refer to a current title commitment for any building lines or easements not shown on this plat.

9. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

10. All building dimensions and ties are to the current siding material and not to the foundation.

11. Bearings are assumed.

12. Title commitment issued by Chicago Title Insurance Company number: 22GCO013040CL date: June 9, 2022.

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the time of said survey.

Given under my hand and seal this 28th day of July, A.D. 2022 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-22

This professional service conforms to the current Illinois minimum standards for a boundary survey.

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

Drafted By : BTK	Field Work : BTK	
Drawing Revisions		Date
REVISION		

Field Work Completed:	7-27-2022
Scale: 1" = 20'	Date: 7-28-2022

Site Address:
1212 N. Dunton Ave.
Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079
Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS221020

Sheet Name
PLAT OF SURVEY

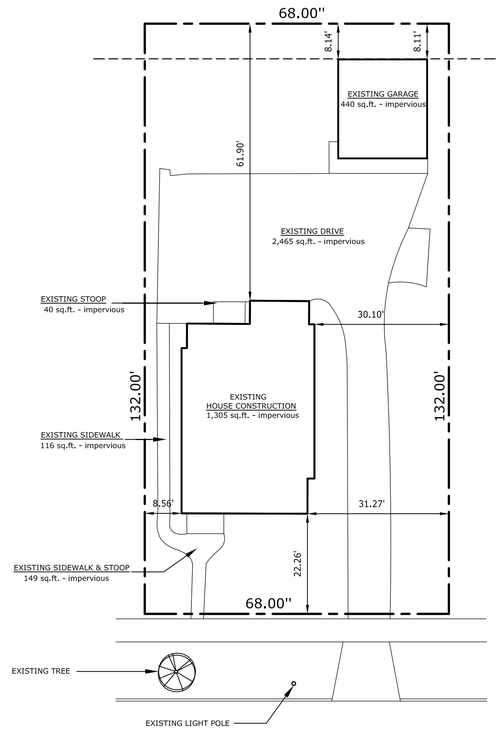
Sheet Number
SURVEY

AVERAGE FRONT YARD SETBACK

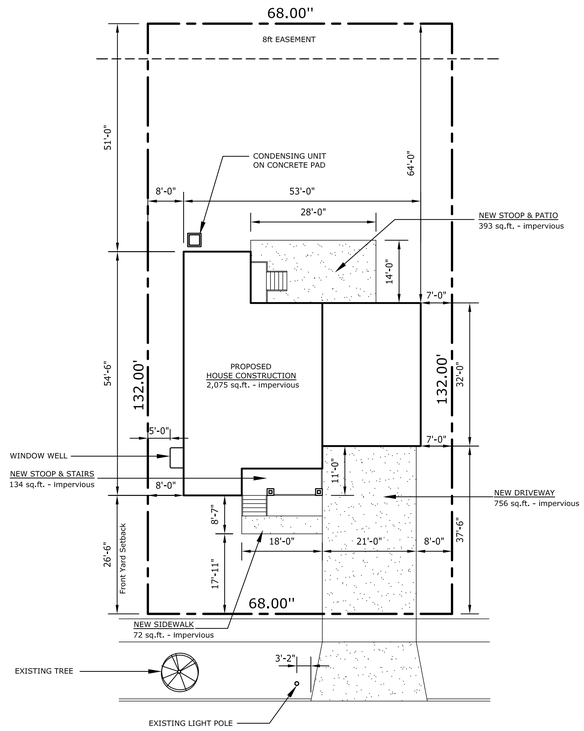
ADDRESS	SETBACK
1238	30'-2"
1230	30'-4"
1226	24'-9"
1222	25'-1"
1216	26'-2"
1212	22'-3"
1208	25'-9"
1204	25'-1"
1136	23'-2"
1134	26'-4"
1130	25'-3"
1126	28'-4"
1124	27'-2"
1118	16'-5"
1116	30'-4"
1112	38'-6"
1108	27'-2"

TOTAL: 453'-3"

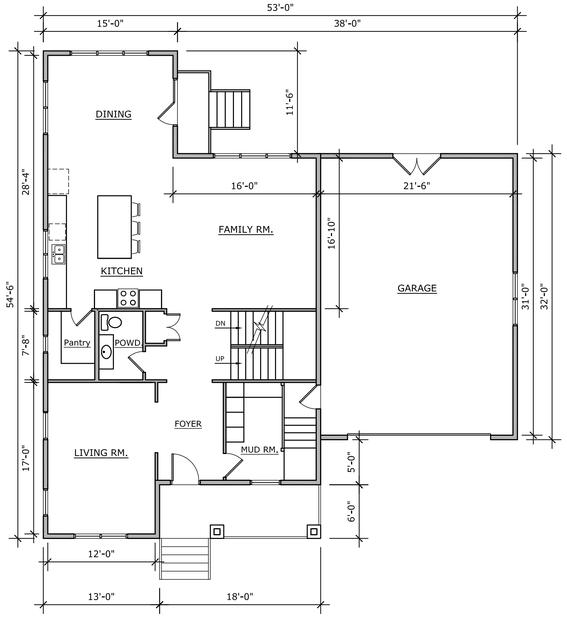
AVERAGE SETBACK = 26'-6"



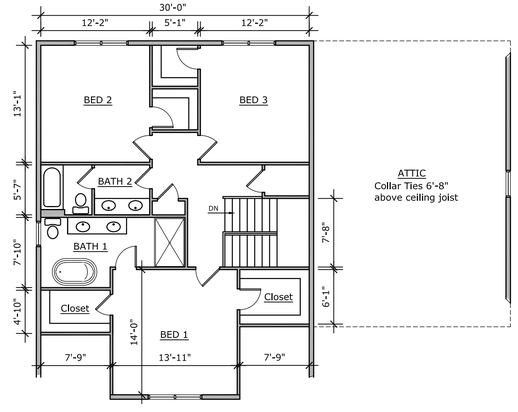
1 Existing Site Plan
1/16" = 1'-0"



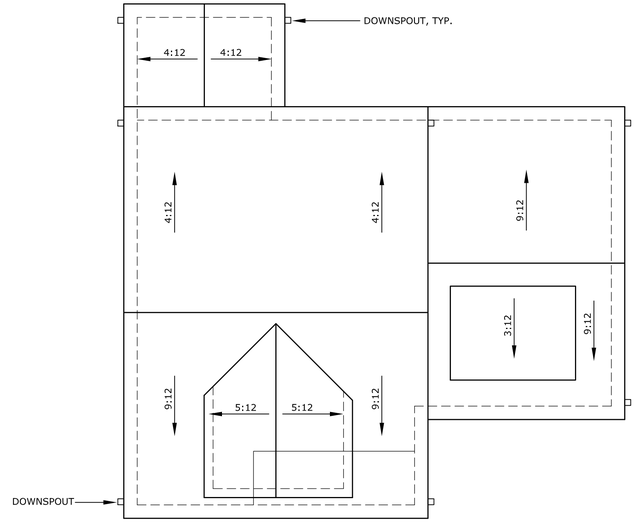
2 Proposed Site Plan
1/16" = 1'-0"



3 Proposed First Floor Plan
1/8" = 1'-0"



4 Proposed Second Floor Plan
1/8" = 1'-0"



5 Proposed Roof Plan
1/8" = 1'-0"

Dunton Residence

New Single Family Residence

1212 N. Dunton Ave.
Arlington Heights, IL 60004

CAPITAL ARCHITECTS, LLC

PLANNING & DESIGN

422 N. Hough Street
Barrington, Illinois 60010

Tele : (847) 209-1125

Project No.: 2300

No:	Description:	Date:
	DESIGN REVIEW	3-9-23

Sheet Title:
Site Plans, Proposed Floor Plan, Roof Plan

Sheet No:
A1.0

1136 N. Dunton

1204 N. Dunton

1208 N. Dunton

1212 N. Dunton

1216 N. Dunton

1222 N. Dunton

1226 N. Dunton

DUNTON AVE.

1205 N. Dunton

1209 N. Dunton

1213 N. Dunton

1 Existing Context Elevations

1/8" = 1'-0"

2 Proposed Context Elevations

1/8" = 1'-0"

Dunton Residence

New Single Family Residence

1212 N. Dunton Ave.
Arlington Heights, IL 60004

CAPITAL ARCHITECTS, LLC

PLANNING & DESIGN

422 N. Hough Street
Barrington, Illinois 60010

Tele : (847) 209-1125

Project No.: 2300

No:	Description:	Date:
	DESIGN REVIEW	2-20-23

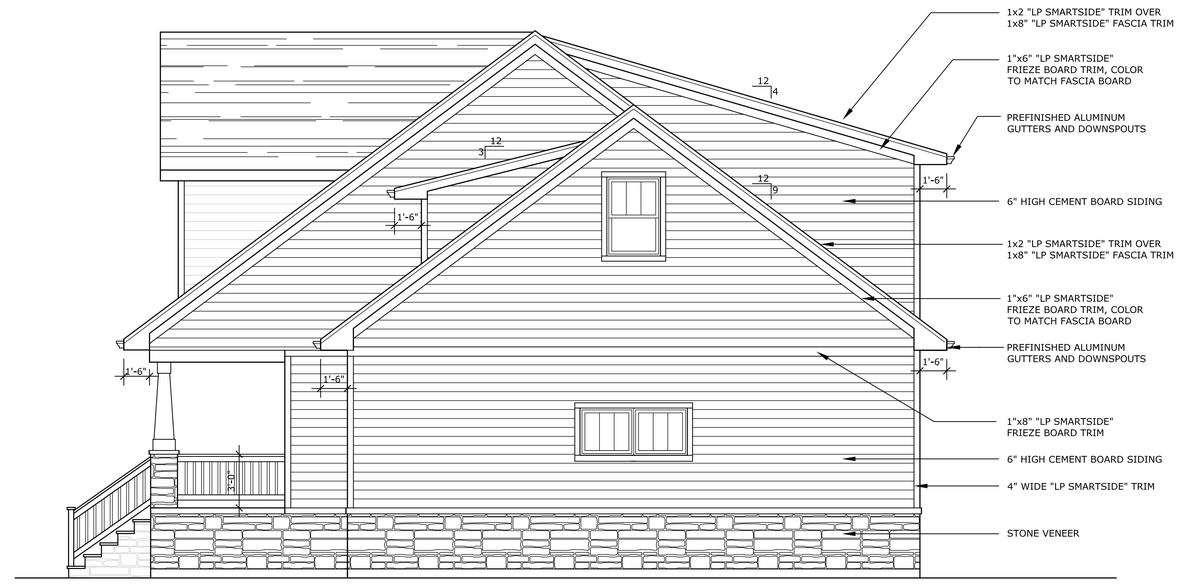
Sheet Title:
Context Elevations

Sheet No:
A4.0

1 Proposed Front Elevation
1/4" = 1'-0"

MATERIALS LIST - 1212 N. DUNTON AVE.

SIDING:	6" CEMENT BOARD SIDING - GRAY COLOR
STONE VENEER	STONE VENEER - GRAY/TAN
GABLE ACCENT:	CEMENT BOARD & BATT TRIM - WHITE
ROOFING:	ARCHITECTURAL ASPHALT ROOFING SHINGLES - BLACK
FASCIA:	"LP" SMART SIDE TRIM - WHITE
WINDOWS:	BLACK ALUMINUM CLAD DOUBLE HUNG WINDOWS
GUTTERS:	BLACK PREFINSHED ALUMINUM GUTTERS AND DOWNSPOUTS



2 Proposed North Elevation
1/4" = 1'-0"

Dunton Residence

New Single Family Residence

1212 N. Dunton Ave.
Arlington Heights, IL 60004

CAPITAL ARCHITECTS, LLC

PLANNING & DESIGN

422 N. Hough Street
Barrington, Illinois 60010

Tele : (847) 209-1125

Project No.: 2300

No:	Description:	Date:
	DESIGN REVIEW	3-9-23

Sheet Title:
Exterior Elevations

Sheet No:
A2.0

1 Proposed Rear Elevation
1/4" = 1'-0"

2 Proposed South Elevation
1/4" = 1'-0"

Dunton Residence

New Single Family Residence

1212 N. Dunton Ave.
Arlington Heights, IL 60004

CAPITAL ARCHITECTS, LLC

PLANNING & DESIGN

422 N. Hough Street
Barrington, Illinois 60010

Tele : (847) 209-1125

Project No.: 2300

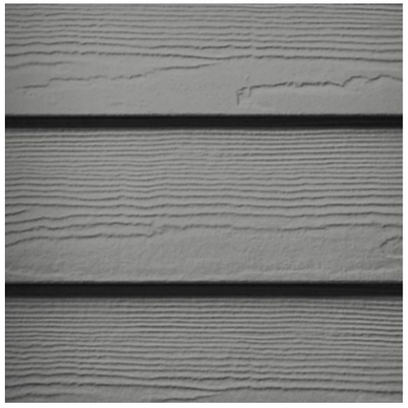
No:	Description:	Date:
	DESIGN REVIEW	3-9-23

Sheet Title:
Exterior Elevations

Sheet No:
A3.0

1212 N. DUNTON AVE – FINISH BOARD

STONE VENEER

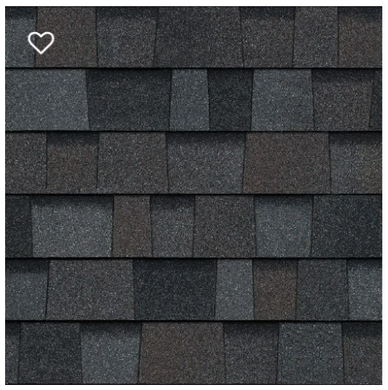


CEMENT BOARD SIDING
GRAY

GABLE SIDING - WHITE

DOUBLE HUNG WINDOW
BLACK

FASCIA & TRIM
WHITE



ASPHALT SHINGLES
GRAY/BLACK

FRONT DOOR

GARAGE DOOR

Design Commission
4/11/2023

Item: DC#23-010 - 1544 N. Ridge Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 1544 N. Ridge Avenue. This recommendation is based on the architectural plans dated 3/3/23 and received 3/6/23, and the following:

1. Evaluate the height and scale of the proposed design in this location. Consider lowering the first floor eaves on the front of the house and hipping the sides of the main roof.

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
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Samikkannu Residence
Project Address:	1544 N Ridge Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	April 6, 2023

PETITION INFORMATION:

DC Number:	23-010
Petitioner Name:	Michael Samikkannu
Petitioner Address:	1544 N Evergreen Ave. Arlington Heights, IL 60004
Meeting Date:	April 11, 2023

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 one-car attached 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 8,956 square feet and the proposed residence will have approximately 3,979 square feet. The project complies with all R-3 zoning requirements as summarized below, except for the 8" stair bumpout on the side of the house which is encroaching into the required side yard setback. The bumpout is 6' from the side property line where 6.6' minimum is required. This issue will need to be corrected before a building permit is issued.

	ALLOWED	**PROPOSED**
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 36 feet **Side: 6.0 feet** Side: 6.7 feet Rear: 36.4 feet
Building Height	25 feet to the midpoint	21.8 feet to the midpoint
FAR	4,020 SF	3,979 SF
Building Lot Coverage	3,135 SF	3,050 SF
Impervious Surface Coverage Total	4,478 SF	4,227 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 fourth teardown on this block.

The proposed house is nicely designed and detailed, but the scale of the house raises some concerns in this location. The proposed design has a one-and-a-half-story roof line wrapping around the front of the house which is nice, but overall the proposed design looks quite tall surrounded by existing single-story homes. Typically, it is encouraged that the front porch/portico roof and single-story garage roof eaves align with the adjacent existing homes as close as possible to help the scale of the new house fit in with the existing houses. However, in this case, the eave at the second floor line is quite high and the front of the garage looks tall. Also, it is often recommended to hip the sides of the main roof when a new two-story home is placed between two smaller single-story homes, which helps to keep the height of the side walls down. The Design Commission should evaluate the height and scale of the proposed design in this location.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 1544 N. Ridge Avenue. This recommendation is based on the architectural plans dated 3/3/23 and received 3/6/23, and the following:

1. Evaluate the height and scale of the proposed design in this location. Consider lowering the first floor eaves on the front of the house

and hipping the sides of the main roof.

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 6, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-010

W Maude Ave

N Kennicott Ave

N Kaspar Ave

N Ridge Ave

N Fernandez Ave

N Fernandez Pl

1615
1612
914
910
904
1603
810
804
1611
1601
710
1602
915
905
811
1545
1546
715
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1519
1516
1517

MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184–002845

933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067

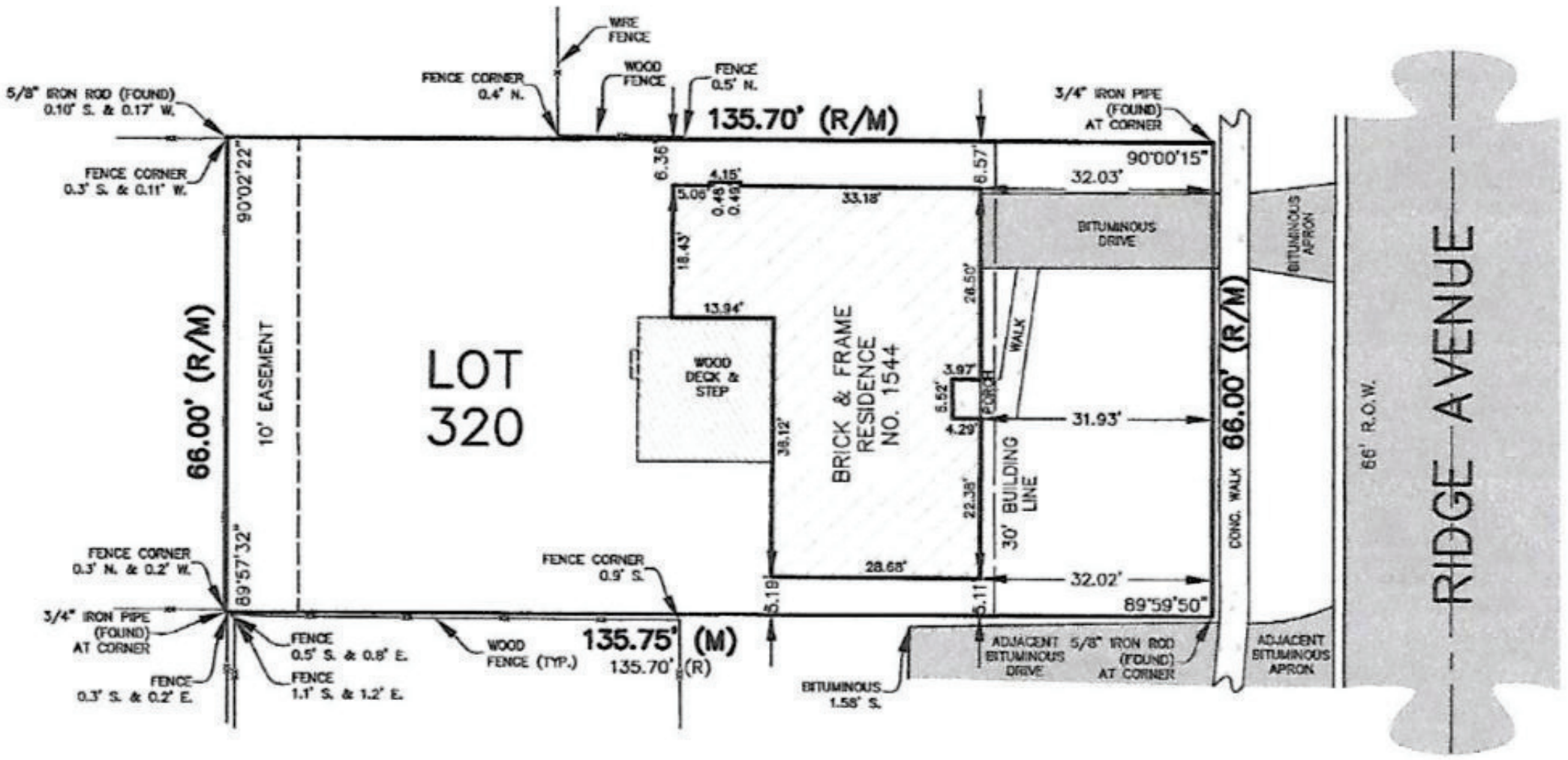
www.murrysurvey.com info@murrysurvey.com Phone: (847)358–5960

PLAT OF SURVEY

OF

LOT 320 IN HASBROOK SUBDIVISION UNIT NO. 4 OF PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

AREA = 8,958.30 ± S.F. / 0.205 ACRE



GEND AND NOTES

nsions shown thus: 50.25 are feet and decimal parts thereof. Angular shown thus: 90°00'00" indicate degrees, minutes and seconds.

/ N 90°00'00" E indicates measure dimension / bearing.
5) / (N 90°00'00" E) indicates record dimension / bearing.
5 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

ngs shown hereon, if any, per local or assumed data, s shown otherwise.

are your points before using same and report any ences immediately.

k legal description with deed or title policy and report any pancy immediately. Building lines and easements, if any, n hereon are as shown on the recorded subdivision plat indicated.

er Number: 22-1318
ey Made For: John T. Clery

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: September 16, 2022

Palatine, Illinois: September 19, 2022

Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2022

Project Number: 22131800
Field Book: 180L74
Drawing File: 22131800.dwg

SITE PLAN

FOR

1544 RIDGE AVE. - ARLINGTON HEIGHTS, IL

SCALE: 1" = 10'

LOT COVERAGE INFORMATION

LOT AREA = 8958 S.F.

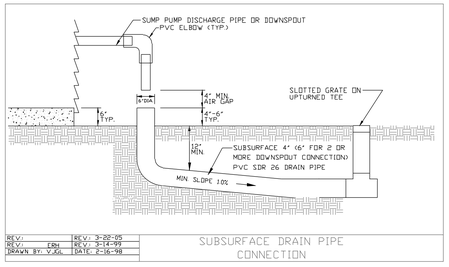
EXISTING IMPERVIOUS = 2225 S.F.

PROPOSED IMPERVIOUS:

HOUSE & PORCH	= 3050 S.F.
DRIVEWAY & WALK	= 900 S.F.
PATIO	= 300 S.F.

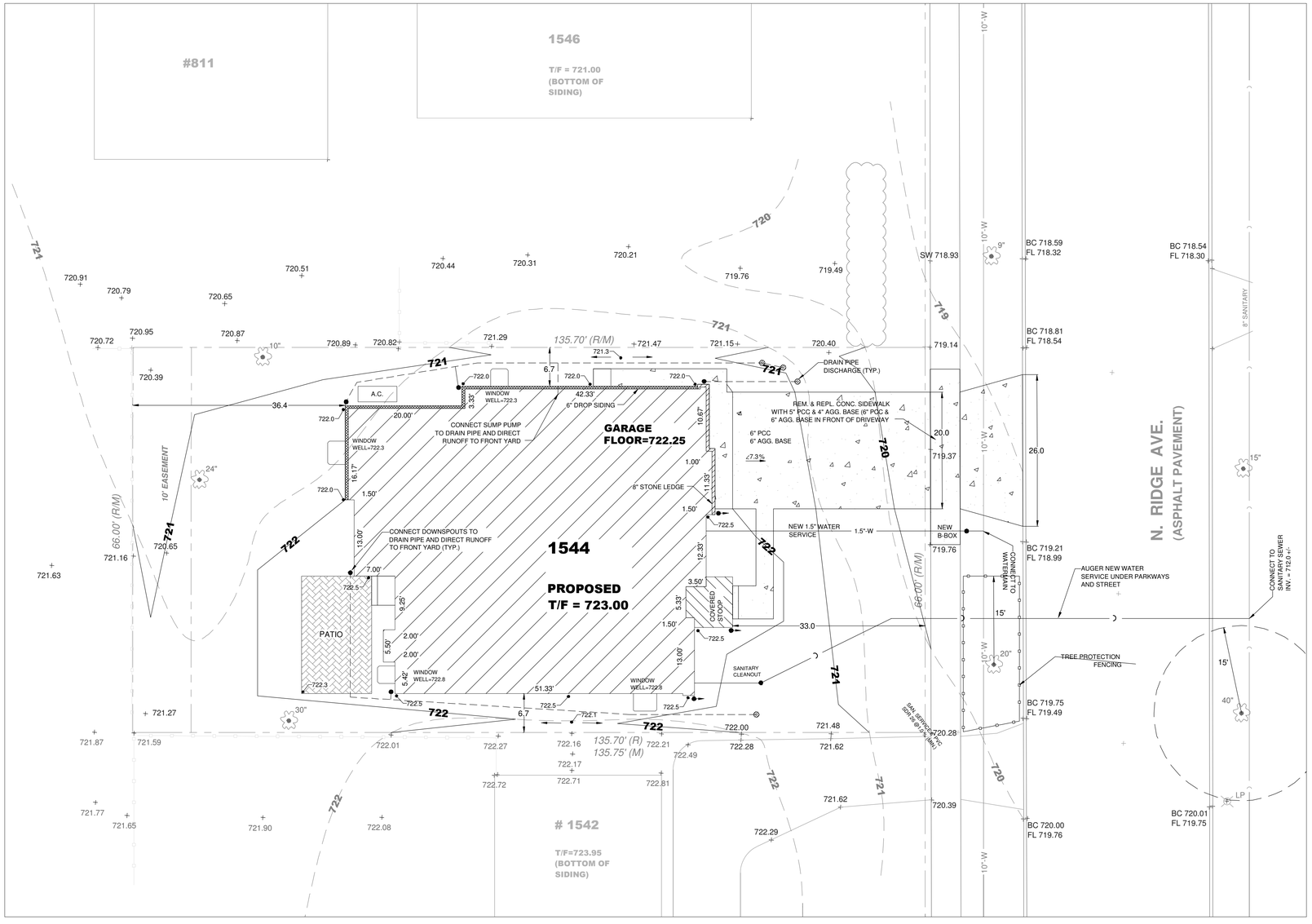
TOTAL PROPOSED IMPERVIOUS = 4250 S.F.

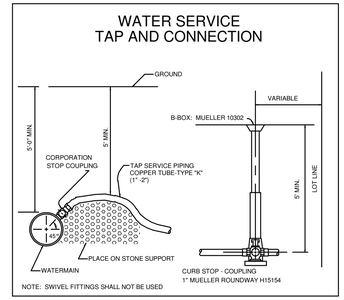
FRONT YARD IMPERVIOUS = 760 S.F. (34.9 %)

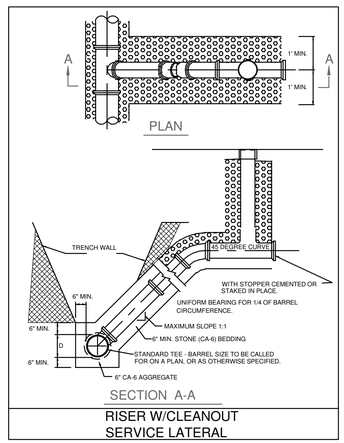


REV.:	REV.: 3-22-05
REV.: EBN	REV.: 3-14-99
DRAWN BY: V.SIL	DATE: 2-16-98

SUBSURFACE DRAIN PIPE CONNECTION







RISER W/CLEANOUT SERVICE LATERAL

ALECS C. HUR
062-054937
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

This is to certify that I, Alecs C. Hur, a registered Professional Engineer of Illinois hereby certify that these plans and specifications have been prepared by Gabriel Group, Inc. under my personal direction and supervision.

Dated this 28th day of February 2023 at Elmhurst, Illinois.

Illinois Professional Engineer Number 062-054937
My License Expires on November 30, 2023

SITE PLAN

1544 RIDGE AVENUE - ARLINGTON HEIGHTS, IL

DRAWN BY: -
CHECKED BY: -
FILE NAME: -
JOB DIRECTORY: -

GENERAL REVISION
REVISIONS

PREPARED FOR
MICHAEL MCGOVERN BUILDERS

P.O. Box 5376 - Oak Brook, IL 60522
Tel: 630-772-9393 Fax: 630-756-4151

Samikkunnu Residence - McGovern Buildiers, Inc.

Proposed Single Family Residence at 1544 N Ridge Avenue Color Photos of Surrounding Properties (11x17)

N. Kasper Avenue

Property to Right 3

1545

Property to Right 2

811

W. Maude Avenue

Property to Left 3

1536

Property to Left 2

1540

Property to Left 1

1542

Subject Property

1544

Property to Right 1

1546

N. Ridge Avenue

Property Across 1

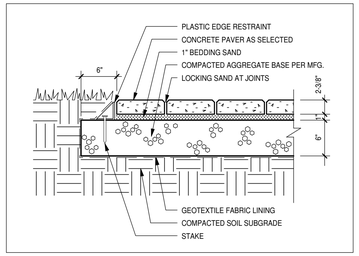
1541

Property Across 2

1543

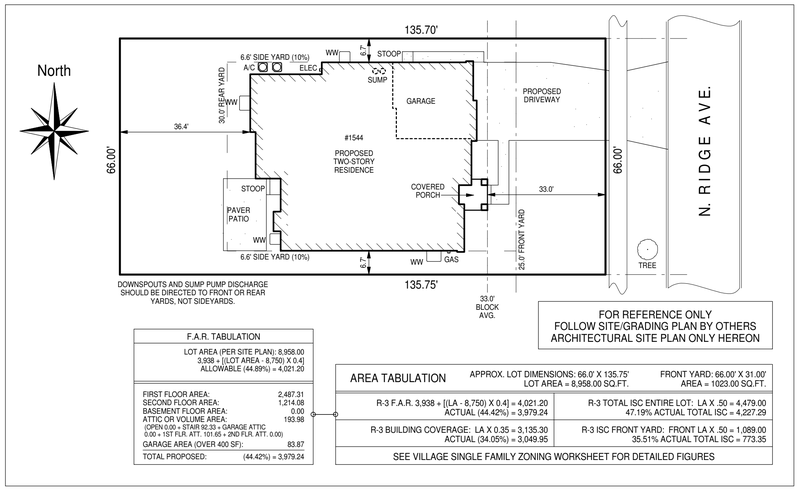
Property Across 3

715



PATIO SECTION

SCALE: 1" = 1' 0"



FOR REFERENCE ONLY
FOLLOW SITE/GRADING PLAN BY OTHERS
ARCHITECTURAL SITE PLAN ONLY HEREON

F.A.R. TABULATION	
LOT AREA (PER SITE PLAN): 8,958.00 3,938 = [(LOT AREA - 8,750) X 0.4] ALLOWABLE (44.89%) = 4,021.20	
FIRST FLOOR AREA:	2,487.31
SECOND FLOOR AREA:	1,214.08
BASEMENT FLOOR AREA:	0.00
ATTIC OR VOLUME AREA: (OPEN 0.00 + STAIR 92.33 + GARAGE ATTIC 0.00 + 1ST FLR. ATT. 101.65 + 2ND FLR. ATT. 0.00)	193.98
GARAGE AREA (OVER 400 SF):	83.87
TOTAL PROPOSED:	(44.42%) = 3,979.24

AREA TABULATION	APPROX. LOT DIMENSIONS: 66.0' X 135.75' LOT AREA = 8,958.00 SQ.FT.	FRONT YARD: 66.00' X 31.00' AREA = 1023.00 SQ.FT.
R-3 F.A.R. 3,938 = [(LA - 8,750) X 0.4] = 4,021.20 ACTUAL (44.42%) = 3,979.24		R-3 TOTAL ISC ENTIRE LOT: LA X .50 = 4,479.00 47.19% ACTUAL TOTAL ISC = 4,227.29
R-3 BUILDING COVERAGE: LA X 0.35 = 3,135.30 ACTUAL (34.05%) = 3,049.95		R-3 ISC FRONT YARD: FRONT LA X .50 = 1,089.00 35.51% ACTUAL TOTAL ISC = 773.35
SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES		

SITE PLAN

SCALE: 1" = 20' 0"

BUILDING DEPARTMENT NOTE:

> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G.ARCHITECTS, INC.

> OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON

> S.G. ARCHITECTS, INC. IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS OR OMISSIONS.

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GENERAL NOTE:

> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

> ARCHITECT FEES INCURRED DO TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.

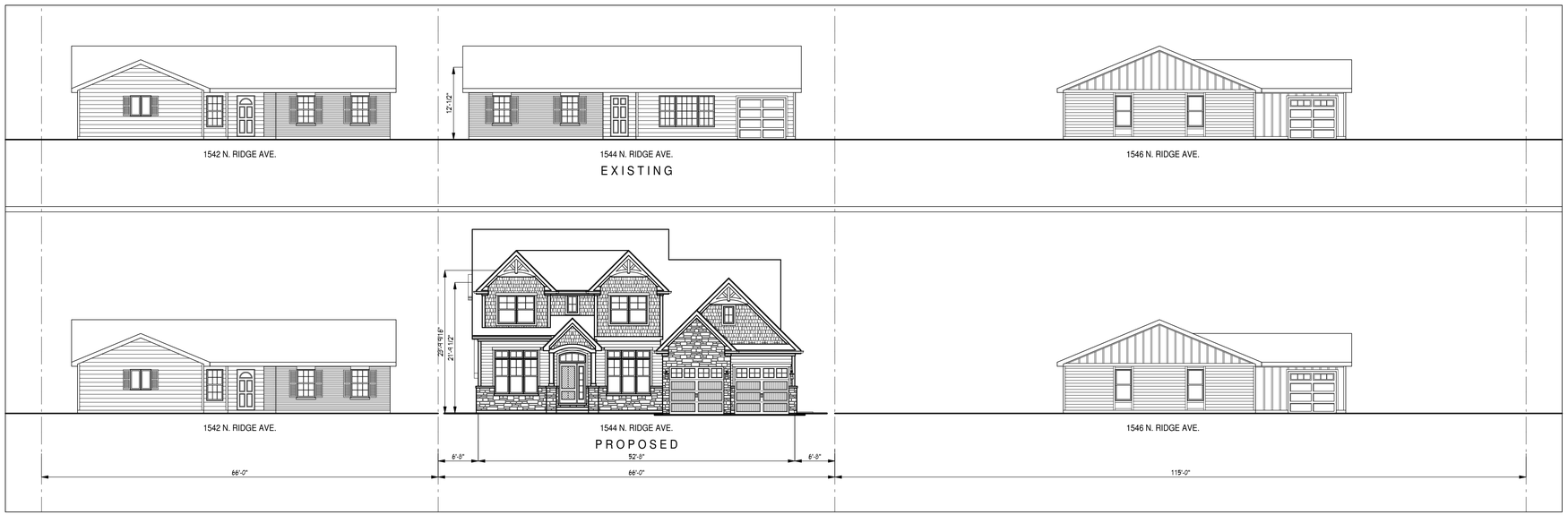
RESIDENTIAL BUILDING CODES

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF ARLINGTON HEIGHTS, IL ADOPTED CODES, INCLUDING MUNICPAL CODE WITH LOCAL AMENDMENTS AS LISTED BELOW:

ICC 2018 INTERNATIONAL BUILDING CODE (IBC) W/ AMENDMENTS
ICC 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ AMENDMENTS
ICC 2018 INTERNATIONAL FIRE CODE (IFC) W/ AMENDMENTS
ICC 2018 INTERNATIONAL EXISTING CODE (IEC) W/ AMENDMENTS
ICC 2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ AMENDMENTS
ICC 2018 INTERNATIONAL FUEL GAS CODE (IFGC) W/ AMENDMENTS
ICC 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE W/ AMENDMENTS
NFPA 2017 NATIONAL ELECTRIC CODE (NEC) W/ AMENDMENTS
ICC 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
ICC 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) W/ AMENDMENTS

ILLINOIS PLUMBING CODE, CURRENT EDITION
ILLINOIS ENERGY CONSERVATION CODE, CURRENT EDITION
ILLINOIS ACCESSIBILITY CODE, CURRENT EDITION

MATERIAL SCHEDULE		
MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	NATURAL QUARRY	KENSINGTON 50/50
ROOF	OWNES CORNING	WILLIAMSBURG GRAY
SIDING, HORIZONTAL	CEMENT BOARD	WARM CLAY
SIDING, SHAKES	CEMENT BOARD	STONE BEACH
TRIM	CEMENT BOARD	STONE BEACH
SOFFIT/FASCIA	ALUMINUM	WHITE
GUTTERS/DOWNSPOUTS	ALUMINUM	WHITE
WINDOWS	PELLA, DBL. HUNG	WHITE



ELEVATION STUDY MODEL

SCALE: 3/32" = 1' 0"

S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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

BUILDING DEPARTMENT NOTE

THESE DOCUMENTS (PLANS & SPECIFICATIONS) ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE APPEARS AND IS AFFIXED; AND UNLESS OTHERWISE PROVIDED IN WRITING, ARE INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.

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(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC

STEPHEN L. GAWLIK - PRINCIPLE
No. 001-010162 EXP. 11-30-24

CORPORATE LICENSE
No. 184-000582 EXP. 04-30-23

PROJECT:

the Samikkannu
Residence

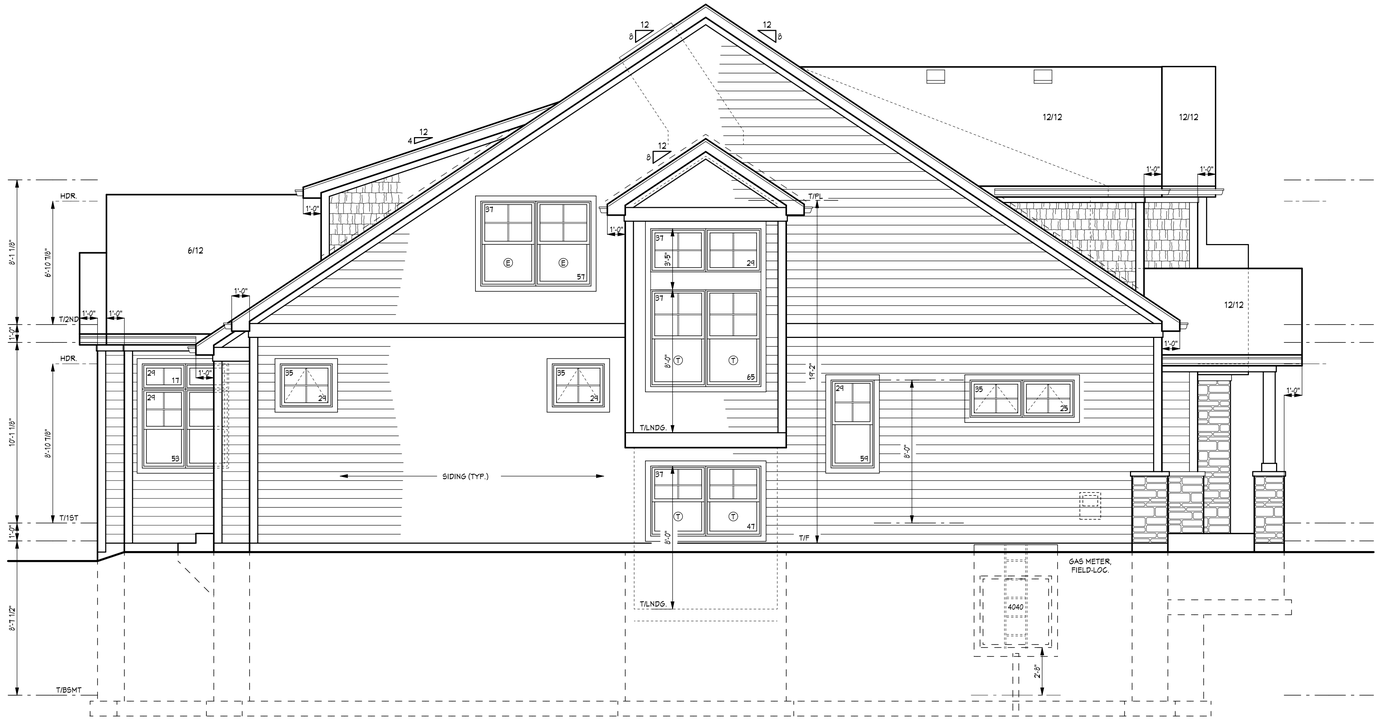
1544 N RIDGE AVE.
ARLINGTON HEIGHTS, IL

BUILDER:

McGOVERN
BUILDERS, INC.
ELMHURST, IL

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	12-19-22, 01-26-23,	MDS
	02-06-23, 02-08-23 PRELIM. REV.	
	02-09-23	MDS
	ISSUE FOR ENGINEERING	
	03-03-23	MDS
	PRELIM. ARB	

JOB NO.	22101
DATE:	12-12-22
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO. ->SITE PLAN ->STREET STUDY	1 OF 8



LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"

GRADING / ENGINEERING NOTE

- FOUNDATION STEPS, DROP SIDING, ETC.. AS REQUIRED BY SITE CONDITIONS.
- ALL STEP DOWN SIZES AND LOCATIONS ARE TO FOLLOW SITE ENGINEERING PLAN BY OTHERS.
- STEPPING SHOWN HEREON IS APPROXIMATE.

FRONT ELEVATION

SCALE: 1/4" = 1' 0"

S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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fax 630.969.0692

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1544 N RIDGE AVE.
ARLINGTON HEIGHTS, IL

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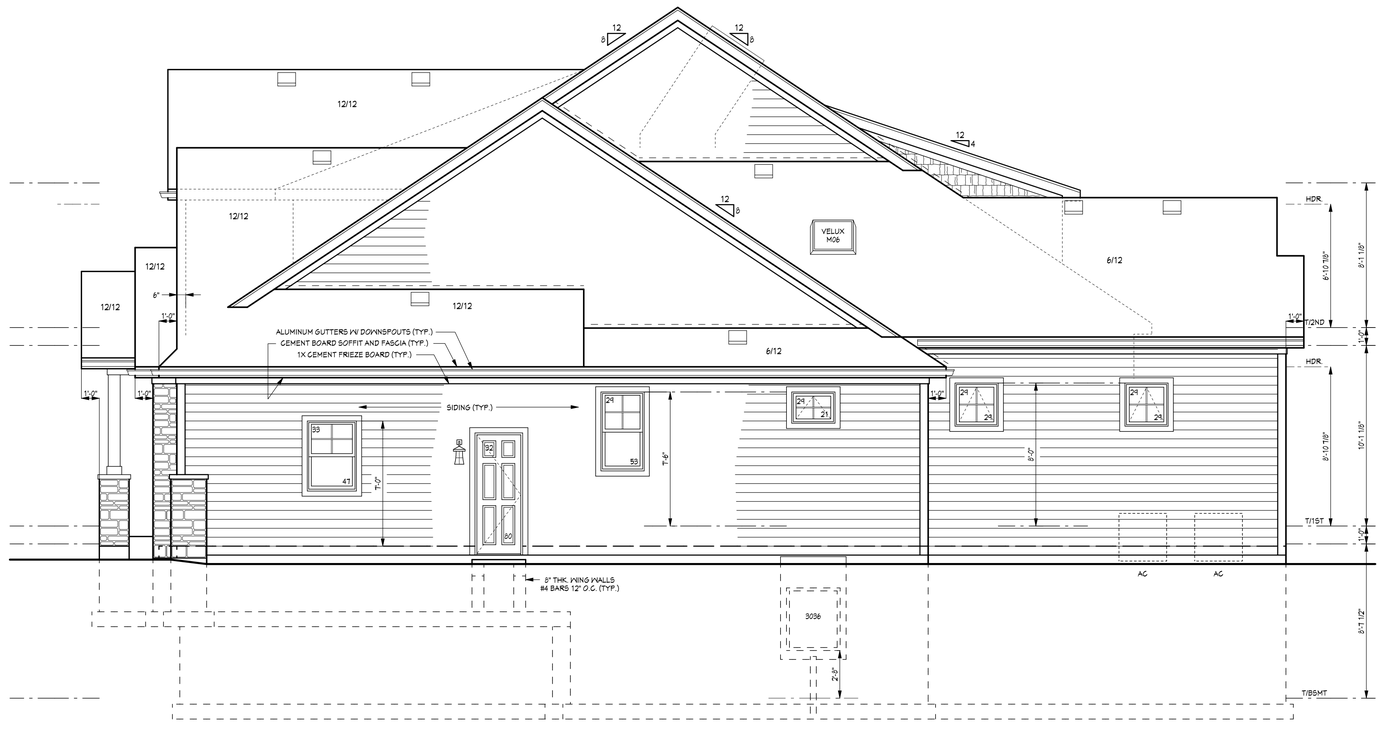
McGOVERN BUILDERS, INC.
ELMHURST, IL

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	12-19-22, 01-26-23,	MDS
	02-06-23, 02-08-23 PRELIM. REV.	
	02-09-23	MDS
	ISSUE FOR ENGINEERING	
	03-03-23	MDS
	PRELIM. ARB	

JOB NO.	22101
DATE:	12-12-22
DRAWN BY:	MDS
SCALE:	AS NOTED
SHEET NO. >FRONT ELEVATION >LEFT SIDE ELEV.	2 OF 8

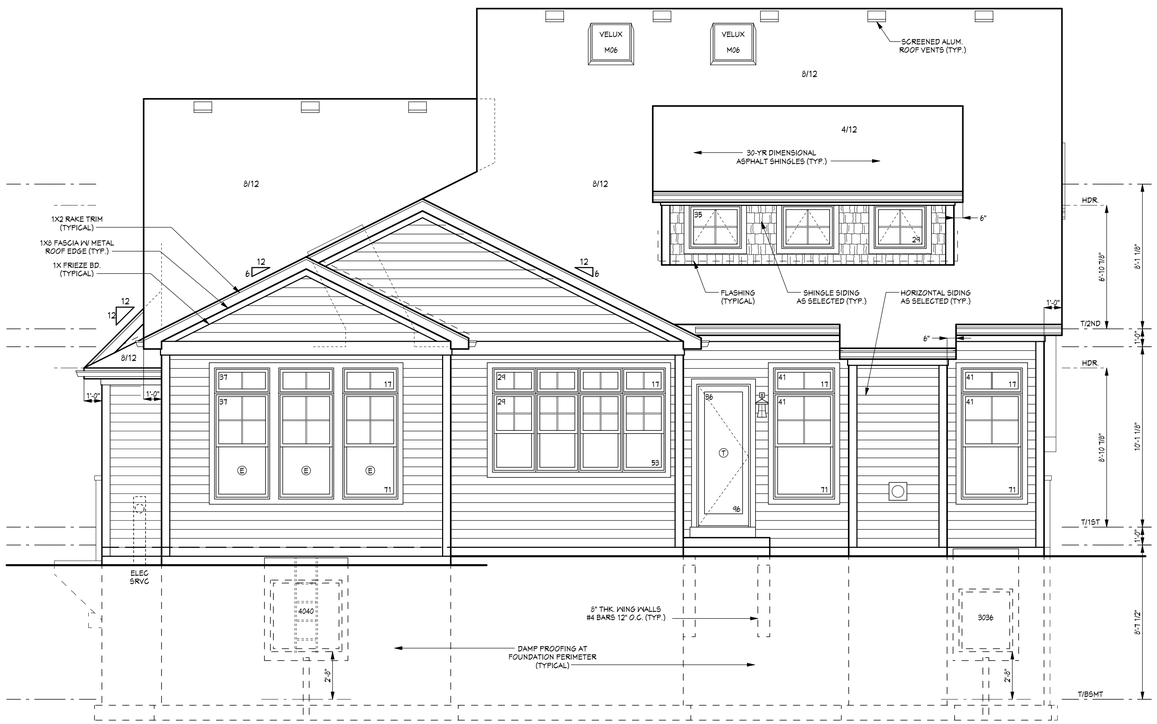
GRADING / ENGINEERING NOTE

- FOUNDATION STEPS, DROP SIDING, ETC.. AS REQUIRED BY SITE CONDITIONS.
- ALL STEP DOWN SIZES AND LOCATIONS ARE TO FOLLOW SITE ENGINEERING PLAN BY OTHERS.
- STEPPING SHOWN HEREON IS APPROXIMATE.



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



REAR ELEVATION

SCALE: 1/4" = 1' 0"

S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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

BUILDING DEPARTMENT NOTE

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PROJECT:

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ARLINGTON HEIGHTS, IL

BUILDER:

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ELMHURST, IL

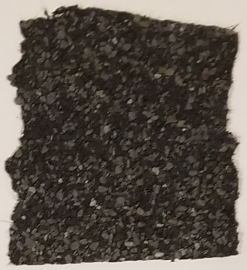
NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	12-19-22, 01-26-23,	MDS
	02-06-23, 02-08-23 PRELIM. REV.	
	02-09-23	MDS
	ISSUE FOR ENGINEERING	
	03-03-23	MDS
	PRELIM. ARB	

JOB NO.	22101
DATE:	12-12-22
DRAWN BY:	MDS
SCALE:	AS NOTED

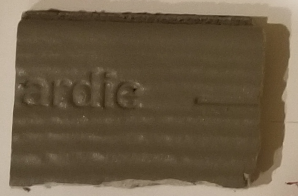
SHEET NO.
>REAR ELEVATION
>RIGHT SIDE ELEV.

3 OF 8

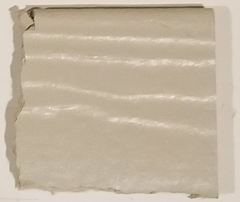
ALUMINUM WHITE
GUTTERS DOWN SPOUTS
WINDOWS



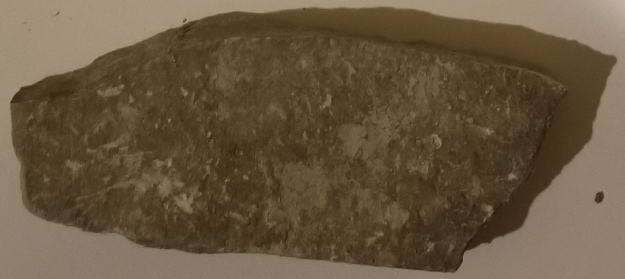
SHINGLES
WILLIAMS BURG GRAY



SIDING
JAMES HARDIE
WARM CLAY
HORIZONTAL



STONE BEACH
SHAKES + CORNER
BOARDS



STONE
KENSINGTON 50/50

Design Commission
4/11/2023

Item: DC#23-008 - 907 N. Vail Ave. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 907 N Vail Avenue. This recommendation is subject to compliance with the architectural plans received on 3/2/23, 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
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	907 N. Vail Ave.
Project Address:	907 N. Vail Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	March 24, 2023

PETITION INFORMATION:

DC Number:	23-008
Petitioner Name:	T. Donovan Eckhardt Jr.
Petitioner Address:	Vail Development Group LLC 249 E. Prospect Avenue Mt. Prospect, IL 60056
Meeting Date:	April 11, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have approximately 2,952 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25.7 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 26 feet Side: 5 feet Side: 6.4 feet Rear: 50.8 feet
Building Height	25 feet to the midpoint	24.7 feet to the midpoint
FAR	2,970 SF	2,952 SF
Building Lot Coverage	2,310 SF	2,013 SF
Impervious Surface Coverage Total	3,630 SF	3,395 SF

The subject property is located in the "Historic Arlington Neighborhood Association" (HANA) area, where the character of the neighborhood is predominantly traditional style historic homes with a mix of attached and detached garages. The subject property is located on a block where five teardown/new homes have been completed, all with front loading attached garages. One of the completed teardowns is directly next to the subject property, and two are directly across the street.

Overall, the proposed design is nicely done in a traditional style which will generally fit well with the neighborhood. The scale of the home fits well with the existing two-story home to the north, and the single-story garage roof relates nicely to the one-and-a-half story bungalow house to the south. Typically it is encouraged to highlight the main body of the house and the front entry, whereas this design has more of an emphasis on the prominent front garage wall. However, the painted brick garage wall with curving roof line and arched details is nicely designed, and the scale works well with the surrounding houses which also have large front garage walls.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 907 N Vail Avenue. This recommendation is subject to compliance with the architectural plans received on 3/2/23, 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.

March 8, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-008

N Highland Ave
N Vail Ave
N Dunton Ave
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TFW SURVEYING & MAPPING, INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
1761 NORTH DILLEYS ROAD • SUITE 105 • GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

PLAT OF SURVEY
OF

LOTS 24 AND 25 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO THE AFOREMENTIONED LOTS, ALL IN BLOCK 2 IN W.H. & J. DUNTON AND OTHERS SUBDIVSION OF LOTS 4, 5 & 6 OF THE NORTHWEST QUARTER AND 1, 2, 8 & 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 1874 AS DOCUMENT 152778, IN COOK COUNTY, ILLINOIS.

LEGEND

CLF = CHAIN-LINK FENCE
CN = CROSS NOTCH
DU = DESTINATION UNKNOWN
IP = IRON PIPE
IR = IRON ROD
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
WF = WOOD FENCE

= BRICK

= CONCRETE

ADDRESS:
N. VAIL AVENUE
ARLINGTON HEIGHTS, IL 60004
PIN: 03-29-105-018
03-29-105-019

NORTH

1" = 15'

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

NOTE:
THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

NOTE:
NO LEGAL DESCRIPTION OR TITLE COMMITMENT WAS PROVIDED BY CLIENT.

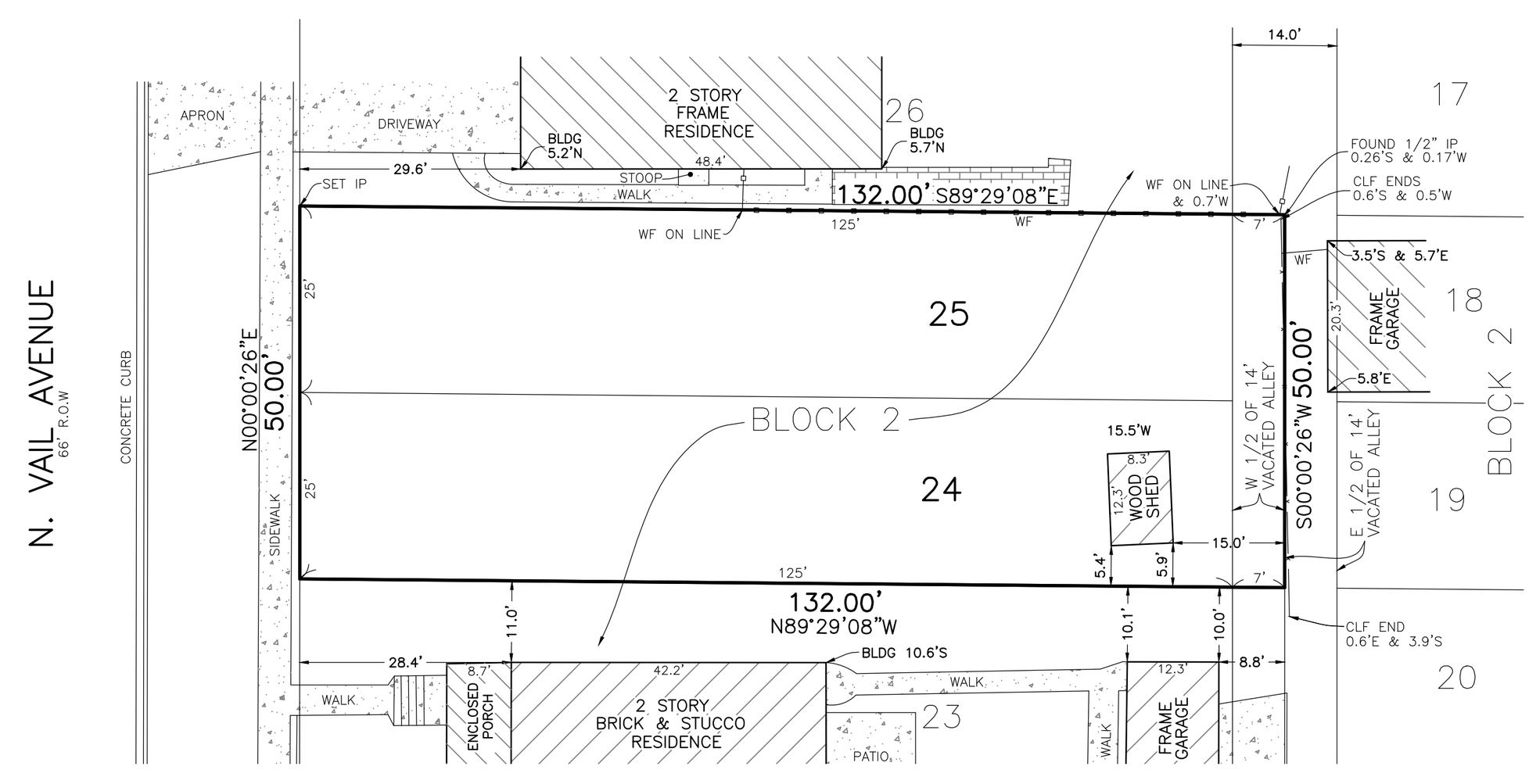
BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

EASEMENT AND SETBACK LINES SHOWN ARE FROM THE RECORDED PLAT OF SUBDIVISON

NO DIMENSIONS TO BE ASSUMED FROM SCALING

FENCE TIES ARE REFERENCED TO CENTER OF FENCE POST, UNLESS OTHERWISE NOTED.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.



NOTE ON DATUM:
BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES.

TOTAL AREA OF TRACT SURVEYED = 6,600 SQ.FT.

DATE: FEBRUARY 25, 2022
ORDER NO: 220082-24 & 25
PROJ. NO: 2059
FOR: CD GROUP LLC
PROJ. NAME: W.H. & J. DUNTON & OTHERS SUBDIVISION

Copyright © TFW Surveying & Mapping, Inc., 2022. All rights reserved.
Professional Design Firm Registration #184-002793.

DATE OF FIELD INSPECTION:
FEBRUARY 23, 2022

JAMES P. MEIER
035-3295
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
GURNEE, IL

STATE OF ILLINOIS }SS
COUNTY OF LAKE

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GURNEE, ILLINOIS THIS 25th DAY OF FEBRUARY, 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2022

ELM ST

900 VAIL

906 VAIL

910 VAIL

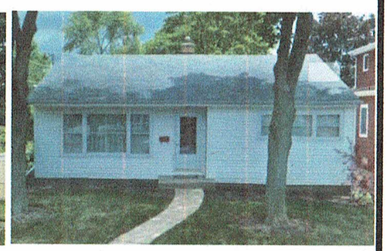
N VAIL AVE

N VAIL AVE

N VAIL AVE

833 VAIL

835 VAIL



ELM ST

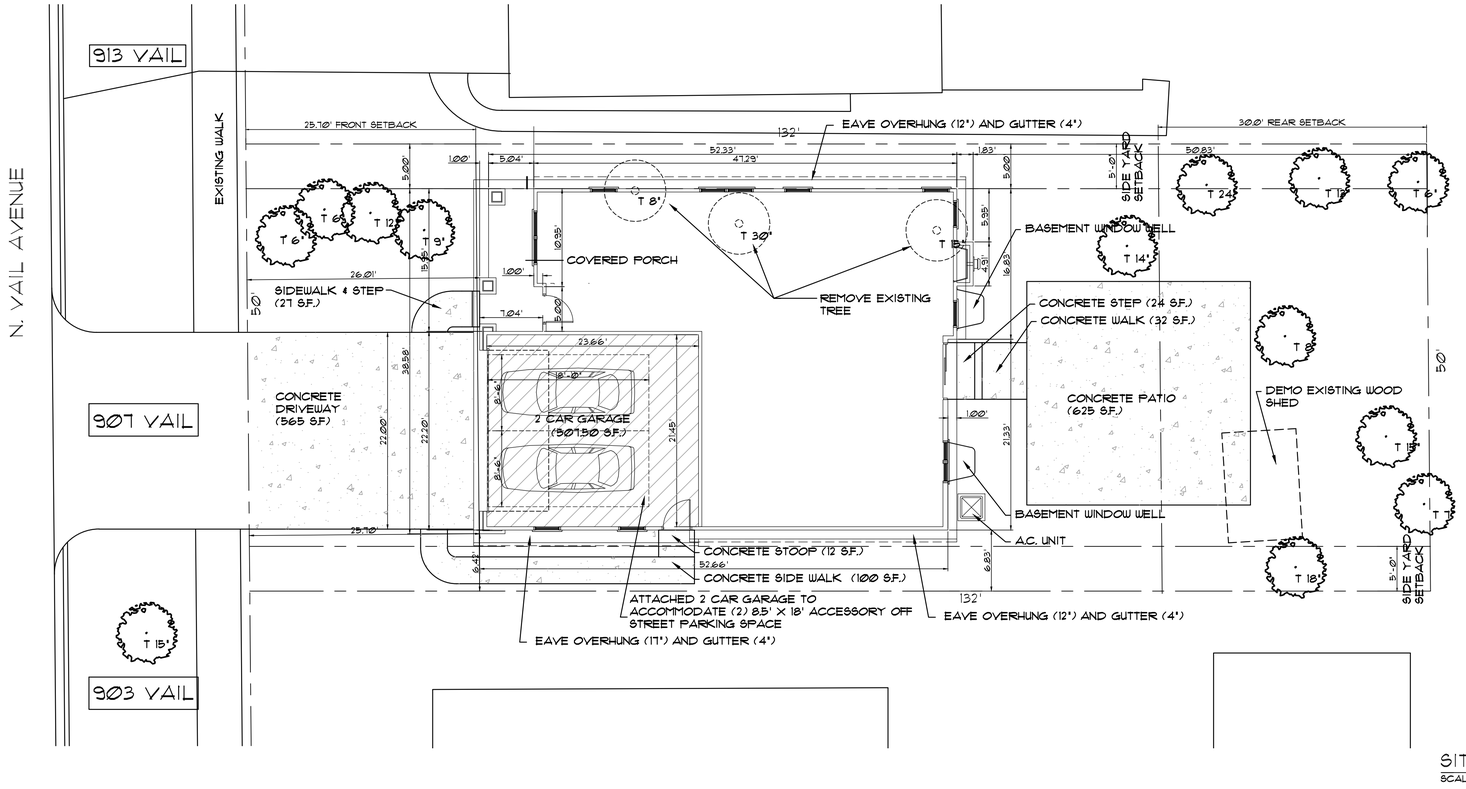
903 VAIL

907 VAIL (VACANT)
SUBJECT PROPERTY

913 VAIL

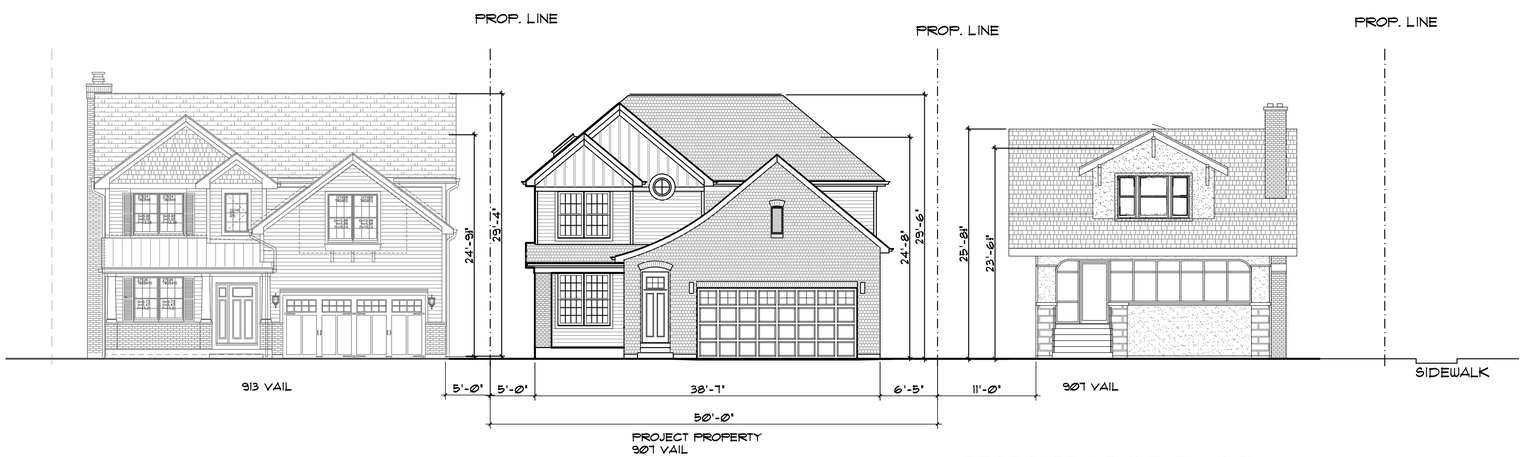
915 VAIL

917 VAIL



SITE PLAN & TREE PRESERVATION PLAN

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



PROPOSED WEST ELEVATION

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

PROJECT DATA

ZONING RESIDENTIAL R-3
LOT AREA 6,600 S.F.

BASEMENT	1,400 S.F.
1st FLOOR	1,922 S.F.
2nd FLOOR	1,430 S.F.
COVERED PORCH	91 S.F.

MAXIMUM FLOOR RATIO 6,600 S.F. X 0.45=2,970 S.F.
ACTUAL FLOOR RATIO (1,922 S.F -400 S.F.) + 1,430 S.F.=2,952 S.F.
MAXIMUM BUILDING LOT COVERAGE 6,600 S.F. X 35%=2,310 S.F.
ACTUAL LOT COVERAGE
1,922 S.F. + 91 S.F.=2,013 S.F.
MAXIMUM IMPERVIOUS SURFACE COVERAGE 6,600 X 55%=3,630 S.F.
ACTUAL IMPERVIOUS SURFACE COVERAGE

BUILDING	2,013 S.F.
DRIVEWAY	565 S.F.
SIDEWALK & STEP	27 S.F.
SIDE STOOP	12 S.F.
BACK STEP & WALK	56 S.F.
PATIO	625 S.F.
SIDEWALK & STOOP	112 S.F.
TOTAL	3,410 S.F.

MAXIMUM BUILDING HEIGHT 25'
ACTUAL BUILDING HEIGHT: 24'-8"
OCCUPANCY CLASSIFICATION: RESIDENTIAL R-3
TYPE OF CONSTRUCTION: V-B

EXISTING HOUSE FRONT SETBACK

903 N. VAIL AVENUE	19.7'
913 N. VAIL AVENUE	29.6'
915 N. VAIL AVENUE	27.4'
917 N. VAIL AVENUE	27.3'
921 N. VAIL AVENUE	23.8'
927 N. VAIL AVENUE	26.9'
931 N. VAIL AVENUE	20.4'
937 N. VAIL AVENUE	30.5'
	205.6'

EXISTING HOUSE FRONT SETBACK AVERAGE
205.6'/ 8=25.7'

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

NEW 2 STORY RESIDENTIAL BUILDING

907 North Vail Avenue
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	03/02/23	ISSUED FOR DESIGN COMMISSION APPROVAL

PROJECT NO: 3898

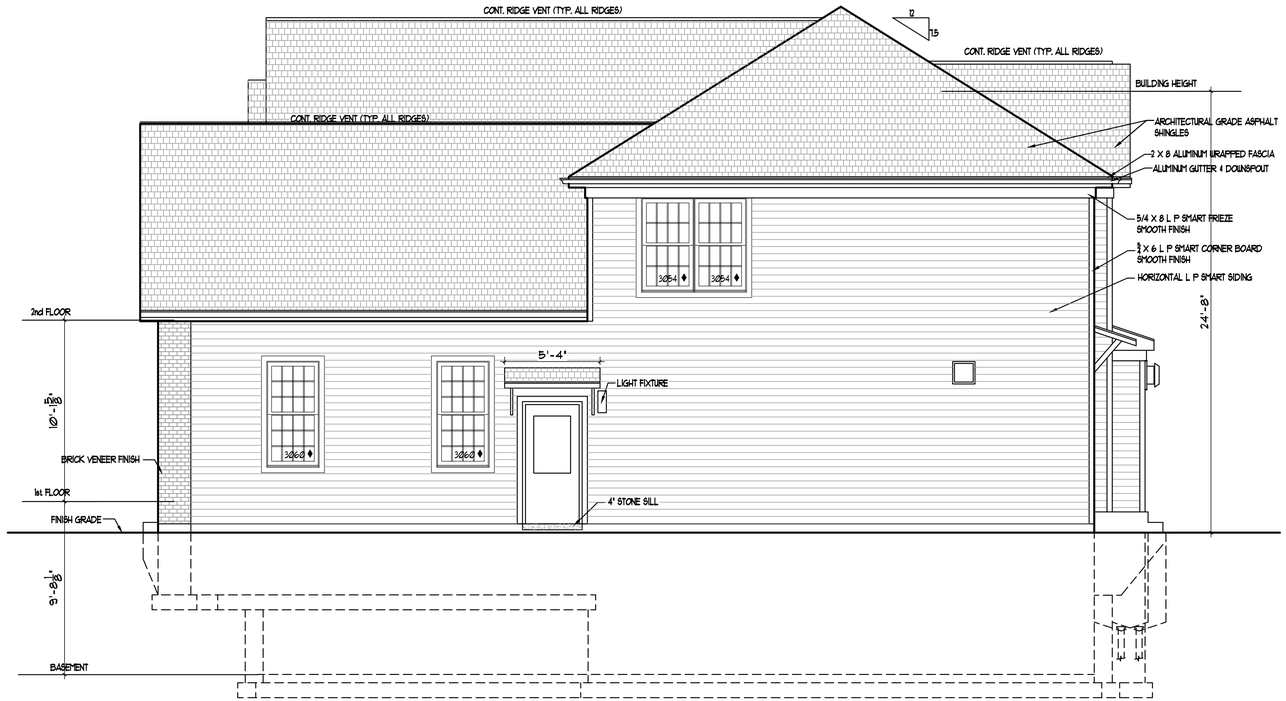
DRAWN BY: Y.S.
CHK'D BY:
DATE: 12/20/22

SHEET TITLE:

SHEET NUMBER

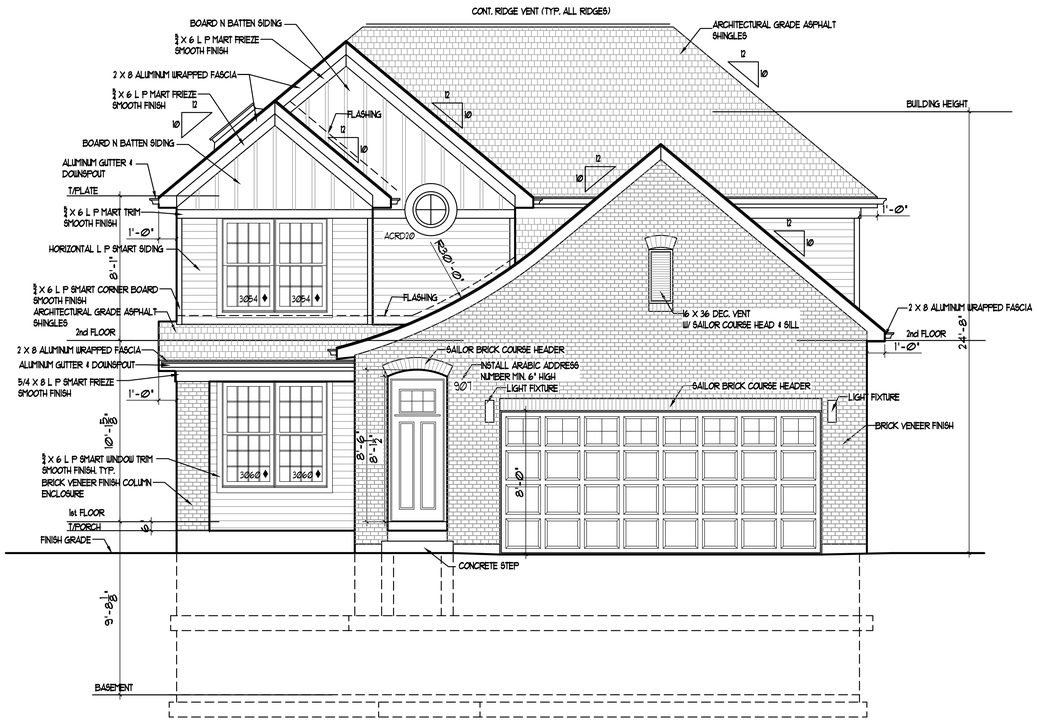
SITE PLAN

SHEET OF



SOUTH ELEVATION

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



WEST ELEVATION

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

MATERIAL SCHEDULE

ITEM	MATERIAL	MANUFACTURE	COLOR
BRICK	CLAY	ILLINOIS BRICK	PAINT WHITE
ROOF	ASPHALT SHINGLES	CERTAIN TEED-LANDMARK	DRIFTWOOD
SIDING/TRIM	FIBER CEMENT	LP MART	SNOWSCAPE WHITE
GUTTER /FASCIA	ALUMINUM	ACM	WHITE
WINDOW	FIBERGLASS (FIBREX)	ANDERSEN WINDOWS & DOORS	BLACK
GARAGE DOOR	RAISED PANEL ALUMINUM	C.H.I. OVERHEAD DOOR	WHITE

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PROJECT NAME & LOCATION:

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907 North Vail Avenue
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	03/02/23	ISSUED FOR DESIGN COMMISSION APPROVAL

PROJECT NO: 3898

DRAWN BY: Y.S.

CHK'D BY:

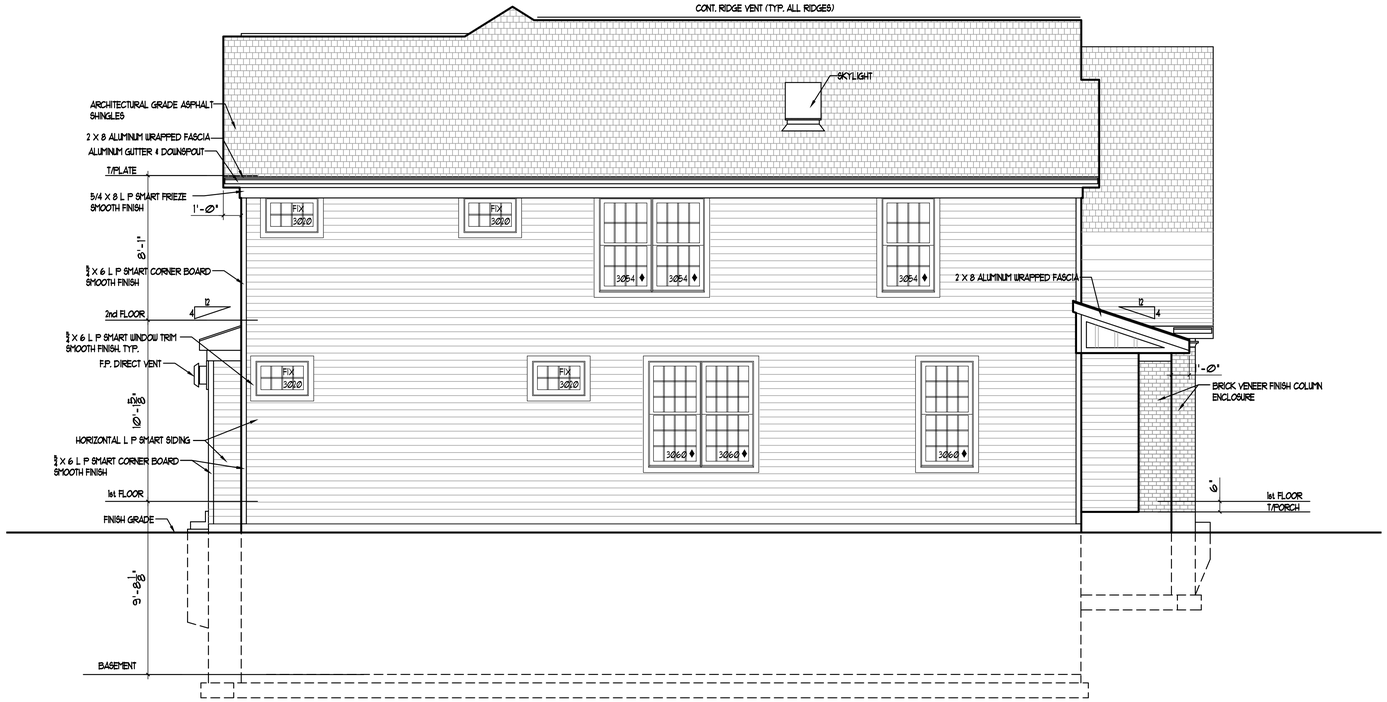
DATE: 12/20/22

SHEET TITLE:

SHEET NUMBER

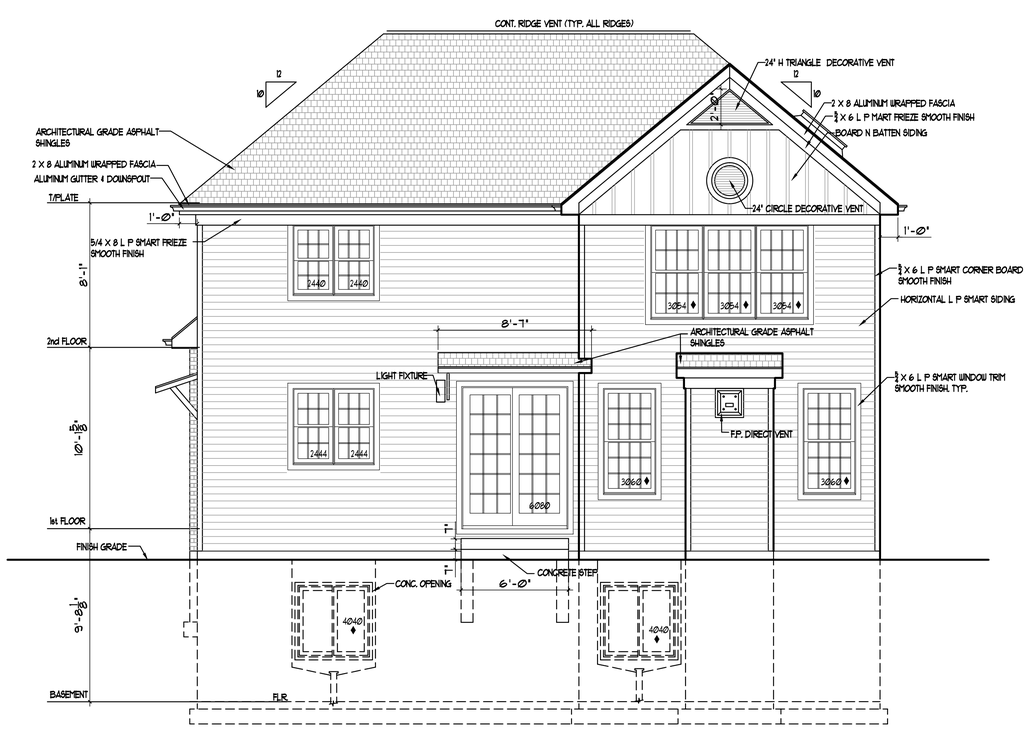
ELEVATION-1

SHEET OF



NORTH ELEVATION

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



EAST ELEVATION

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

CD Group

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Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

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F 847.797.7800

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PROJECT NAME & LOCATION:

NEW 2 STORY RESIDENTIAL BUILDING

907 North Vail Avenue
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	03/02/23	ISSUED FOR DESIGN COMMISSION APPROVAL

PROJECT NO: 3898

DRAWN BY: Y.S.

CHK'D BY:

DATE: 12/20/22

SHEET TITLE:

SHEET NUMBER

ELEVATION-2

SHEET OF

907 N. Vail Ave. Material

Asphalt Roof Shingles: Certain Teed

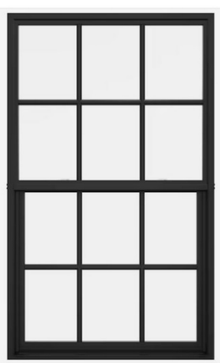
Driftwood

Siding / Trim: LP Mart

Snowscape White

Window: Andersen Windows & Doors

Black



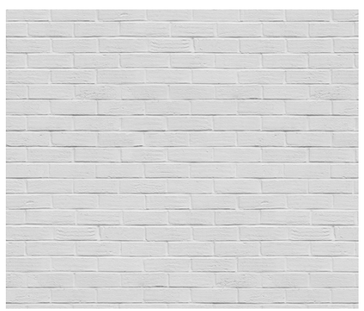
Aluminum Gutter: ACM

White

Garage Door: C.H.I. Overhead door

White

White painted brick



Design Commission
4/11/2023

Item: DC#23-012 - 419 S. Windsor Dr. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 409 S Windsor Drive. This recommendation is subject to compliance with the architectural plans received on 3/31/23, and the following:

1. Consider clipping a few feet off of the overall height by adding a low-slope flat area on top of the roof.

2. It is recommended to add a couple of windows in the garage on the south elevation to break up the blank wall area.

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

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 419 S. Windsor Dr.
Project Address: 419 S. Windsor Dr.
Prepared By: Steve Hautzinger
Date Prepared: April 6, 2023

PETITION INFORMATION:

DC Number: 23-012
Petitioner Name: Ted Eckhardt
Petitioner Address: CD Group LLC
249 E. Prospect Avenue, Suite 100
Mt. Prospect, IL 60056
Meeting Date: April 11, 2023

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with a two-car attached garage on an existing vacant lot. There is an existing three-car detached garage on the site that will be demolished. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,914 square feet and the proposed residence will have approximately 3,078 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5.1 feet Side: 5.1 feet Rear: 30 feet	Front: 30 feet Side: 5.1 feet Side: 6.8 feet Rear: 51.4 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	3,111 SF	3,078 SF
Building Lot Coverage	2,420 SF	1,831 SF
Impervious Surface Coverage Total	3,457 SF	2,668 SF

The subject property is located in the Stonegate neighborhood, where the character is predominantly traditional style two-story homes with a mix of attached and detached garages. Overall, the proposed design is nicely done with traditional massing and scale which will generally fit well with the neighborhood. The front elevation has some unique features that adds interest to the design, and the materials and colors complement the surrounding context.

The only comments on the design are that that the main hipped roof looks quite tall and the first floor south wall is lacking detail. The building height does comply with code, but it should be considered to clip a few feet off of the overall height by adding a low-slope flat area on top of the roof. Also, it is recommended to add a couple of windows in the garage on the south elevation to break up the blank wall area.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 419 S Windsor Drive. This recommendation is subject to compliance with the architectural plans received on 3/31/23, and the following:

1. Consider clipping a few feet off of the overall height by adding a low-slope flat area on top of the roof.
2. It is recommended to add a couple of windows in the garage on the south elevation to break up the blank wall area.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design

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

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

April 6, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-012

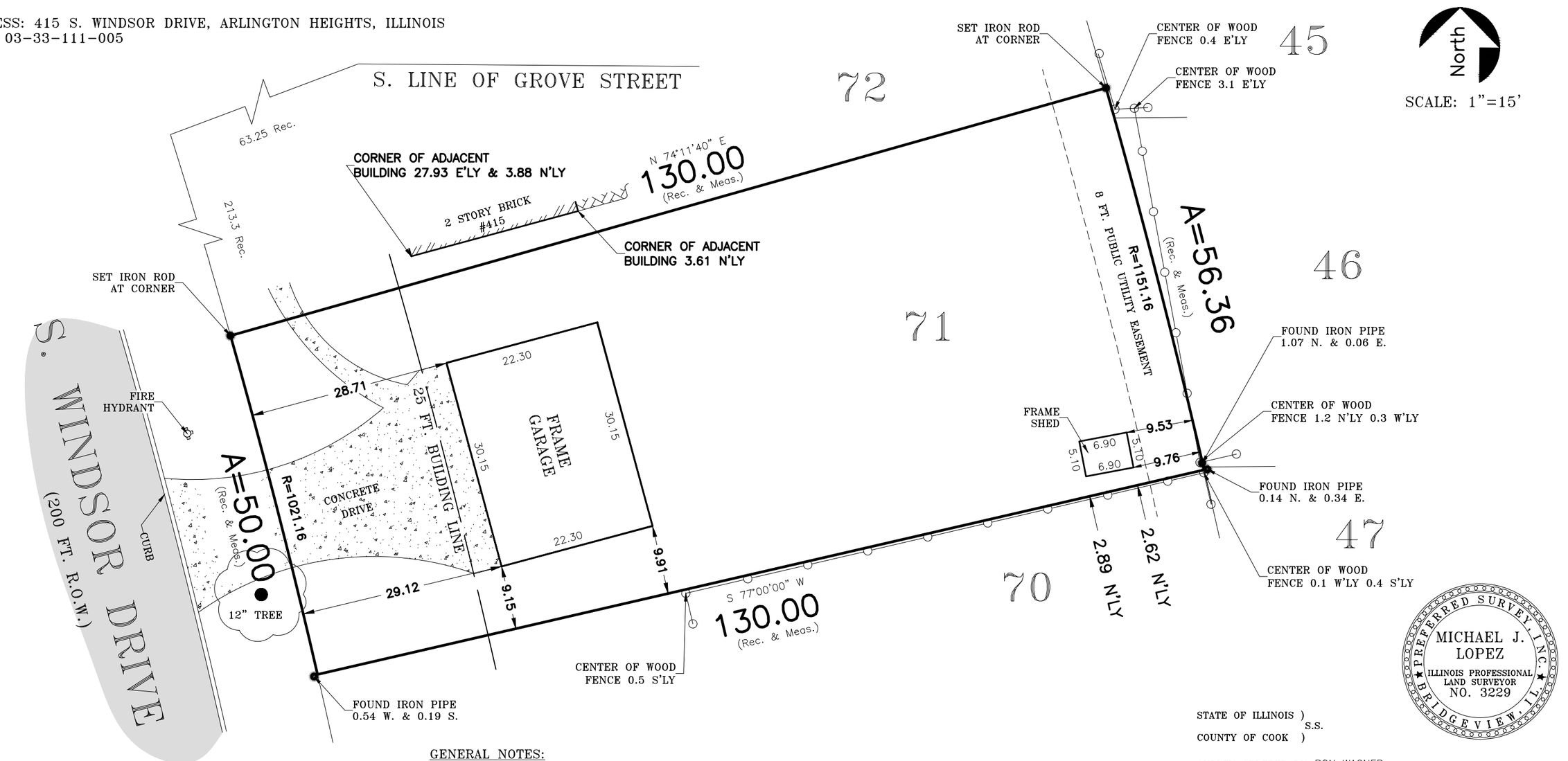
S Stratford Rd
E Grove St
S Windsor Dr
S Gibbons Ave
Frontage Rd
E Park St

PLAT OF SURVEY

of

LOT 71 IN STONEGATE, BEING A RESUBDIVISION OF H. ROY BERRY COMPANY'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, LYING NORTHEASTERLY OF THE CHICAGO AND THE NORTHWESTERLY RAILROAD COMPANY, IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

ADDRESS: 415 S. WINDSOR DRIVE, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 03-33-111-005



North

SCALE: 1"=15'

MICHAEL J. LOPEZ
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3229
PREFERRED SURVEY, INC. BRIDGEVIEW, IL.

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: RON WAGNER

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
3RD DAY OF MAY A.D. 2021

MY LICENSE EXPIRES ON 11/30/22

P.S.I. NO. 210893

PREFERRED SURVEY, INC. PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 STATE OF ILLINOIS BRIDGEVIEW, IL.

GENERAL NOTES:

1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.

3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.

4) MONUMENTS; WERE FOUND OR SET, AT THE CLIENT REQUEST.

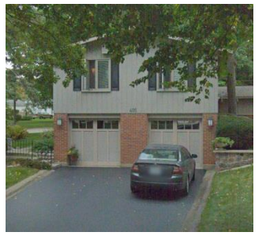
5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #184-002795

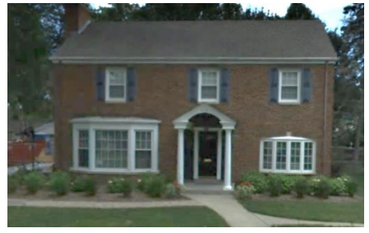
Preferred
SURVEY, INC
7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	04/23/2021	FLD CREW:	CD/CG
Land Area Surveyed	6,914.1 Sq. Ft.	CAD:	MD
Drawing Revised			



405 S WINDSOR DRIVE

407 S WINDSOR DRIVE



415 S WINDSOR DRIVE

419 S WINDSOR DRIVE

(Subject Property)

423 S WINDSOR DRIVE

427 S WINDSOR DRIVE

434 S WINDSOR DRIVE

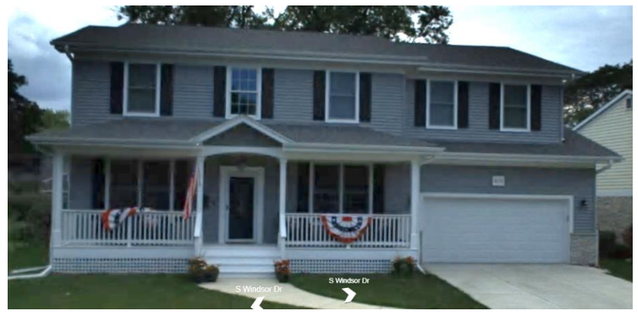
SOUTH WINDSOR DRIVE

PARKWAY

SOUTH WINDSOR DRIVE

428 S WINDSOR DRIVE

420 S WINDSOR DRIVE



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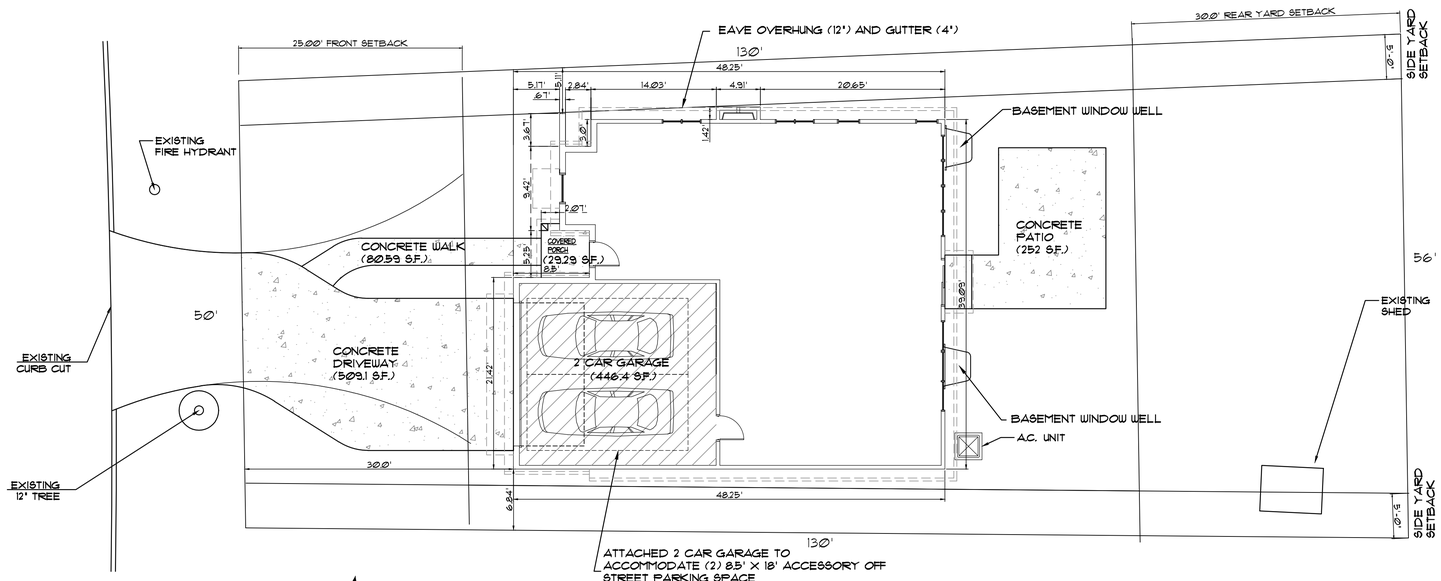


SITE PLAN
SCALE: 1/8"=1'-0"

CONTEXT ELEVATIONS
SCALE: 3/16"=1'-0"

PROJECT DATA

ZONING RESIDENTIAL R-3
LOT AREA 6,914 S.F.

BASEMENT	1,290 S.F.
1st FLOOR	1,766 S.F.
2nd FLOOR	1,677 S.F.

COVERED PORCH 30 S.F.

MAXIMUM FLOOR RATIO 6,914 S.F. X 0.45=3,110 S.F.
ACTUAL FLOOR RATIO (1766S.F. -400 S.F.) + 1677 S.F.=3,043 S.F.

MAXIMUM BUILDING LOT COVERAGE 6,914 S.F. X 35%=2,419 S.F.

ACTUAL LOT COVERAGE
1766 S.F. + 30 S.F.=1,796 S.F.

MAXIMUM IMPERVIOUS SURFACE COVERAGE 6,914 X 55%=3,802 S.F.

ACTUAL IMPERVIOUS SURFACE COVERAGE

BUILDING	1,766 S.F.
DRIVEWAY	509.1 S.F.
SIDEWALK & STEP	80.6 S.F.
COVERED PORCH	29.3 S.F.
PATIO	252 S.F.
TOTAL	2,637 S.F.

MAXIMUM BUILDING HEIGHT 25'
ACTUAL BUILDING HEIGHT: 25'
OCCUPANCY CLASSIFICATION: RESIDENTIAL R-3
TYPE OF CONSTRUCTION: V-B

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

NEW 2 STORY RESIDENTIAL BUILDING

419 S WINDSOR
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	3-20-23	DESIGN COMMISSION SUBMITTAL
	3-31-23	DESIGN COMMISSION SUBMITTAL

PROJECT NO: 3898

DRAWN BY: Y.S.

CHK'D BY:

DATE: 2/3/23

SHEET TITLE:

SITE PLAN & CONTEXT ELEVATIONS

SHEET NUMBER

A001

SHEET OF

WEST ELEVATION

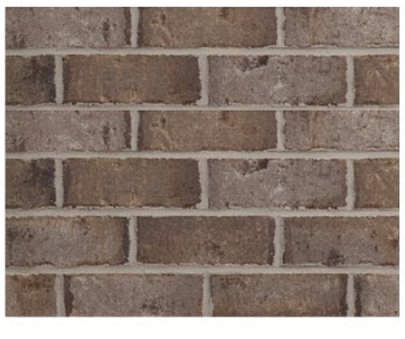
SCALE: 1/4"=1'-0"

WOOD POSTS & SHUTTERS:
BEIGE GREY DB2102

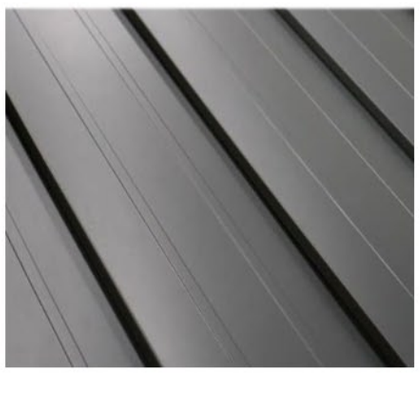
ASPHALT SHINGLES:
DRIFTWOOD

SIDING AND TRIM:
CAVERN STEEL

ANDERSEN WINDOWS:
BLACK



BRICK:
GREY ASH



METAL ROOF:
DEEP CHARCOAL

419 S WINDSOR DRIVE: PROPOSED MATERIALS

WEST ELEVATION

SCALE: 1/4"=1'-Ø"

NORTH ELEVATION

SCALE: 1/4"=1'-Ø"

EAST ELEVATION

SCALE: 1/4"=1'-Ø"

SOUTH ELEVATION

SCALE: 1/4"=1'-Ø"

MATERIAL SCHEDULE			
ITEM	**MATERIAL**	**MANUFACTURER**	**COLOR**
BRICK	CLAY	GLEN-GERY	GREY-ASH
MAIN ROOF	ASPHALT SHINGLES	CERTAINTEED-LANDMARK	DRIFTWOOD
SIDING/TRIM	FIBER CEMENT	LP SMARTSIDING	CAVERN STEEL
GUTTER / FASCIA	ALUMINUM	ACM	DARK GREY
WINDOW	FIBERGALSS (FIBEREX)	ANDERSEN WINDOWS	BLACK
GARAGE DOOR	RAISED PANEL ALUMINUM	C.H.I OVERHEAD DOORS	DARK GREY
METAL ROOF OVERHANGS	METAL STANDING SEAM	INTERLOCK ROOFING	DEEP CHARCOAL
WOOD SUPPORTS/POSTS & SHUTTERS	WOOD STAINED	SHERWIN WILLIAMS	DB 2102 BEIGE GREY

CD Group

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PROJECT NAME & LOCATION:

NEW 2 STORY RESIDENTIAL BUILDING

419 S WINDSOR
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	3-20-23	DESIGN COMMISSION SUBMITTAL
	3-31-23	DESIGN COMMISSION SUBMITTAL

PROJECT NO: 3898

DRAWN BY: Y.S.

CHK'D BY:

DATE: 2/3/23

SHEET TITLE:

ELEVATIONS &MATERIAL SCHEDULE

SHEET NUMBER

A003

SHEET OF